

2A Llwyn-y-Cil, Chirk, Wrexham –

Heritage Statement

Reports4Planning

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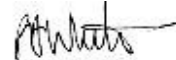
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Executive Summary - Welsh

Cafodd Ecus Ltd, sy'n gweithio gyda Reports4Planning, ei gomisiynu ym mis Tachwedd 2020 i baratoi datganiad treftadaeth yn gysylltiedig â chais cynllunio i godi annedd newydd yn lle'r un presennol yn 2A Llwyn-y-Cil yn y Waun, Wrecsam (cyfeirir ato yma wedi hyn fel y Safle; Cyfeirnod y cais: P/2020/0562).

A hyn o bryd mae'r Safle'n cynnwys annedd breswyl un llawr â garej a gerddi cysylltiedig. Mae'r cais cynllunio ar gyfer chwalu'r adeilad hwn a chodi adeilad un llawr a hanner arddull dormer yn ei le â garej, gwasanaethau a gwaith tirlunio. Bydd y fynedfa a'r dreif presennol yn dal i gael eu defnyddio i gael mynediad i'r Safle.

Gan fod y Safle o fewn clustogfa Safle Treftadaeth y Byd Traphont Ddŵr a Chamlas Pontcysyllte (sydd wedi'i dynodi'n Heneb Gofrestredig) gwnaethpwyd asesiad manwl er mwyn canfod a fyddai'r newid a gynigir gan y cynllun yn effeithio ar yr amgylchedd hanesyddol ac yn achosi niwed iddo. Daeth yr asesiad hwn i'r casgliad y byddai'r newid arfaethedig yn cael effaith niwtral ar y Safle Treftadaeth y Byd, ei Werthoedd Cyffredinol Eithriadol a golygfeydd o'r dirwedd ehangach. Ni fyddai'r datblygiad arfaethedig yn cael unrhyw effaith ychwaith ar adeiladwaith ac olion yr asedau hanesyddol cysylltiedig, a'u swyddogaeth a'u perthynas arwyddocaol iawn â'i gilydd.

Er y byddai'r datblygiad arfaethedig yn arwain at newid o fewn y Safle, ni fyddai newid o'r fath yn effeithio ar yr elfennau allweddol hynny sy'n cyfrannu tuag at arwyddocâd treftadol Parc a Gardd Hanesyddol Gradd I Castell y Waun. Byddai golygfeydd gwych o'r dirwedd i'w gweld o hyd, ac wrth edrych tua'r dwyrain gellid gweld golygfa banoramig o'r dirwedd leol. Byddai'r newidiadau sy'n cael eu cynnig o fewn y Safle wedi'u sgrinio i raddau helaeth oddi wrth y parc a'r ardd. Yn y mannau hynny lle byddai'r Safle i'w weld byddai'n gydnaws â'i swyddogaeth a'i gymeriad presennol. Byddai'r newid a fyddai'n cael ei achosi gan y datblygiad yn cael effaith niwtral.

Mae'r asesiad hwn wedi ystyried effeithiau'r datblygiad arfaethedig ar arwyddocâd Adeiladau Rhestredig sydd o gwmpas y Safle ac wedi dod i'r casgliad na fyddai'r cynigion yn cael effaith niweidiol ar eu harwyddocâd treftadol.

Mae'r asesiad hwn wedi dod i'r casgliad y byddai'r datblygiad arfaethedig yn gyson â gofynion y polisïau cynllunio cenedlaethol a lleol sy'n ymwneud â'r amgylchedd hanesyddol, lleoliad asedau hanesyddol a rheoli newid mewn Safleoedd Treftadaeth y Byd a Pharciau a Gerddi Hanesyddol.

Executive Summary - English

Ecus Ltd working with Reports4Planning was commissioned in November 2020 to prepare a heritage statement in relation to a planning application for the erection of a replacement dwelling at 2A Llwyn-Y-Cil in Chirk, Wrexham (hereafter the Site; Application ref. P/2020/0562).

The Site currently comprises a single-storey residential dwelling with associated garage and gardens. The planning application is for the replacement of this building with a one and a half dormer style building with garage, services and landscaping. Access into the Site will continue to be afforded via the existing entrance and driveway.

Given that the Site lies with the buffer zone of the Pontcysyllte Aqueduct and Canal (designated as a Scheduled Monument) World Heritage Site detailed assessment has been undertaken to determine whether the change proposed by the scheme would impact and result in harm on the historic environment. This assessment has concluded that the perceived change would be neutral on the World Heritage Site, its Outstanding Universal Values and vistas from the wider landscape. The physical fabric and remains of the associated historic assets, and their highly significant role and relationship to each other, would also not be affected by the proposed development.

Although the proposed development would result in a change within the Site, such change would not impact upon those key elements which contribute to the heritage significance of the Grade I Historic Park and Garden Chirk Castle. Significant views would continue to engage the observer in the landscape, with those to the east affording a panoramic view of the surrounding landscape. The changes proposed within the Site would be largely screened from the park and garden. Where visible the Site would appear in keeping with its current function and character. The impact of change posed by the development would be neutral.

This assessment has considered the impacts of the proposed development on the significance of surrounding Listed Buildings and concluded that the proposals would not result a detrimental effect to their heritage significance.

This assessment has concluded that the proposed development would be consistent with the requirements of the national and local planning policies relating to the historic environment, the setting of historic assets and managing change in World Heritage Sites and Historic Parks and Gardens.

1. Introduction

1.1 Project Background

- 1.1.1 Ecus Ltd working with Reports4Planning was commissioned in November 2020 to prepare a heritage statement in relation to a planning application for the erection of a replacement dwelling at 2A Llwyn-Y-Cil in Chirk, Wrexham (hereafter the Site; Application ref. P/2020/0562). The Site is centred on National Grid Co-ordinate 328076, 337899 (Figure 1).

1.2 The Site

- 1.2.1 The Site lies approximately 0.3 km west of the town of Chirk. Set back from Llwyn-y-Cil which runs to the east, the Site comprises a vacant single-storey detached dwelling with associated gardens and driveway (Plates 1-3). The boundaries of the Site are enclosed by hedgerow, garden planting and mature trees, with access afforded via the existing driveway which enters the Site from the south east.



Plate 1: View across the Site towards the north east

- 1.2.2 The immediate environs of the Site form part of the Chirk Castle estate which is characterised by agricultural pasture fields and pockets of dense woodland. Forming part of the Clywdian Range and Dee Valley Area of Outstanding Natural Beauty, the estate rises from 123 m above Ordnance Datum (aOD) at Llwyn-y-Cil in the east, to over c. 200 m aOD at Chirk Castle over c. 1 km to the west. The historic estate forms part of the valley which encloses the town of Chirk, which forms a flat plain on the border between England and Wales over 14 km south west of Wrexham. The historic estate of Brynkinallt lies to the east of the historic core and the town is characterised by settlement with large factories (Kronsopan Chirk) demarcating the western boundary. Beyond this lies the Shrewsbury to Chester Railway Line.
- 1.2.3 The underlying geology of the Site is recorded as Pennine Middle and Lower Coal Measures Formation (undifferentiated mudstone, siltstone and sandstone), a

sedimentary bedrock formed during the Carboniferous Period approximately 310 to 319 million years ago. The Site is overlain by a superficial deposit of Till, Devensian – Diamicton, formed up to 2 million years ago in the Quaternary Period (BGS 2020).



Plate 2: View across the Site towards the north east

1.3 Aims and Objectives

1.3.1 In September 2020 a planning application (Application ref. P/2020/0562) was submitted for the erection of a replacement dwelling at the Site. As part of the planning application process, Wrexham County Borough Council consulted with Cadw in order to determine if there was any potential impact on the historic environment as a result of these proposals.

1.3.2 In Cadw's response dating to November 2020 they noted that:

The proposed development is located some 150 m west of scheduled monument DE175 - Pontcysyllte Aqueduct and Canal, immediately adjacent to the boundary of the registered Chirk Castle historic park and garden and in the buffer zone for the Pontcysyllte Aqueduct and Canal World Heritage Site. The impact of the proposed development on the settings of these designated historic assets is a material consideration in the determination of this application (see Planning Policy Wales 2018 sections 6.1.19, 6.1.22 and 6.1.23) particularly as the proposed replacement building is larger than the current one and is located in one of the identified significant views from the registered historic park and garden. No information on these issues has been submitted with the application and therefore we are currently not in a position to provide the LPA with advice.

1.3.3 Cadw requested the production of a heritage assessment in order to determine the impact of the proposed development on the setting of the designated historic assets. The purpose of this assessment is, as far as is reasonably possible from existing records and observations, to provide an understanding of the historic environment resource within and surrounding the Site in order to formulate:

- An assessment of significance of the known or predicted historic assets considering, their historic, evidential, aesthetic and communal values;
 - An assessment of the impact of proposed development or other land use changes on the significance of the historic assets and their settings;
 - Strategies to conserve the significance of historic assets, and their settings; and
 - Design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping.
- 1.3.4 This assessment has been commissioned to focus solely on the aims and objectives outlined above. It does not include an assessment of the archaeological potential of the Site.

1.4 Regulatory and Policy Context

- 1.4.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

- Local Planning Policy Guidance, notably Supplementary Planning Document Note 33: Pontcysyllte Aqueduct and Canal World Heritage Site (adopted June 2012, updated August 2013);
- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment in Wales (Cadw 2016);
- Technical Advice Note 24 (Cadw 2017);
- Setting of Historic Assets in Wales (Cadw 2017a);
- Heritage Impact Assessment in Wales (Cadw 2017b);
- Managing Change in World Heritage Sites in Wales (Cadw 2017c);
- Managing Change to Registered Historic Parks & Gardens in Wales (Cadw 2017d);
- Managing Scheduled Monuments in Wales (Cadw 2018);
- Chartered Institute for Archaeologists' Code of Conduct (2019); and
- Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment (2020).

2.2 Consultation

2.2.1 This scope and methodology of this assessment was outlined and agreed through consultation via telephone and email with Senior Archaeological Planning Officer at Cadw (Appendix 2).

2.2.2 Wrexham County Borough Council were contacted in December 2020 in order to obtain a copy of the Pontcysyllte Landscape and Visual Assessment produced in 2007. Although a copy of the Supplementary Planning Document Note 33: Pontcysyllte Aqueduct and Canal World Heritage Site was supplied via email on 7th December 2020, which is also available online, access to the original Landscape and Visual Assessment was not. As such, a discussion of the significant views relating to the Pontcysyllte Aqueduct and Canal World Heritage Site is provided from information in the planning document and accompanying World Heritage Site Management Plan.

2.3 Scope of Assessment

2.3.1 The initial step of the heritage assessment process is the identification of historic assets likely to be affected by the proposal due to their presence within the scheme or due to sensitivity of their setting.

2.3.2 The spatial scope of the assessment was defined by a 1 km study area around the Site to inform for designated historic assets. Although located outside of the study area, the Listed Buildings associated with Chirk Castle were included for the purpose of assessing the overall heritage significance of the associated Grade I Registered Historic Park and Garden.

2.3.3 The following sources were consulted to inform the presence of historic assets within the study area, and to form a baseline for the assessment of their significance:

- National heritage datasets on Cadw, an online service developed by the Welsh Government's Historic Environment Department. Contains descriptions of designated historic assets in Wales.
 - Historic manuscripts and maps available online.
 - Relevant primary and secondary sources; and
 - Site visit and walkover survey.
- 2.3.4 A site visit was undertaken during December 2020 in order to assess the general character of the Site, to assess the heritage value and sensitivity of historic assets within the study area. Historic assets were visited to assess the attributes of their setting that contribute to their significance, and ground truth views between historic assets and the Site, and viewpoints where they may be seen alongside one another.
- 2.3.5 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

Assumptions and Limitations

- 2.3.6 This report is compiled using secondary information using secondary information derived from a variety of sources, only some have been directly examined.
- 2.3.7 Due to Covid-19 access to the archives currently remains restricted and it was agreed through consultation with the Senior Archaeological Planning Officer at Cadw that online sources would be utilised for the purpose of this assessment.
- 2.3.8 A site visit was undertaken as part of this assessment and sufficient access was afforded to the Site. Due to location of the Listed Buildings in private properties, no access was afforded to their immediate grounds. As such, an assessment of the likely impacts upon the significance of the assets due to changes to their setting was taken from the adjacent footpaths and roads.
- 2.3.9 Whilst access was afforded to the estate associated with Chirk Castle, the associated park and gardens were closed at the time of the site visit. In order to determine how the proposed development would impact upon views, including those significant viewpoints from Chirk Castle across the landscape to the east (discussed in further detail in Section 4), this assessment will utilise photographs taken during the site visit alongside those available online illustrating such views.

2.4 Assessment of Significance

- 2.4.1 The Historic Environment (Wales) Act and Planning Policy Wales recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any historic assets affected, including any contribution made by their setting.
- 2.4.2 The significance of historic assets is defined in terms of their value to this and future generations, deriving not only from their physical presence, but also from their setting. This value is best defined by the Cadw guidance Conservation Principles which describes value as a combination of evidential, historic, aesthetic and communal:
- Evidential value: derives from those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric.
 - Historic value: derives from particular aspects of past life or it might be associated with a notable family, person, event or movement – often connects past people, events and aspects of life with the present. It can be illustrative or associative.
 - Aesthetic value: derives from the way in which people draw sensory and intellectual stimulation from an historic asset. It may include its physical form and how it lies

within its setting. It can also be the result of conscious design or how it has evolved over time – or a combination of both.

- Communal value: derives from the meanings that an historic asset has for the people who relate to it, or for whom it figures in their collective memory or experience. It may be commemorative or symbolic, and relate to identity or collective memory.

- 2.4.3 Historic assets can also have social value, acting as a source of social interaction, distinctiveness or coherence; economic value providing a valuable source of income or employment; or spiritual value emanating from religious beliefs or modern perceptions of the spirit of a place.
- 2.4.4 All historic assets have a setting, and features of a setting can make a positive, negative or neutral contribution to the significance, and may affect the appreciation of the asset.
- 2.4.5 The heritage value of an asset's setting is assessed in accordance with the Technical Advice Note 24 – The Historic Environment (May 2017), Setting of Historic Assets in Wales (2017) and guidance which has been widely adopted by local planning authorities in Wales. A stepped approach is implemented in this assessment which will overall consider the physical surroundings of the asset (including its relationship with other historic assets); the way in which the asset is appreciated, and the asset's associations and patterns of use.
- 2.4.6 The overall significance of a historic asset is the sum value of its value expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.
- 2.4.7 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the historic asset to change within that specific area. The criteria for this assessment are presented in Table 2.

2.5 Criteria for Assessing Magnitude of Impact

- 2.5.1 Impacts may be positive (beneficial), neutral or negative (detrimental) (Cadw 2019a-d). The magnitude of impacts (summation of direct and indirect impacts) on historic assets has been assigned a value of major, moderate, minor, negligible or no change. Within this, it can be adverse or beneficial.

Table 1: Criteria for determining the significance of historic assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated historic assets of demonstrable international heritage value.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protect Wreck Site, or non-designated historic assets of demonstrable national importance due to their heritage value.
Medium	Locally Listed Buildings and Landscapes, or non-designated historic assets of demonstrable regional importance due to their heritage value.
Low	Non-designated historic assets of demonstrably limited heritage value.
Negligible	Non-designated historic asset of very limited heritage value, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the historic asset cannot be ascertained from available evidence.

Table 2: Criteria for valuing the contribution of the Site to the significance of historic assets

Contribution of Site	Criteria
High Contribution	The site possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the values that embodies its significance.
Medium Contribution	The site possesses attributes that make some positive contribution to the understanding and/or appreciation of the values that embodies its significance.
Low Contribution	The site possesses attributes that make little positive contribution to the understanding and/or appreciation of the values that embodies its significance.
Neutral Contribution	The site does not contribute to the understanding and/or appreciation of the values that embodies its significance
Negative Contribution	A site detracts from the understanding and/or appreciation of the values that define the significance of a historic asset.

3. Historic Environment Baseline

3.1 Introduction

- 3.1.1 The following section identifies known historic assets that may have the potential to receive effects from the proposed development, compiled from sources listed in Section 2.
- 3.1.2 In accordance with Technical Advice Note 24 – The Historic Environment (May 2017), an outline assessment of the historic baseline was undertaken to identify which of these historic assets possessed settings that could be affected by the Proposed Scheme, and thereby scope out those assets that would not be affected.
- 3.1.3 All designated historic assets within a 1 km study area illustrated on Figure 2 and listed in Appendix 3.

3.2 Historic Overview

- 3.2.1 The town of Chirk lies on the border between England and Wales in a shallow valley between Brynkinallt to the east and Chirk Castle to the west. The surrounding landscape has an extensive historical past. Its strategically important position is illustrated by the presence of several defensive features dating back to as early as the eighth century (Lewis 1849).
- 3.2.2 Settlement in Chirk originated in the eleventh and twelfth century and during this period Chirk was Welsh territory belonging to the Principdom Llewelyn ap Gryffydd ap Madog. During the Norman Conquest, Norman lords encroached into Welsh lands resulting in a period of intensive activity in this area. By the late thirteenth century, the wider environs to the west of the Site were subject to considerable alteration with the construction of Chirk Castle, over 1km to the west, during the reign of Edward I (Cadw ref. 598).
- 3.2.3 Constructed for Roger Mortimer, the newly created marcher lordship of Chirkland, the castle was built on the outcrop above a meeting point between the Rivers Dee and Ceiriog for administrative and defensive purposes. Although subject to several changes in ownership during the later medieval and post-medieval period, the castle remained in occupation until it was bought and placed in the care of the National Trust in the late 1970s. Designated a Grade I Listed Building, with several of its associated structures, garden features and boundary treatments also designated (see Appendix 3), the castle has an estate and parkland extending over 480 acres in size. Within its immediate grounds to the west lies a terrace overlooking an eighteenth century ha-ha, with views over the wider landscape to the east. The park and garden have been designated a Grade I Registered Historic Park and Garden (Cadw ref. C63; National Trust n.d.; Crown Copyright 2020).
- 3.2.4 Located within the Pennine Middle Coal Measures, the surrounding landscape was subject to mining which increased during the Industrial Revolution. To improve transport between the lowlands in England the uplands in Wales, new innovative techniques were establishing including the construction of the Pontcysyllte Aqueduct and Canal. Built between 1795 and 1808 by Thomas Telford and William Jessop, it comprises a continuous group of civil engineering features including tunnels, cuttings, aqueducts and embankments alongside bridges, culverts, weirs and other associated features. Used to transport coal, iron, slate, limestone and general goods, the canal remained in operation until the arrival of the railways from the 1830s onwards. It continues to comprise an activity waterway and is designated a Scheduled Monument (Cadw ref. DE175) and World Heritage Site (Pontcysyllte Aqueduct 2020a).
- 3.2.5 During the late nineteenth and twentieth century there was limited change within the

wider landscape surrounding Chirk, with the majority of the town and surrounding land being owned by the Chirk Castle Estate. Much of this land and the associated properties were later sold into private ownership in the early twentieth century and settlement expanded in the area. The latter half of the twentieth century is characterised by the arrival of the large industrial factories (Kronsopan Chirk) on land previously used for agriculture, their arrival creating a divide between the settlement to the east and wider rural landscape (including the Site) to the west (Wrexham County Borough Council 2020).

3.3 Historic Area Assessment

- 3.3.1 Settlement in Chirk is characterised by its planned linear form centred on Church Street and Holyhead Road which run north to south, whilst other roads radiate outwards on an east to west axis. The form of settlement is reflective of the historic medieval street plan, with the extant building positions and plots likely predating the built form present in these areas. The built form is typically of eighteenth century origin in this area and contrasts to the later expansion which can be found outside the centre of Chirk. These areas, including Station, Avenue, Trevor Road and Castle Road, are less densely settled although settlement remains planned (Wrexham County Borough Council n.d.).
- 3.3.2 The presence of several large factory buildings (i.e. the Kronsopan factory site) to the west of the historic core separates the town from the rural landscape to the west, and these comprise industrial structures which dominate the skyline, with chimneys and smoke plumes '*dissecting the visual links between the town and Chirk Castle*' (Wrexham County Borough Council n.d. p.44). Although attempts have been made to screen these buildings when viewed from the surrounding area to the east and west, their scale and height results in dominant features in the landscape.
- 3.3.3 The Site forms part of the outlying rural landscape to the west of the town, which is characterised by the estate, parkland and gardens associated with Chirk Castle. Settlement in this area is characterised by sparse ribbon development along Llwyn-y-Cil. Buildings are typically two-storey in height and set back from the road. The majority of built form along this route, and within the immediate vicinity of the Site, dates to the post-medieval period and comprises farmsteads and cottages. Set within their own boundary plot, these buildings are enclosed from the wider agricultural and rural landscape by extensive hedgerows and mature trees along their boundaries.

The Site

- 3.3.4 This assessment has concluded that the Site is likely to have formed part of the historic estate associated with Chirk Castle from the medieval period onwards and this is likely to have continued as such until relatively recently.
- 3.3.5 A review of historic mapping from the eighteenth and nineteenth century illustrates the Site forming part of a large field. Although the composition of the Site is unknown from Cary's map of North Wales (1787, Figure 4) and Greenwood's map of the north east circuit of the Principality of Wales (1834, Figure 4), the Parish of Chirk Tithe Map dating to 1838 and its accompanying Tithe Apportionment provide greater detail. During this period the Site was referred to as '*Cae Parlwr*', also known as Parlour Field, occupied by Richard Morris and owned by Mrs Charlotte Myddelton Biddulph. The Myddelton family had occupied Chirk Castle since c. 1593 and it passed into Charlotte's ownership in 1796. The name Myddelton Biddulph reflects her marriage to Robert Myddelton Biddulph (1805 –1872), a Member of Parliament for the Liberal Party (National Trust n.d.).¹

¹ Although Chirk Castle was leased during the early part of the twentieth century, the Myddelton family returned and continued to occupy the castle until 2004.

- 3.3.6 A review of Ordnance Survey (OS) mapping (see Appendix 5) illustrates that the Site was subject to limited change during the late eighteenth and nineteenth century, traversed by a public footpath running from the road in the east and extending up to and around Chirk Castle in the west.
- 3.3.7 Development within the Site is recorded in the late twentieth century, with the existing residential dwelling depicted on OS mapping from the 1970s onwards (Appendix 5). The existing character and appearance of the Site appears to have been established during this area by the late 1970s, and a review of Google Earth suggests it has been subject to very limited alteration since this date.
- 3.3.8 The Site currently comprises a single-storey detached residential dwelling constructed of concrete panel with white painted timber walls and a tiled roof (Plates 1-2). The boundary treatments comprise mature hedges alongside an agricultural style post and rail fencing. A gravel driveway provides access into the property (Plate 3).



Plate 3: View towards the Site from Llwyn-y-Cil

- 3.3.9 The Site reflects the character of other residential development on Llwyn-y-Cil by being set back from the roadside and located at a higher elevation overlooking the road. In its current form it is considered to provide a limited contribution to the overall character and appearance of this area and does comprise any architectural features or details of significance. Its appearance does not complement the character of built form in this area and it does not relate by age, materials or in any other historically significant way to nearby Listed Buildings or their settings, nor have any significant historical associations with established features. The existing built form within the Site is therefore considered to be of no heritage significance.

3.4 Summary of Potential Heritage Constraints

- 3.4.1 As outlined within the comments provided in Cadw (see Section 1), the following historic assets are considered to have the potential to receive effects from the proposed development and thus require detailed consideration:

- Pontcysyllte Aqueduct and Canal, Scheduled Monument (Cadw ref. DE175) and World Heritage Site; and
- Chirk Castle Grade I Registered Historic Park and Garden (Cadw ref. C63).

3.4.2 During the site visit a level of visibility was noted between the Site and two Listed Buildings to the north and as such these will be subject to further assessment:

- Llwyn-y-Cil Cottage (Cadw ref. 624); and
- Nos 6 & 7 Coed-derw (Cadw ref. 623).

4. Statement of Significance

4.1 Introduction

- 4.1.1 The following section assesses the heritage significance of historic assets which have been identified as potentially sensitive towards change within the Site in Section 3 above.
- 4.1.2 In accordance with relevant guidance and policy, and Step 2 of the *Setting of Historic Assets in Wales* (Cadw 2017a), the following section assesses whether, how and to what degree the settings of the identified historic assets contribute towards their significance. The assessment goes on to state the contribution of the Site towards that setting.

4.2 Pontcysyllte Aqueduct and Canal

Introduction

- 4.2.1 World Heritage Sites (WHS) are inscribed on account of their Outstanding Universal Values (OUV). In accordance with the UNESCO Operational Guidelines, the OUV represents ‘*cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity*’ (the WHS Draft Management Plan; Pontcysyllte Aqueduct. 2020b).
- 4.2.2 Pontcysyllte Aqueduct and Canal WHS was inscribed onto the UNESCO World Heritage List in June 2009. The WHS is c. 18 km in length comprising the linear canal corridor and its associated features extending from the Horseshoe Falls west of Llangollen in Denbighshire to Glendrid Bridge and east of Chirk Bank in Shropshire. The majority of the WHS lies in Wales, although 0.5 miles extends into England. Recognised as a ‘*masterpiece of historic transport development and an outstanding example of the advances in canal building in the Industrial Revolution*’ the WHS also incorporates many structuring elements which have been designed in their own right, including the following principal features:
- Pontcysyllte Aqueduct, Chirk Aqueduct and Horseshoe Falls;
 - two additional aqueducts;
 - two tunnels and thirty-one bridges;
 - fifteenth embankments and sixteenth cutting; and
 - seven sluices, two flood weirs and eighteen culverts.
- 4.2.3 The entire length of the canal is designated a Scheduled Monument, which as illustrated on Figures 2 and 3, and is located c. 150m east of the Site (Cadw ref. DE175). Other designated historic assets located along the route of the canal include:
- a further twelve Scheduled Monuments in the buffer zone;
 - 297 Listed Buildings in the WHS and buffer zone;
 - six Conservation Areas; and
 - ten Registered Historic Parks and Gardens.
- 4.2.4 The inscription of the Pontcysyllte Aqueduct and Canal onto the UNESCO World Heritage List was based on the particular significance of the WHS. The attributes which express its OUV are summarised below.
- 4.2.5 The Pontcysyllte Aqueduct and Canal WHS is surrounded by a ‘buffer zone’ within

which the Site is situated. It should be noted that, although the buffer zone does not in itself have statutory designation, it provides protection for the surroundings of the World Heritage Site that are considered to contribute to its setting and significance.

The Outstanding Universal Value

4.2.6 The Statement of OUV available on the UNESCO WHS website notes that:

The Pontcysyllte Canal is a remarkable example of the construction of a human-engineered waterway in a difficult geographical environment, at the end of the 18th century and the start of the 19th century. It required extensive and boldly conceived civil engineering works. The Pontcysyllte Aqueduct is a pioneering masterpiece of engineering and monumental architecture by the famous civil engineer Thomas Telford. It was constructed using metal arches supported by tall, slender masonry piers. The Pontcysyllte Aqueduct and Canal are early and outstanding examples of the innovations brought about by the Industrial Revolution in Britain, where they made decisive development in transport capacities possible. They bear witness to very substantial international interchanges and influences in the fields of inland waterways, civil engineering, land-use planning, and the application of iron in structural design (UNESCO World Heritage Centre 1992-2020).

4.2.7 The UNESCO criteria for the inscription of Pontcysyllte Aqueduct and Canal WHS is summarised as follows:

- *‘Criterion (i): The Pontcysyllte Aqueduct is a highly innovative monumental civil engineering structure, made using metal arches supported by high, slender masonry piers. It is the first great masterpiece of the civil engineer Thomas Telford and formed the basis of his outstanding international reputation. It bears witness to the production capacities of the British ironmaking industry, which were unique at that time.*
- *Criterion (ii): The intensive construction of canals in Great Britain, from the second half of the 18th century onwards, and that of the Pontcysyllte Canal in particular in a difficult region, bear witness to considerable technical interchanges and decisive progress in the design and construction of artificial waterways.*
- *Criterion (iv): The Pontcysyllte Canal and its civil engineering structures bear witness to a crucial stage in the development of heavy cargo transport in order to further the Industrial Revolution. They are outstanding representatives of its new technical and monumental possibilities’ (UNESCO World Heritage Centre 1992-2020).*

4.2.8 The OUV is expressed in a number of attributes, the understanding of which helps inform management of the WHS. Within Pontcysyllte Aqueduct and Canal WHS the attributes relate to a number of different areas/features and include:

- Form and design – including the linear route of the canal and its accompanying earthworks, the overall form, including scale and size, of the accompanying structural elements and the accompanying buildings such as the wharves and warehouses and survival of residential dwellings built for those working on the canal;
- Materials and substances – utilised throughout the course of the WHS including materials and construction and conservation techniques;
- Use and function – the historic and continued use of the canal for transport and leisure purposes as well as the use of Llangollen arm to the Horseshoe Falls as a water feeder;

- Traditions, techniques and management systems – the canal is maintained as an operating waterway ensuring the transmission of skills, maintenance, repair and conservation and continued activity;
- Location and setting – this derives from the relationship between the canal and landscape and particular areas of note include the western half (encompassing the Site) of the buffer zone which is recognised as maintaining a rural character similar to the historic landscape during the time of canal construction.

