

ENVIRONMENTAL PLANNING

Land off Hillock Lane, Gresford
Wrexham

Heritage Assessment

ENVIRONMENT

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Wrexham

Heritage Assessment

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1. INTRODUCTION

Appointment and Background

- 1.1 BWB Consulting (BWB) was instructed by Norris Jones Development Ltd to carry out a Heritage Assessment for a proposed residential development on land at Gresford, Wrexham (hereafter referred to as 'the Site').
- 1.2 The assessment considers the likely potential effects of the proposed development on any cultural heritage assets within the Site. In particular, it considers the impact of the groundworks and construction works associated with the proposed development.

Scope of Works

- 1.3 An assessment of the significance of any recorded heritage assets within a 1km study area around the site has been undertaken. Specifically the assessment has included:
 - A review of the development proposals in relation to the current legislative framework;
 - Inclusion and review of the Historic Environment data for the site and its vicinity;
 - Identification and consideration of Heritage Assets on and within the vicinity of the site;
 - A search of relevant documentary and cartographic sources for the site and surroundings;
 - A walk-over survey;
 - Identification and assessment of the known and potential archaeological resource;
 - Recommendations where appropriate; and
 - Identification of any constraints.

Methodology

- 1.4 The assessment has been undertaken in accordance with standard methodology for desk-based assessments. The works included the study of relevant cartographic and other historical sources, records of previous archaeological interventions, and sites listed in the Historic Environment Record (HER) within 1000m of the proposed development area. HER references are referred to in brackets throughout the text. The assets are shown on **Figure 2** and listed in **Appendix 1**.
- 1.5 The following sources of information have been consulted in order to meet the requirements of the heritage assessment and are in line with guidelines set out by the Chartered Institute for Archaeologists (CIfA 2014).

Archaeological archives and databases

- 1.6 Information on previous archaeological finds and investigations within the study area was obtained from the Clwyd-Powys Archaeological Trust (CPAT) Historic Environment Record (HER) and Cadw.

- 1.7 The genealogist (<https://www.thegenealogist.co.uk/>) and the CPAT HER were consulted for historic maps and plans, antiquarian histories and other relevant documentary sources.

Designated heritage assets

- 1.8 Cadw's List was consulted for information on all designated Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Conservation Areas and World Heritage Sites. England has a Battlefields Register, but there is at present nothing comparable for Wales. A Welsh register is currently in preparation.

Published and unpublished sources

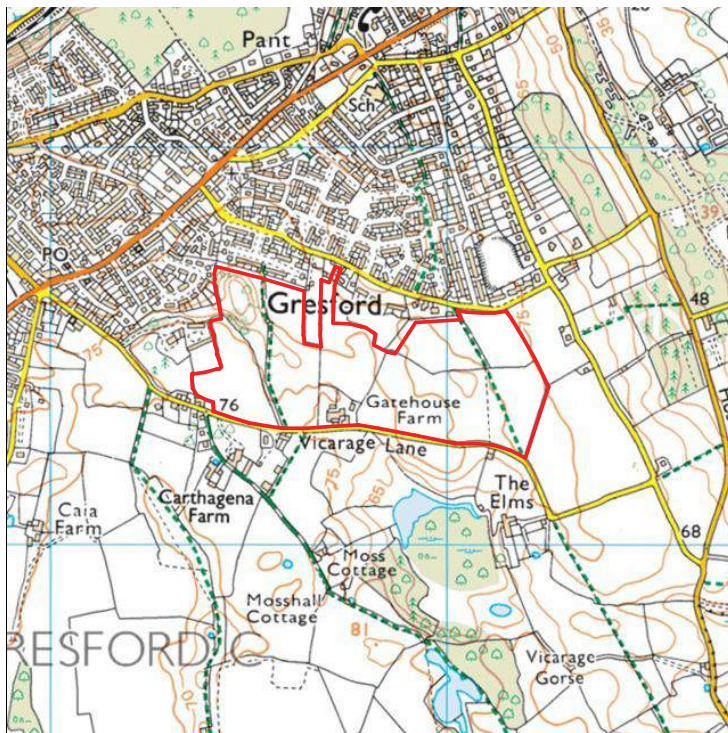
- 1.9 A range of published and unpublished material has been researched and consulted. This includes academic articles together with general sources on the area and its wider archaeological and historical background. These are listed in the bibliography.

2. SITE DETAILS

Site Location and Description

- 2.1 The site is bound by residential properties off Hillock Lane to the north, agricultural fields to the east, Vicarage Lane to the south and Trewythen Park to the west and is centred at NGR SJ 35759 54459. Two footpaths cross the site from north to south. The Site is currently occupied by agricultural fields and Gatehouse Farm (**Figure 1**).

Figure 1 Site location plan



- 2.2 The ground is generally flat with a height of approximately 75m above Ordnance Datum (aOD). The only exception to this is the large bowl located in the northwest corner of the Site which drops down to around 60m aOD and covers an area of around 1.3ha.
- 2.3 The underlying geology of the site is the Salop Formation - Mudstone, Sandstone and Conglomerate, described as sedimentary bedrock formed approximately 272 to 310 million years ago in the Permian and Carboniferous Periods. Superficial deposits of Glaciofluvial Sheet Deposits, Devensian - Sand and Gravel are also recorded, described as superficial deposits formed up to 2 million years ago in the Quaternary Period in a local environment previously dominated by ice age conditions (British Geological Survey 2019). The overlying soil is of the Newport I classification, described as deep well drained sandy and coarse loamy soils. Some sandy soils affected by groundwater, with a risk of wind and water erosion (Soil Survey of England and Wales 1983).

Walk-over Survey

- 2.4 A site walk-over survey was undertaken on the 9th of September 2019 (Plates 1-7) in order to identify any archaeological assets that may not have been catalogued by the CPAT HER.
- 2.5 The Site was viewed from two public footpaths which crossed the eastern and western portions of the Site, both paths ran roughly north-south. The Site consists of six sub-rectangular aligned fields, which are currently used as pasture.
- 2.6 The north-western field contains a tree lined basin, with steep sides, the other five fields gently undulate. The large basin or bowl retained very steep sides to suggest that it may well have been caused by modern extraction, but equally it would be a geological feature.
- 2.7 All the fields had access from Vicarage Lane and there was additional access between each of the fields in the form of gates and breaches through hedges and fences. The extant hedge-lined field boundaries are probably a result of large-scale 18th-century enclosure. No archaeological features or upstanding historic buildings were identified.

3. PLANNING BACKGROUND

National Legislation and Planning Policy

Planning Policy Wales

Planning Policy Wales, Chapter 6 (December 2018-)

- 3.1 This sets out the policies with regards to the historic environment and planning. The policies also contain guidance for local authorities to consider when developing local plans, including the effect of the re-use or new developments on historic areas and buildings. The policies outline the Welsh Government's objectives to protect, manage and conserve the historic environment, and specifically to:
- Protect the Outstanding Universal Value of the World Heritage Sites:

- Conserve archaeological remains, both for their own sake and their role in education, leisure and the economy;
 - Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
 - Preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;
 - Preserve the special interest of sites on the register of historic parks and gardens; and
 - Protect areas on the register of historic landscapes in Wales. (124).
- 3.2 The duties of the Welsh Ministers to the historic environment of Wales are exercised through the Welsh Government's historic environment service (Cadw). Section 6.1 contains advice on development management policies for making informed decisions on any proposed developments that may impact the historic environment. If development is likely to impact archaeological remains, throughout the guidance, the need for early consultation between developers and planning authorities, plus the need for an archaeological assessment to be carried out early in the process is heavily stressed.
- 3.3 The historic environment refers to all surviving physical remains of past human activity. The conservation of archaeological remains is a material consideration in determining a planning application. Where nationally important archaeological remains and their settings are likely to be affected by the proposed development, there should be a presumption in favour of their physical protection in situ. In cases involving less significant archaeological remains, local planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development. The needs of archaeology and development may be reconciled if development discuss their proposal with the local planning authority at an early stage in pre-application discussions. Where it is not feasible to preserve remains in situ, an acceptable alternative may be to arrange prior excavation and recording of archaeological remains and the publication of the results by means of granting planning permission subject to a negative condition.
- 3.4 There should be a general presumption in favour for the preservation of Listed Buildings and their settings that may be affected by the proposed development. The primary material consideration is to the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest it possesses. The continuation or reinstatement of the original use should be the first option, but there should be flexibility in order to secure a building's survival or provide it with a sound economic future. Justification for alteration or demolition of Listed Buildings should be provided with applications. Conditions may be imposed for the recording of historic buildings.
- 3.5 There should be a presumption in favour for the preservation or enhancement of the character or appearance of Conservation Areas or their setting. Consideration of proposed developments in a conservation area should be made on the basis of a full application. There will be a strong presumption against the granting of planning permission for proposed developments, including advertisements, which damage the character or appearance of a conservation area or its setting. Preservation or enhancement of a conservation area can be achieved by a development which either

makes a positive contribution to an area's character or appearance or leaves them unharmed.