4.2.9 A detailed account of the information summarised above is provided in the Pontcysyllte Aqueduct and Canal Draft WHS Management Plan 2019-2028 and Plate 4 below illustrates this further (Pontcysyllte Aqueduct 2020b, p. 10-15).

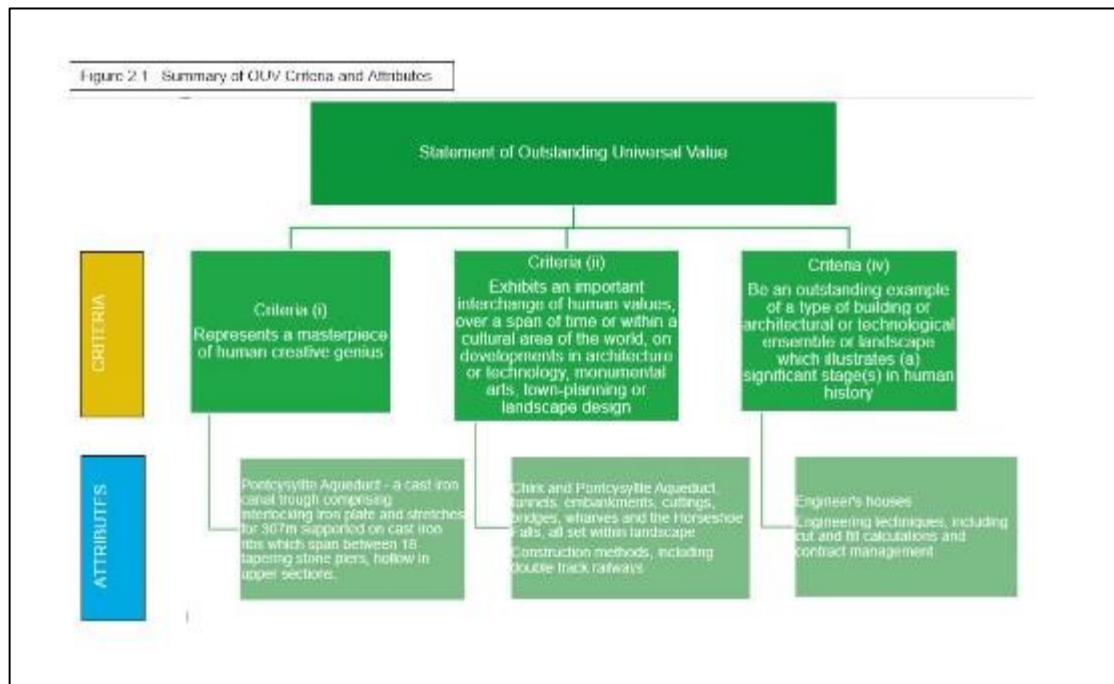


Plate 4: Extract from the Pontcysyllte Aqueduct and Canal WHS Management Plan illustrating the Summary of OUV Criteria and Attributes

- 4.2.10 The integrity of the WHS derives from its completeness as highlighted in the comments above, and UNESCO acknowledges that *'the integrity of the waterway has been maintained in hydraulic and civil-engineering structures that have remained in their original form'* and this is in spite of repairs that have been made due to problems with stability and waterproofing, particularly towards the latter half of the twentieth century, which have involved the use of technological solutions that comprise non-traditional materials and techniques. UNESCO recognises that such works are justified in order to maintain the operation of the waterway and it conserve its overall morphological traits. The management plan also recognises that the integrity of the landscape, including those within the buffer zone, contributes to the overall value of the WHS (UNESCO World Heritage Centre 1992-2020; Pontcysyllte Aqueduct 2020b, p.14).
- 4.2.11 The authenticity of the WHS derives from the link between the attributes and OUV and with Pontcysyllte Aqueduct and Canal comprises the relationship between the canal, its environment and associated structures. The WHS management plan notes that few changes have been made to the Pontcysyllte and Chirk Aqueduct, with changes to materials restricted (Pontcysyllte Aqueduct 2020b, p.14).

Pontcysyllte Aqueduct and Canal Scheduled Monument

- 4.2.12 As noted above, the part of the canal, including the towpath, immediate banks, cuttings and embankments, c. 150 m east of the Site have been designated a Scheduled Monument (Cadw ref. DE175).
- 4.2.13 The significance of the Pontcysyllte Aqueduct and Canal Scheduled Monument is primarily associated with the values inherent in its physical fabric, as they contain important evidential and historical insight into its construction and use as a transport corridor and important waterway (Plates 5-8). The aqueduct and canal retain evidential, aesthetic and historical illustrative and associative values of the highest importance, which relate to the evidential and historical value. The overall design, form and materials provides information which contributes to our understanding about the craftsmanship, engineering and construction techniques of the period, and the significance is heightened by the integrity and survival of these elements, individually and collectively. Comprising group values, they also retain communal value through their historic and continued use.
- 4.2.14 The significance of the aqueduct, recognisable in the landscape, further derives from its historical illustrative value which relate to our understanding of past communities. The role it continues to play represents an important attribute to the OUV as does the siting of the aqueduct and canal. This includes the location of associated features along with surrounding settlement and rural areas, which all contribute importantly to its setting and visual impact within the landscape.
- 4.2.15 The principal setting of the Scheduled Monument therefore comprises its immediate surroundings, including the presence of associated engineering features and structures and additional built form which all contribute to its historic and evidential value (Plates 5-8 and 10). An appreciation is best afforded from the immediate surroundings and along the canal route which illustrates the overall relationship between the canal and its cuttings, embankments, tunnels, aqueducts etc.
- 4.2.16 As highlighted above, the buffer zone of the WHS is recognised for maintaining a rural character similar to the historic landscape during the time of canal construction (Pontcysyllte Aqueduct 2020b, p.14). Whilst this is particularly evident in this area in the environs to the west of the canal which encompass the Site, this area has been subject to change including the Site which has been subject to a change in ownership and altered for residential use. During the site visit, no clear views were noted from along the Scheduled Monument due to the intervening tall embankments (Plates 7 and 10). Views were afforded from on top of these embankments (Plate 11). Although heavily restricted due to intervening vegetation, views towards the Site were afforded and its presence was not considered to hinder the ability to appreciate the wider landscape. In addition, such views also encompassed the presence of other built form along Llwyn-y-Cil, Chirk and as such the Site is not considered to appear out of character in this area. No clear views of the Site were afforded from elsewhere in the Scheduled Monument.



Plate 5: View towards Chirk Tunnel



Plate 6: View of Chirk Aqueduct and Canal



Plate 7: View along the Scheduled Monument



Plate 8: View of Chirk Aqueduct and Canal



Plate 9: View towards the Scheduled Monument from the west



Plate 10: View towards the Site from the canal



Plate 11: View towards the Site (demarcated by the arrow) from the canal embankments

4.2.17 Views from the wider rural landscape surrounding the Scheduled Monument are considered to contribute to its significance, allowing for the asset to be appreciated within a wider landscape context. No clear views of the Scheduled Monument are afforded from this area due to the presence of intervening dense vegetation and embankments enclosing the canal, and as such the heritage significance of the Scheduled Monument is not clear. In addition, those views afforded from within the Site and its immediate environs encompass the Scheduled Monument against a backdrop of Kronsopan Chirk. Their presence is considered to detract from the ability to appreciate and understand the heritage significance of the canal, which is best afforded from within the immediate environs. This includes the accompanying public footpath which runs adjacent to the canal, where movement along the canal be experienced and understood and the presence of interpretation material also aids an understanding and appreciation.

4.2.18 Based on the comments above, the Site it is considered to provide a neutral contribution to the wider setting and heritage significance of the Scheduled Monument.

Contribution of the Site to the WHS Buffer Zone

4.2.19 The Site lies within the buffer zone of Pontcysyllte Aqueduct and Canal WHS and this assessment will determine whether the Site has the capacity to accommodate this without harming the WHS.

4.2.20 A WHS buffer zone is referred to in UNESCO's Operational Guidelines as '*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*'. Within Cadw's guidance on Managing Change to World Heritage Sites in Wales (2017c), they also note that it '*includes the immediate setting of the World Heritage Site, important views and other areas that are functionally important as a support to the site and its protection*' and is a '*management tool...used to highlight areas where potential impacts need to be given careful consideration by developers and decision*

makers, and where planning restrictions may be appropriate’ (Cadw 2017c, p. 16). Buffer zones do not include the WHS.

- 4.2.21 Buffer zones are often included when the landscape surrounding the WHS is considered to contain heritage values which contribute to the setting, history, integrity and authenticity of the area. As noted in the WHS Management Plan:

‘The Outstanding Universal Value of the Pontcysyllte Aqueduct and Canal World Heritage Site is not contained purely within the inscribed area. Features within a wider area that contribute to the Outstanding Universal Value include the cultural and aesthetic landscape, sense of arrival, views, and distinctive character and sense of place. Accordingly, a Buffer Zone exists around the World Heritage Site, which allows these historic, cultural and landscape elements to be conserved. The boundary of the Buffer Zone follows the principal ridgelines of the Dee, Chirk and Ceiriog valleys. The majority of the Buffer Zone is now included within the extended Clwydian Range and Dee Valley AONB.

The Buffer Zone contains within it a number of settlements – from west to east these are Llantysilio, Llangollen, Garth, Trevor, Cefn Mawr, Froncysyllte, Chirk and Chirk Bank. The growth and development of settlements within the Buffer Zone are intimately linked to the developments in transport and in particular to the construction of the Llangollen Canal’ (Pontcysyllte Aqueduct 2020b, p.16).

- 4.2.22 Despite the comments above, it is worth recognising that although features within the wider area contribute to the OUV of the WHS, the buffer zone in its entirety is not of OUV; it is used to define the limit of the area which by association with the WHS are important to its OUV (Wrexham County Borough Council 2012).
- 4.2.23 The Site is also not considered to form part of the ‘essential setting’ of the WHS as it does not lie adjacent to the WHS boundary or to hold significant archaeological potential. No significant views relating to the WHS have been identified within the Site or its immediate surrounds.
- 4.2.24 Within the buffer zone significant views which have historic or cultural value, identified in the Supplementary Planning Document Note 33 and WHS Management Plan, comprise those from *historic sites like Castell Dinas Bran or the A5, from visitor attractions, or from national trails such as the Offa’s Dyke, Clwydian Way and Maelor Way* (Pontcysyllte Aqueduct 2020b, p. 17). A Scheduled Monument, Offa’s Dyke lies c. 1.5 km west of the Site extending through the grounds of Chirk Castle (Cadw ref. DE134). Although the Site does lie within the wider vistas from Offa’s Dyke, the presence of intervening vegetation, built form and topography screen it from view (Pontcysyllte Aqueduct 2020b, p.16).
- 4.2.25 The Supplementary Planning Document Note 33 recognises that a *‘drive to the World Heritage Site through the rural valley gives views of the difficult geographical environment in which the World Heritage Site was engineered, reveals views of the monumental architecture, passes settlements with historic association to the World Heritage Site and finally a visit to the World Heritage Site reveals the engineering solutions to the difficult terrain’* (2013, p. 17). Due to the meandering course of Llwyn-y-Cil and its elevated position within the landscape, this assessment has concluded that this road (on which the Site is located) does contribute to ‘a sense of arrival’ at the WHS through the experience along it. Although views of the WHS along this route are restricted due to the presence of vegetation, it does retain a rural character which reflects the historic landscape during the time of canal construction. Whilst the Site does contribute to this character, its contribution has been reduced somewhat by the changes that have occurred.
- 4.2.26 Historically forming agricultural land and part of the wider Chirk Estate during the period of canal construction, the Site has since been subject to a change in ownership

and converted from agricultural to residential use. In addition, its existing character and appearance is not considered to be distinctive nor of architectural or historical merit. Located to the west of the WHS it does not retain any historic, cultural or landscape elements which contribute to the OUV or authenticity or integrity of the WHS. Despite these changes, this assessment recognises that the Site does not detract from the quality of its surroundings and contributes to the general pattern of dispersed rural settlement in this part of the landscape defined by isolated dwellings which are predominately screened from view by the presence of intervening vegetation.

- 4.2.27 With regard to visibility, any views from the WHS towards the Site are restricted and those from within the buffer zone looking westward encompass the Site against a backdrop of steep topography, agricultural fields under grass and pockets of woodland. Such views also encompass the presence of dispersed dwellings in the landscape, and the Site, when viewed from the east blends in somewhat with the surrounding vegetation (Plates 11 and 12). Its appearance does not appear out of place, reflecting the dispersed rural settlement character of the area, and the presence of intervening vegetation and topography restricts such views to the upper-storey and roofscape (Plates 11 and 12). The presence of built form in these views is not considered to hinder the ability to appreciate the wider setting of the WHS nor those features which contribute to its overall OUV.



Plate 12: View towards the Site (demarcated by the arrow) from the east

- 4.2.28 Views towards the WHS from the west (i.e. Chirk Estate) are dominated by the presence of Kronsopan Chirk, with the chimneys and smoke plumes dominating the skyline (Plate 9). The presence of such features detracts from the ability to appreciate the landscape within which Pontcysyllte Aqueduct and Canal developed. Whilst the Site does feature in such views, the views are often restricted and where visible do not significantly detract from the overall quality or significance.
- 4.2.29 Similar such features appear in the long-distance vistas from the east and as illustrated in Photo 13 neither the WHS, its associated features and elements, or the Site are clearly identifiable.

- 4.2.30 This assessment has concluded that the Site, in its current character and appearance, provides a neutral contribution to the buffer zone and setting of the WHS, including the experience along Llwyn-y-Cil.



Plate 13: View across Chirk towards the south west

4.3 Chirk Castle

- 4.3.1 Chirk Castle comprises a Grade I Registered Historic Park and Garden (Cadw ref. C63; Plate 14). The registered area comprises formal terraced, and informal, gardens around the castle, with associated structural and ornamental elements dating from the medieval period onwards, and a wider estate and parkland.
- 4.3.2 The following information has been taken from the register entry for Chirk Castle. This information is not currently available online and has been provided directly from Cadw (n.d.). Cadw have recently completed a review of all registered area boundaries ahead of the forthcoming statutory register for Historic Parks and Gardens in 2021 and it is possible that the register entry will be updated in due course.

Historical Development

- 4.3.3 The main phase of construction for Chirk Castle dates from the early eighteenth century, c. 1760s to 1770s, and the late nineteenth century to c. 1920.
- 4.3.4 Chirk Castle was built at the end of the thirteenth century by Roger Mortimer. Continuously occupied its interior has been subject to alteration, with limited changes on the exterior. Designated as a Listed Building in its own right, the castle comprises a stone fortress built around a rectangular courtyard with round towers projecting from its corners (Cadw ref. 598). Access into the castle is afforded via the main entrance to the north (Cadw n.d.).



Plate 14: View towards Cirk Castle and its estate/parkland

- 4.3.5 The associated park has a long history extending back to the fourteenth century when it originated as a deer park for the Mortimer family. In the late fourteenth century the park was timber-fenced and contained 100 acres of woodland. It was later cleared, with much of the woodland replanted from the late sixteenth century onwards. During the Civil War much of the woodland was felled, with subsequent replanting during the Restoration period. The park was extended to the east and south in 1675 (Cadw n.d.).
- 4.3.6 Documentary sources from the mid-eighteenth century record the presence of grand baroque layout of formal gardens with axes extending into the park as avenues. This layout is suggested to date to work undertaken in the early eighteenth century by Sir Richard Myddelton or Robert Myddelton. The castle was surrounded to the north by a walled forecourt, beyond which an avenue lead down to the lake. To the east of the castle were the formal gardens, with further avenues leading across the park from the main axis of the garden and from the walk to the south. The park was bound by paling with gates along a road to the south, which extended from the castle to Chirk. Wooded parts of the park were located against to the road, south of the existing Site (Cadw n.d.).
- 4.3.7 Much of this layout was lost due to landscaping in the 1760s and 1770s. The only surviving features comprise the southern road, now a drive to the castle, an area of woodland in the southern part of the park and the lake to the north. William Emes, landscape designer and gardener, was responsible for much of the landscaping in the late eighteenth century, resulting in the establishment of the ha-ha around the garden. A new large bank was also created in the field to the east of the terrace to screen views from travellers. This was later removed in 1773-1774 to create the present slope visible today. It is suggested that by this period the present configuration of woodland and pasture in the park was established. Some of the woodland present today is suggested to predate this period (Cadw n.d.).
- 4.3.8 Despite the park retaining much of its configuration, it has been subject to a change in ownership, with the landscape to the east, immediately west of Llwyn-y-Cil, converted

for private residential use.

Appearance

- 4.3.9 Today Chirk Castle is situated with the centre of a medium-sized landscape park which extended from Glyn Ceiriog to Chirk road in the south to the Tyn-y-groes road in the north, and from the Chirk to New Hall road in the east to Tyn-y-groes in the west. Offa's Dyke, designated a Scheduled Monument, cuts through the park west of the castle (Cadw ref. DE134), and the park is undulating dropping steeply from the west to River Ceiriog in the south. Ornamental lakes lie to the north of the castle.
- 4.3.10 There are two main entrances into the park. The existing main entrance lies to the south of the Site, through the Grade I Listed Gates, Screens and Piers (Cadw ref. 1315) which sit adjacent to Grade II Listed Llwyn-y-Cil Lodge (Cadw ref. 20211). The route heads south before running north west along the edge of the Ceiriog valley before entering the castle from the north. The second main entrance is to the north east, at New Hall. Several former entrances also lie within the surrounding parkland, including one from Castle Mill to the south and from the south east, 'Bady's White Gate'.
- 4.3.11 The existing character and appearance of the gardens reflects the baroque layout of the formal gardens established in the seventeenth century which comprises formal lawns, a bowling green and neat compartments of greenery. Later landscaping in the eighteenth century retained much of this layout, adding informal walks and the presence of areas of shrubbery and trees. Today the garden to the east of the castle can be subdivided into three key component parks: the formal terraces, the formal areas and the woodland.
- 4.3.12 The formal area forms the immediate surroundings of castle with the grounds divided into a series of terraces. Laid out to lawns with a wide gravel path and stone steps between the terraces, this area also features decorative flower beds and sculptured hedging.
- 4.3.13 Beyond the terraces lie an area of grassland beyond which lies an area of woodland. This woodland divided the formal terraces to the west from the informal terrace to the east, the latter of which is characterised as a linear area of lawn with ha-ha. The informal terrace and ha-ha lie c. 900 m west of the Site. The woodland has been deliberately designed with a pathway directly through the middle, known as the Lime Avenue on the eastern axis, connecting the terrace in the east to the formal gardens in the west (Plate 15). Identified as a significant viewpoint allowing for an appreciation of the wider river valley to the east, this vista was originally established by Sir Thomas Myddelton during landscaping work in 1653.
- 4.3.14 Within the park there are several wooded areas, with the slopes of the Ceiriog valley largely wooded comprising both semi-natural deciduous woodland and coniferous plantations. In the east, the park comprises mixed woodland. Open areas of the park are also dotted by isolated deciduous trees and clumps of oak. Very little of the planting pre-dates the 1760s, with the majority of the oak planting from 1800 to 1840.
- 4.3.15 As noted above, there are several associated structural and ornamental elements located within the park and garden, several of which have been designated Listed Buildings. The closest of these to the Site comprises the Grade II Listed ha-ha which was constructed in 1761-62 to replace former iron boundary gates and a screen previously located in this area (Cadw ref. 20247). Beyond the ha-ha lies the Grade II Listed Statue of Hercules (Cadw ref. 20237) to the west.

Reasons for Designation

- 4.3.16 The register entry for Chirk Castle outlines the following principal reasons for its designation, both as Historic Park and Garden and as Grade I:

‘Outstanding landscape park, partly designed by William Emes, and terraced and informal garden, with remains from the mediaeval period onwards, in fine elevated position. Outstanding features within the layout include the early eighteenth-century entrance gates and screen by Robert and John Davies, the early eighteenth-century statue of Hercules by van Nost, and late nineteenth-century yew hedging and topiary in the garden’ (Cadw n.d.).

- 4.3.17 The heritage significance of the Chirk Castle Park and Gardens derives from its illustrative historical values which demonstrates its historical development from the medieval period onwards. As this area has been subject to multiple alterations, the asset contributes to our understanding and historical sense of maintenance and upkeep, reflecting the evolving designs and styles of the particular periods. The area also contributes to our understanding, as despite alterations and landscaping, there are surviving medieval elements reflecting the original layout and use. The significance of Chirk Castle Park and Gardens is heightened by the relationship between this area, the castle and their associated outbuildings and ornament and decorative structural elements, which all contribute to its aesthetic, historic and communal value. The associative historic value of the gardens is derived from the association with the several historical figures who owned/occupied Chirk Castle from the medieval period onwards, and the leading landscape designers and gardeners, notably William Emes.
- 4.3.18 The park and garden also retain evidential (archaeological) value through the potential to yield buried remains relating to former occupation and landscaping/gardening activity. As noted above, the Chirk Castle Park and Gardens comprise evidential, historical, aesthetic and communal value and although they are not in public ownership they are owned by the National Trust and open as a public visitor attraction; they are a communal place for visitors.
- 4.3.19 The most important aspect of the park and garden that can be understood is its overall layout, which can be compartmentalised into the formal and informal gardens and wider parkland/estate. Its overall layout has been deliberately designed to make use of the local topography and elevated position of the castle, creating vistas out across the surrounding landscape. Although part of the wider parkland/estate has been subject to a change in ownership and thus no longer forms part of the associated landholding, in its current character and appearance the fieldscape surrounding the Site do continue to contribute to the character and appearance of this area, with pockets of dense woodland retained and the land utilised for agricultural activity.
- 4.3.20 Although the area is likely to have designed for private enjoyment, in its current role it is utilised for areas of public relaxation, enjoyment and exercise thus contributing to its communal value. The presence of decorative structural and ornamental elements contributes to the area and provides a visual link.

Views

- 4.3.21 As noted with the register entry vistas contribute to the heritage significance of this asset, with those identified to be of key significance comprising:
- ‘the north front of the castle and the terrace at the east end of the garden there are fine views over the park, with rolling grassland dotted with deciduous trees and punctuated by woodland and the large lake’ (Cadw n.d.).*
- 4.3.22 These principal foci are illustrated on Figure 3. The vista relevant to this assessment comprises that across the wider landscape to the east which is formed by the presence of a pathway which runs from the gardens in the west to the terrace in the east, following the central axis of the seventeenth century gardens (Plate 15). Creating a kinetic link between the different areas and affording clear views of the surrounding environment, such views are once restricted and funnelled within the Lime Avenue with focus centred on the Statue of Hercules. Once beyond the statue, the woodland gives

way to the terrace and a long-distance vista over the environs to the east is afforded. Purposefully designed and retained, this avenue and vista emphasis the prominence and deliberate location of Chirk Castle and allow for an appreciation of its status and the influence it had on the surrounding landscape from the medieval period onwards.



Plate 15: View illustrating the significant viewpoint demarcated by the arrow

- 4.3.23 Such views from this location also allow for an appreciation over the wider estate/parkland associated with Chirk Castle and the deliberate landscaping and design that went into creating the appearance of this area can be experienced (see Appendix 6). It must be noted, however, that this key vista from the terrace does not resemble that which would have been afforded in the medieval and post-medieval periods, as the wider landscape, notably the settlement of Chirk, has evolved and expanded. As a result, this significant view encompasses these changes and is dominated by the presence of Kronsopan Chirk. Whilst planting has been used to partially screen these structures, the factories punctuate the skyline and generate activity which negatively detracts from the surrounding landscape.
- 4.3.24 Chirk Castle Historic Park and Garden is a historic asset of high heritage significance. This derives both from the character and appearance of the area, its layout and design and continued evolution. Whilst its immediate setting illustrates the historic landscape context of Chirk Castle, the wider landscape to the east provides a more limited contribution with the presence of several modern structures negatively impacting and detracting appreciation.

Contribution of the Site to heritage significance

- 4.3.25 The majority of the proposed development Site lies outside of Chirk Castle Park and Garden, with the designated area encompassing the western and north western boundaries. It is also understood that as part of the forthcoming statutory register in 2021 the registered area boundary will encompass the entirety of the Site.
- 4.3.26 Historically the Site formed part of the wider Chirk Estate until the late twentieth century when it was subject to a change in ownership and converted for residential use. During

this period the fieldscape surrounding the Site (i.e. the wider landholding) was also subject to such change. The Site, in its current character and appearance, is not in keeping with the agricultural character of the wider estate to the west and this assessment has concluded that the historical association can be best appreciated on cartographic and historic sources.

- 4.3.27 There are no clear views of Chirk Castle, including the terrace and ha-ha, from within the Site (Plate 16). Consequently the heritage values inherent in these areas cannot be experienced or appreciated from the Site.
- 4.3.28 Despite the elevated position, due to distance from and the presence of deliberately planted areas of woodland and trees, no clear views are afforded from the terrace or identified significant viewpoint, including the fieldscape immediately to the east of the ha-ha (Plate 21 and Appendix 6).
- 4.3.29 The Site does not comprise a dominant feature in views from across the associated estate/parkland, east of the terrace, and where visible, the glimpsed views of built form do not impact upon the ability to appreciate the heritage values inherent in the Historic Park and Garden (Plates 17-21).
- 4.3.30 Long-distance vistas from the wider landscape were also considered as part of this assessment, particularly with regard to those from the town of Chirk to the east (Plates 13 and 22-23). Although such views encompass the wider estate/parkland associated with Chirk Castle, the Site is not clearly identifiable in such views and the presence of Kronsopan Chirk creates a dominant and negative element.
- 4.3.31 The Site is considered to provide a neutral contribution to the both the setting and heritage significance of the Grade I Registered Historic Park and Garden.



Plate 16: View from the Site towards Chirk Castle



Plate 17: View towards the Site from within Chirk Castle estate/parkland



Plate 18: View illustrating Plate 17 with zoomed in image of the Site



Plate 19: View towards the Site from within Chirk Castle estate/parkland



Plate 20: View illustrating Plate 19 with zoomed in image of the Site (demarcated by the arrow)



Plate 21: Long-distance view towards the Site from the west



Plate 22: Long-distance view towards the Site from the east



Plate 23: View illustrating Plate 22 with zoom

4.4 Llwyn-y-Cil Cottage

- 4.4.1 Constructed in the seventeenth century, Llwyn-y-Cil Cottage was built as a farmhouse on a lobby entrance plan. The building was subject to later alteration, albeit limited, with the addition of a dairy to the rear (Cadw ref. 624). Built of square panel timber framing with painted infill panels and stone gable ends, the building has since been rendered and completed with a slated roof (Plate 24). Two-storey with attic, it features an early nineteenth door with timber gabled porch and modern timber windows. Internal features of architectural merit comprise chamfered cross beams with noched ogee stops, an unopened axial back-to-back fireplace, bracken insulation and a large gable end fireplace with deep timber fire lintel in the dairy (Crown Copyright 2020).



Plate 24: View towards Llwyn-y-Cil Cottage from the road

- 4.4.2 The building is designated a Grade II Listed Building as it is considered to be a '*largely complete example of a seventeenth century farmhouse retaining its original plan and interesting internal detail*' (Crown Copyright 2020). The heritage significance of the building therefore derives from its historic and aesthetic value within the physical fabric, which as a largely complete example of seventeenth century vernacular architecture has the ability to inform our understanding of construction techniques of the period. The building also holds historical (illustrative) value relating to its status as a remnant of the post-medieval landscape. Whilst of functional design the building does retain a level of aesthetic value although this is incidental value as an attractive historic structure. The evidential value of the building heightened by the potential for buried archaeological remains relating to former agricultural activity in this area.
- 4.4.3 The building lies within a residential context, set back from Llwyn-y-Cil. Beyond this the environs to the south and west comprise an agricultural field under grass, with further residential dwellings located to the north. The principal eastern elevation of the building overlooks its gardens and Llwyn-y-Cil, beyond which lies an agricultural field bound to the east by Pontcysyllte Canal.
- 4.4.4 Historic maps dating to the nineteenth and twentieth century illustrate that Llwyn-y-Cil Cottage once lay within a farmstead complex, comprising several outhouses, farm

buildings, gardens and yards. This layout would have been integral to the functionality of the farmhouse. Beyond this lay agricultural fields which formed part of the wider Chirk Estate. It is understood that the farmhouse and its associated farm are likely to have formed part of this estate from the seventeenth century, with documentary records indicating they were held under the same ownership of the Myddelton Biddulph family in the mid-nineteenth century. Very little of the original farm complex setting survives

- 4.4.5 The current use of the Grade II Listed Building makes a more limited contribution to the appreciation, understanding and significance of its role as a former farmhouse and the residential built form north of the Listed Building does not reflect that of the farm buildings formerly associated. Their development resulted in the removal of the farm complex with division of space to create private gardens associated with the residential properties. Whilst this has compromised the ability to appreciate and understand the historical and functional context and former role of Llwyn-y-Cil Cottage, the rural setting of the farmhouse is retained by the location of the building within an immediate and wider agricultural landscape.



Plate 25: View towards Llwyn-y-Cil Cottage from the south east

- 4.4.6 In terms of the current setting, this comprises the gardens associated with the property and position along the road, Llwyn-y-Cil (Plate 25). The Listed Building can be best appreciated from within its immediate environs, notably the gardens to the east, which allow for the heritage values inherent in the principal elevation of the building to be best appreciated. The key contributors to the evidential and historical value retained within the historic fabric of the building can also be appreciated from the agricultural field immediately to the south and west of the Site, although views from the road are glimpsed and restricted due to the presence of vegetation (Plate 24).
- 4.4.7 Although views are afforded from across the wider landscape to the east and west, these are restricted to the upper-storey and roofscape and as such do not allow for a full appreciation of the heritage significance of the Listed Building. In addition, such views are dominated by the presence of Kronsopan Chirk in the background, which distract the viewer and provide a negative impact on a visual appreciation of the

landscape.

- 4.4.8 Overall Llwyn-y-Cil Cottage is considered to be of high heritage significance as a result of its historic, evidential, aesthetic and archaeological values result from its construction, survival and potential buried archaeological resource. Whilst the agricultural landscape does retain a historical and functional association, given the changes that have and the overall conversion of the setting of the Listed Building for residential use, it is considered to provide a limited contribution to the heritage significance.

Contribution of the Site to heritage significance

- 4.4.9 The Site lies c. 190 m south east of the Grade II Listed Building. A review of historic mapping undertaken for this assignment highlighted that historically the Site former part of the agricultural landscape associated with the farmhouse, held and occupied by the same individuals as those at Llwyn-y-Cil Cottage. Taking into account the changes that have occurred to Llwyn-y-Cil Cottage outlined above, and the change in ownership and conversion of the Site to residential use in the late twentieth century, this assessment has concluded that such relationship can be best appreciated on cartographic and documentary sources. The current character and appearance of the Site does not reflect its former agricultural use and provides a neutral contribution to the surviving agricultural fields.
- 4.4.10 During the site visit a level of intervisibility was noted between the southern elevation of the Listed Building and the Site, although such views were restricted due to intervening topography (Plates 26-27). The former relationship between the Site and Listed Building is not identifiable in such views, and this assessment has concluded that the presence of built form within the Site does not hinder the ability to appreciate the wider agricultural landscape context which also encompasses built form within the immediate vicinity of the Site. Views from the Site towards the Listed Building do not allow for an appreciation of the values inherent in the physical fabric of the building with those from the northern boundary of the Site encompassing modern windows and limited architectural features of considerable merit.
- 4.4.11 This assessment has concluded that the Site provides no meaningful contribution to the significance of Llwyn-y-Cil Cottage



Plate 26: View towards Llwyn-y-Cil Cottage from the Site's northern boundary



Plate 27: View towards the Site (demarcated by the arrow) from the north west

4.5 Nos 6 & 7 Coed-derw

- 4.5.1 Nos 6 and 7 Coed-derw comprise a Grade II Listed pair of cottages postulated to be of late seventeenth or early eighteenth century date (Cadw ref. 623; Plate 28). They form a loosely symmetrical block comprising a tall central two-storey structure with attic flanked by single-storey ranges. The ranges are constructed with a timber-frame in square panels and brick noggins, raised on stone plinths and stone gable walls. The central taller block is constructed of painted brick, with timber-framing at the gable apex. Internal architectural features of merit comprise a gable fireplace with services to the rear in the living room of no. 7 (Crown Copyright 2020).



Plate 28: View towards Nos 6 and Y Coed-derw from the road

- 4.5.2 The heritage significance of this historic asset derives from primarily its evidential, and historic value inherent in the physical form. These heritage values relates to the architectural detail and form of the cottages as an example of late seventeenth or early eighteenth properties, and provides information about the craftsmanship and their construction in the vernacular tradition using mixed materials. Their significance is heightened by the *'unusual in the way in which the two cottages have been planned to form a balanced composition'* (Crown Copyright 2020). As an illustrative remnant of the post-medieval landscape, Nos. 6 and 7 Coed-derw also retain important historic and artistic value and retain group value with each other.
- 4.5.3 The primary aspect of the setting of the cottages which contributes to their significance comprises their immediate shared surroundings, including their associated gardens and set back and raised position from Llwyn-y-Cil. These elements of the cottage's setting hold a strong relationship with the building, and it is from these locations that the assets can be appreciated and understood, although views from the road are glimpsed and restricted due to the presence of vegetation along the property boundaries.
- 4.5.4 Historically the cottages formed part of the wider Chirk Estate although they have since been subject to a change in ownership. The historical association between the Chirk Estate and Listed Building cannot be experienced or appreciated within the landscape

today, and although it contributes to our understanding of the historical development in this area, the overall contribution to the heritage significance of this asset is low.

- 4.5.5 The agricultural landscape surrounding the cottages provides a more limited contribution, illustrating the historic landscape context within which they developed. Due to local topography and the presence of intervening vegetation and built form, the Listed Buildings cannot be appreciated from the wider landscape.
- 4.5.6 Nos 6 and 7 Coed-derw are considered to be of high heritage significance through their historic, evidential and aesthetic value which is best experienced from their gardens and roadside location.

Contribution of the Site to heritage significance

- 4.5.7 The Site lies c. 290m south east of Nos. 6 and 7 Coed-derw. Although this assignment has identified no functional relationship between the Site and Listed Building, they both did form part of the wider Chirk Castle Estate. Despite this historical association, both the Site and Listed Building have since been subject to a change in ownership and as a result no longer comprised part of the estate. Given the changes that have occurred and the inability to appreciate this historical association within the landscape today, this assessment has concluded this relationship is best understood on cartographic and historic sources.
- 4.5.8 Whilst a level of visibility was initially considered as part of Step 1 of the *Setting of Historic Assets in Wales* (Cadw 2017a) between the Site and Listed Building, the site visit confirmed that any views would be restricted to the southern elevation of no. 6 and would be restricted due to the presence of intervening built form (i.e. The Old Barn and Llwyn-y-Cil Cottage; Plate 26).
- 4.5.9 Although the Site does form part of the wider landscape within which the cottages were constructed, it has been subject to alteration and consequently is considered to make a neutral contribution to the setting. The Site does not contribute to the overall heritage significance of the Listed Building.

5. Statement of Impact

5.1 Introduction

- 5.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints. This section has been informed by the methodology set out in *Managing Heritage Impact Assessment* (Cadw 2017b) and the specific guidance on managing change in World Heritage Sites and Historic Parks and Gardens (Cadw 2017c-d).

Scheme Proposal

- 5.1.2 The Site is proposed for the demolition of the existing building and removal of its associated garage and the erection of a replacement residential dwelling, with accompanying services, landscaping and car parking. Access into the Site will be afforded via the existing entrance, with the driveway extended to connect with a new two-space carport.
- 5.1.3 The total area of land proposed for new development measures 0.12 ha in extent.

5.2 Assessment of Proposal

Scale and Mass

- 5.2.1 The proposed development would result in the removal of the existing single-storey dwelling and introduction of a new detached residential dwelling one and a half stories in height. Whilst this assessment acknowledges that the proposals would introduce a new building of larger scale than the existing structure, the overall size and its design in a dormer style, is considered to be in keeping with the existing scale and mass of built form present along Llwyn-y-Cil. As such the building has been designed to avoid competition in the streetscape and skyline.
- 5.2.2 As the proposed development would result in the removal of the existing building and associated garage and introduce a single dwelling, the Site is considered to have the capacity to accommodate this without affecting the surrounding landscape. The proposed garage has been deliberately positioned to work in conjunction with the proposed dwelling and would prevent the introduction of a new built element adjacent to the road.

Layout

- 5.2.3 Although of increased footprint in comparison to the existing building within the Site, the overall positioning is considered to be positive and respectful of the surrounding landscape. The proposed development will retain an area of green space around the building, setting it within the boundary plot. The development will also be in keeping with the ribbon development, with the positioning reflecting and respecting the built line.
- 5.2.4 By locating the building predominately within the footprint of the existing structure and positioning the garage to the south west, this would prevent the introduction of a new built element against to the roadside. The overall layout would not impact upon the shape, character or size of the freehold land. By focusing on this particular area, and retaining the wider landholding as agricultural fields, the development retains an 'open aspect' which is characteristic of this area and an important contribution to the surrounding designated historic assets.
- 5.2.5 The proposed development is designed to ensure sight lines and views along Llwyn-y-Cil are retained and the retention of vegetation would provide some visual screening. The retention of vegetation along the western and north western boundary would also aid to screen the building from the wider landscape in this direction.

Design and Materials

- 5.2.6 Although the design has not taken inspiration from the surrounding historic built form, this is considered to be positive as it would lead to an untruthful and superficial echoing of historic character. The proposed development provides the opportunity to replace the existing building which is considered to be of limited architectural value, with a dwelling that addresses modern design challenges and is of high quality without impacting upon the surrounding landscape.
- 5.2.7 The residential dwelling is designed in a dormer style and will be constructed of brick to the ground floor with hardwood timber-cladding on the upper-storey. The roof will be constructed with small plain clay tile roof. Although slate is the predominant roof material in this area, the presence of a tile roof would not introduce new materials or be alien in the landscape, with similar materials utilised on the Grade II Listed Llwyn-y-Cil Lodge c. 170 m south of the Site (Cadw ref. 20211). The principal material palette will therefore create a building which is of visual interest and designed to be of its time taking reference from the surrounding historic environment.
- 5.2.8 Hardwood timber-cladding is proposed for the accompanying carport.

Landscaping

- 5.2.9 As noted above, the proposed development intends to retain the existing hedges which enclose the Site, with the remainder of the Site utilised as a garden. The retention of vegetation is considered positive as it will continue to limit and screen intervisibility from the surrounding area, with views restricted to the upper-storeys and roofscape. The presence of such features would also contribute to the streetscape along Llwyn-y-Cil and positively contribute to movement along this route.
- 5.2.10 The existing boundary treatments of hedge and agricultural style post and rail fencing will be retained, in keeping with the agricultural character of the fieldscape surrounding the Site.

5.3 Impact upon the Identified Historic Assets

5.4 World Heritage Site and Scheduled Monument

- 5.4.1 The Site does not lie within the area designated as a Scheduled Monument and would not impact upon those key elements which contribute to its heritage significance (Cadw ref. DE175). The proposed changes within the Site would not affect our ability to appreciate and experience the historic asset and as it would be unharmed, its heritage significance would not be diminished and it would continue to be utilised for a range of purposes by future generations.
- 5.4.2 As the Site lies within the buffer of the World Heritage Site, which also forms part of the setting of the Scheduled Monument, this requires further assessment. In line with the general guidance for planning applications in the Pontcysyllte Aqueduct and Canal World Heritage Site Supplementary Planning Document (2013), this assessment has focused upon:
- *‘An understanding of the character of the area in which the development is located and how development effects the setting of the World Heritage Site and Buffer Zone;*
 - *How the development impacts on views in and out of the World Heritage Site;*
 - *How the development contributes or minimises the impacts on the integrity and authenticity of the World Heritage Site;*
 - *How the development contributes to the visitors “sense of arrival” to the World Heritage Site’ (2013, p. 4).*

- 5.4.3 Whilst this assessment acknowledges that the immediate and wider environs of the Site, situated to the west of the WHS, form part of the rural aspect and positively contribute to the setting, the Site in its current use and appearance provides a neutral contribution. The presence of built form within the Site does not detract from the rural environs, and the replacement of the existing building, albeit slightly larger, would not prevent the ability to appreciate the setting of the WHS or its significance. The overall character of the landscape in this area would be retained. As the proposed dwelling would be located predominately within the centre of the boundary plot, its positioning would protect the historic environment retain the presence of ribbon development along Llwyn-y-Cil. In addition as the proposed replacement is for one dwelling within an area already characterised by residential development such change is considered to be in keeping. Should the proposed scheme comprise the construction of multiple residential dwellings, or development extending out into the land to the north or north west (which forms part of the land holding), the conclusions of this assessment would differ.
- 5.4.4 The Site is not readily identifiable from within the WHS, with views restricted to the top of the associated canal embankments. Its presence in such views, seen in the context of surrounding built form, does not appear out of character for this area or impact upon the ability to appreciate the setting of the WHS. The change posed as a result of the replacement dwelling would result in a minimal alteration to such views, which would continue to encompass the landscape and ribbon development along Llwyn-y-Cil.
- 5.4.5 This assessment has concluded that although the Site does lie in long-distance vistas towards the WHS from the wider landscape to the east and west, it is not clearly identifiable in the majority of such views. Where present, the Site does not hinder the ability to appreciate the wider landscape of the WHS which is already dominated by the presence of Kronsopan Chirk on the western edge of Chirk. Although the proposed development would introduce a building of slightly larger scale, such views would continue to be experienced and appreciated and attention has been paid to minimise any impacts by the proposed configuration and layout. In addition any visibility would be offset by the retention planting along the Site boundaries.
- 5.4.6 As the proposed development is located outside of the area designated a WHS, it would not affect the integrity or authenticity of the WHS which primarily derives from the waterway and its associated features. As the buffer zone contributes to the overall value of the WHS, attention has been paid to minimise any impacts by retaining the existing Site boundaries, retention of vegetation, limited development proposed and layout/positioning of the proposed dwelling. As noted within the Supplementary Planning Document, *'Each Council welcomes appropriate modern design that contributes positively to the character of the World Heritage Site and its Buffer Zone'* (2013, p. 4). The design of the development proposed it not considered to replicate the historic character of built form in this area, but rather introduce a building which is of *'high quality modern design that respects its location and setting'* (2013, p. 4). Although the proposed development would result in a change within the Site, the relationship between the Pontcysyllte Aqueduct and Canal, its environment and associated structures would not be impacted upon.
- 5.4.7 Although Llwyn-y-Cil has been identified to contribute to the sense of arrival to the WHS through the experience afforded along it, in its current character and appearance the Site provides a neutral contribution to both the experience and wider environment along this route. Although a change would occur along this route as a result of the proposed development, attention has been paid to minimise any impacts with the proposed location of the garage and set back position of the residential dwelling. The hedgerow along the eastern boundary would also be retained, screening the building from views to the north, east and south. Any visibility of the upper-stories and roofscape from further along this route is not considered to detract from or impact upon

the experience, with the proposed materials intended to soften any visibility.

- 5.4.8 Within the Supplementary Planning Document, information is provided on the different types of development and the approach requirement, with an illustrative guide demonstrating the scenarios within different areas of both the WHS and its buffer zone (p. 5). The proposed development at 2A Llwyn-y-Cil confirms with Development Scenario 2: *'Small scale development within the Buffer Zone in settlement limits'* (2013, p. 6). This assessment has not identified any impacts on buildings or landscape features (i.e. archaeological features or buildings of historical or cultural association) and the contribution the historic assets located within the WHS make to the OUV would not be affected the proposed development.
- 5.4.9 This assessment has concluded that the proposed development would not physically impact Pontcysyllte Aqueduct and Canal WHS, or the associated Scheduled Monument. Although the proposed development would pose a change in the rural buffer zone to the west, which also forms part of the setting of the Scheduled Monument, it would not alter the ability to experience, understand or appreciate the Scheduled Monument or WHS, the OUV's or buffer zone, and significant viewpoints would be retained. It should also be recognised that, as outlined in the Supplementary Planning Document Note 33, the buffer zone which encompasses the Site is not intended to impose a *'blanket conservation approach to the entire area but to encourage sustainable development which through contextual awareness conserves and enhances the World Heritage Site'* (2013, p. 3).
- 5.4.10 Change to the setting in this instance does not translate into a detrimental impact and as outlined in the relevant sector guidance, settings into account this need not prevent change; indeed change may be positive. As highlighted in *Managing Change in World Heritage Sites in Wales*:
- 'Change is inevitable and needs to be managed carefully so it does not threaten the Outstanding Universal Value of a World Heritage Site. This does not mean that change is prevented; simply, that it is managed to allow the sustainable use of the landscape, while retaining what is important from the past and protecting the Outstanding Universal Value of the World Heritage Site'* (Cadw 2017c, p. 18).
- 5.4.11 The Cadw guidance goes on to note that change may also lead to keeping a historic place in beneficial use and although the Site, or the existing built form located within, is not of heritage value, this assessment acknowledges the positive benefits redevelopment of the Site will have. The Site is currently vacant and the development poses an opportunity to redevelop the Site, continuing its residential use and function, preventing long-term neglect and decay which could then have a negative impact on the surrounding environment.
- 5.4.12 To conclude the impact posed as a result of proposed development on Pontcysyllte Aqueduct and Canal WHS would be neutral. This assessment has identified no instances of harm through replacement within the Site.

5.5 Registered Historic Park and Garden

- 5.5.1 As outlined in Section 4, the majority of the Site currently falls outside of the Grade I Registered Historic Park and Garden Chirk Castle boundary, with the northern and north western boundaries extending within. Whilst historically the entire Site did form part of the wider estate/parkland, given the changes that have occurred within the Site this relationship cannot be appreciated within the landscape today and is best understood on cartographic and historic sources.
- 5.5.2 As the boundary of the Historic Park and Garden is proposed to be altered as part of the forthcoming statutory register in 2021 encompassing the entirety of the Site, this

report has tailored the assessment to reflect this amendment to the designation. It therefore looks at how the Site contributes to the overall heritage significance of the park and garden and its setting.

- 5.5.3 As the majority of the proposed development would be located outside of the designated area, it would not affect the current character and appearance of Chirk Castle Historic Park and Garden or impact upon the key contributors to its heritage significance. Located within an area of land separated from the wider estate/parkland in the late twentieth century, the entrances and routes, historic boundary features, garden buildings and ornaments, and overall layout of the surviving Historic Park and Gardens would be retained.
- 5.5.4 Although the proposed development would result in a change within the setting of Chirk Castle, such change needs to be considered in light of the comments above and the existing residential use of the Site. Its overall development would be in keeping with the function and character of this parcel of land with the impact of change neutral.
- 5.5.5 Cadw identified that the Site lies within one of the identified significant views from the historic park and with the proposed development replacing the existing single-storey dwelling with a one and a half dormer style property. This assessment has concluded that due to topography and intervening vegetation, clear views of the Site are currently not afforded from this significant viewpoint or from the wider estate/parkland to the east. The Site is not clearly discernible to the naked eye and where visible appears within the context of other residential development in this area. In addition, whilst views of, or from, an asset may contribute an important element, this experience can also be influenced by other factors and this assessment has highlighted how views towards the east are dominated by Kronsopan Chirk which detracts from its surrounds. The change posed by the proposed development would not adversely impact upon the experience from the significant viewpoint, or wider estate/parkland, which would continue to be understood and appreciated.
- 5.5.6 To conclude, change posed as a result of the proposed development is not considered to result in a detrimental effect to the setting or heritage significance of the Grade I Registered Historic Park and Garden of Chirk Castle.

5.6 Listed Buildings

- 5.6.1 Both the Grade II Listed Llwyn-y-Cil and Nos 6 & 7 Coed-derw lie in the environs to the north of the Site (Cadw ref. 623 and 624). The proposed scheme would not physically harm the Listed Buildings, those key values which contribute to its overall significance or its immediate surrounds which form a key part of the setting.
- 5.6.2 Whilst the scheme would introduce a change within the landscape to the south, this is not considered to negatively impact on the setting of the Listed Buildings. This assessment recognises that the proposed development would introduce a building of larger scale than the existing dwelling within the Site, which would feature in views from the southern elevation of Llwyn-y-Cil. The change within the view would not diminish the understanding of this asset nor affect the ability to appreciate and experience it within the landscape.
- 5.6.3 As the principal components of the Listed Buildings' setting and significance would be retained, this assessment found the level of change posed by the development is acceptable and no detrimental effect would be caused.

6. Conclusion

- 6.1.1 This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential historic assets located within the Site, its adjoining land and environs which may be affected by the proposed scheme.
- 6.1.2 An appropriate and proportionate level of assessment was undertaken, in accordance with the relevant Welsh guidance and planning policy.
- 6.1.3 The proposed development comprises the replacement of the existing single-storey building at 2A Llwyn-y-Cil with a replacement one and a half dormer style property with accompanying garage, services and landscaping. The Site lies within the buffer zone of Pontcysyllte Aqueduct and Canal World Heritage Site, which also is designated a Scheduled Monument (Cadw ref. DE175), with its north and north western boundary extending into the Grade I Registered Historic Park and Garden Chirk Castle (Cadw ref. C63). Several Listed Buildings also lie within the vicinity of the Site.
- 6.1.4 Following Cadw guidance and policy, a structured approach has been undertaken throughout this report to assess the impact of the proposed development on the significance of the World Heritage Site and Historic Park and Garden.
- 6.1.5 The proposed development would not adversely impact upon the Outstanding Universal Value of the World Heritage Site and the change posed to its buffer zone would not detrimentally effect the ability to appreciate and understand the relationship between the canal and wider landscape. In addition the overall rural character of the landscape to the west of the World Heritage Site would be retained including the journey along Llwyn-y-Cil which allows you to experience a rural aspect that is similar to the historic landscape during the time of canal construction. The impact of change posed on Pontcysyllte Aqueduct and Canal World Heritage Site is considered to be neutral.
- 6.1.6 Although the proposed development would result in a change within the Site, such change does not equate to harm or detrimental effect on the Grade I Historic Park and Garden Chirk Castle. The overall historic layout of this asset would be retained as would the ability to appreciate and experience the relationship between the spaces, structures and natural landscape. The proposed development would not result in a change to the entrances and routes nor impact upon historic boundary features or garden features. Significant views would continue to engage the observer in the landscape, with those to the east affording a panoramic view of the surrounding landscape. The impact of change would be neutral.
- 6.1.7 This assessment has concluded that the level of change posed to the wider setting of the two Grade II Listed Buildings, Llwyn-y-Cil and Nos 6 & 7 Coed-derw (Cadw ref. 623 and 624), to the north would not detrimentally effect the heritage significance of these assets.
- 6.1.8 As the assessment has identified no instance of detrimental effect as a result of the impact of change, the proposed development does not conflict with national or local planning policies in respect of the historic environment, relating to the setting of historic assets and managing change in World Heritage Sites and Historic Parks and Gardens.

7. References

7.1 Bibliography

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7.2 Cartographic Sources

1787 Cary's map of North Wales

1834 Greenwood's map of the north east circuit of the principality of Wales

1838 Parish of Chirk Tithe Map (available via: <https://www.thegenealogist.co.uk/>)

All OS mapping reviewed for the purpose of this assessment was obtained from <https://www.emapsite.com/> and is provided in Appendix 5.

Appendix 1: Regulatory and Policy Context

Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments are designated by the Welsh Ministers on the advice of Cadw as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Welsh Ministers. This Act does not allow for the protection of the setting of Scheduled Monuments and was amended by the Historic Environment (Wales) Act, 2016 as described below

Planning (Listed Buildings and Conservation Areas) Act 1990

Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA 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 (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

This Act has been amended by the Historic Environment (Wales) Act, 2016, discussed below.

Well-being of Future Generations (Wales) Act 2015

This Act requires public bodies to think about the long-term impact of their decisions and act in accordance with 'sustainable development principle'. Establishing well-being goals, these include achieving 'a Wales of vibrant culture and Welsh language' which is described as a 'society that promotes and protects culture, heritage and the Welsh language'. The Act states that a properly protected, conserved and enhanced historic environment can improve the quality of life and well-being for everyone.

Historic Environment (Wales) Act 2016

The Historic Environment (Wales) Act 2016 amended aspects of the Ancient Monuments and Archaeological Areas Act (1979) and Planning (Listed Buildings and Conservation Areas) Act (1990) strengthening the protection for Scheduled Monuments and Listed Buildings, streamlining the process. The Act is accompanied by new policy and guidance comprising the Technical Advice Note (TAN) specific to the Historic Environment (TAN24 see below) and changes to Planning Policy Wales (PPW) Chapter 6 – Conserving the Historic Environment (see below).

Planning Policy Wales, Chapter 6, Historic Environment

Edition 10 of Planning Policy Wales was published in December 2018 and this sets

out the land use planning policies of the government. It is supplemented by the Technical Advice Notes (TANs) and Chapter 6 outlines the policy with respect to the historic environment. Key objectives include the preservation or enhancement of the historic environment and conservation areas, the protection of archaeological remains and safeguarding of historic buildings.

Chapter 6 also contains guidance for local authorities when developing local plans and development control policies and outlines that the conservation of historic assets and their setting is a material consideration in determination of a planning application. Any change that impacts upon a historic asset or its setting should be managed in a sensitive and sustainable way.

With regard to archaeological remains, the guidance stresses the need for early consultation and where such remains are known or have the potential to existing, any planning application should be accompanied by sufficient information, either in desk-based assessment and/or field evaluation to afford a full understanding of impact and significance. Where development should impact upon nationally important remains, whether scheduled or not, there is a presumption in favour of preservation. With less significant archaeological remains planning authorities should weigh the relative importance of the remains and their settings against other factors including the need for the proposed development. Where it is not feasible to preserve remains, the developer must secure an appropriate and satisfactory provision for their recording and investigation. Should archaeological remains be discovered during the course of the development, a Written Scheme of Investigation should consider how to react, possibly in the form of a Watching Brief.

There should be a presumption in favour of the preservation of listed buildings and their settings with special regard to the desirability of preserving any features or special architectural or historic interest which it possesses. Whilst the first option should be for the continuation or reinstatement of its original use, the need to be flexibility where new uses have to be considered is recognised in order to secure a building's survival. Justification for alteration or demolition of a listed building should accompany all applications and a heritage impact statement provided. Conditions may be imposed prior to any work being undertaken.

There should also be a presumption in favour for the preservation or enhancement of conservation areas and their settings, and positive management is necessary if their heritage values are to be fully realised. When considering an application, account should be taken of the wider effects and on the architectural, archaeological or historic interest of the conservation area as a whole. Proposals should be tested against conservation area appraisals, where available.

With regard to historic parks and gardens and historic landscapes, planning authorities should protect, value, conserve and enhance those on the register. Such register should be taken into account in the planning process alongside other information like Green Infrastructure Assessments, historic and cultural assessments and other landscape character assessments. Any impacts will be a material consideration in planning.

World Heritage Sites are a material consideration in the determination of any planning application and the impacts of proposals on such sites, their setting, the buffer zone and its setting (where it exists) should be considered.

Advice on the use of Historic Environment Records (HER) should be sought during the planning making process as a key source of information on the historic environment. Where local planning authorities have identified historic assets of special local importance, any supporting supplementary planning guidance will be a material consideration in determining a planning application.

Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment in Wales

Published by Cadw in May 2011 this document provides the basic principles under which all subsequent guidance has development. It outlines six key principles:

- Historic assets will be managed to sustain their values;
- Understanding the significance of historic assets is vital;
- The historic environment is a shared resource;
- Everyone will be able to participate in sustaining the historic environment;
- Decisions about change must be reasonable, transparent and consistent; and
- Documenting and learning from decisions is essential.

Setting of Historic Assets in Wales

Published by Cadw in 2017, this recommends a staged approach in assessing the impact of change comprising:

- Stage 1: Identify the historic assets that might be affected by a proposed change or development.
- Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.
- Stage 3: Evaluate the potential impact of a proposed change or development on that significance.
- Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance, and monitor outcomes.

Technical Advice Note 24 – The Historic Environment

Technical Advice Note 24 (2017) provides guidance on how the historic environment should be considered in the planning process, particularly during the preparation of development plans and decision-making for listed building consent and planning applications which affect the historic environment.

The TAN states that a heritage impact statement must form part of any listed building and conservation area consent, and where requested, scheduled monument consent. The heritage impact assessment should be proportionate to both the significance of the historic asset and to the degree of change proposed with sufficient information enabling both the significance and impact of change to be understood. It goes on to state that, in addition, a Design and Access Statement (DAS) may be required for certain planning applications.

For any development within the setting of a historic asset, TAN outlines the following elements which must be considered:

- the significance of the asset and the contribution the setting makes to that significance;
- the prominence of the historic asset;
- the expected lifespan of the proposed development;
- the extent of tree cover and its likely longevity; and
- non-visual factors affecting the setting of the historic asset such as noise.

Local Plan

The Site lies within the unitary authority of WREXHAM County Borough Council. The current Development Plan for the area is the Wrexham Unitary Development Plan 1996-2011, adopted in February 2005. This will be replaced in the future by the Wrexham Local Development Plan 2013 to 2028 which is currently being prepared.