- 3.6 World Heritage Sites and their settings (including their buffer zone, if applicable) are a material consideration in determining applications and the impacts of proposals. Cadw is a statutory consultee on planning applications likely to have an impact on the Outstanding Universal Value of a World Heritage Site.
- 3.7 When the local planning authority has identified historic assets of local interest, and included a policy in its development plan for their preservation and enhancement, any supporting supplementary planning guidance will be a material consideration when determining a planning application.
- 3.8 In relation to Parks, Gardens, on the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest, local planning authorities should protect and conserves parks and gardens and their settings included on this register. Cadw must be consulted on all planning applications where the proposed development is likely to affect the site of a historic park or garden or its setting, and the effect of the proposed development should be a material consideration in the determination of a planning application.
- 3.9 In relation to Historic Landscapes, on the second part of the register, should be considered by local planning authorities in considering the implications of developments which meet the criteria for Environmental Impact Assessment. Cadw must be consulted on development within a registered historic landscape area that requires an Environmental Impact Assessment.
- 3.10 PPW provides the national planning policy framework for the consideration of the historic environment and this is supplemented by guidance contained in Technical Advice Note 24: The Historic Environment and Cadw associated best practice guidance on the historic environment
- 3.11 Planning Policy Wales is supplemented by a series of Technical Advice Notes (TAN). Technical Advice Note 24: The Historic Environment contains detailed guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and listed building consent applications.

The Historic Environment (Wales) Act 2016

- 3.12 This Act makes amendments to the Ancient Monuments and Archaeological Areas Act 1979, primarily in relation to ancient monuments in Wales. It also makes provision for the Welsh Ministers to compile and maintain a register of historic parks and gardens.
- 3.13 Further amendments to the Planning (Listed Buildings and Conservation Areas) Act 1990 in relation to buildings in Wales that are of special architectural or historic interest ("listed buildings").
- 3.14 There is also provision about the historic environment in Wales, including a compilation of a list of historic place names in Wales, a compilation of a historic environment record

for each local authority area in Wales and for the establishment, constitution and functions of the Advisory Panel for the Welsh Historic Environment.

Ancient Monuments and Archaeological Areas Act 1979

- 3.15 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.
- 3.16 Planning (Listed Buildings and Conservation Areas) Act 1990
- 3.17 The act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Local Policy

Wrexham Unitary Development Plan 1996-2011

Archaeology is detailed within Policy EC11 which states that:

- 3.18 Development which would adversely affect the site or setting of a Scheduled Ancient Monument or archaeological site of national significance will not be permitted. Development that directly affects non-scheduled sites of archaeological importance will only be permitted if an archaeological investigation has been carried out to determine the nature, extent and significance of the remains, and this investigation indicates that in-situ preservation is not justified, and a programme of excavation and recording has been agreed. Development will also be carefully controlled to ensure that the setting of non-scheduled sites of archaeological importance is not harmed where appropriate.
- 3.19 Further detail from the Plan states that archaeological remains are listed in the County Sites and Monuments Record. They are a vital part of the County Borough's heritage and provide a key record of the history and culture of the local area. They are important both for the information they provide about the past, and for their role in education, leisure, and tourism; they are a finite asset, which must not be needlessly destroyed. There are over 110 scheduled ancient monument sites in the County Borough, some of which (e.g. Wat's Dyke and Offa's Dyke) are of national significance. Before development is carried out to these, Scheduled Monument Consent is required from CADW - Welsh Historic Monuments. CADW is currently engaged in a survey programme which may result in significant additions to the list of scheduled sites. However, not all archaeological remains meriting preservation will necessarily be scheduled, and the desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled.

- 3.20 Map 3 of the UDP details the site and the wide area towards the south of Gresford as a Green Barrier EC1.
- 3.21 Wrexham County Borough Council is currently preparing a new Local Development Plan (LDP2) which will replace the current adopted Wrexham Unitary Development Plan (UDP). The LDP2 (Deposit Plan March 2018) is scheduled to be submitted to the National Assembly for Wales for Examination and until such time the current development plan policy framework is provided by the Wrexham Unitary Development Plan 1996-2011, adopted February 2005.
- 3.22 The Wrexham LDP2 2013-28 (March 2018) contains the following relevant proposed policy which, once adopted, will replace Policies EC9 and EC11 (above):

POLICY SP16: Historic and Cultural Environment

- 3.23 Development will only be supported where it conserves, protects and enhances the following cultural and heritage assets of the county borough and, where appropriate, their settings:
- i. Listed Buildings and in particular those on the buildings at risk register;
 - ii. Conservation areas;
 - iii. Pontcysyllte aqueduct and canal world heritage site;
 - iv. Registered historic parks, gardens and landscapes; and
 - v. Scheduled ancient monuments and archaeological remains.

4. ASSESSMENT METHODOLOGY

- 4.1 An assessment of the significance of any recorded heritage assets within a 1km radius around the site has been undertaken, in line with the requirements of the PPW. Scheduled Monuments, Grade I and II* Listed Buildings, registered Parks and Gardens, registered Battlefields and World Heritage Sites are assessed to be of high significance, in line with the PPW.
- 4.2 Significance in relation to heritage policy considerations is defined as:
- The sum of the cultural heritage values (Cadw 2011).
- 4.3 The 'Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process, (Revised Edition 2007)' (Cadw/CCW 2007) outlines Categories A – U which are used to place historic environment assets in order of relative importance.
- 4.4 The significance of other heritage assets has been determined based on the following criteria detailed in **Table 1**, and broadly follows levels of national designation.

4.5 Table 1: Significance of heritage assets criteria

Significance	Type of heritage asset
High	Scheduled Monuments Listed Buildings (Grade I and II*) Registered Parks and Gardens Registered Battlefields World Heritage Sites
Medium	Listed Buildings (Grade II) Conservation Areas Heritage Assets identified as being of regional or local importance on the HER Sites identified within this assessment considered to be of regional or local importance
Low	Non-designated Heritage Assets recorded on the HER Previously unrecorded sites identified in this assessment and not considered to be significant
None	Previously recorded heritage assets or sites recorded in documentary sources now destroyed
Unknown	Potential but previously unrecorded sub-surface archaeological remains Historical sites or features identified through documentary evidence as part of this assessment

4.6 The assessed significance of each individual heritage asset identified as part of this assessment has been listed in Appendix 1. Where there is potential for an impact on a heritage asset, this is discussed in Section 7.

5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Identified archaeological sites, buildings and features

- 5.1 Within the study area there are 59 monuments fifteen listed buildings or monuments recorded by the RCHMW and seven archaeological events (**Figures 2 and 3**). These assets date between the prehistoric and post-medieval periods.

Designated sites or areas

- 5.2 The study area contains no Scheduled Monuments or Registered Battlefields.
- 5.3 The closest SAM is the Garden Village Section of Wat's Dyke located 2.7km to the west, on the west side of Wrexham town centre. The Scheduled Monument is screened from the study site by intervening topography, vegetation and development and is not considered sensitive to development on the site and will be given no further consideration within this report.
- 5.4 The Bryn Alyn Camp and the Bryn Alyn Round Barrow are located approximately 2.7km to the west again these are screened from the study site by intervening topography, vegetation and development and is not considered sensitive to development on the site, and will be given no further consideration within this report.
- 5.5 There is one registered park and garden, within the study area, Horsley Hall (**C59**). The registered parkland lies around 800m to the north-east of the Site. It comprises an Edwardian formal garden, with a rockwork area. The main garden remains lie to the north-east, east, and south of the house. The higher ground along the west side of the site is occupied by mixed woodland. To the north-east of the house are two walled compartments. The principal view from the garden is to the north-east, away from the proposed development.

Previous archaeological investigations

- 5.6 No archaeological investigations have occurred within the Site itself. There have been seven archaeological investigations within the wider study area, the locations of these are shown in **Figure 3**.
- 5.7 An archaeological watching brief (**114481**) undertaken at Borrass Quarry in 2010 carried out by Clwyd Powys Archaeological Trust in 2010.
- 5.8 Three photographic records were undertaken, with one at Gresford, Vicarage Lane, Gresford Youth Club, in 2015 (**124958**), Gresford, Old Wrexham Road, Bryn Y Groes Hall, in 2005 (**95070**) and at Rosset, Burton Road, Barnfelde Cottages (Nos 1-3) (**129553**). All were of post-medieval and modern buildings.
- 5.9 Three further records relate to assessments of Horsley Hall (**85729**, **85730** and **85731**) all undertaken in advance of a proposed housing development and the restoration of the parkland and historic gardens. These comprised a desktop study (**85730**) and field visit (**85731**).

Chronological Summary

Prehistoric and Roman Periods

- 5.10 Within the wider area around Wrexham, there are two scheduled round barrows of a Bronze Age date such as the Bryn Alyn Round Barrow, the Fairy Oak Round Barrow and the Hillbury Round Barrow.
- 5.11 The excavations at Borrass Quarry, 1km to the south of the Site, undertaken between 2008 and 2015 during the quarry expansion have revealed significant evidence for extensive areas of prehistoric settlement across some of the Borrass plateau, dating to the later Neolithic and Bronze Age. The excavations uncovered a number of pits (**128641**, **128643** and **128645**) one of which was rich in charcoal. The artefacts recovered from the excavations include worked two flints (**128639**, **128641**).
- 5.12 The Hollyfield Axe, which dates to the Neolithic period was found 800m to the north-west of the Site (**102948**).
- 5.13 Iron Age activity is clearly present in the local area. Bryn Alyn Camp is an elongated enclosure, measuring c.178m by 62m, set upon the summit of a promontory, all but surrounded by a deep meander of the River Alun. It partly incorporates, and makes use of in its own defences, Wat's Dyke (**91938**). It is defined on the north by three banks and an outer ditch, and by double ramparts facing east. The west side rests on steep slopes above the river. There is a south facing entrance.
- 5.14 At the time of the Roman conquest, Wrexham formed part of the area held by the the Cornovii tribe in 48 A.D the Roman Legions reached Wroxeter. Around 70 - 75 A.D the Legionary fortress of Deva was constructed in what is now modern-day Chester and for the next 300 years it was the home of the Twentieth Legion.
- 5.15 The Romans also had a local presence, indicated by the discovery of a Roman altar in the masonry of All Saints' church, 1.25 km to the north-west of the Site, during alterations in 1908. Gresford High Street may form part of a Roman Road leading from Chester to the Ffridd, providing an important early link between villages. An anthropomorphic figurine of a child or cherub, dating to the Roman period was recovered 500m to the west of the Site (**54689**).
- 5.16 Human remains were recovered from deep peat during trenching for new house drains in 2001, 800m to the south of the Site (**85865**). The skeletal material was radiocarbon dated to about the 2nd century AD.
- 5.17 A copper alloy Roman coin was recovered within the Site boundary, 100m to the north-west of Gatehouse Farm, was recorded in 2011 (**120224**).
- 5.18 The discovery of a hoard of 433 roman brass coins were found in the garden of the Elms House, 500m to the south-east of the Site, they ranged in date the from the 1st century to the end of 4th century (**101301**). An additional four coins were reported to CPAT in 2008. A further seven copper alloy Roman coins were found 100m to the east of the Site in 2003 (**120200**).