Policies in the existing plan relevant to this assessment comprise Policy EC11.

Policies in the forthcoming plan relevant to this assessment comprise:

- Policy SP15: Natural Environment;
- Policy SP16: Historic and Cultural Environment; and
- Policy BE1: Pontcysyllte Aqueduct and Canal World Heritage Site.

The council have also created a series of local planning guidance notes to amplify the Development Plan. Those relevant to this assessment comprise Local Planning Guidance Note 33: Pontcysyllte Aqueduct and Canal World Heritage Site.²

² Available at time of assessment completion – December 2020.

Appendix 2: Project Brief

Emily Taylor

From: [REDACTED]
Sent: 03 December 2020 11:10
To: Emily Taylor
Subject: RE: App ref. P/2020/0562: 2A Llwyn Y Cil, Chirk

Dear Emily

This looks fine. I can confirm that you are only being asked to look at the impact on the settings of the designated historic assets and that Covid regulations may limit the information available to you and access to viewpoints.

Best wishes

Neil

PS I will ask my colleague Lisa Fiddes to provide you with the citation for the Chirk Castle RHP&G.

Best wishes

Neil

From: Emily Taylor <Emily.L.Taylor@ecusltd.co.uk>
Sent: 03 December 2020 11:03
To: [REDACTED] >
Cc: Jennifer Oliver <Jennifer.oliver@ecusltd.co.uk>
Subject: App ref. P/2020/0562: 2A Llwyn Y Cil, Chirk

Dear Neil,

It was good to catch up earlier and thank you for returning my call. As discussed, please find below a summary of what we are proposing.

We have been approached by a client to produce a Heritage Statement in respect of a planning application for the erection of a replacement dwelling at 2A Llwyn Y Cil, Chirk (App ref. P/2020/0562).

We are aware that the client approached you in September 2020 inviting you for comments on the planning application. As noted in your response the site lies within the registered Chirk Castle Historic Park and Garden, in the buffer zone of Pontcysyllte Aqueduct and Canal and 150m west of Scheduled Monument DE175 - Pontcysyllte Aqueduct and Canal. We are also aware there are several Listed Buildings within the vicinity of the site, the closest of which comprises the Grade II Listed Building, Llwyn-y-Cil Cottage.

Our report will be undertaken in line with national policy and sector guide, including:

- Ancient Monuments and Archaeological Areas Act (1979);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- Historic Environment (Wales) Act (2016);
- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment in Wales (2016);
- Setting of Historic Assets in Wales (2017);
- Technical Advice Note 24 (2017);
- Heritage Impact Assessment in Wales (2017);

- Managing Change in World Heritage Sites in Wales (2017);
- Managing Change to Registered Historic Parks & Gardens in Wales (2017);
- Managing Scheduled Monuments in Wales (2018);
- Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment (2019);
- Chartered Institute for Archaeologists' Code of Conduct (2019); and
- Local Planning Guidance Note 33 Pontcysyllte Aqueduct and Canal World Heritage Site.

We are proposing to look at a study area of 1 km in extent, focusing specifically on those assets which may be affected as a result of the proposals:

- Historic Park and Garden;
- Scheduled Monument;
- World Heritage Site; and
- Llwyn-y-Cil Cottage Listed Building.

We have identified the key viewpoint mentioned in your response and will provide a clear discussion about its significance/impacts as a result of the proposals. Aforementioned, whilst a site visit was undertaken earlier this week access to this viewpoint is restricted due to Covid-19/closure of Chirk Castle Park and Gardens. Sufficient access was afforded to the estate and we propose to utilise our photographs alongside those available online which illustrate this view. I trust this will be satisfactory and this will be noted in our assessment.

With regard to data sets – we are proposing to utilise those available via Cadw's website.

Due to Covid-19 access to the local archives is restricted. As mentioned, we are proposing to utilise online historic and OS mapping for the purpose of this assessment and will make sure this is highlighted within the report.

With regard to our assessment we will also include a Welsh Translation of the Executive Summary.

Please do let me know if you have any comments on the above or if you have any further pre-application advice at this stage? Any information relating to the park and garden would be much appreciated. Thank you in advance.

Best wishes,

Emily Taylor
Heritage Consultant

Ecus Limited

Mobile: 07943 286642

Please note I do not work on a Monday from 2pm.

Web: www.ecusltd.co.uk
LinkedIn: [@Ecus Ltd](https://www.linkedin.com/company/ecus-ltd)
Twitter: [@EcusEnvironment](https://twitter.com/EcusEnvironment)

Please note that Ecus has fully adapted to the new work environment. We continue to monitor and implement government guidance alongside the best-practice measures set out in our Health and Safety system.

Our staff are fully contactable via email and mobile phone. Ecus would like to reassure our clients and the wider community that we are committed to working safely with all stakeholders.

Consider the environment. Please do not print this email unless you really need to

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Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

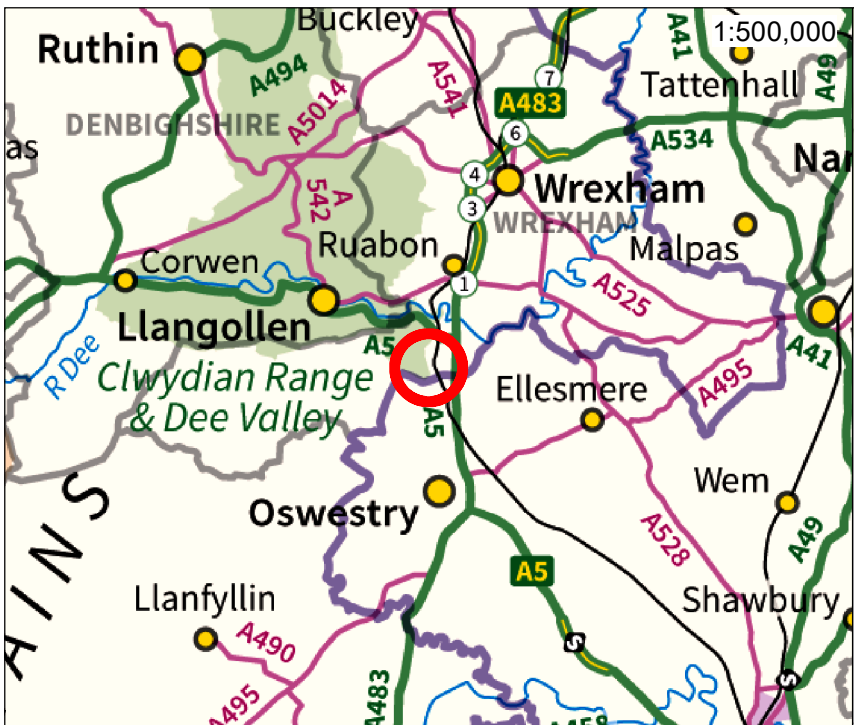
Appendix 3: Gazetteers

Table 3: Gazetteer of Designated Historic assets

NHLE	Name	Designation	Easting	Northing
DE175	Pontcysyllte Aqueduct and Canal	World Heritage Site Scheduled Monument	326355	340746
C63 1315 20211 20237 20242 20243 20244 20245 20246 20247 20272 20273 598 20248 20238 20239 20240 20241 20250 20251 20266 20267 20269 20270	Chirk Castle Historic Park and Garden encompassing one Grade I and ten Grade II Listed Buildings within a 1 km study area. Outside of the study area, the polygon illustrated on Figure 2 and 3 encompasses one Grade I, one Grade II* and ten Grade II Listed Buildings associated with Chirk Castle.	Grade I Registered Historic Park and Garden. Listed Buildings.	328177	337565
DE288 C15	Brynkinalt Historic Park and Garden encompassing The Holyhead Road: the Chirk Embankment and earlier trackways within a 1 km study area.	Scheduled Monument Grade II* Registered Historic Park and Garden.	330048	337756
618	Chirk Aqueduct (continued into England)	Grade II* Listed Building	328696	337277
20202	War Memorial	Grade II* Listed Building	329051	337755
20209	Chirk Tunnel, including the N and S Portals, and Chirk Basin.	Grade II* Listed Building	328639	337451
20210	Railway Viaduct over River Ceiriog	Grade II* Listed Building	328668	337285
623	Nos 6 & 7 Coed-derw	Grade II Listed Building	327953	338163
624	Llwyn-y-Cil Cottage	Grade II Listed Building	327988	338077
625	Pont-faen (continued into England)	Grade II Listed Building	328018	337074
1290	Chirk Furniture and Carpet Centre and Dwelling	Grade II Listed Building	329070	337950

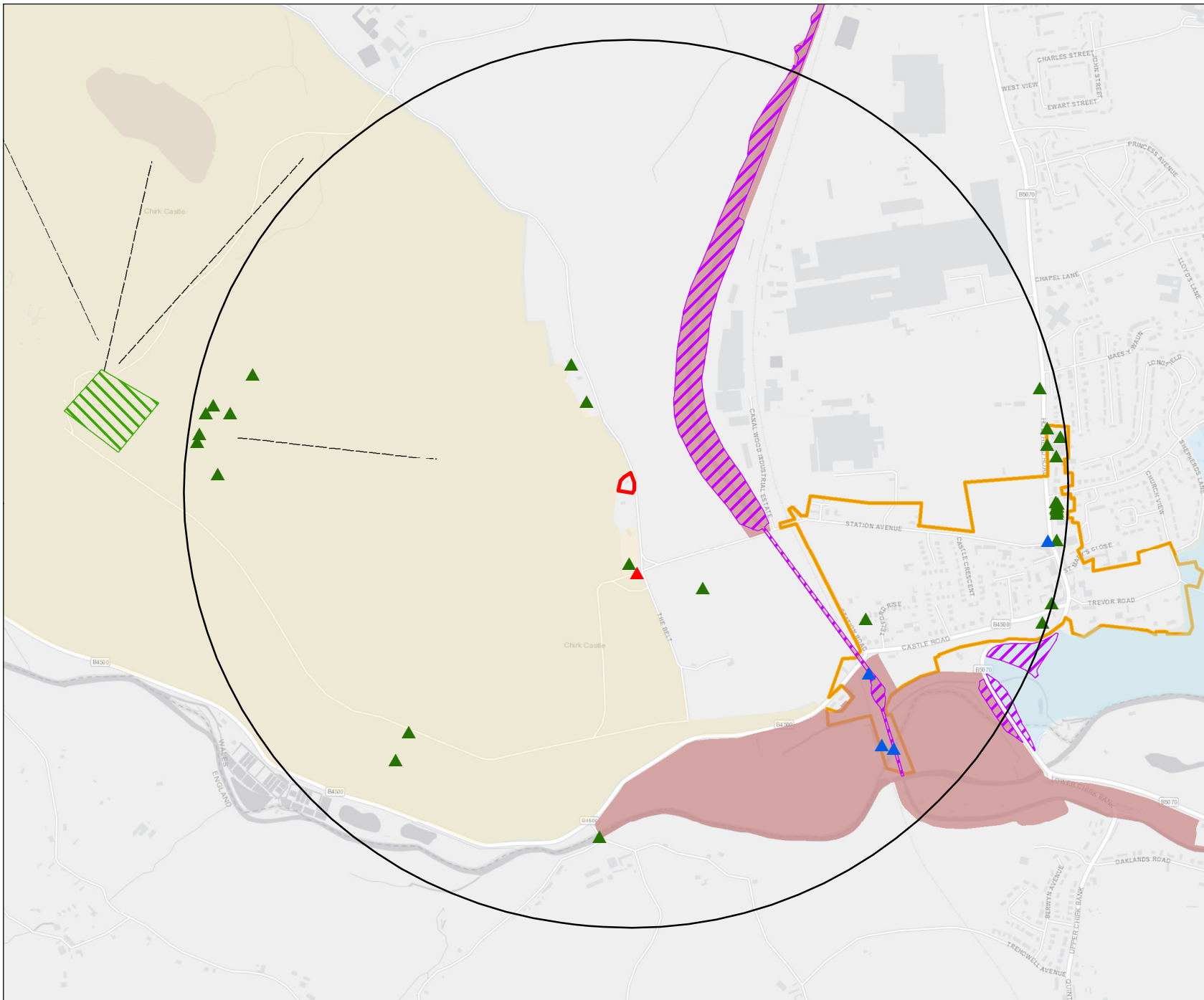
NHLE	Name	Designation	Easting	Northing
1298	Hand Hotel	Grade II Listed Building	329071	337757
20215	Chirk Town Council Offices	Grade II Listed Building	329080	337996
20216	1,Hand Terrace,Chirk,Wrexham,,LL14 5EU	Grade II Listed Building	329071	337819
20217	2,Hand Terrace,Chirk,Wrexham,,LL14 5EU	Grade II Listed Building	329072	337824
20218	3,Hand Terrace,Chirk,Wrexham,,LL14 5EU	Grade II Listed Building	329071	337828
20219	4,Hand Terrace,Chirk,Wrexham,,LL14 5EU	Grade II Listed Building	329070	337831
20220	5,Hand Terrace,Chirk,Wrexham,,LL14 5EU	Grade II Listed Building	329072	337836
20221	6,Hand Terrace,Chirk,Wrexham,,LL14 5EU	Grade II Listed Building	329073	337841
20222	7,Hand Terrace,Chirk,Wrexham,,LL14 5EU	Grade II Listed Building	329069	337844
20228	North Gate Piers to Chirk Town Council Offices	Grade II Listed Building	329049	338015
20229	South Gate Piers to Chirk Town Council Offices	Grade II Listed Building	329049	337978
20236	Milestone	Grade II Listed Building	329032	338108
20249	Bryn Coed	Grade II Listed Building	329039	337567
20254	Town Reservoir	Grade II Listed Building	328256	337646
20255	Bryn Eglwys	Grade II Listed Building	329060	337611
20259	Whitewalls	Grade II Listed Building	328631	337576

Appendix 4: Figures



 Site

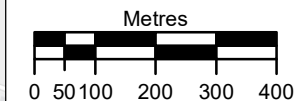




- Site
- Study Area
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Scheduled Monument
- World Heritage Site
- Chirk Castle (encompasses a total of 12 Listed Buildings)
- Chirk Castle Significant Views
- Chirk Castle Historic Park and Garden
- Brynkinalt Historic Park and Garden
- Conservation Area



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2A Llwyn-y-Cil, Chirk, Wrexham -
Heritage Statement

**Figure 2: Overview of Designated
Historic Assets in a 1 km Study Area**

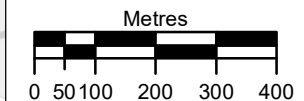
Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk



- Site
- Study Area
- World Heritage Site
- Scheduled Monuments
- ▲ Grade II Listed Building
- Chirk Castle (encompasses a total of 12 Listed Buildings)
- Chirk Castle Significant Views
- Chirk Castle Historic Park and Garden



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**Figure 3: Key Designated Historic Assets
Identified for Further Assessment**

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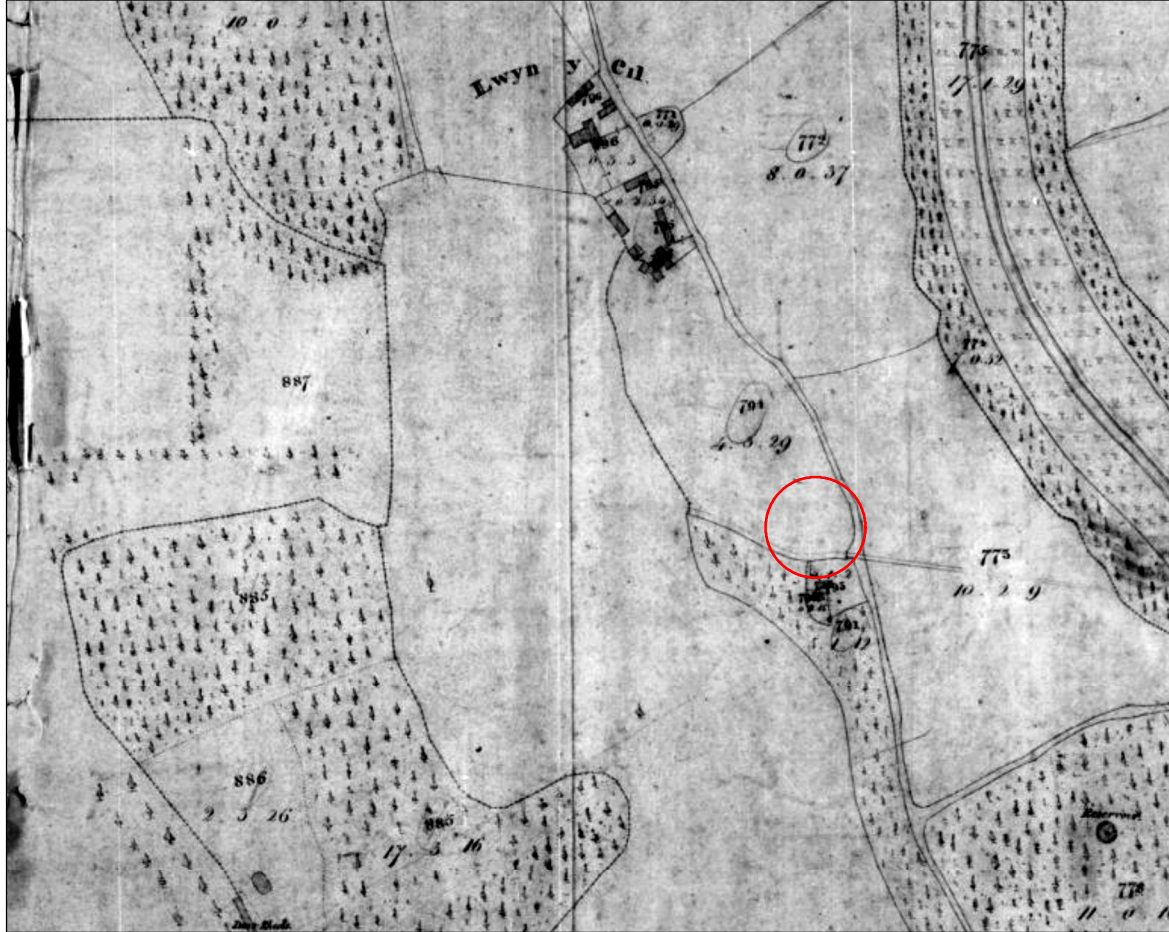
Extract from Cary's map of North Wales (1787) 1:2,500

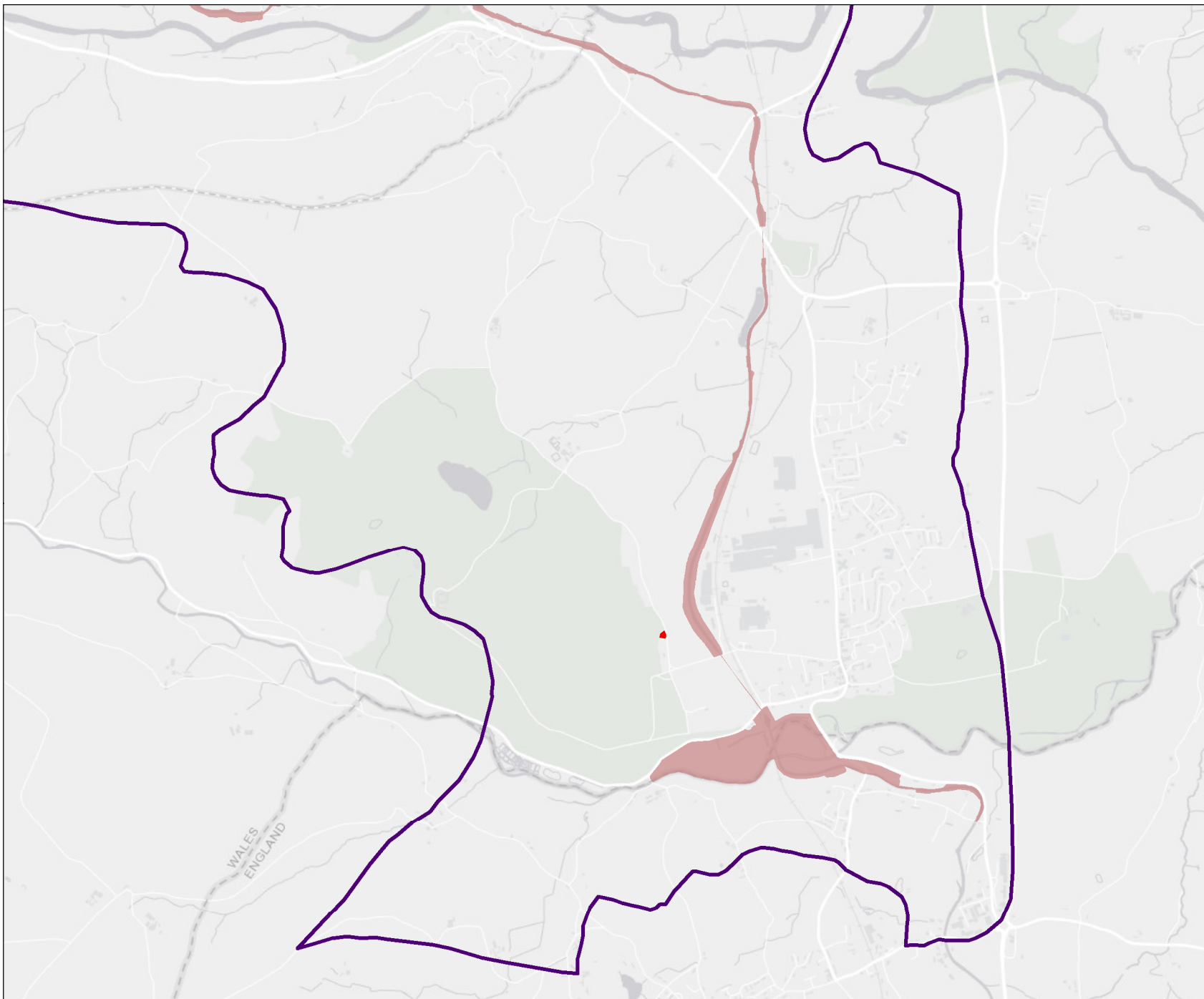


Extract from Greenwood's map of the north east circuit of the principality of Wales (1834) 1:2,500



Extract from the Parish of Chirk Tithe Map (1838) 1:5,000

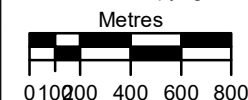




- Site
- World Heritage Site
- World Heritage Site Buffer Zone



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Heritage Statement
**Figure 5: Pontcysyllte Aqueduct and
Canal World Heritage Site and
Buffer Zone**

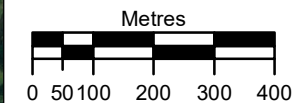
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 Site
 Photo Locations



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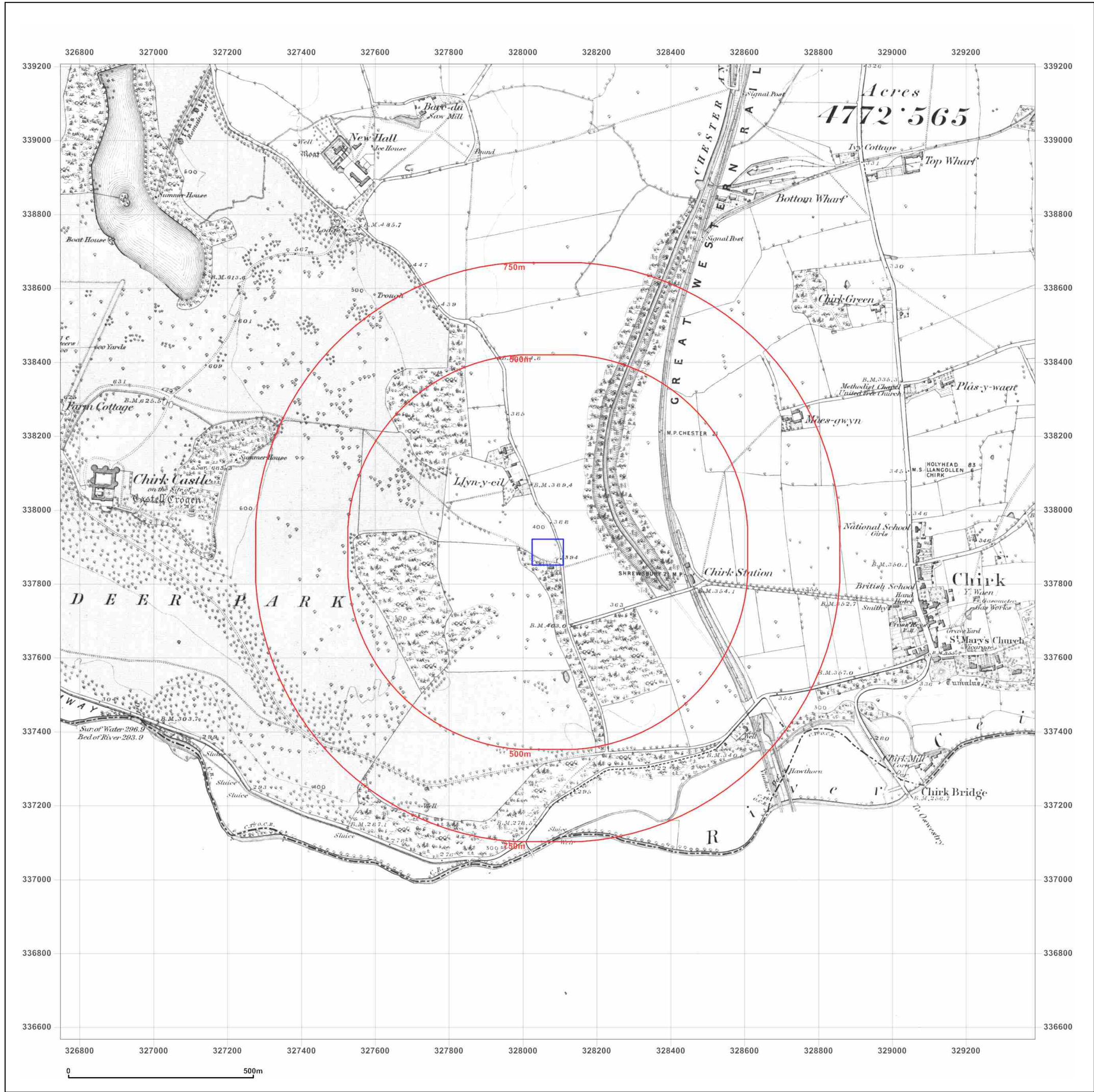


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Heritage Statement

Figure 6: Photo Locations

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Appendix 5: OS Mapping



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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: County Series

Map date: 1873

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1873
Edition N/A
Copyright N/A
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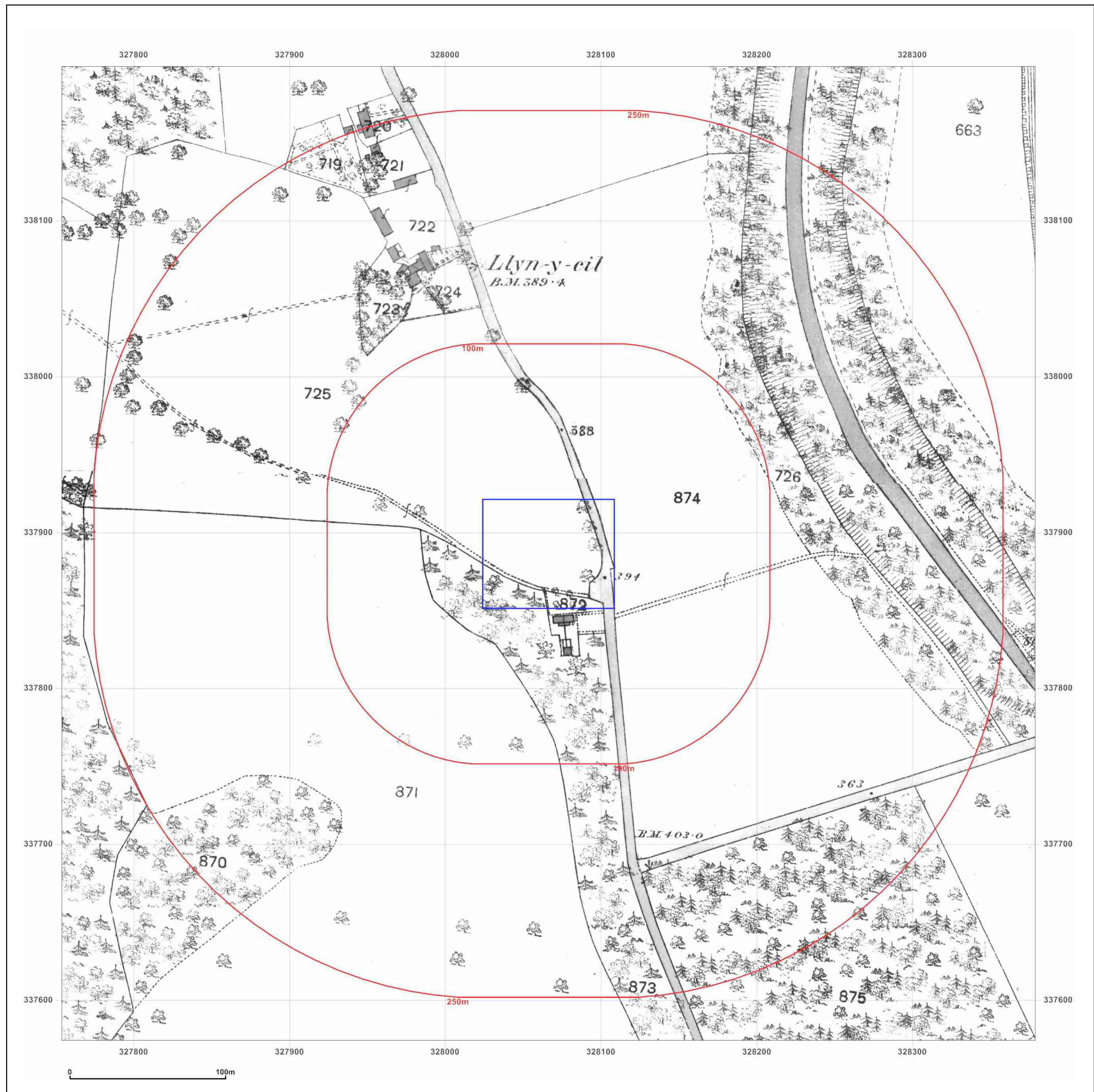