Anglo Saxon and Medieval period

- 5.19 The early medieval earthwork of Wat's Dyke lies, at its closest point, approximately 3.2km to the west of the Site. The Dyke extends for around 40 miles, running generally parallel with and to the east of Offa's Dyke.
- 5.20 The placename 'Gresford' is first noted in the Domesday Survey, where it appears twice. It is listed as part of the hundred of Exestan in the area of Ati's Cross, Cheshire. It had a population of 24 households (large for the time) and was under the lordship of Thorth of Wroxeter in 1066 and Reginald (the sheriff), Hugh (son of Osbern), Osbern (son of Tezzo) in 1086 (Open Domesday 2019). During the Medieval period, the Site was located some distance outside of the historic core of Gresford. The village is likely to have a pre-Conquest origin. Marford and Hoseley medieval township is located 500m to the south of the Site (**17093**).
- 5.21 Palmer (1904), identified Gresford as part of the larger medieval manor of Burton. Where the church was located and the villeins resided is not clear, but the former, it has been argued, was not the present building which was built on land given by a local landowner at the end of the 12th century, but the chapel of St Leonard at Pont y Capel on the River Alyn south of Llay.
- 5.22 With the simple meaning of 'grass ford', Gresford appears as Gretford in 1086 and in its present form in 1273. The name itself originates from the Old English for 'grassy ford' (Mills 2003). The ford has been interpreted as a crossing of the river Alyn (Alun), probably a predecessor of the bridge that lies below and immediately west of the church, and the assumption is that the road or track approaching the ford was a grassy one.
- 5.23 The growth of the church was an important early stimulus for Gresford's development. A church is mentioned in Gresford in the Domesday survey and it is thought to be the Chapel of St Leonard de Glyn on Pont y Capel lane. This was initially built as a private chapel for English occupational forces stationed at the Rofft Castle in Marford. The chapel fell into disrepair around 1452 and is last mentioned in 1459. The name of the lane, Pont y Capel, is the only evidence of the site of the church.
- 5.24 Medieval finds from the search area consist of a worn and clipped silver penny found with by a metal detector, 100m to the west of the Site (**18975**), it appears to be of Richard II from the York mint. A gold coin, dating from 1464/5-1470 was found 800m to the north-west of the Site (**42993**). A silver sword pommel cap, of a 7th-century date, was found with the aid of a metal detector, 800m to the south-west of the Site (**119009**).

Post-medieval Period

- 5.25 Following the dissolution of the monasteries in the 16th century, large estates were formed such as Horsley Hall, Trevalyn Hall and Llay Hall, created in the area around the village. The owners and families gave patronage to the parish church and provided a source of employment to the local population. The Trevalyn estate had a particular effect on Gresford, building large villas on land within the village and adjoining the church in an effort to dominate local activity and village life.
- 5.26 There has been a house on the site of Horsley Hall (85722), 1km to the north-east of the

Site, since the early post-medieval period. A large body of work has also been undertaken on this site and is detailed below.

- The first house, is thought to have been built by the son of Dafydd Hen of Burton (**85723**). In about 1540 the second house was built by Thomas Powell, a descendant of Dafydd (**85724** and **229570**). A moat is reportedly associated with 'Plas y Horsli' the second house, although it is not recorded in Spurgeon's list of moated sites in Clwyd and no information about its size, shape and location is available (**85734**).
 - A new house was built in about 1875 (**85725**). Between 1907 and 1912 it was remodelled and greatly enlarged. It was sold for demolition in 1934 and was largely demolished in 1963. A baroque gateway dating to 1697, was moved from Great Buckingham Street, London to embellish a garden wall (**26215**), but was blown down in 1978.
 - The Hall was also used during WWII, nissen huts, garages and other buildings were constructed by the army in the grounds, some of these were retained by the army until 1955, and some buildings may survive (**85735**).
 - During a site visit in 2000 a building platform was noted (**85726**), the chimney stacks associated with ancillary buildings were recorded at their full height (**85727**) and the driveways to the first (**85728**) and second house were located (**85733**). Garden terracing was also noted on a separate field visit (**85732**). A fountain is also labelled on early Ordnance Survey mapping and noted during the Glastir private woodland project (**126364**).
- 5.27 A Cadw-funded project was set up during 2017 to investigate the feasibility of creating a set of GIS polygons of traditional farm buildings, for use as reference and objective layers in the Glastir scheme. Wrexham was chosen as a second candidate because of its perceived differences from a previous study in Radnorshire - Wrexham being a more industrialised area by the end of the 19th century and having less open countryside in which farms and farmsteads might survive. As with Radnorshire the Landmark raster copy of the Ordnance Survey 2nd edition was used as a base map from which to identify likely farms and farmsteads. Where buildings shown on that map coincided with buildings shown on the most recent Ordnance Survey Master Map buildings layer, a polygon was created (McCullough *et al* 2017). Within the study seven Caeau or fields were mapped in a cluster 900m to the south-west of the Site (**146084**, **146085**, **146086**, **146087**, **146088**, **146089** and **146090**). The buildings of Carthagen Farm were also noted (**146131**, **146132** and **146133**). Four Haddocks, structures for the temporary preservation and seasoning of corn are recorded, 50m to south of the Site (**146819**, **146820**, **146821**, **146822**).
- 5.28 A chance find of a cast copper-alloy mounted fastener from an early post-medieval sword belt is recorded in the HER Data, 550m to the north-east of the Site (**118954**).
- 5.29 The site of a farmstead on the Holt Estate, 600m south of the Site, is marked on the 1840 tithe map as Old House Field (**86931**). A small area of ridge and furrow is recorded in the HER Data, on the Holt Estate 800m to the south of the Site (**86930**). A sub-rectangular field depicted on an estate map dated 1767 has since been amalgamated with other fields in vicinity (**86929**). It is also suggested in the HER data that it could be contemporary with a Roman coin hoard found 400m to the north-east (**101301**).
- 5.30 Further post-medieval development has been detailed in the Gresford Conservation Plan (WCBC 2009) and this identifies that throughout the 18th century the Georgian and

the later Victorian social values and moral responsibility were embodied in the construction of an almshouse and schoolroom. Both of these were in adjoining buildings opposite the parish church and built in 1725. The school seems to have quickly outgrown the building, leading to the addition of a school master's house, now called Strode House, in 1786, two new schoolrooms in 1838, and an infants schoolroom, called Church Houses 'Chapel Room', by 1854. The buildings have subsequently been separated into three properties with inscriptions above their doorways signifying their original use.

- 5.31 The school continued to grow and in 1874 a new school for boys was built on School Hill, in memory of Thomas Vowler Short, the late Bishop of St Asaph. The school was again enlarged in 1910, when the red brick school was built.
- 5.32 Gresford Drill Hall opened on 10 November 1899 as the headquarters of E Company, 1st Volunteer Battalion, Royal Welch Fusiliers (**124959**). The complex consisted of two parts: the drill hall proper, a single-storey brick building with a capacity of 300 people, and the drill master's cottage. The building has survived as the Gresford Young People's Centre until 2016, when it was converted to residential use.
- 5.33 The 19th century saw the arrival of the railway in Gresford. An improved water supply was also provided during this time by way of a hydraulic ram to pump water to four public taps, one of which still exists at the road junction by the Plough public house. Up to this time the main water supply came from St Catherine's Well on Springfield Lane and was taken to the village using water carts or barrels and donkeys, a further well, located 500m to the west of the site at Park Leigh Farm is recorded in the HER data (**104283**).
- 5.34 There were two smithies in the village, one on the High Street (**104330**) and one on Wrexham Road (**104331**), both of the buildings survive but are much altered.
- 5.35 A milestone, set into a wall along Chester Road, 500m to the west of the Site gives the distances to Wrexham and Chester.
- 5.36 Further development occurred in the early 20th century with the opening of the Wrexham and Westminster Colliery Company in 1908 and the first production of coal in 1911. The colliery employed up to 2200 men, however Gresford never developed the numerous lines of terraces associated with other mining areas, the workers being drawn from the many villages scattered around the Wrexham area. In 1934 there was a major disaster when 266 men were killed and was said to have impacted upon every family within Gresford. The colliery finally closed in 1973 and a memorial using the remains of the winding gear was erected in 1982. The parish church also contains a painting commemorating the disaster.
- 5.37 The Gresford War Memorial commemorates those men of the area who died during two world wars (**144819** and **144820**). The north porch of All Saints Parish Church was added in 1921 as a war memorial. It was designed by Sir Thomas Jackson in Portland stone. A sculpture depicts St George with a spear, slaying the dragon which lies on its back. Gilded inscriptions are on a blue ground. Inscription: West tablet: THIS PORCH WAS DEDICATED/ A.D. 1920 TO THE GLORY OF GOD AND/ IN MEMORY OF THE MEN OF GRESFORD/ WHO GAVE THEIR LIVES IN THE/ GREAT WAR 1914-1919 AND WHOSE/ NAMES ARE INSCRIBED BELOW East tablet: TO THE HONOURED MEMORY/ OF THE MEN OF

GRESFORD.