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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: County Series
Map date: 1873-1874
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1873
Revised 1873
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1874
Edition N/A
Copyright N/A
Levelled N/A



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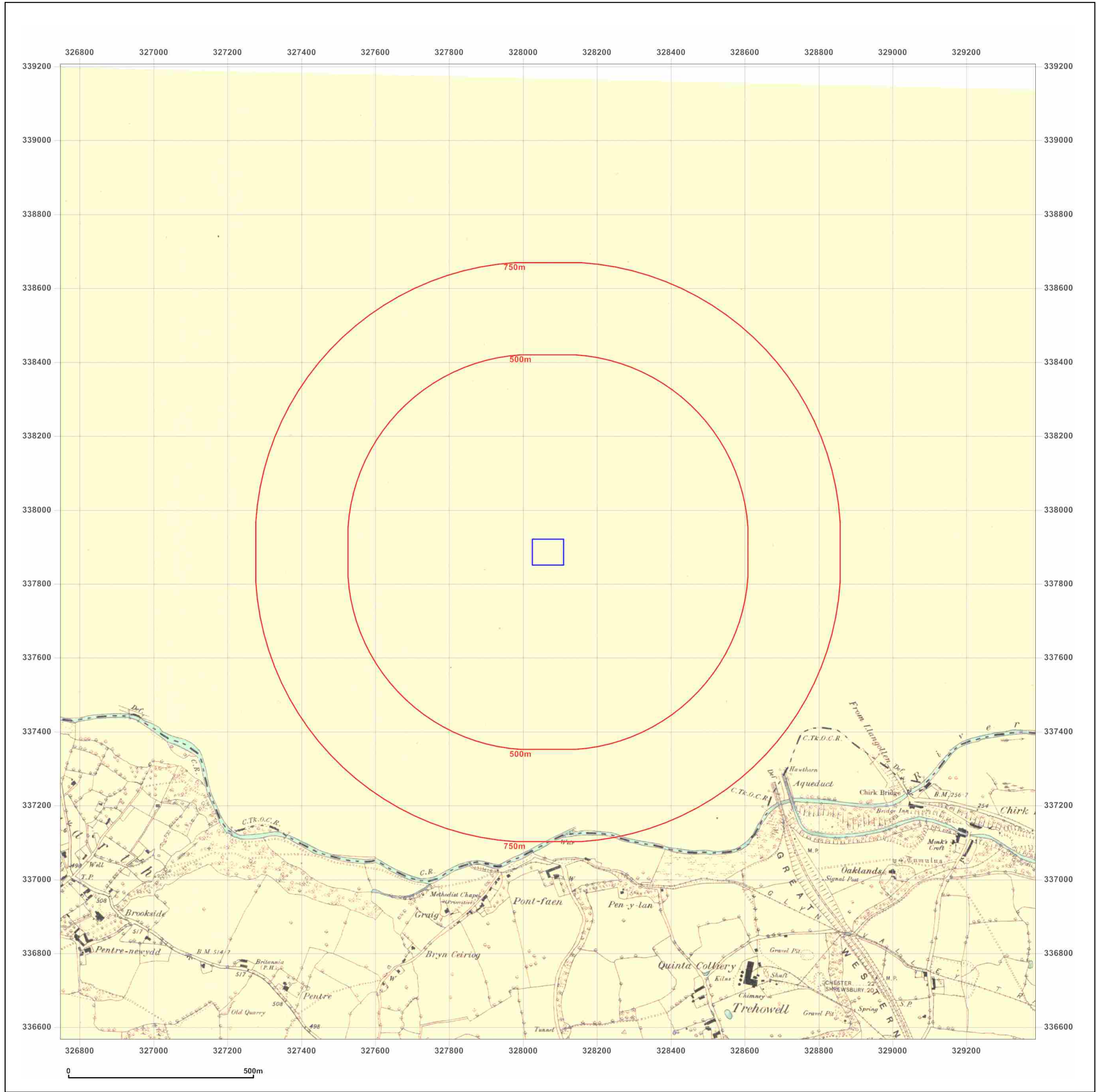


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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: County Series
Map date: 1874
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1874
Revised 1874
Edition N/A
Copyright N/A
Levelled N/A



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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: County Series

Map date: 1898

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1873
Revised 1898
Edition N/A
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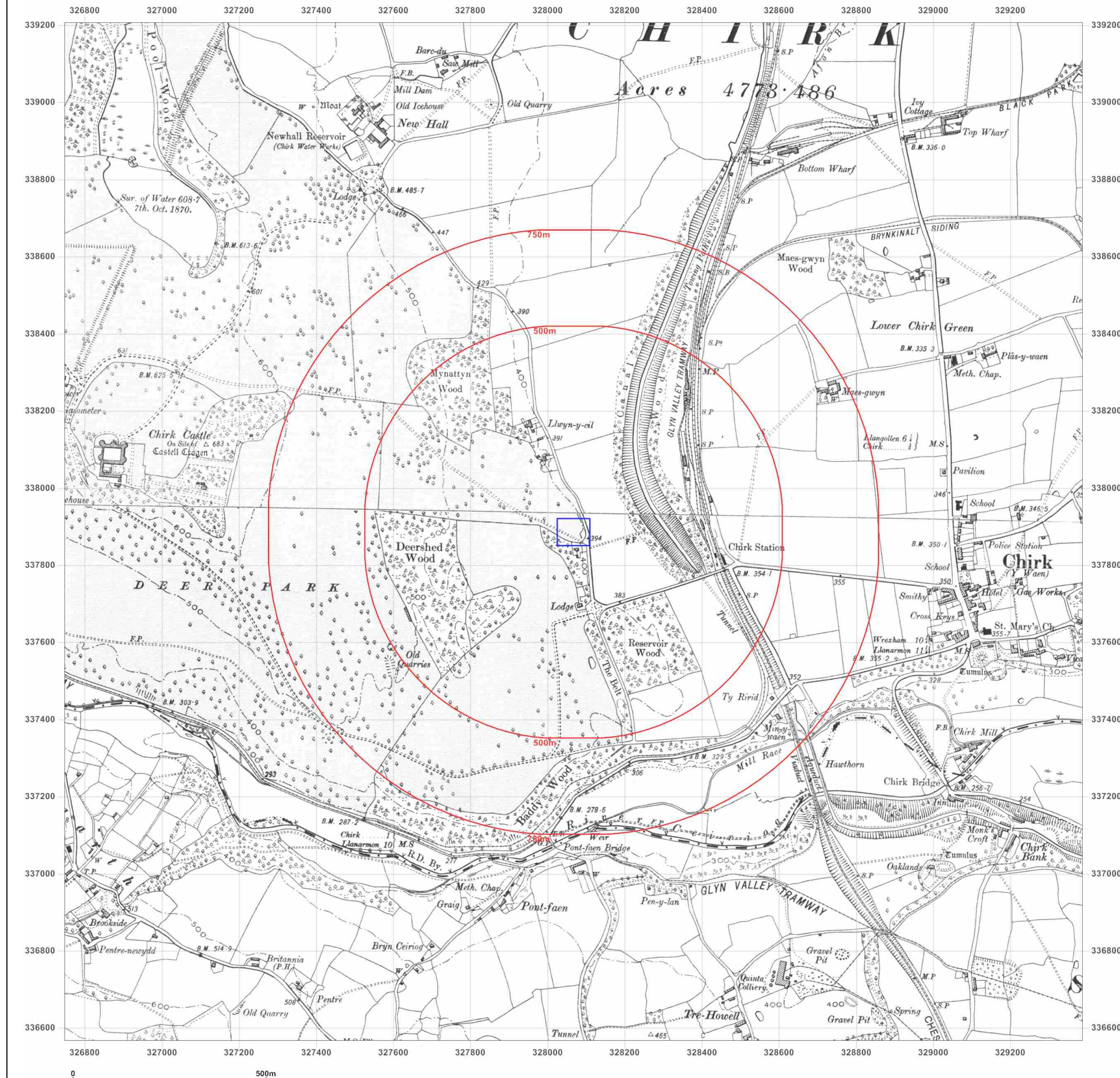


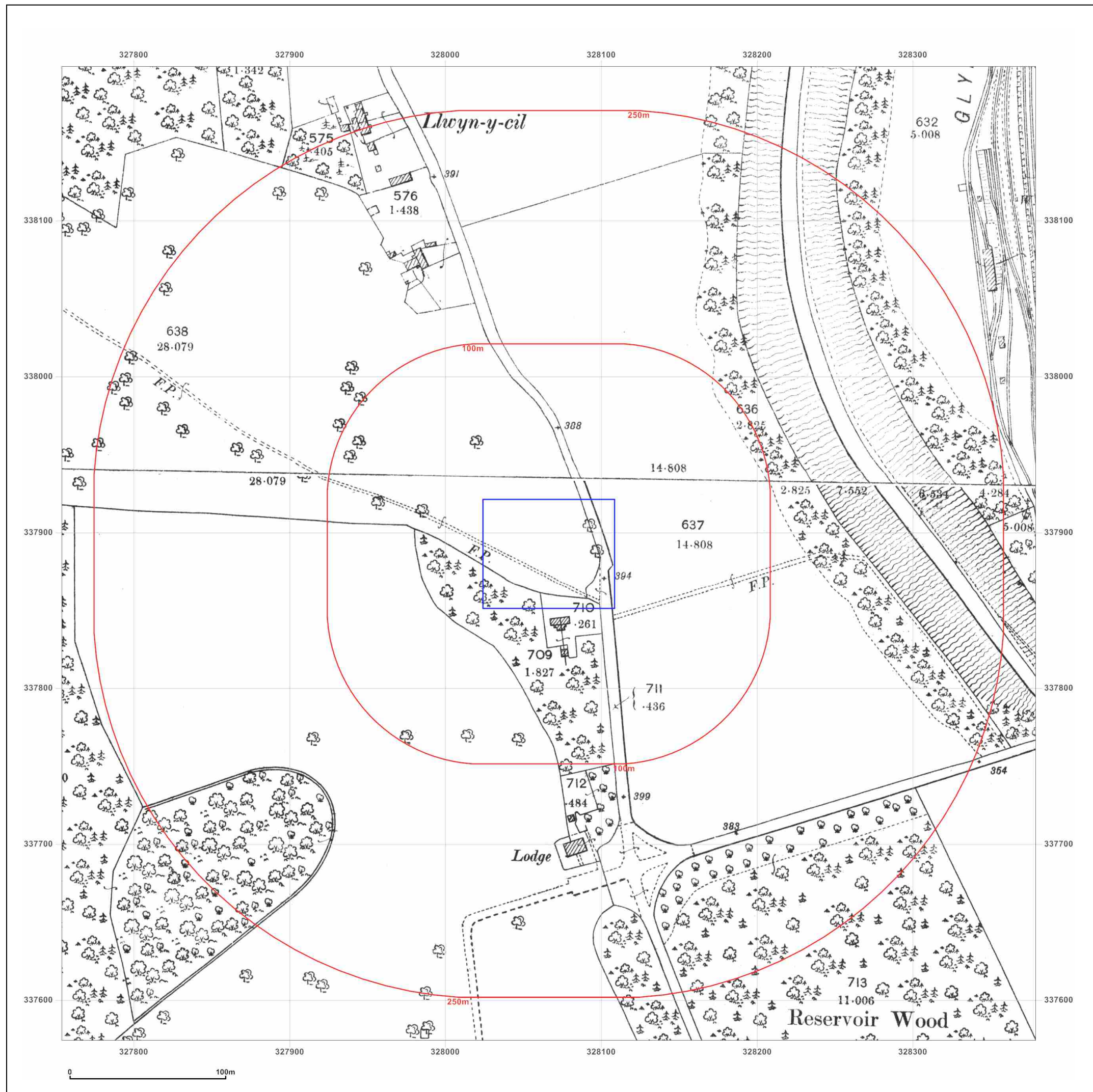
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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: County Series

Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1899
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Surveyed 1899
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A



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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: County Series

Map date: 1899

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
 Revised 1899
 Edition N/A
 Copyright N/A
 Levelled N/A



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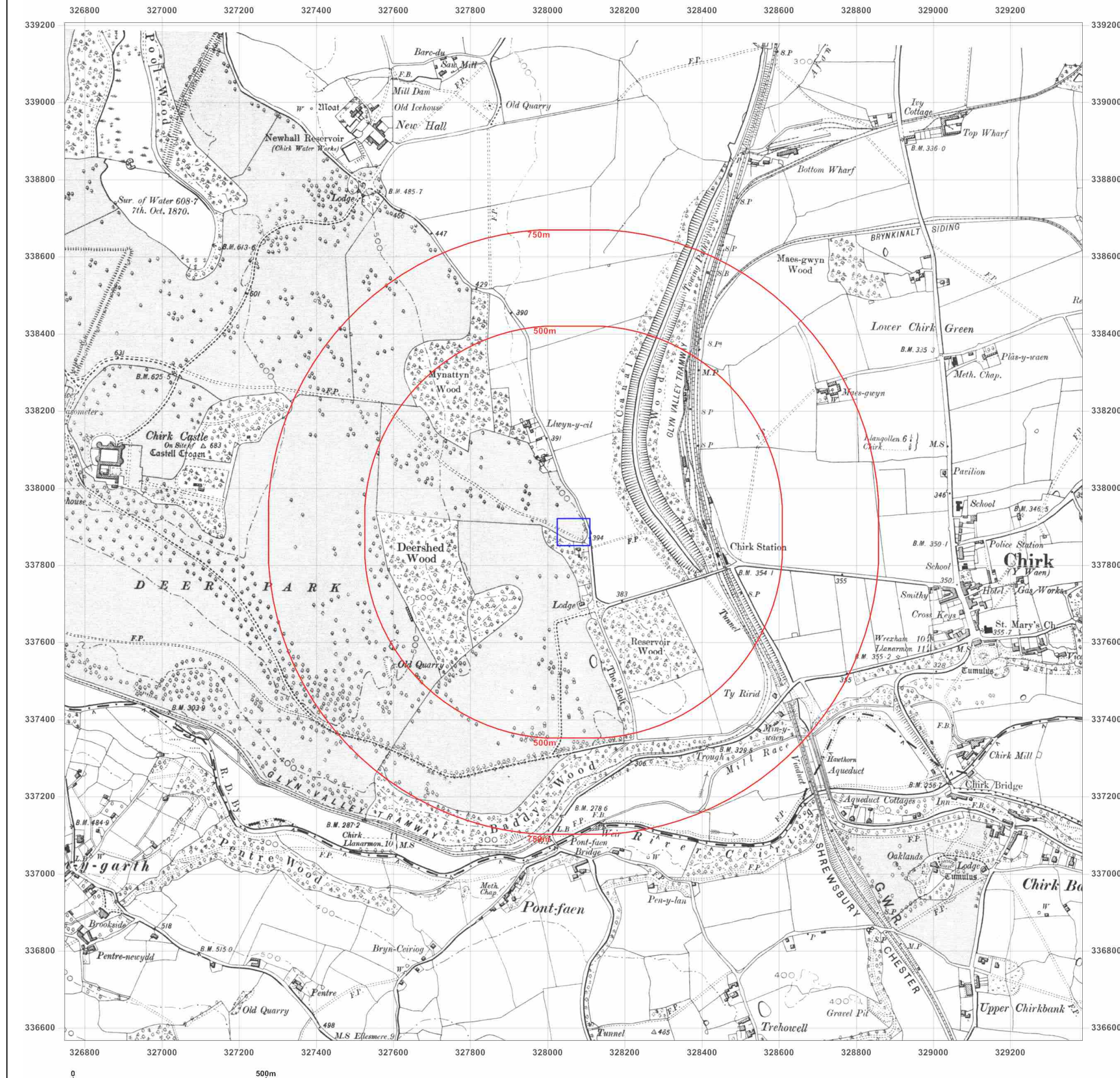


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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: County Series

Map date: 1912

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1912
 Revised 1912
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1912
 Revised 1912
 Edition N/A
 Copyright N/A
 Levelled N/A



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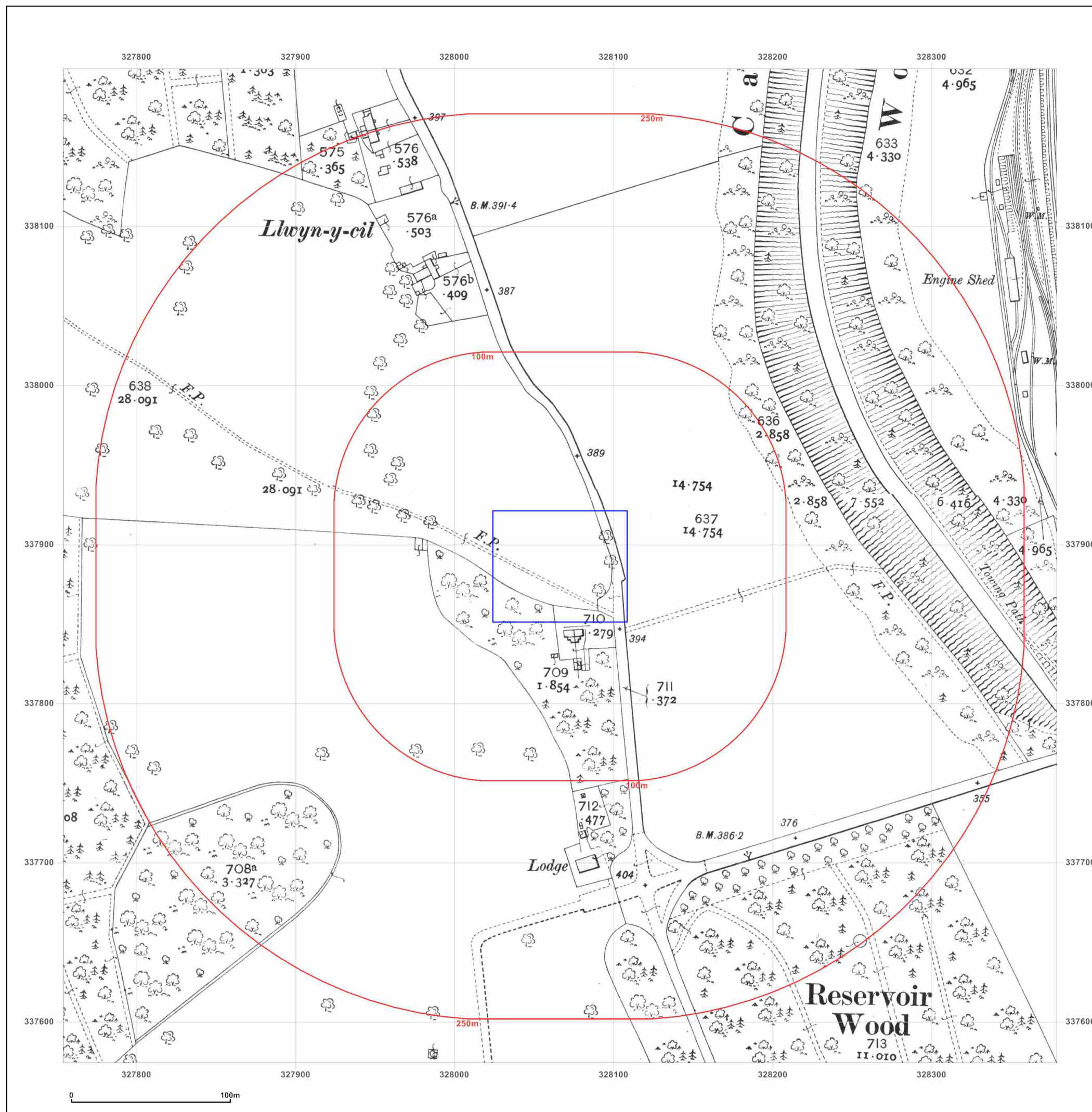


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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: County Series

Map date: 1914

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1872
 Revised 1914
 Edition 1914
 Copyright N/A
 Levelled N/A

Surveyed 1872
 Revised 1914
 Edition 1914
 Copyright N/A
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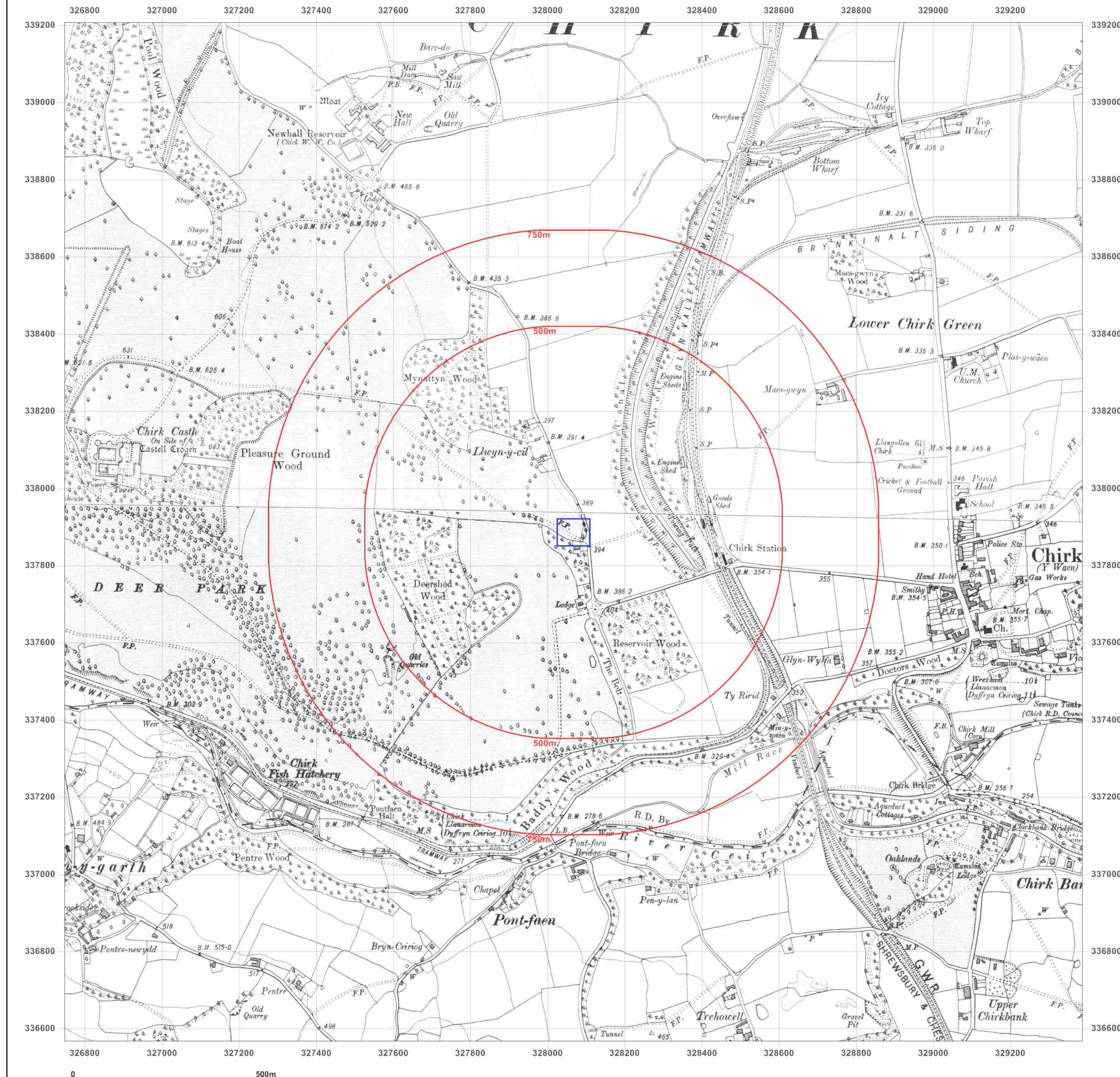


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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: County Series

Map date: 1914

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1872
 Revised 1914
 Edition N/A
 Copyright N/A
 Levelled N/A



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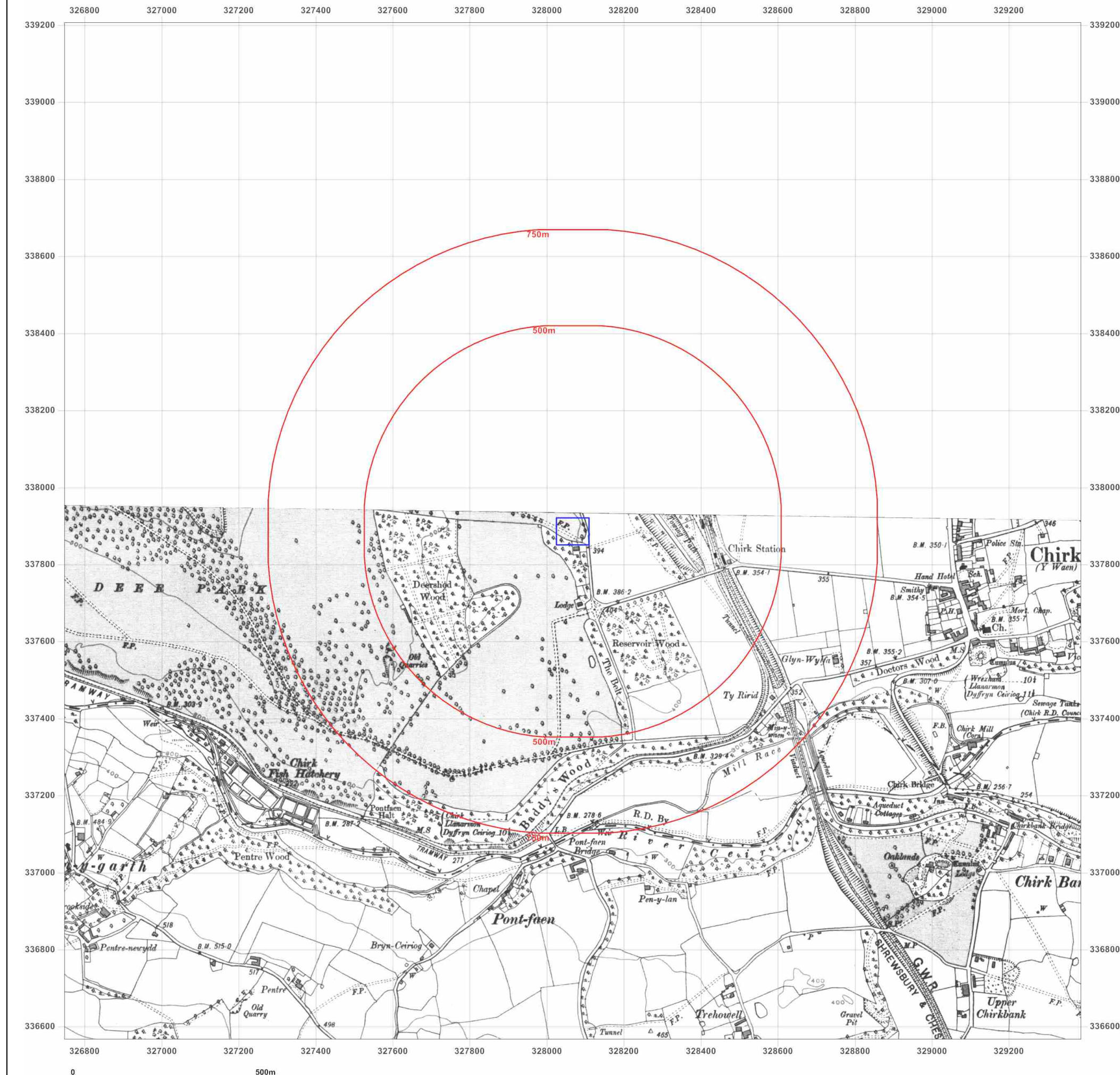