Listed buildings

- 5.38 Within the study area there is one Grade II Listed Building, Greenbank which is located to the immediate south of the Site boundary, on the north side of Vicarage Lane (**17679**). It was probably built in the early or mid-19th-century incorporating earlier work in the picturesque style of the Trevalyn Estate buildings of Marford suggesting it may have had connections with the estate. It has 20th-century alterations.

6. Cartographical Analysis

- 6.1 The first map to show the Site are the Township map of the Parish of Gresford from 1843 (**Figure 4**), which shows the western side of the Site and the map of the Lordship of Merford and Hoseley from 1844 (**Figure 5**), which shows the eastern side of the Site. They show it as a series of enclosed rectilinear fields between Hillock Lane in the north (not labelled) and Vicarage Lane in the south (also not labelled), numerous land owners and occupiers are listed for the fields. A farm complex is shown in the south of the site with the occupier noted as Robt Jones. Beyond the site boundary are several small farms, situated on the edges of fields, close to adjacent roads.
- 6.2 The Ordnance Survey map of 1900 (**Figure 6**), shows considerable change to the layout of the field boundaries within the Site. Many of the fields have been amalgamated into larger fields, particularly in the east where nine fields have been reduced to two large fields. The farm in the south of the site is now labelled as 'Haddocks'. Two footpaths have been established, one in the eastern half of the Site and one in the western half, both running north to south. Outside of the site boundary there are several new buildings in the north-west, towards Wrexham.
- 6.3 There is little change to the Site on the Ordnance Survey map of 1914 (**Figure 7**), with only the removal of a small field boundary in the west of the site. Immediately to the north of the site a sand pit has been labelled next to the farm labelled Bryn-Onen. There is no change to the Site on the Ordnance Survey maps of 1948 (**Figure 8**) or 1954 (**Figure 9**).

7. DISCUSSION

- 7.1 This assessment has identified that there are no Conservation Areas, Scheduled Ancient Monuments or Battlefields within the Site. It has also established that there is a recorded heritage asset within the Site, a chance find of a Roman coin (**120224**).
- 7.2 There is evidence for prehistoric activity in the wider study area, but this mainly comprises finds within the topsoil with a few limited pit features identified during modern quarry working at Borrass Quarry towards the south.
- 7.3 Within the study area, evidence of Roman activity comprises the finds of coins (**120224** and **120200**) and a figurine (**54689**). The Romans presence in the wider landscape is indicated by the discovery of a Roman altar in the masonry of All Saints' church during alterations. Gresford High Street may form part of a Roman Road leading from Chester to the Ffridd, providing an important early link between villages, however it is not recorded by Margary. The presence of a number of finds within and within close proximity to the site infer activity within the site and wider area.
- 7.4 Despite Gresford being listed in the Domesday Survey there is no direct evidence of medieval occupation within or close to the Site It would seem that the historic village core is much further west and focused upon the Church. The archaeological evidence of the Anglo-Saxon period in the study area currently consists of metal detecting finds of coins. The site itself is considered to have been within the agricultural hinterland to the village.
- 7.5 The Site has remained as agricultural land throughout the post-medieval period until the present day, as demonstrated in the mapping evidence. No features of archaeological potential were noted during the site visit, although it is unclear if the bowl in the topography is due to early mineral extraction or a geological feature.
- 7.6 Should any below ground archaeological deposits be present then these are likely to be removed or destroyed during the construction phase on the Site. Further archaeological work on the Site would allow a full assessment of what below ground archaeology may be present.
- 7.7 There is one listed building which is adjacent to the Site boundary, Greenbank is described as a good example of a house with an inventive plan form in the picturesque style of the Trevalyn Estate buildings at Marford (**17679**). Greenbank is not screened from the Site by intervening topography, vegetation or buildings. Consequently, there will be an impact on the setting of this Grade II Listed Building by any development of the Site.
- 7.8 Effects on the principal views of the building from Vicarage Lane will be affected. The views towards the building from the east will also be impacted upon by any proposed development. This is likely to have an impact upon the setting of the listed structure.
- 7.9 It is recommended that trees and vegetation are planted to screen the Site. This would help to mitigate any intervisibility, particularly over time. Any impact would, therefore be reduced.

8. RECOMMENDATIONS

- 8.1 This assessment has established within the wider study area there are known assets of prehistoric, Roman, medieval and post-medieval activity. The assessment has considered that there is potential for undiscovered archaeological assets dating to the Roman period based on the finds found within the site/ within its immediate area. On this basis it is recommended that a geophysical survey is undertaken to further assess the potential for Roman activity to occur within the site.
- 8.2 In relation to the listed building careful consideration of the proposals and density of housing and screening will be required to reduce the impact upon the structure.

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APPENDICES

APPENDIX 1: Gazetteer of Heritage Assets

GAZETTEER OF HERITAGE ASSETS

Catalogue entries for heritage assets and listed buildings recorded on the CPAT Regional HER and those identified as part of this assessment are provided below. Each entry includes a National Grid Reference (NGR) number and, where appropriate, the relevant HER and Listed Building reference numbers. The catalogue of monument and event records held by CPAT Regional HER are provided first, followed by a catalogue of listed buildings.

Monuments

NAME	GRID REF	HER REF	LIST ENTRY NO.	SIGNIFICANCE	DESCRIPTION
Post-medieval seal impression	SJ 35 54	14147	-	Low	Seal impression: a dog, to right; above it a motto: BARK HARD. From the yellow glass face within a detached gilt copper alloy frame.
Marford and Hoseley Medieval Township	SJ3654	17093	-	Low	The main spur has been occupied successively by an Iron Age promontory fort, an 8th-century Mercian mustering post, a motte and baily castle and a 12th-century commotal centre of Welsh princes of Powys (Fadog). 14th-century records treat the townships as two but the boundaries between them have been lost.

NAME	GRID REF	HER REF	LIST ENTRY NO.	SIGNIFICANCE	DESCRIPTION
Horsley Hall, garden	SJ365551	22957	-	Low	Horsley Hall was a huge, red brick house situated on an eastward-facing slope on the western edge of the Dee valley, to the north-east of Wrexham. There has been a house on the site since about 1540, when Thomas Powell built a timbered and moated house here. A new house was built in about 1875 by F. Potts, agent to the Duke of Westminster, and in 1907-12 this was greatly enlarged, and remodelled in Jacobethan style, by G.H. Kitchin for Mr Philip Ashworth. In 1917 it was bought by Lord Wavertree, who made further improvements. It was sold for demolition in 1934 and was largely demolished in 1963. The house was built of brick with stone dressings. It had long west and east fronts, with the entrance, a large single-storey porch, on the west side. There were two main storeys and a gabled attic storey, projecting bays at the north and south ends, and a tower in the middle of the east side.
Horsley Hall, doorcase	SJ36555505	26215	-	Low	A baroque gateway dating to 1697, moved from Great Buckingham Street, London. Blown down in 1978 (Silvester, R J, 2000d, pp4).
Greenbank, Vicarage Lane	SJ 35389 54362	36714	17679	Medium	A Grade II Listed cottage in the Orne style. Render, slate roof, rendered chimneys, single storey and single storey with attic. Butterfly type plan. Entrance elevation consists of gabled ranges at right angles with a low flat-roofed porch set in the angles flanked on either side by lower 2-window ranges. Porch has dentil cornice and a central door with upper sidelights. Swept up roofs at the gable ends and gables have dentil cornices which return a short distance at eaves level to suggest a pediment. Rear elevation: the V shaped taller range has gabled dormer windows with dentil decoration, left hand side has an entrance with steeply gabled porch with dentil cornice. A door is situated in the low attached left hand range. All windows have been renewed and are leaded and multipaned, some in Gothic style.

NAME	GRID REF	HER REF	LIST ENTRY NO.	SIGNIFICANCE	DESCRIPTION
Gresford, Coin	SJ353549	42993	-	Low	Gold hammered ryal or rose noble of Edward IV, dating from 1464/5-1470.
Gresford, Figurine	SJ3510654411	54689	-	Low	An anthropomorphic figurine with the characteristics of a child or cherub, given the proportion of the head to body and the general rounded look. It appears to be wrapped in a cloth.
Horsley Hall	SJ36575502	85722	-	Low	Country house (demolished) and garden.
Horsley Hall, house I	SJ3656055022	85723	-	Low	The construction of the first house on this site is likely to have occurred late in the medieval period. It has been suggested that a house was constructed by the son of Dafydd Hen of Burton, and dead reckoning could put this event sometime in the early 15th century. No remains are visible.
Horsley Hall, house II 'Plas y Horsli'	SJ3656055022	85724	-	Low	House built in about 1540 by Thomas Powell, constable of Holt Castle and a descendant of the person who built the first house here (85723). Reportedly a timbered building on a north-west to south-east alignment with a moat. A 'groined crypt' evidently formed part of this building as it was demolished in the 1870s 'in order to alter the entrance to [the] new hall'. Nothing is known of this house or its moat, although most of it was demolished in the 1870s.

NAME	GRID REF	HER REF	LIST ENTRY NO.	SIGNIFICANCE	DESCRIPTION
Horsley Hall, house III	SJ3656055022	85725	-	Low	It is generally claimed that a new house was built at Horsley Hall in about 1875, however, the 1st edition Ordnance Survey map suggests that it had already been erected, or was at least in the course of construction by 1872. It was of red brick with stone dressings and retained a fine stone 16th or 17th century fireplace. It faced south-westwards and was constructed on the same site as its predecessor (85724). Remodelled in a "Jacobethan" style and much enlarged by G H Kitchin between 1907 and 1912. Further changes to design post-1917. It had long west and east fronts, with the entrance, a large single-storey porch, on the west side. There were two main storeys and a gabled attic storey, projecting bays at the north and south ends, and a tower in the middle of the east side. Sold in 1934 and intended for demolition but acquired by the army at the outbreak of the Second World War and used by them until 1955. Briefly became a private school. Most of the hall was finally demolished in 1963. The site of the hall is discernable on a level shelf (85726); floor levels, occasional piles of bricks and a few short stretches of brick walls remain, but are insufficient to define the outline of the building. Remodelling and enlargements by G H Kitchin undertaken c.1904-6.
Horsley Hall, building platform	SJ3656055022	85726	-	Low	Level shelf with some vegetation coverage and occasional remnants of a brick building noted during field visit in 2000 (85731). Site of Horsley Hall (85725).

NAME	GRID REF	HER REF	LIST ENTRY NO.	SIGNIFICANCE	DESCRIPTION
Horsley Hall, ancillary buildings	SJ36555507	85727	-	Low	Ancillary buildings (including stable block) north of the house at Horsley Hall. Some appear on Tithe Map of 1844, some demolished, others altered and new buildings added before 1st edition OS map of 1872 published. They first appear on a manuscript map of 1817. Chimney stacks surviving to full height noted during field visit in 2000 (85731).
Horsley Hall, drive I	SJ3649855027	85728	-	Low	Drive associated with second house at Horsley Hall (85724). The Tithe Map of 1844 studied as part of desktop study (85730) reveals that it headed in a straight line south-westwards from the house to join a lane. It had gone out of use by 1872 when the 1st edition Ordnance Survey map was published, although it can be seen as a 'ghost' in the setting of trees on this map. It is now lost.
Horsley Hall, garden terracing	SJ36605498	85732	-	Low	Terracing noted during field visit (85731) in the part of the gardens lying to the south and south-east of the house.
Horsley Hall, drive II	SJ3643355068	85733	-	Low	A wide drive associated with the Victorian house at Horsley Hall (85725) and first appearing on the 1st edition 25" Ordnance Survey map of 1872.

NAME	GRID REF	HER REF	LIST ENTRY NO.	SIGNIFICANCE	DESCRIPTION
Horsley Hall, 'moat'	SJ36525511	85734	-	Low	Moat reportedly associated with 'Plas y Horsli' (85724), although it is not recorded in Spurgeon's list of moated sites in Clwyd and no information about its size, shape and location is available. If its construction was contemporaneous with that of the hall of c.1540, it is a very late example of the elaboration of a gentry house for the purpose of status. The Tithe Map of 1844 studied as part of an archaeological assessment of part of the estate (85730) revealed no convincing evidence of the moat. A feature that might possibly be of relevance is an up-turned L-shaped feature NW of the hall (at this NGR). One arm appears on the 1st edition OS map of 1872 but it had disappeared by the 2nd edition of 1899. It is conceivable that it was a standing body of water long abandoned, and interestingly the first drive (85728) is perpendicular to this feature (a moat 60m long would not be implausible). Unfortunately, the position of the hall on the 1844 map would have made it impossible for it to be set within a moat that incorporated this feature.
Horsley Hall, military site	SJ36455509	85735	-	Low	Nissen huts, garages and other buildings constructed by the army in the grounds at Horsley Hall when the house and gardens were acquired at the commencement of the Second World War. Retained by the army until 1955, some buildings may survive.

NAME	GRID REF	HER REF	LIST ENTRY NO.	SIGNIFICANCE	DESCRIPTION
Marford, Wynnstay Lane 41, skull	SJ3607055210	85865	-	Low	A skull, with jaw still attached was recovered from deep peat during trenching for new house drains in 2001. The person had died from two blows to the side of the head and a cut to the back of the head. Further study revealed a healed broken nose and two other blows to the top of the skull. Signs of wear on the top vertebrae are possibly indicative of the person wearing heavy headgear when alive. Radiocarbon dated to about the 2nd century AD and now on display at Wrexham Museum, the rest of the body is assumed to remain <i>in situ</i> .
Holt Estate, Pit Field	SJ35805390	86929	-	Medium	A sub-rectangular field depicted on estate map dated 1767. Since been amalgamated with other fields in vicinity. 0.5m-2m higher than the surrounding area. A ditch 0.2m deep by 1.2m wide is visible outside the SE boundary. A section of ridge and furrow (86930) is visible in the field, but unlikely it relates in any way to earthwork. It could be contemporary with Roman coin hoard found 400m to the north-east (101301).
Holt Estate, ridge and furrow I	SJ35835383	86930	-	Low	Area of ridge and furrow cultivation which is probably post medieval in date due to small size, only 0.2m high, and the relatively narrow separation of 3m between adjacent furrows.
Holt Estate, farmstead	SJ35925367	86931	-	Low	A now defunct smallholding, know as 'Hesketh's Tenement'. The house associated with the smallholding is marked on the estate map of 1767. It appears that by the time the Burras Hovah Tithe map was compiled in 1839 only the memory of it's existence remained for the field was called 'Old House Field, the map reveals no evidence for a surviving structure. No surface trace of the house can be recognised now. In consequence the location is based on the relative location of features seen on the 1767 estate map.

NAME	GRID REF	HER REF	LIST ENTRY NO.	SIGNIFICANCE	DESCRIPTION
Gresford, Old Wrexham Road, Bryn Y Groes Hall	SJ3486754351	96056	-	Low	Disused Building subject to photographic survey, as a condition of planning permission, in 2005.
Elms Coin Hoard	SJ362540	101301	-	Medium	In about 1887 a hoard of 433 roman brass coins were found in the garden of the Elms House, they ranged in date from the end of the republic to the end of 4th century. In 1912 105 were in Wrexham Library. An additional four coins were reported to CPAT in 2008, reported as having been found in a desk drawer of the Elms lon around 1965 when it belonged to Hugh Toller (now deceased). The coins were catalogued by the Grosvenor museum in Chester in the 1970's and have the reference 2160 there, which is typed on the coin envelopes. Thought to be from the Elms Hoard and now in the possession of Hugh Toller (grandson of above).
Hollyfield Axe	SJ352552	102948	-	Low	Axe found in gresford. Now in Grosvenor Museum, Chester (accn no. 16.I.62).
Park Leigh Farm well	SJ36585488	104283	-	Low	Well site now covered by a brick building.
Gresford, High Street, smithy	SJ34925472	104330	-	Low	Smithy building now used by a builders firm.
Gresford, Wrexham Road, smithy	SJ34985458	104331	-	Low	Site of smithy, now houses. Much altered.
Wrexham, Chester Road milestone	SJ35265483	104332	-	Low	Milestone set into a stone wall 0.15m off the ground inscribed Wrexham District To Wrexham 3 Chester 8.
Gresford, Strap Fitting	SJ353549	118954	-	Low	A cast copper-alloy mounted fastener from an early post-medieval sword belt. The object consists of a body and a circular terminal. The terminal is affixed to the body, which tapers underneath.

NAME	GRID REF	HER REF	LIST ENTRY NO.	SIGNIFICANCE	DESCRIPTION
Gresford, penny of Richard II	SJ3626854558	118975	-	Low	Worn and clipped silver penny found with the aid of a metal detector on the surface of the field. Appears to be of Richard II from the York mint.
Gresford, sword pommel	SJ3554	119009	-	Low	A silver sword pommel cap, of 7th-century date. Found with the aid of a metal detector.
Gresford, Coin Hoard	SJ3530054700	120200	-	Low	Seven coins found in the Gresford area in 2003.
Gresford, Coin	SJ356544	120224	-	Medium	Copper alloy Roman coin. Obv: Bust right Rev: Unclear figure on horseback right Aes-issue of Marcus Aurelius, akin to RIC 3 (Marcus), 977 of AD 169-70.
Gresford, Vicarage Lane, Youth Club/Drill Hall	SJ3505654614	124959	-	Low	Very late 19th-century brick drill hall at Gresford. Photographed in 2016 before being converted into dwellings. Building subject of photographic survey in 2016 prior to conversion to dwellings. The building is the former Drill Hall building which is of late 19th-century date.
Horsley Hall, fountain	SJ3658655050	126364	-	Low	Fountain noted on early Ordnance Survey mapping during Glastir private woodland project
Caia farm, ridge and furrow	SJ3517553818	128235	-	Low	Area of ridge and furrow captured from LiDAR. Area in proximity to scheduled Roman site
Borras Quarry, flint flake	SJ3558053481	128639	-	Low	A flint flake recovered whilst monitoring topsoil removal during the Borras Quarry 2010 extension.
Borras Quarry, flint scraper	SJ3559553543	128640	-	Low	A flint scraper with retouch found during top soil removal as part of the 2010 Borras Quarry extension.