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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: County Series

Map date: 1949

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1872
 Revised 1949
 Edition N/A
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 Levelled N/A



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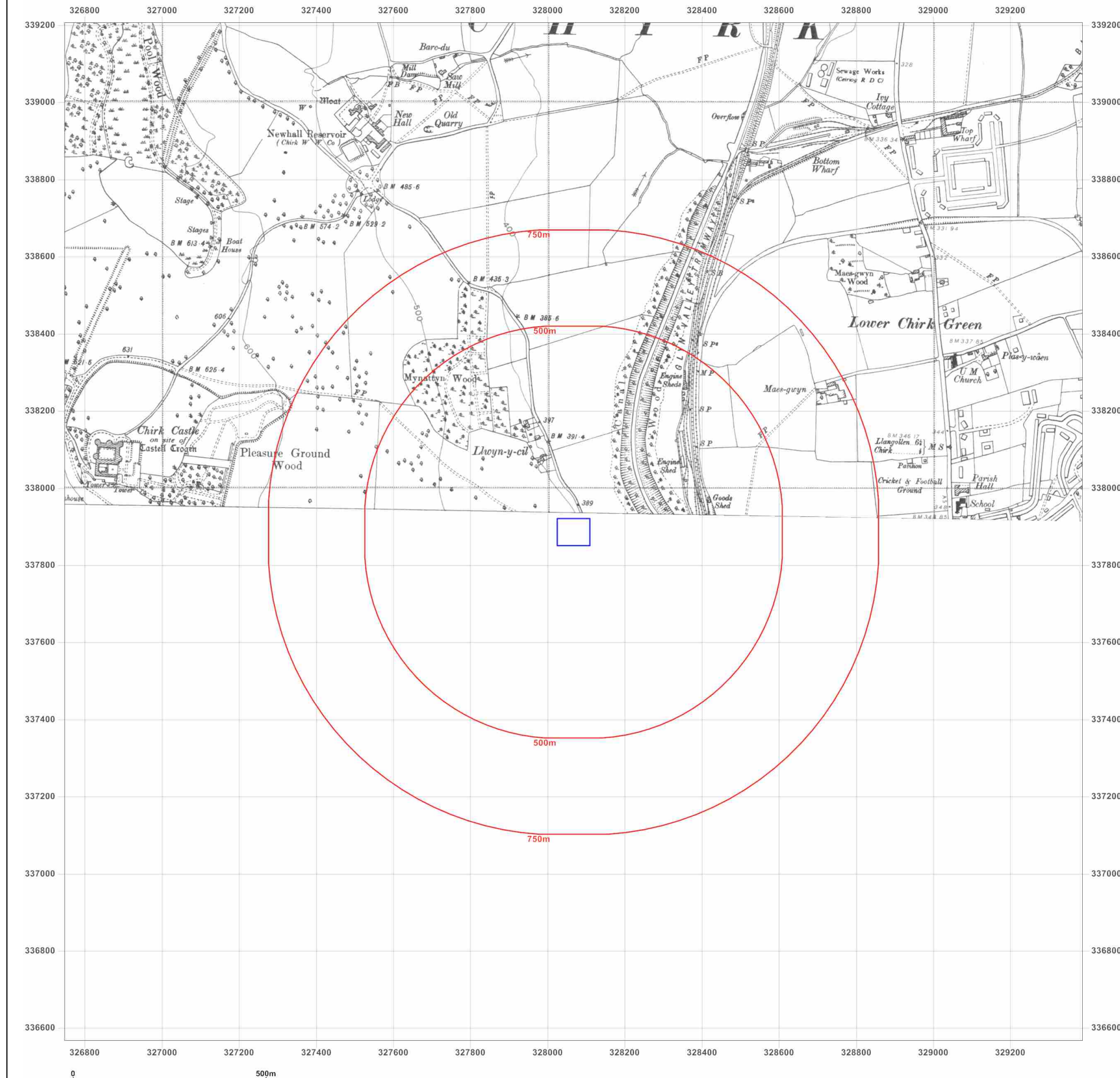


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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: Provisional

Map date: 1954

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1949
Revised 1949
Edition N/A
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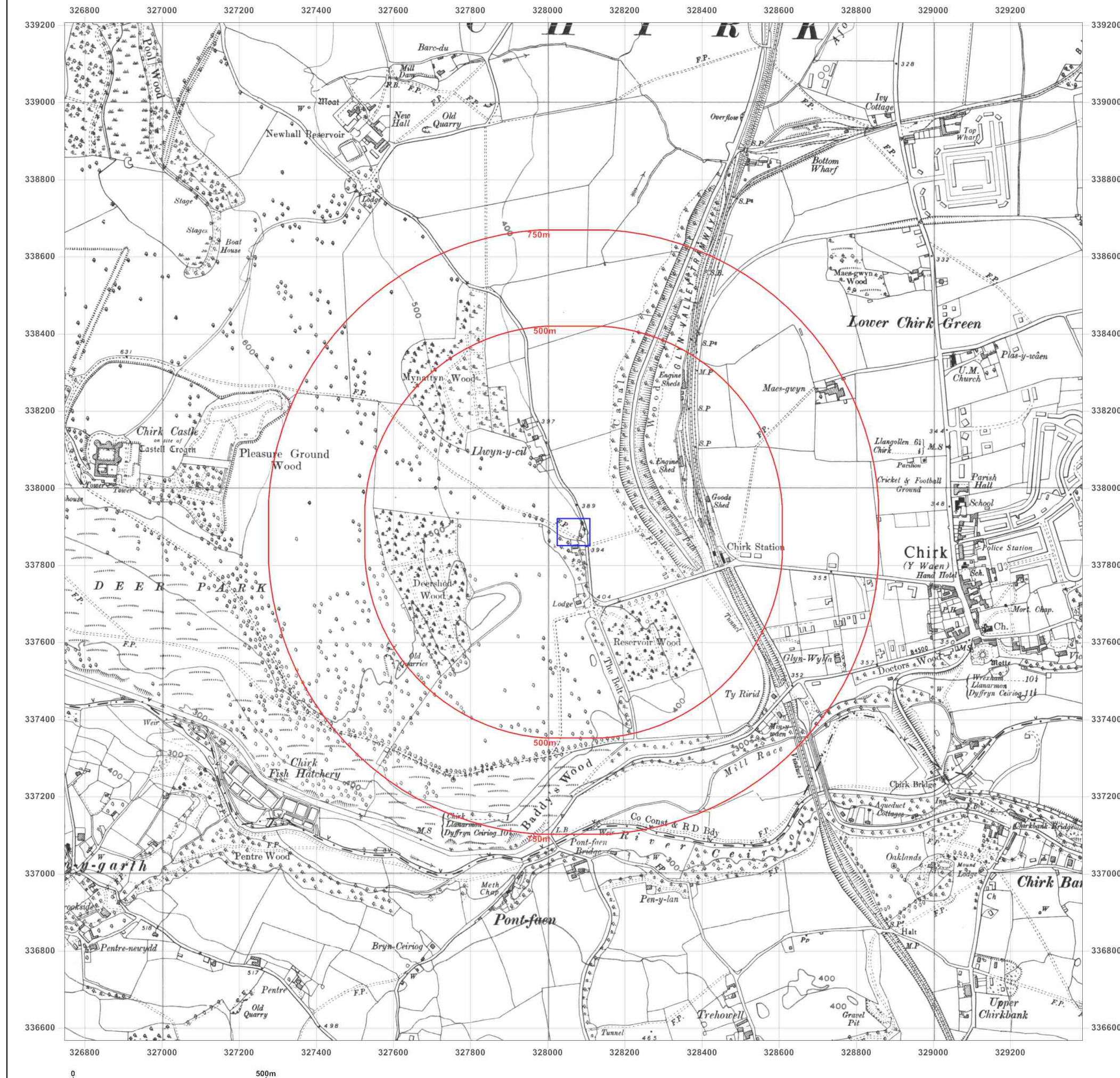


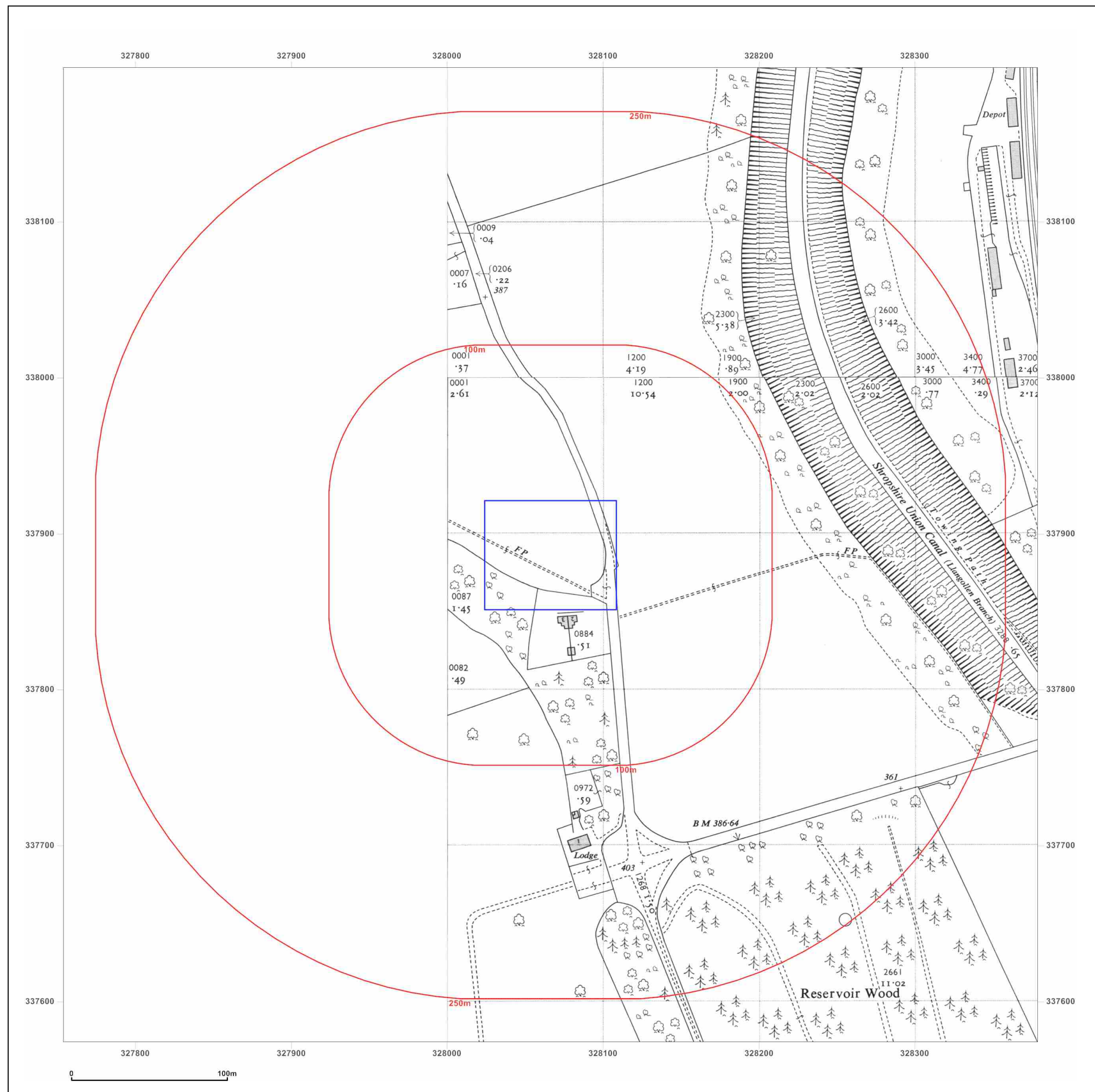
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Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: National Grid

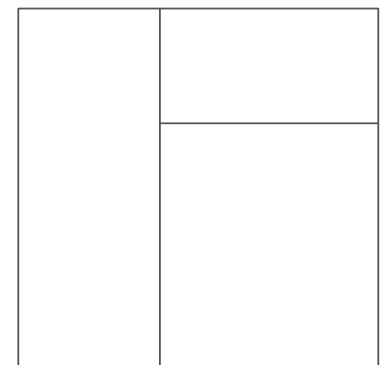
Map date: 1960

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1954



Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1954



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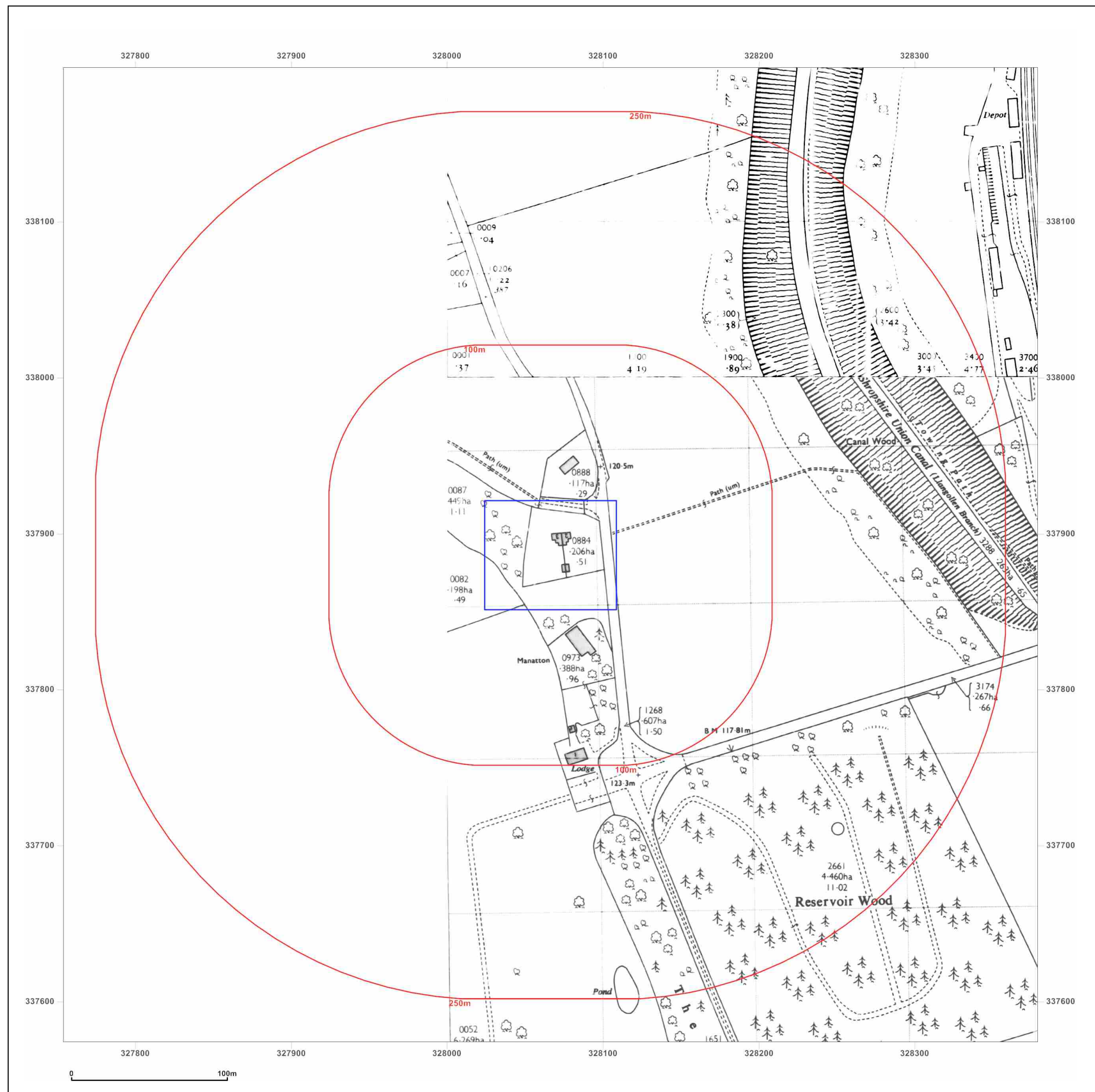


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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: National Grid

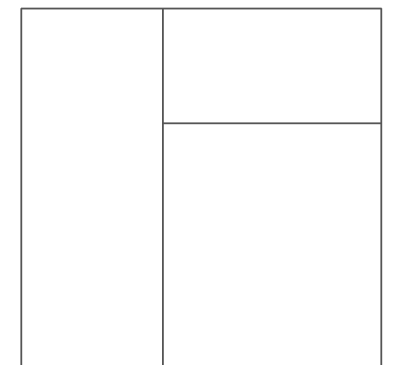
Map date: 1961

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



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Revised N/A
Edition N/A
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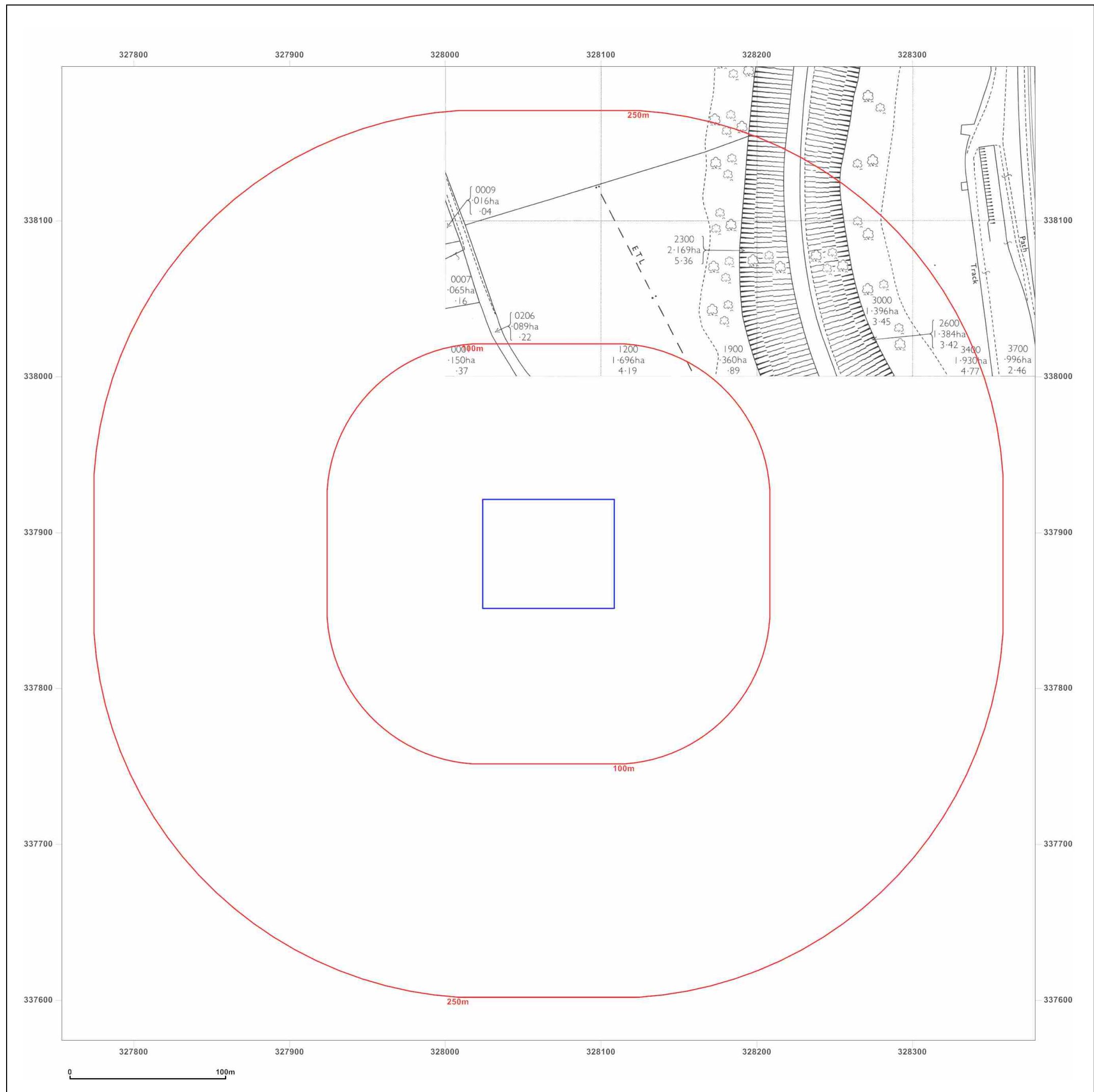


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Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: National Grid

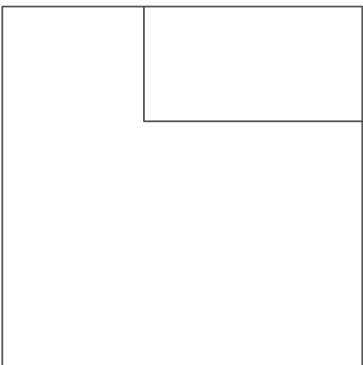
Map date: 1973

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1973
Revised 1973
Edition N/A
Copyright 1973
Levelled 1959



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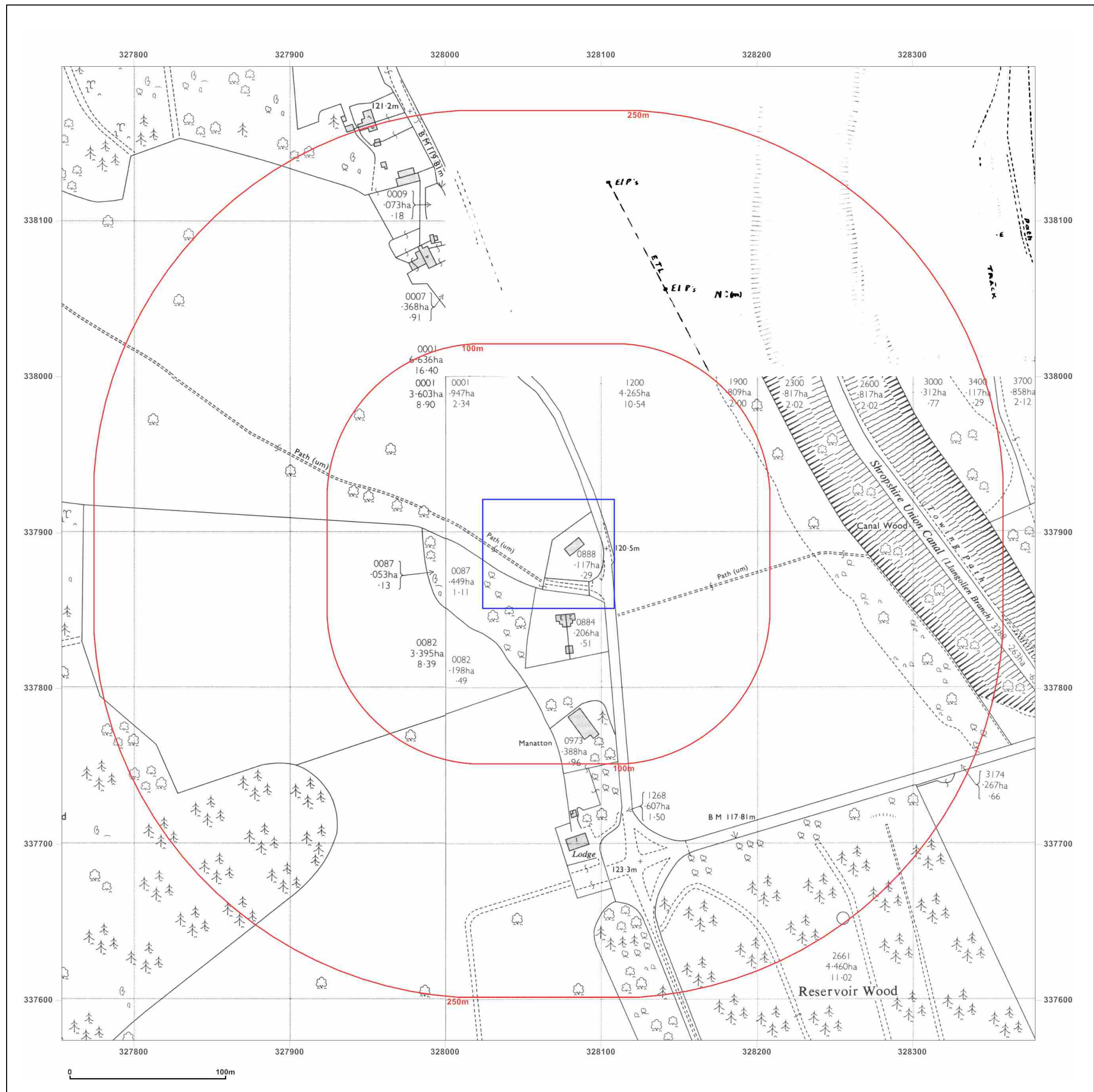


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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: National Grid

Map date: 1973-1976

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1973
Revised 1973
Edition N/A
Copyright N/A
Levelled 1959

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1973
Revised 1973
Edition N/A
Copyright 1974
Levelled 1959

Surveyed 1960
Revised 1960
Edition N/A
Copyright 1978
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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: National Grid

Map date: 1979

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1976
 Revised 1979
 Edition N/A
 Copyright 1979
 Levelled 1973



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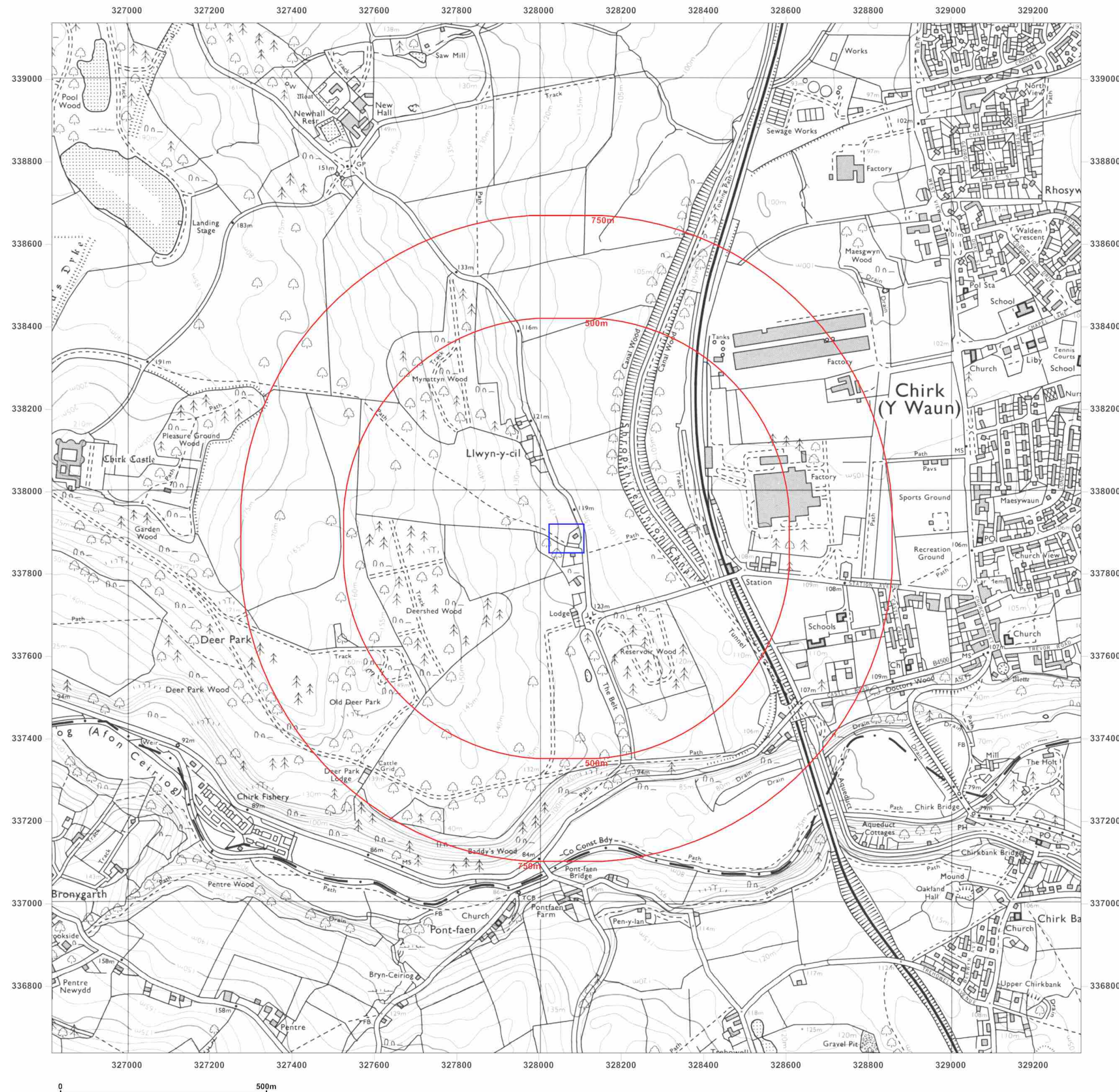