NAME	GRID REF	HER REF	LIST ENTRY NO.	SIGNIFICANCE	DESCRIPTION
Borras Quarry 2010, pit I	SJ3556653489	128641	-	Low	A sub-oval pit, measuring 1.05m north/south by 0.75m east/west and 0.25m deep identified during the top soil stripping of the Borras Quarry extension 2010. This had been cut into the natural subsoil. A possible prehistoric pit.
Borras Quarry 2010, pit III	SJ3559153475	128643	-	Low	A sub-circular pit, measuring 0.96m east/west by 0.78m north/south and 0.12m deep identified during the top soil stripping of the Borras Quarry extension 2010. The pit seemed to have been truncated by ploughing in the past and was filled with grey-brown charcoal-rich silt containing slightly heat-affected rounded stones up to 0.1m in diameter.
Borras Quarry 2010, pit V	SJ3548353496	128645	-	Low	A sub-rectangular pit identified during the top soil stripping of the Borras Quarry extension 2010. The pit measured 1.1m north/south by 0.8m east/west and 0.4m deep and contained deposits that were rich in charcoal.
Rosset, Burton Road, Barnfelde Cottages (Nos 1-3)	SJ3572054637	132730	-	Low	Cottages subject of photographic survey in 2013.

NAME	GRID REF	HER REF	LIST ENTRY NO.	SIGNIFICANCE	DESCRIPTION
Gresford, Gresford, war memorial	SJ3500154001	144819	-	Low	First World War, Second World War, Chapel or Church: Restoration or extension. Portland stone church porch incorporating a sculpture above the doorway, and tablets on each side. The sculpture depicts St George with a spear, slaying the dragon which lies on its back. Gilded inscriptions are on a blue ground. Inscription: West tablet: THIS PORCH WAS DEDICATED/ A.D. 1920 TO THE GLORY OF GOD AND/ IN MEMORY OF THE MEN OF GRESFORD/ WHO GAVE THEIR LIVES IN THE/ GREAT WAR 1914-1919 AND WHOSE/ NAMES ARE INSCRIBED BELOW East tablet: TO THE HONOURED MEMORY/ OF THE MEN OF GRESFORD
Gresford, Gresford Rbl, war memorial	SJ3500154001	144820	-	Low	First World War, Second World War, Chapel or Church: Restoration or extension Portland stone church porch incorporating a sculpture above the doorway, and tablets on each side. The sculpture depicts St George with a spear, slaying the dragon which lies on its back. Gilded inscriptions are on a blue ground. Inscription: West tablet: THIS PORCH WAS DEDICATED/ A.D. 1920 TO THE GLORY OF GOD AND/ IN MEMORY OF THE MEN OF GRESFORD/ WHO GAVE THEIR LIVES IN THE/ GREAT WAR 1914-1919 AND WHOSE/ NAMES ARE INSCRIBED BELOW East tablet: TO THE HONOURED MEMORY/ OF THE MEN OF GRESFORD
Caeau	SJ3495254006	146084	-	Low	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project

NAME	GRID REF	HER REF	LIST ENTRY NO.	SIGNIFICANCE	DESCRIPTION
Caeau	SJ3497254020	146085	-	Low	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project
Caeau	SJ3495054028	146086	-	Low	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project
Caeau	SJ3495654019	146087	-	Low	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project
Caeau	SJ3495254020	146088	-	Low	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project
Caeau	SJ3495154015	146089	-	Low	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project
Caeau	SJ3495654014	146090	-	Low	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project
Carthagen Farm	SJ3541354179	146131	-	Low	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project
Carthagen Farm	SJ3543354183	146132	-	Low	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project
Carthagen Farm	SJ3543754171	146133	-	Low	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project
Haddocks	SJ3573354326	146819	-	Low	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project

NAME	GRID REF	HER REF	LIST ENTRY NO.	SIGNIFICANCE	DESCRIPTION
Haddocks	SJ3575054307	146820	-	Low	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project
Haddocks	SJ3575754322	146821	-	Low	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project
Haddocks	SJ3575854327	146822	-	Low	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project

Events

NAME	GRID REF	HER REF	SIGNIFICANCE	DESCRIPTION
Borras Quarry, watching brief 2010	SJ 3555453474	114481	Low	Watching brief carried out by Clwyd Powys Archaeological Trust in 2010
Gresford, Vicarage Lane, Gresford Youth Club, photographic survey 2015	SJ3505654614	124958	Low	Photographic survey undertaken in 2015 in connection with proposed conversion of building into residential dwellings. The building is the former Drill Hall building which is of late 19th-century date.
Horsley Hall, assessment 2000	SJ36615501	85729	Low	Archaeological assessment undertaken in advance of a proposed housing development and the restoration of the parkland and historic gardens. Comprised a desktop study (85730) and field visit (85731).
Horsley Hall, desktop study 2000	SJ36615501	85730	Low	Desktop study which along with field visit (85731) formed archaeological assessment (85729). Research was undertaken at all relevant repositories and archives. The study revealed limited evidence for two early houses (85723 and 85724) at Horsley Hall before the construction of the brick and stone house in the 1870s (85725). Details of the various owners of the property, and their positions in society were recorded along with the history of the last hall on the site up to its demolition in 1963. Brief information about the gardens was gathered. Reference to a 17th century source of information on the Horsley estate was discovered but not seen, a series of manuscript maps of the 18th and early 19th centuries were accessed, but added little new information other than confirming the presence of features shown on the Tithe Map of 1844; ancillary buildings (85727) behind the second hall on the site, and a drive (85728). The Tithe Map also helped confirm that Horsley Hall (85725) was built on exactly the same site at its predecessor, and revealed a feature possibly associated with a moat (85734), although it is not convincing and had disappeared before publication of the 2nd edition OS map of 1899. A map regression analysis of Ordnance Survey maps showed the development of the latest hall on the site; there was no evidence (other than that on modern OS maps) of the 20th-century military installations. Photographs of the last hall, including some interior views were accessed at the NMR, no photos of the timbered house were discovered. It was concluded that few

NAME	GRID REF	HER REF	SIGNIFICANCE	DESCRIPTION
				records relevant to Horsley Hall and its lands had survived the frequent changes of ownership since the late 18th century.
Horsley Hall, walk-over survey 2000	SJ36615501	85731	Low	Field visit forming archaeological assessment (85729) along with desktop study (85730). The remains of Horsley Hall and its gardens were found to be heavily overgrown, the site of the hall being discernible on a level shelf with less invasive vegetation (85726). Floor levels, occasional piles of bricks and a few short stretches of brick wall indicated the general position of the hall, but it was not possible to define the outline of the former building. Remains of the stable block and ancillary buildings (85727) were also noted. The layout of the gardens (22957) was seen to be relatively undisturbed, although some furnishings had been removed, demolished or had collapsed. Terracing (85732) was evident in the part of the gardens lying to the south and south-east of the house. Disturbance related to successive rebuildings of the hall in the late 19th and early 20th centuries, landscaping for the gardens, and works associated with the military occupation made it impossible to detect anything that might have been associated with the sub-medieval hall, or the moated site. It was also difficult to distinguish the various military and non-military elements in the vicinity of the hall site. Such was the scale of the invasive vegetation that it was impossible to undertake a truly comprehensive examination of the area. It was considered possible that sub-surface remains of the earlier house, or more likely the moat, might survive beneath foundation level of the Victorian structure or the grounds immediately around it.
Gresford, Old Wrexham Road, Bryn Y Groes Hall, photographic survey 2005	SJ3486754351	95070	Low	Photographic survey carried out in 2005.
Rosset, Burton Road, Barnfelde Cottages (Nos 1-3)	SJ3572054636	129553	Low	Photographic survey undertaken in 2013 ahead of development.