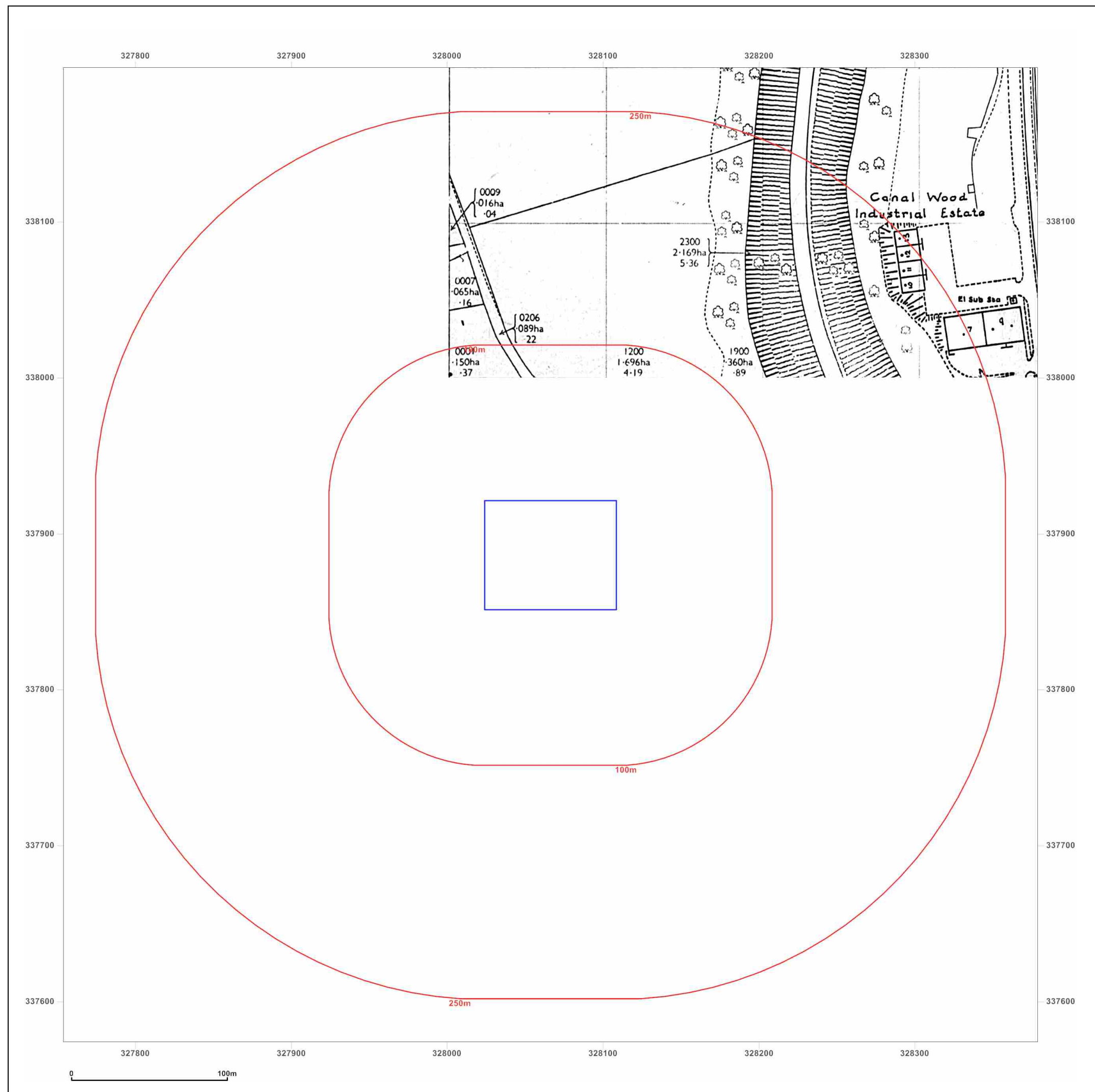
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Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: National Grid

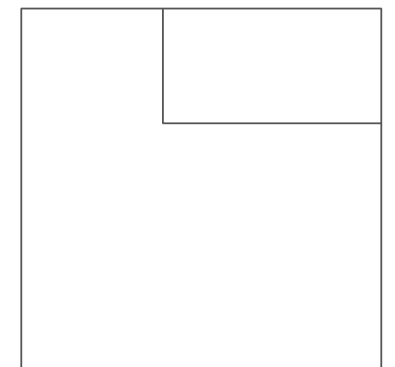
Map date: 1984

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1959
Revised 1984
Edition N/A
Copyright 1984
Levelled 1959



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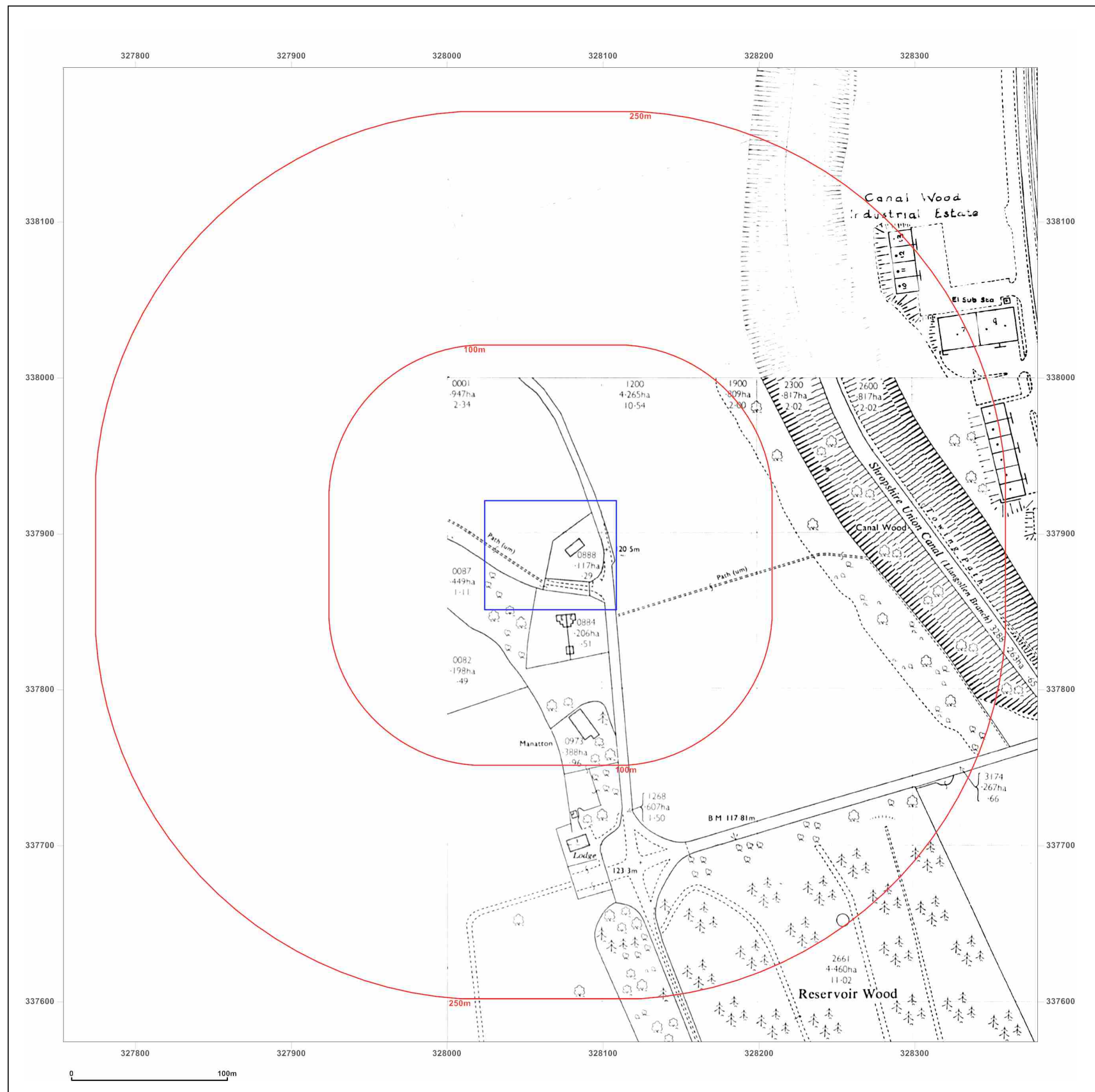


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Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: National Grid

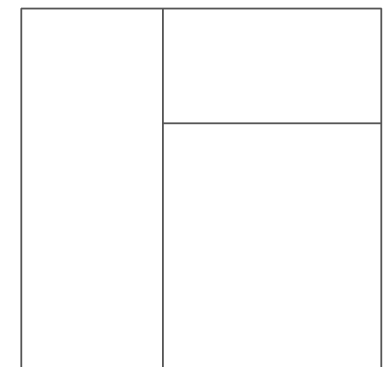
Map date: 1984-1985

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1959
Revised 1984
Edition N/A
Copyright 1984
Levelled 1959



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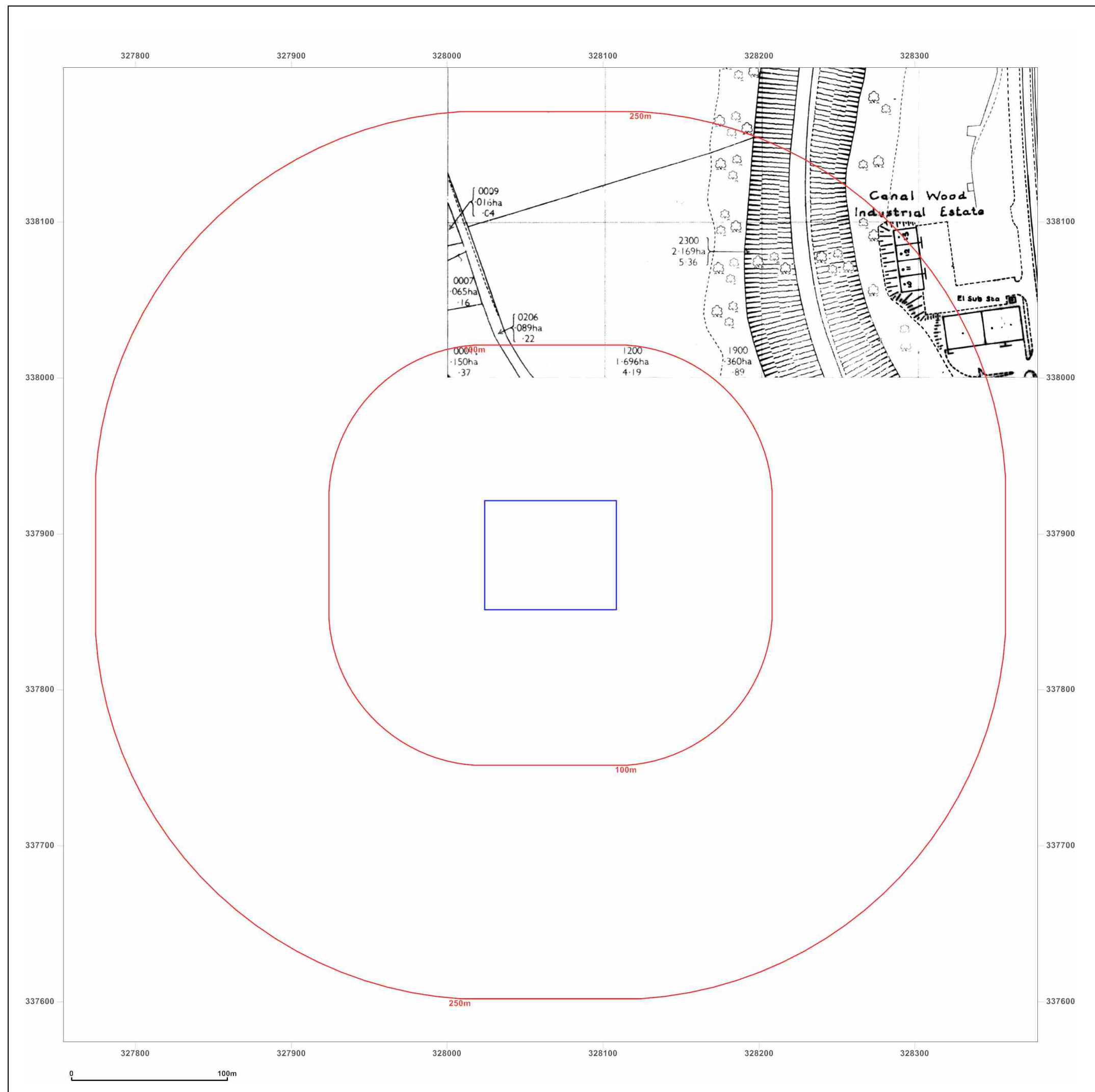


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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: National Grid

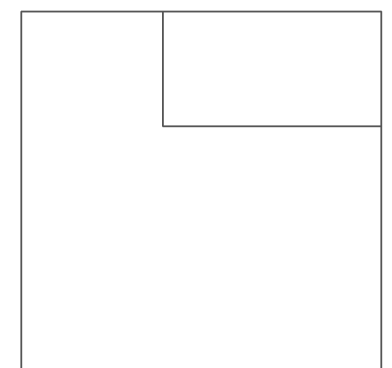
Map date: 1988

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1959
Revised 1988
Edition N/A
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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: National Grid

Map date: 1990-1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1994
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1990
 Levelled 1959

Surveyed 1994
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

Surveyed 1994
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A



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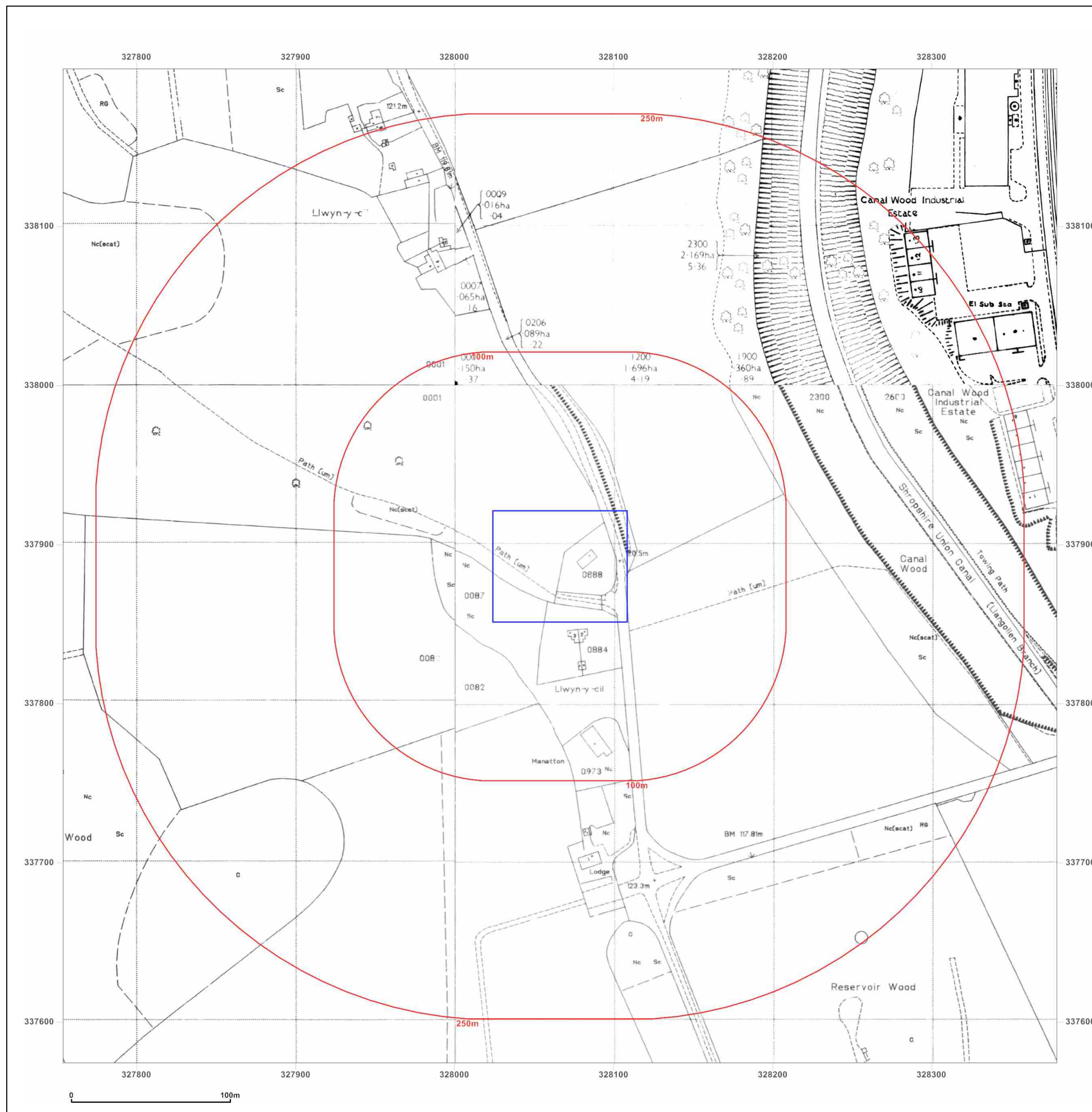


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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: National Grid

Map date: 1992

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1976
 Revised 1992
 Edition N/A
 Copyright N/A
 Levelled N/A



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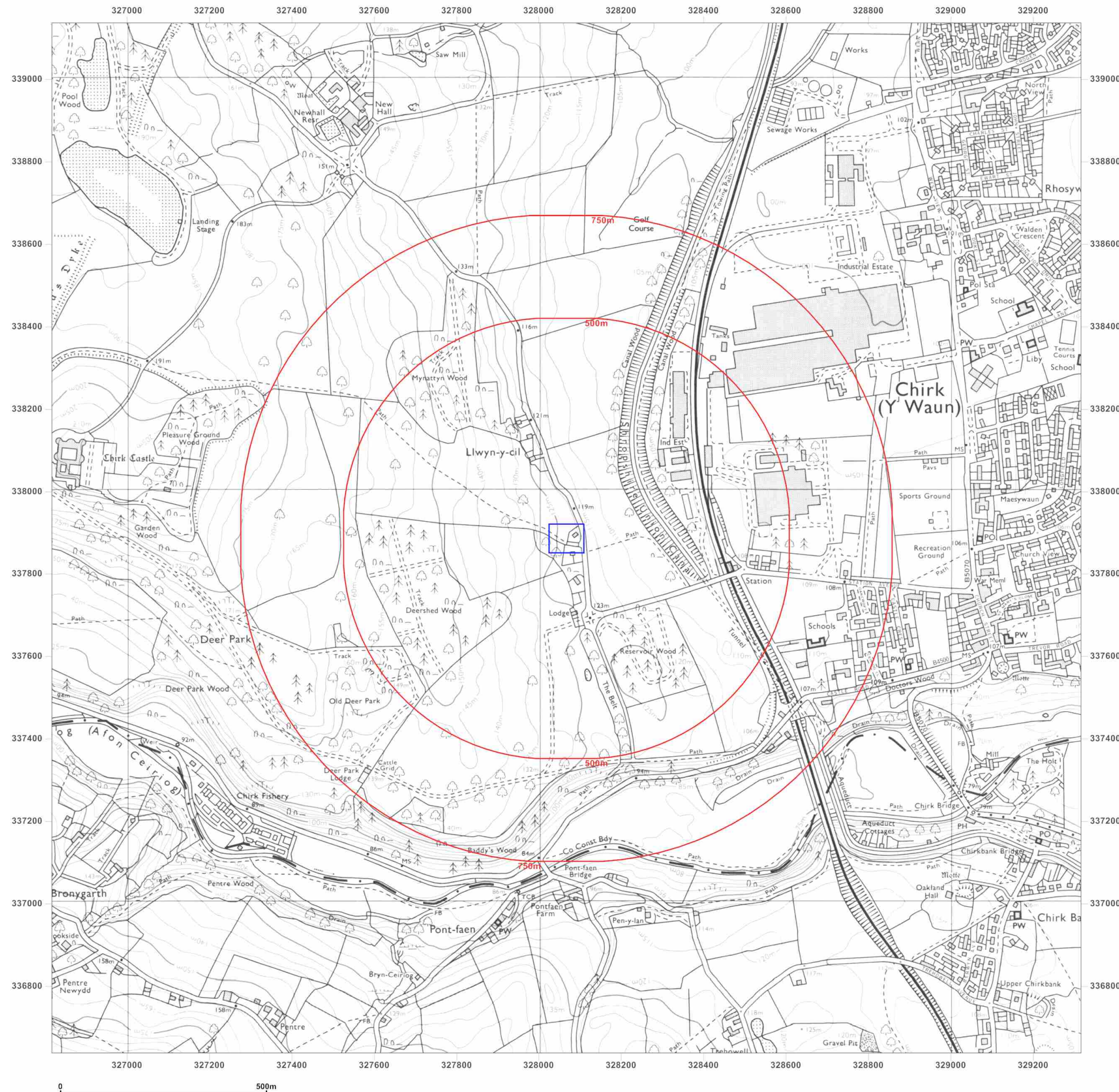


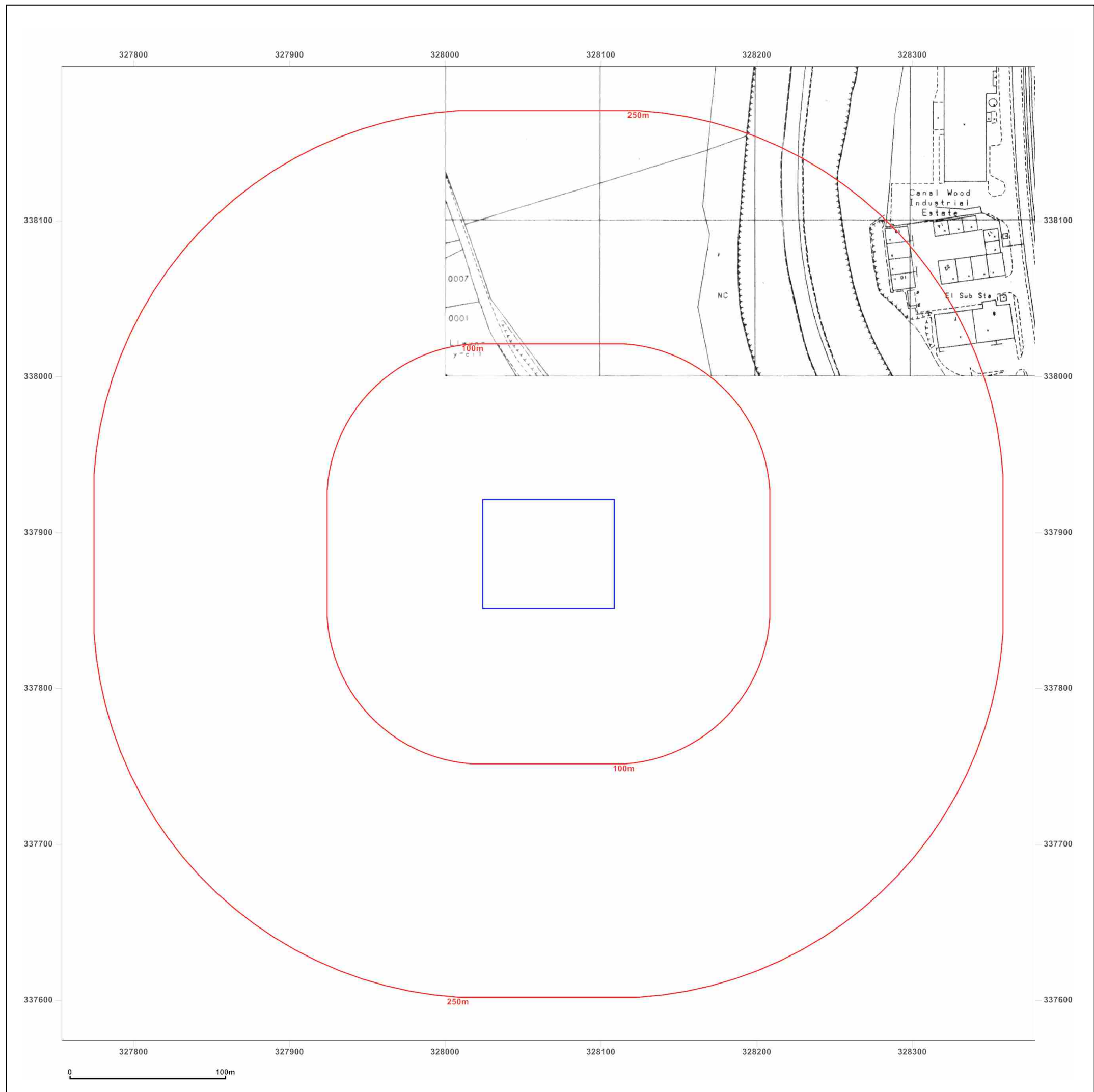
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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: National Grid

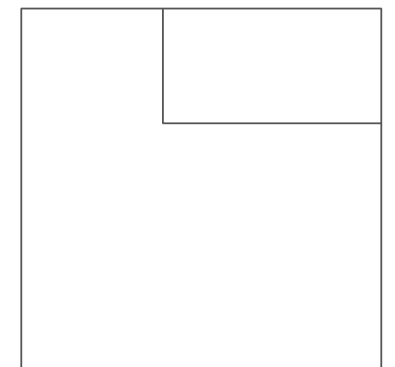
Map date: 1992

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Printed at: 1:2,500



Surveyed 1992
Revised 1992
Edition N/A
Copyright 1992
Levelled N/A



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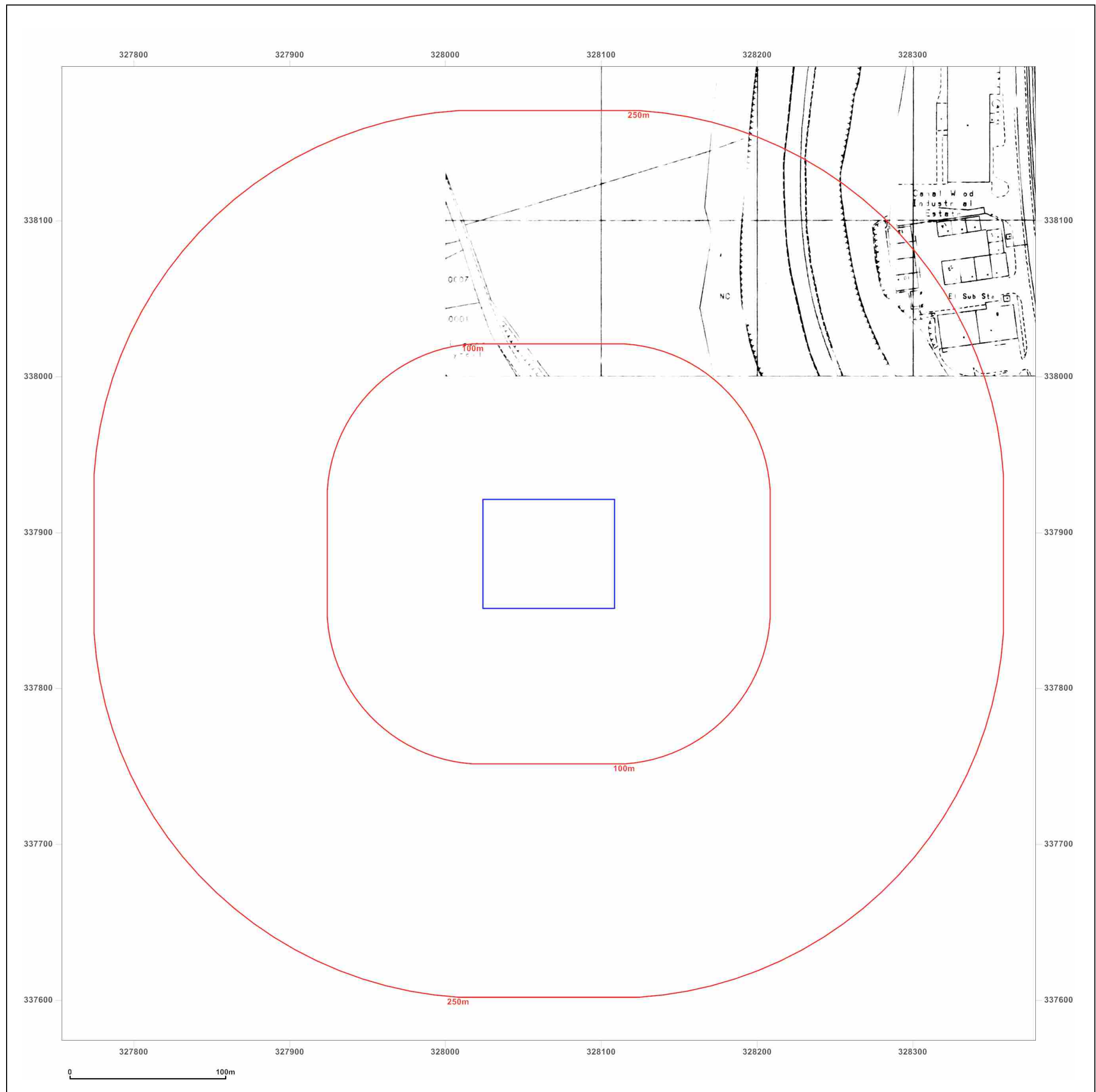