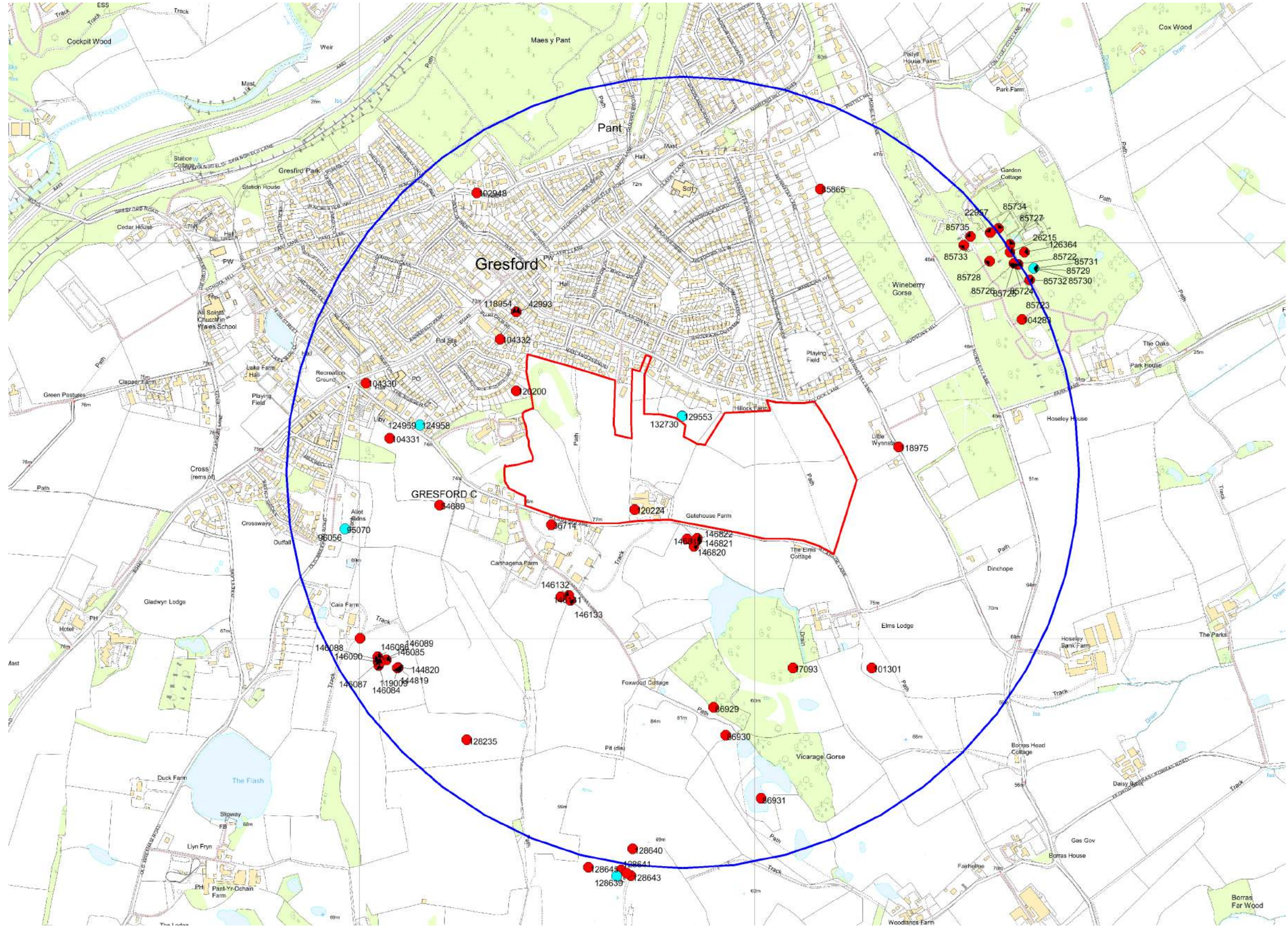
Listed buildings and RCAHMW

NAME	GRID REF	HER REF	LIST NO.	ENTRY	SIGNIFICANCE	DESCRIPTION
Greenbank	SJ 54362 35389	17679				A Grade II Listed cottage in the Orme style. Render, slate roof, rendered chimneys, single storey and single storey with attic. Butterfly type plan. Entrance elevation consists of gabled ranges at right angles with a low flat-roofed porch set in the angles flanked on either side by lower 2-window ranges. Porch has dentil cornice and a central door with upper sidelights. Swept up roofs at the gable ends and gables have dentil cornices which return a short distance at eaves level to suggest a pediment. Rear elevation: the V shaped taller range has gabled dormer windows with dentil decoration, left hand side has an entrance with steeply gabled porch with dentil cornice. A door is situated in the low attached left hand range. All windows have been renewed and are leaded and multipaned, some in Gothic style.
Gresford Drill Hall	SJ3505754614	415870	86114			Gresford Drill Hall opened on 10 November 1899 as the headquarters of E Company, 1st Volunteer Battalion, Royal Welch Fusiliers. The complex consists of two parts: the drill hall proper, a single-storey brick building with a capacity of 300 people, and
Pant Wesleyan Methodist Chapel, English Road, Chester	SJ35475494	7619	15748			Pant Methodist Chapel was built in 1822 and rebuilt in 1879 in the Gothic style with a side entry plan, local stone walls, Caernarvonshire slate roof and Minton tiled floor. RCAHMW, December 2009
Strode House	SJ350546	23420	15525			1725. Former hospital and school. Alterations and additions. 2 storey. Brick. Slate roof. Modern North addition. Boarded doors.
Chester Road 94; Laurel Bank	SJ35375487	26979	16314			Two-storey house said to date from the eighteenth century.
Horsley Hall, Gresford	SJ36565502	27368	18126			Horsley Hall, Gresford, is a house of 1875, enlarged in Jacobethan style 1907-12, with later alterations. It was sold for demolition in 1934

NAME	GRID REF	HER REF	LIST NO.	ENTRY	SIGNIFICANCE	DESCRIPTION
						and largely demolished in 1963. The building was set on site of an earlier timbered, moated house of c.1540 (p
Horsley Hall Doorcase, Gresford	SJ36565502	27369	18397			1. 1697, portland stone doorcase, pair of urns, pulvinate frieze, urns set in half domed niches at sides.2. May be gateway from the house in Great Buckingham Street, home to Peter the Great, that stood in the gardens (Nprn266396), removed 1978.
Plough Inn Hotel, Gresford	SJ35025466	27806	16316			A two-storey hotel with a 3-bay front elevation, with two gabled dormers to the left, and a larger gabled bay to the right. The entrance door is set within a gabled porch. Dentilled brickwork to all openings. Source: DE/DOM/SJ35SE, from a photograph
Westwood, Vicarage Lane, Gresford	SJ35295435	35573	16402			A 2-storey house with ashlar walls and a pitched slate roof. The main elevation has three finialed gabled bays, with a hipped bay window to the ground floor right, and a glazed porch to the centre. 12-pane sash windows throughout, with large keystones
Pant (1) Methodist Chapel (Wesleyan), Pant	SJ35775536	97212	16658			Built 1822 after 1878 the Chapel had ceased to function. By 1995 only a commemorative plaque was left. Status [2002]: demolished.
Pinfold Calvinistic Methodist Chapel;Pinford, High Street, Gresford	SJ34955469	97213	15891			Built 1843. Present status [2002]: unknown
Methodist Free Church (Methodist New Connexion), Vicarage Lane, Gresford	SJ35365433	97223	16650			Built 1836. Present status [2002]: unknown
Trewythen, Garden, Gresford	SJ3532954489	266397	14872			This garden is depicted on the Second Edition Ordnance Survey 25-inch map of Denbighshire XXII, sheet 13. Its main elements on that map include greenhouses, parkland, carriage drive, kitchen garden and sundial. C.H. Nicholas, RCAHMW, 15th August 2006.

NAME	GRID REF	HER REF	LIST NO.	ENTRY	SIGNIFICANCE	DESCRIPTION
Toll House, Marford	SJ3555	308313	15840			One and a half storey toll house in distinctive picturesque style. 2003.04.30/RCAHMW/SLE
Mosshall Neolithic Settlement, Gresford	SJ35605357	407908	70735			Excavations in advance of an extension to the Borrass quarry by Clwyd Powys Archaeological Trust in spring/summer 2008 revealed remains of pits and settlement dating to Neolithic times. Excavations recorded during RCAHMW aerial reconnaissance on 1st July

APPENDIX 2: Figures



- Notes**
- Do not scale this drawing. All dimensions must be checked/verified on site. If in doubt ask.
 - This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
 - All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
 - Any discrepancies noted on site are to be reported to the engineer immediately.
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Key Plan

- PROPOSED DEVELOPMENT SITE
- 1000m SEARCH BUFFER
- MONUMENTS
- EVENTS

Issues & Revisions				
Rev	Date	Details of issue / revision	Drw	Rev
P1	01/01/00	PRELIMINARY ISSUE	ZH	XX

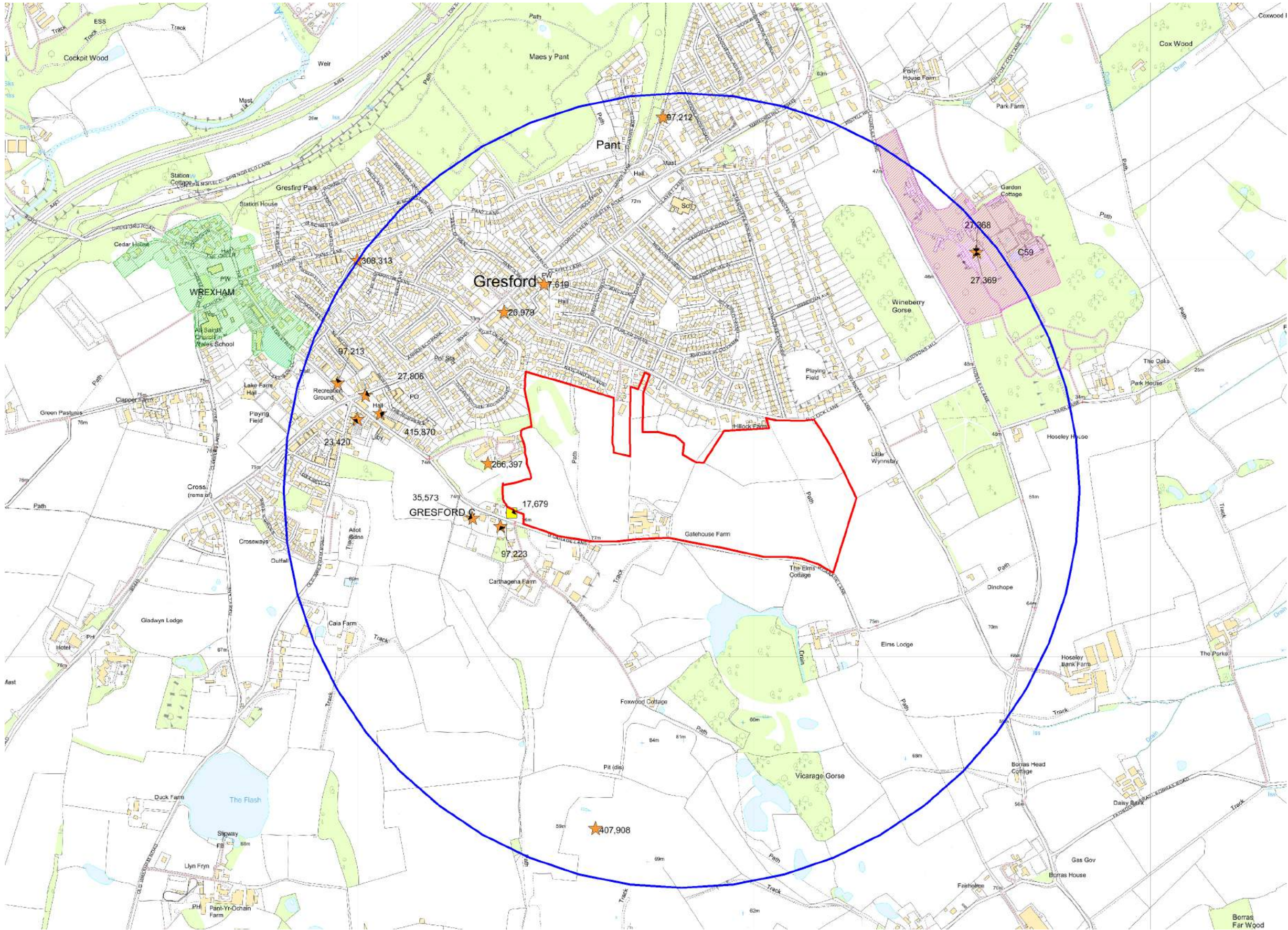
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Client			
Drawn:	K. Moon	Reviewed:	XXXX
BWB Ref:	XXX 0000	Date:	09/09/19
Scale:	A3:	1:10,000	