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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: National Grid

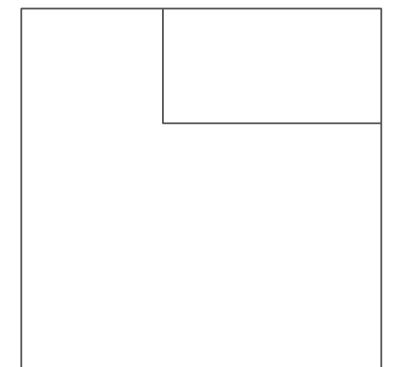
Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



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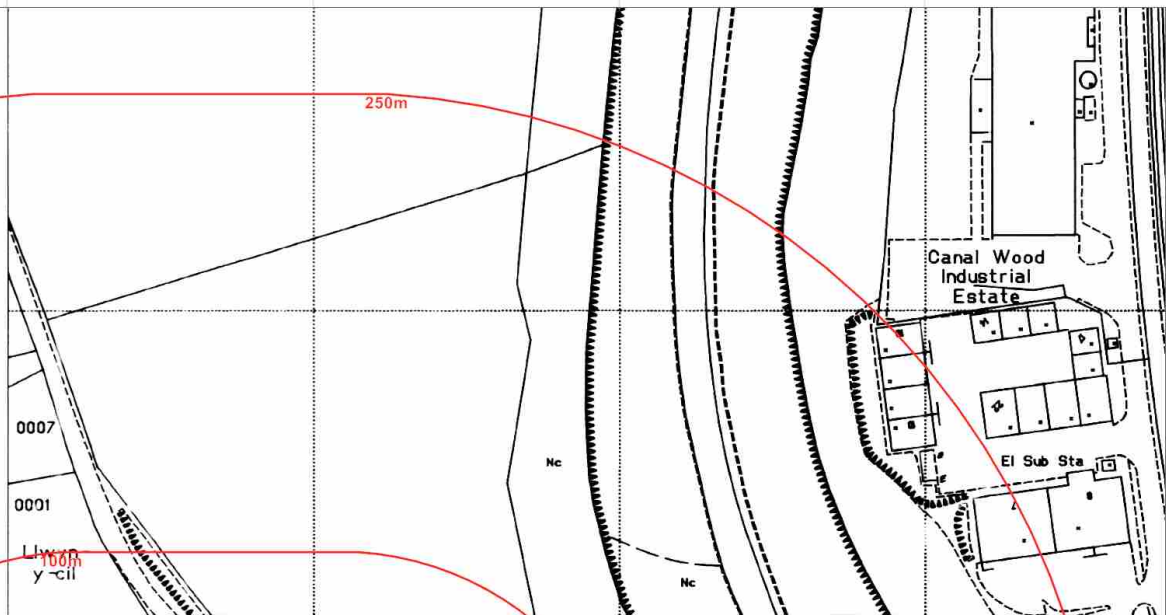
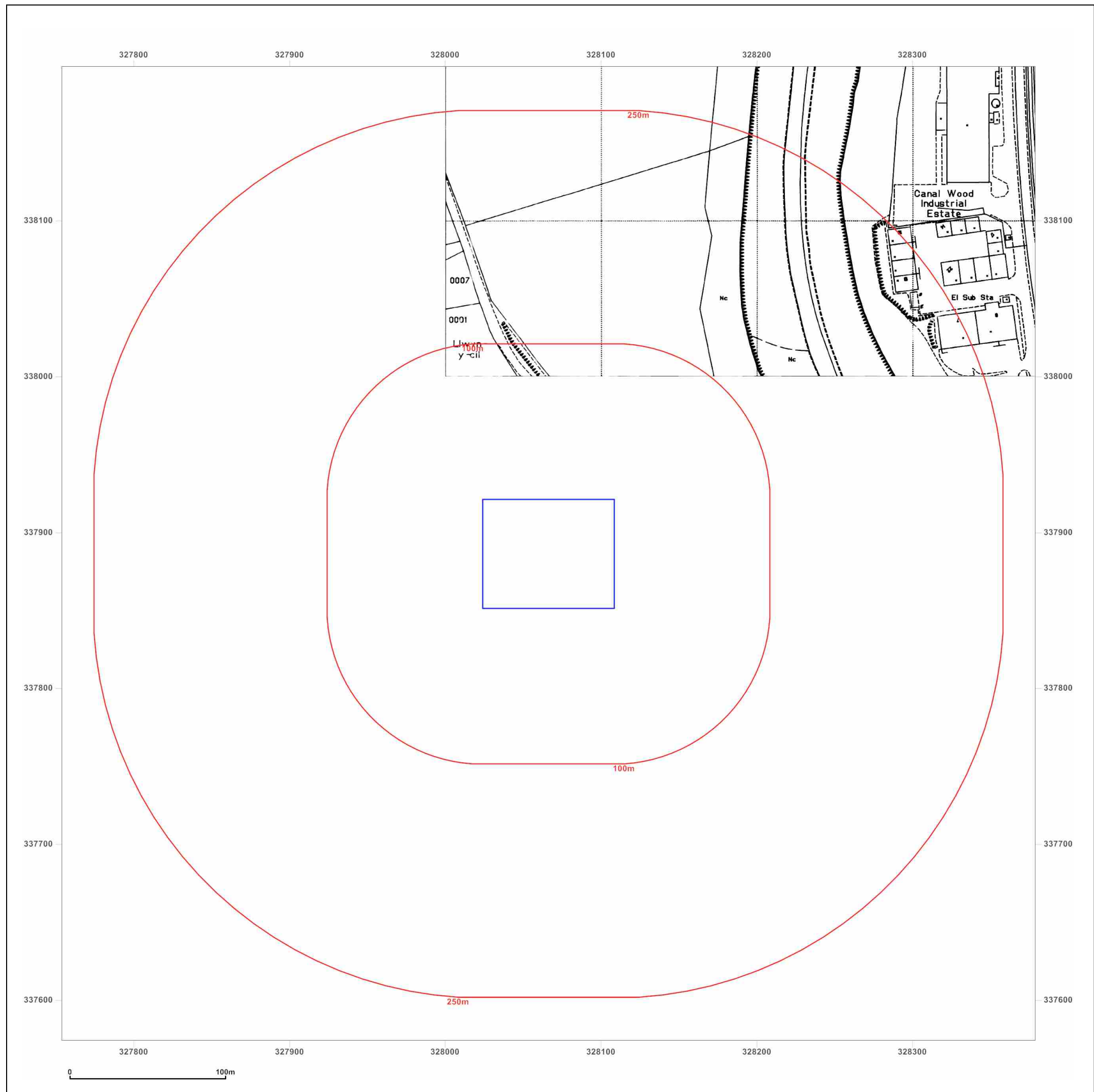


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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: National Grid

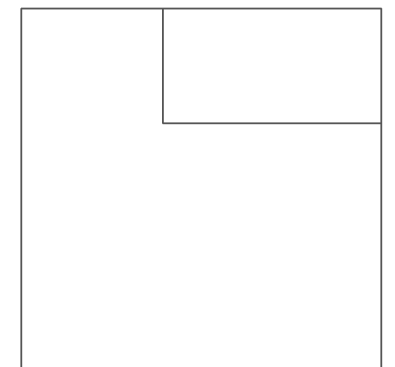
Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A



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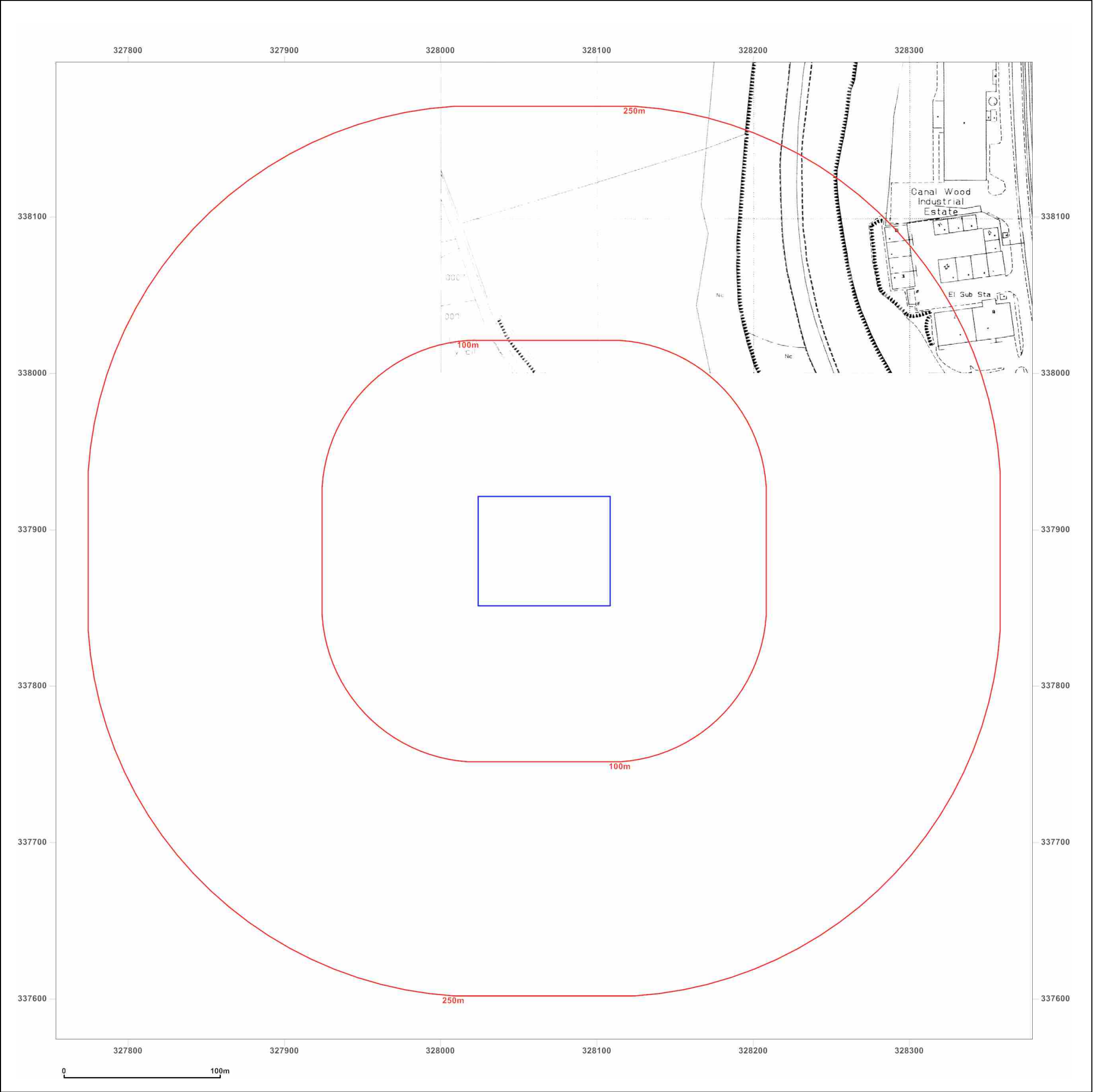


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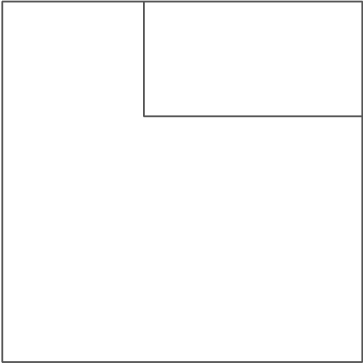
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Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: National Grid
Map date: 1995
Scale: 1:2,500
Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A



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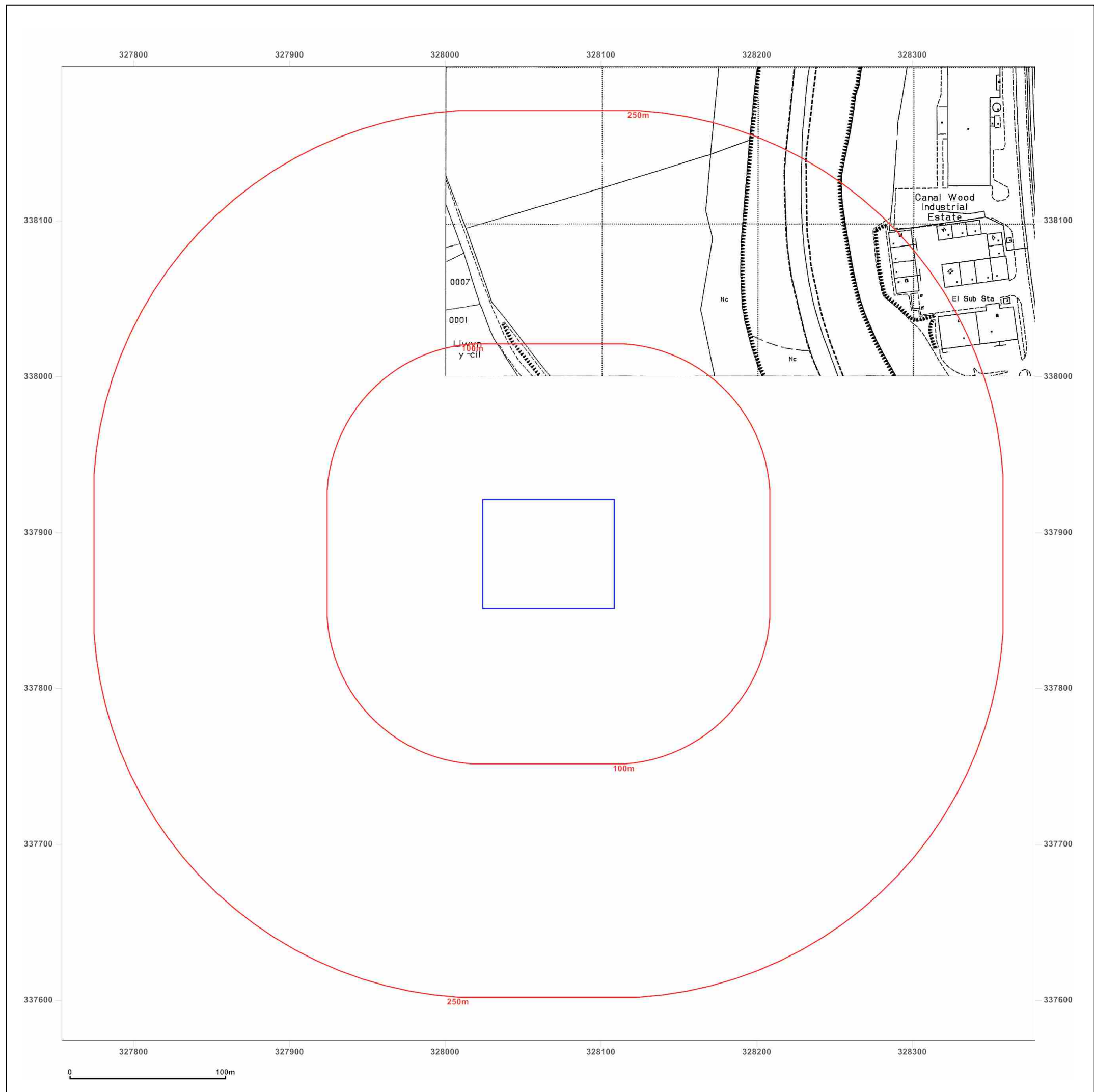


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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
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Map Name: National Grid

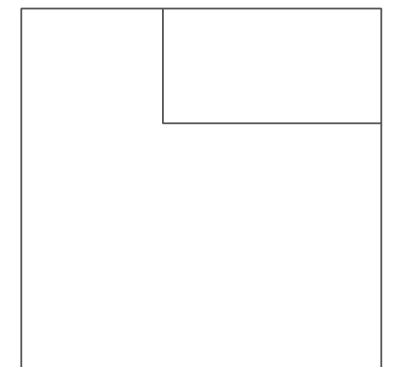
Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



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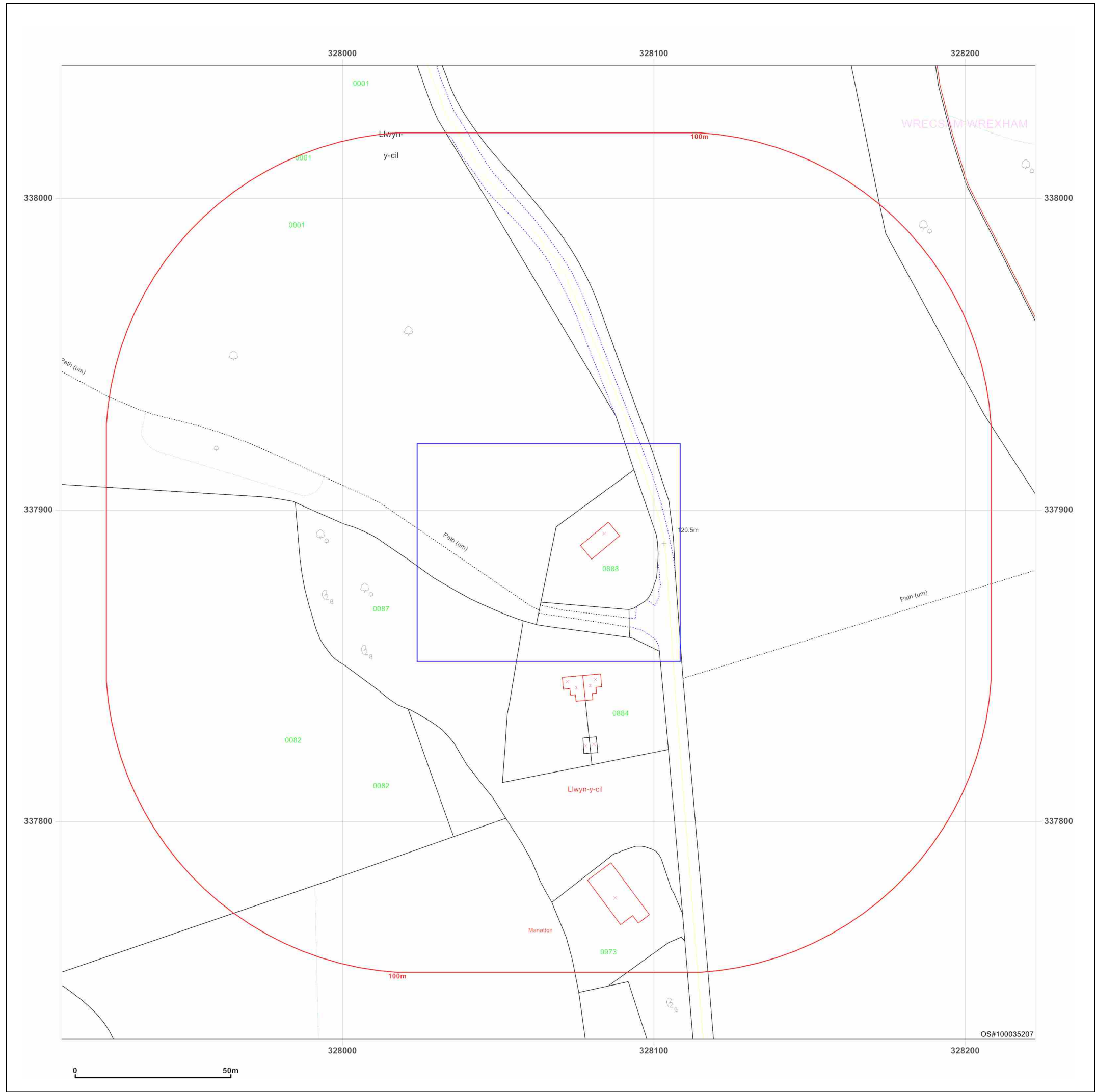


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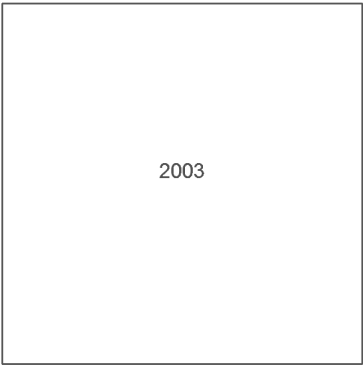
Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250



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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010



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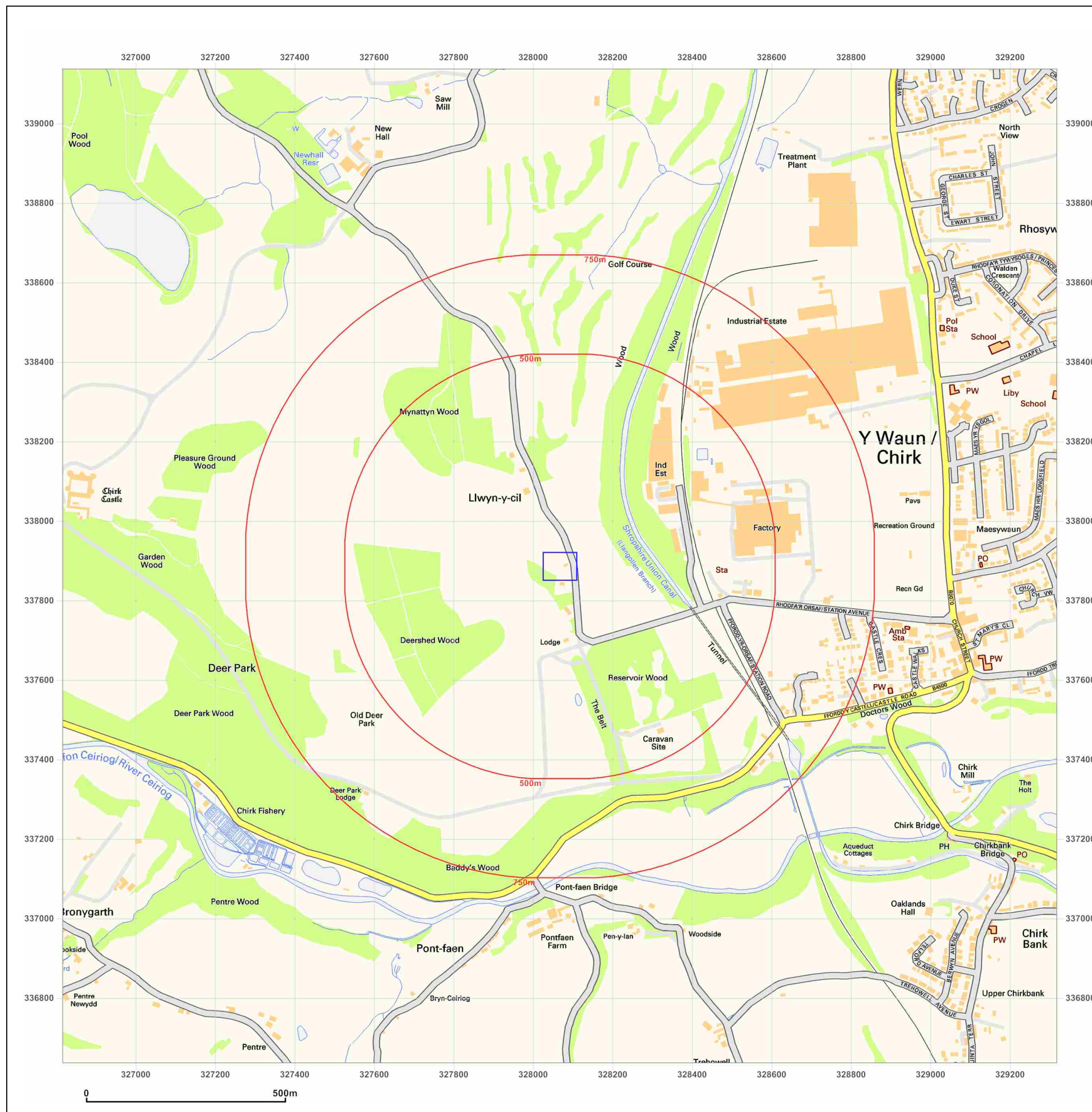


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Site Details:

Client Ref: EMS_651822_863814
Report Ref: EMS-651822_863814
Grid Ref: 328066, 337886

Map Name: National Grid

Map date: 2020

Scale: 1:10,000

Printed at: 1:10,000



2020



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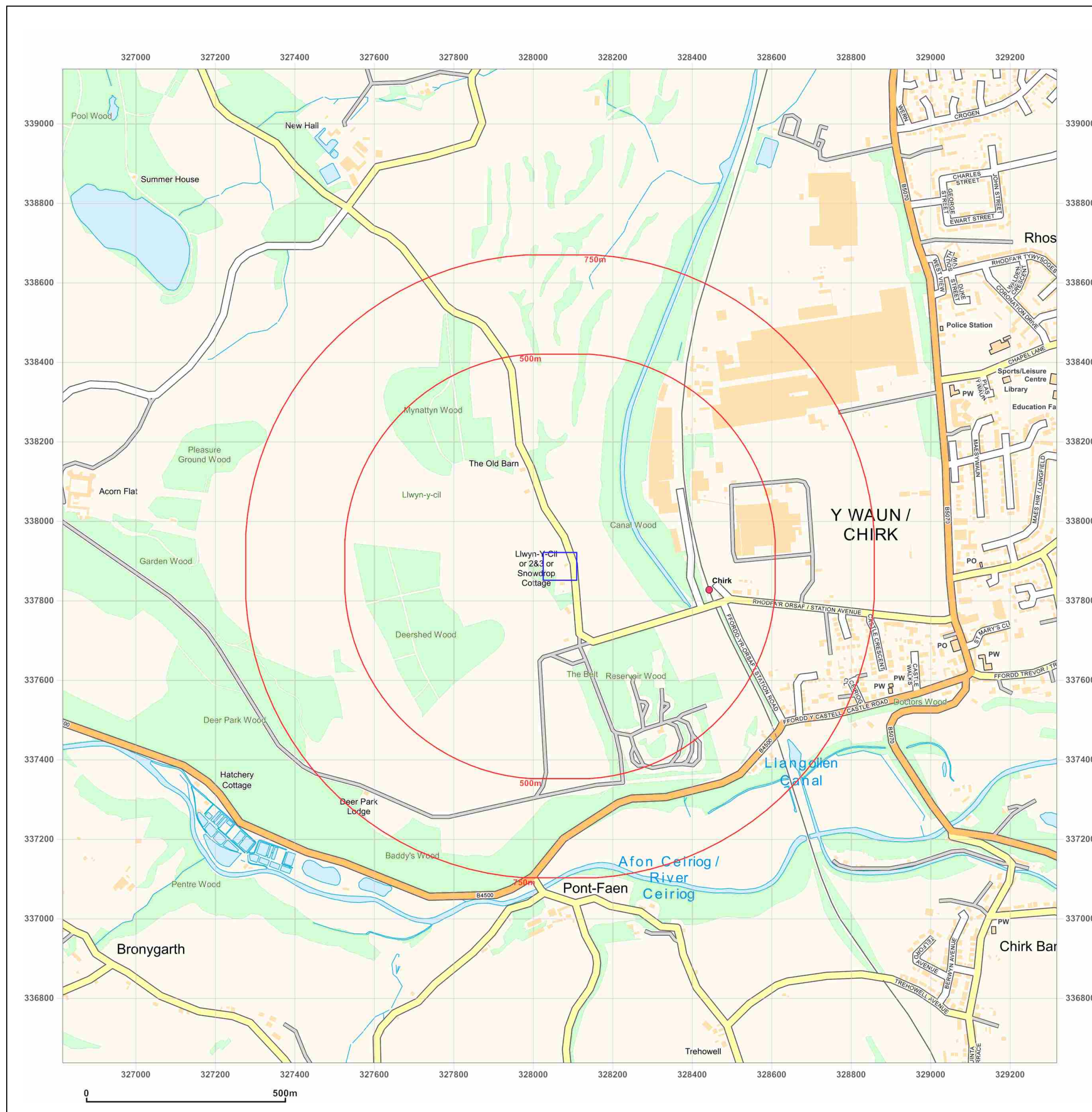


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Appendix 6: Google Street View Imagery



Plate 29: View along the significant viewpoint towards the east (August 2016)



Plate 30: View from the terrace towards the south east (August 2016)



Plate 31: View from the terrace towards the south east (October 2016)



Plate 32: View from the ha-ha towards the east (October 2016)

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