Project Title	
Gresford, Wrexham	
Drawn Status	FINAL

Drawing Title	
Fig.2. Plan showing the Site, the study area boundary, events and monuments	
Project - Originator - Zone - Level - Type - Role - Number	Status Rev
ABC/123/100	



- Notes**
- Do not scale this drawing. All dimensions must be checked/verified on site. If in doubt ask.
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Key Plan

- PROPOSED DEVELOPMENT SITE
- 1000m SEARCH BUFFER
- PARKS AND GARDENS
- CONSERVATION AREA
- LISTED BUILDINGS
- RCAHWM RECORDS

Issues & Revisions				
Rev	Date	Details of issue / revision	Dwn	Rev
P1	01/01/00	PRELIMINARY ISSUE	ZH	XX

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Client		Project Title	
		Gresford, Wrexham	
Drawn:	K. Moon	Reviewed:	XXXX
BWB Ref:	XXX 0000	Date:	09/09/19
Scale:	A3:	1:10,000	

Drawing Status		Drawing Title	
FINAL		Fig.3. Plan showing the Site, the study area boundary, Conservation Areas, Parks and Gardens, Listed Buildings and RCAHWM Records	
Project - Originator - Zone - Level - Type - Role - Number		Status Rev	
ABC/123/100			



Fig. 4. An extract from the Township map of the Parish of Gresford of 1843, showing the proposed development site (not to scale)



Fig. 5. An extract from the Map of the lordship of Merford and Hoseley of 1844, showing the proposed development site (not to scale)



Fig. 6. An extract from the OS Map (Flintshire XVIIa.SW) of 1900, showing the proposed development site (not to scale)

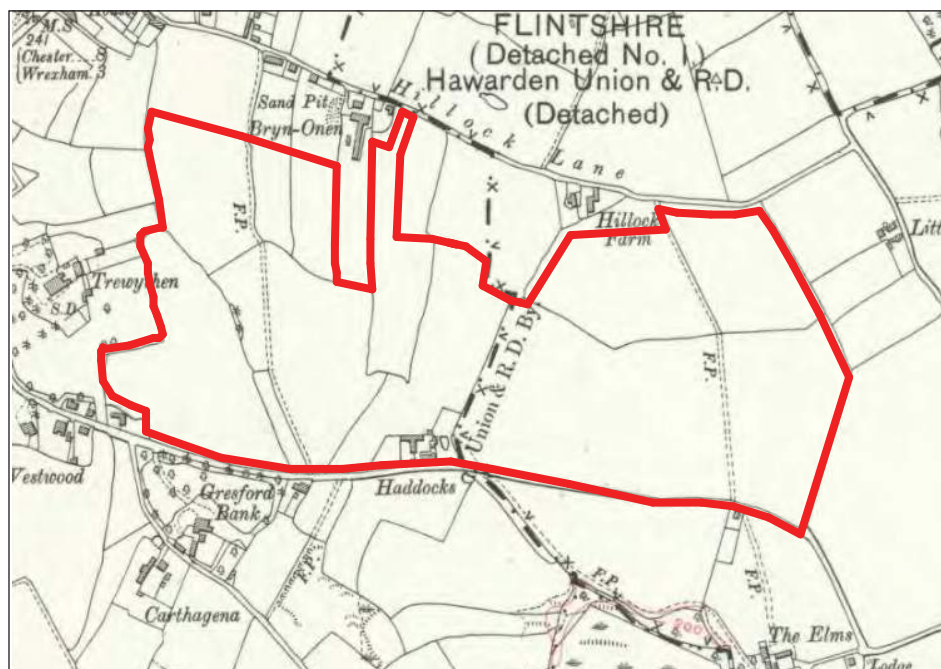


Fig. 7. An extract from the OS Map (Denbighshire XXII.SW) of 1914, showing the proposed development site (not to scale)

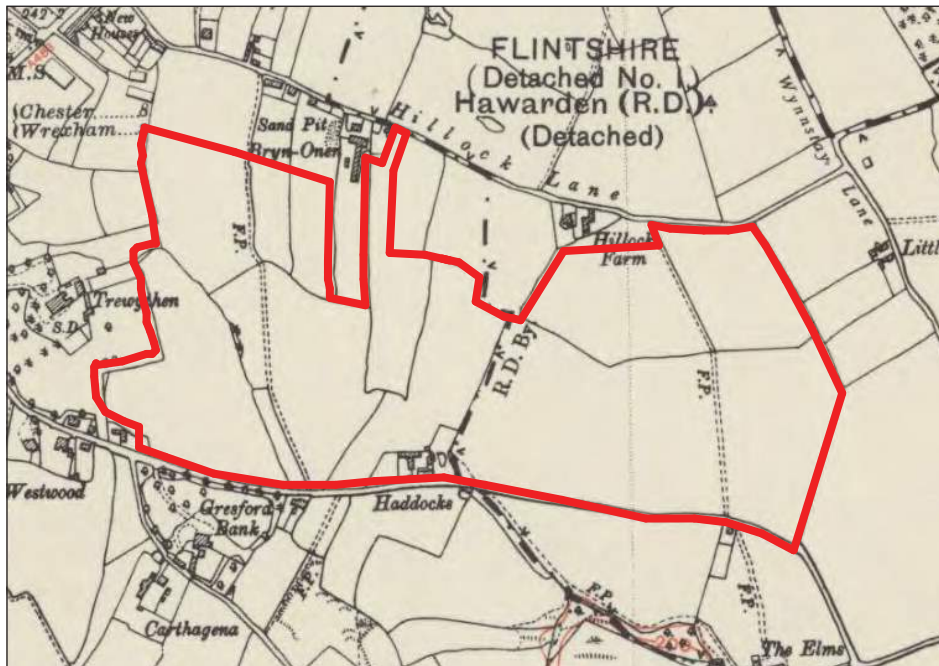


Fig. 8. An extract from the OS Map (Denbighshire XXII.SW) of 1948, showing the proposed development site (not to scale)

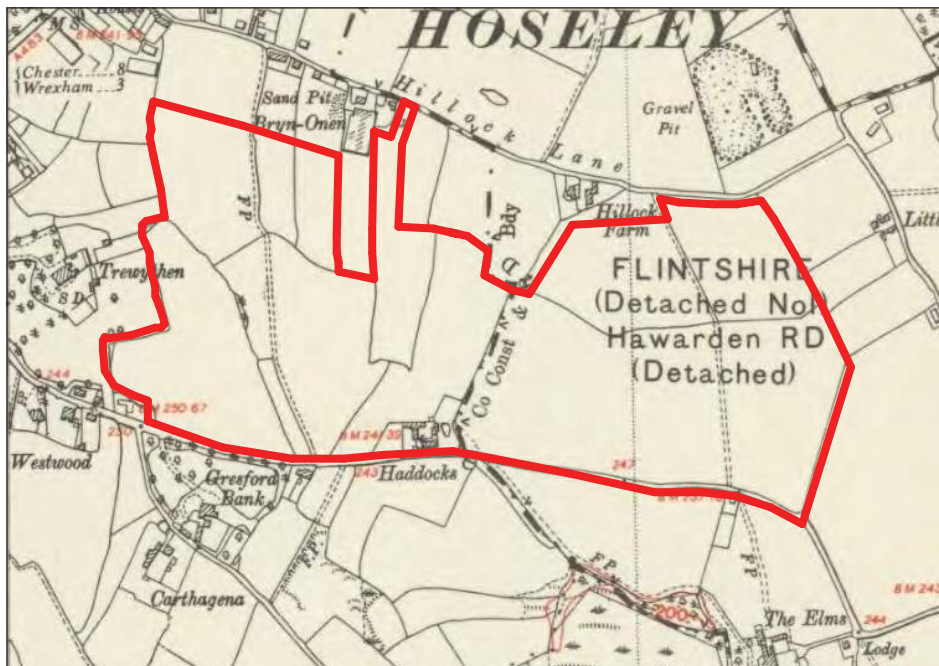


Fig. 9. An extract from the OS Map (Denbighshire XXII.SW) of 1954, showing the proposed development site (not to scale)

APPENDIX 3: Photographs



Plate 1. General view from rear of Nayland Avenue, looking south, showing steep slope



Plate 2. General view from rear of Nayland Avenue, looking south.



Plate 3. General view of eastern part of the Site, looking east, from eastern footpath



Plate 4. General view of eastern part of the Site, looking north-west, from south-east corner



Plate 5. General view of eastern part of the Site, looking south, from eastern footpath



Plate 6. General view of western part of the Site, looking east, from western footpath



Plate 7. General view of the Site from Vicarage Lane, looking north towards Nayland Avenue



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