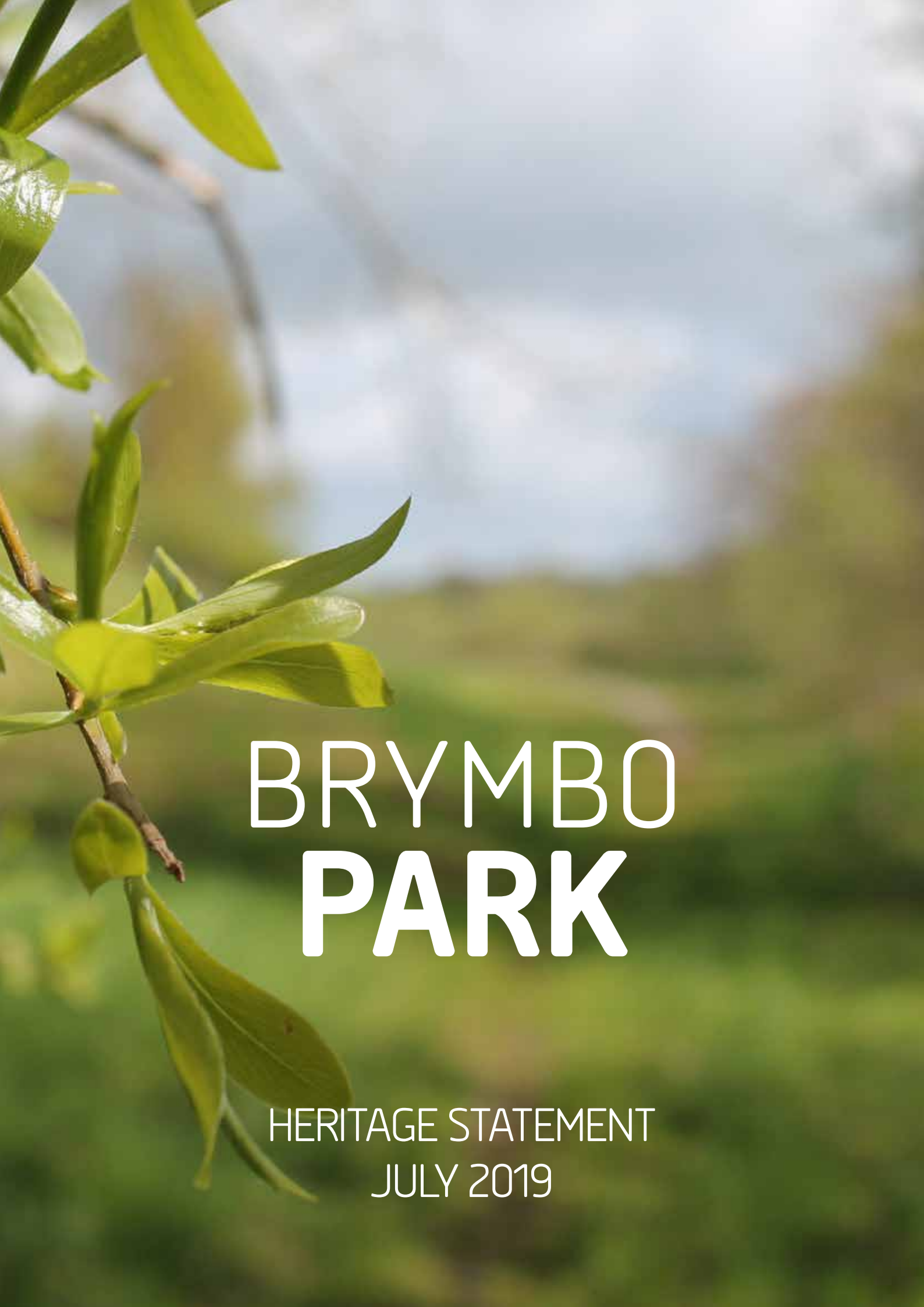




BRYMBO **PARK**

HERITAGE STATEMENT
JULY 2019

Heritage Statement
Land at former Brymbo Steelworks
Brymbo
Wrexham

Project Ref:	27968/A5/P1/CM/SO	27968/A5/P1/LK/SO	27968/A5/P1/LK/SO	27968/A5/P1/LK/SO
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1.0 INTRODUCTION

- 1.1 Barton Willmore has been instructed by Brymbo Developments Ltd (BDL) to prepare a Heritage Statement who are seeking outline planning permission for up to 450 dwellings (Class C3 use), provision of a primary school (2-form entry), small district centre comprising up to 1,395sqm of Class A1 Retail, up to 372sqm of Class A3 Restaurant/Public House, up to 465sqm of Class D1 use, multi-functional green infrastructure, including children's play areas and informal open space, surface water attenuation, vehicle accesses, car parking, engineering works, public footpaths and hard and soft landscaping, underground services, and all ancillary and enabling works, with all matters reserved except for vehicular access from Brymbo Road ("the Site").
- 1.2 The site is located within the administrative area of Wrexham County Borough Council (WCBC) and forms part of the wider land holding associated with the former Brymbo Steelworks, some of which has already been significantly redeveloped. The site covers an area of approximately 32.59 hectares of former industrial land which has been remediated and regraded, formed of two district areas separated by a steeply sloping bank. The much older Brymbo Ironworks area, which is not part of the planning application area, contains one of the two referenced Scheduled Monuments and the Grade 2 Listed Building. The other Scheduled Monument lies to the west of the Ty Cerrig area.
- 1.3 The proposals are for a mixed-use masterplan-led redevelopment across the site including new infrastructure and landscaping.
- 1.4 There are no designated historic assets contained within the application site, however several are identified in the surrounding landscape that have the potential to be affected by the proposed development. For the avoidance of doubt, this Heritage Statement does not consider below ground archaeology or the archaeological potential of the site, which is considered in the accompanying archaeological assessment.
- 1.5 Listed buildings are statutorily protected through sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Historic Environment (Wales) Act 2016. With respect to listed buildings, section 16 and 66 of the 1990 Act requires local planning authorities to have special regard to the desirability of preserving their significance, including the contribution made by their setting, when determining applications for listed building consent and planning permission respectively.

- 1.6 The Ancient Monument and Archaeological Areas Act 1979 is the most recent legislation affording statutory protection to sites and monuments of archaeological importance in Great Britain. Its provisions afford protection to scheduled monuments and any other monument considered by the Secretary of State to have sufficient historic, architectural, traditional, artistic or archaeological interest.
- 1.7 Planning Policy Wales 10 (PPW10) (2018) sets out the national planning policy framework for Wales, with Chapter 6 covering the historic environment. This should be read in conjunction with Technical Advice Note 24: The Historic Environment (TAN24) (2017). Paragraphs 6.1.8 and 6.1.9 of PPW10 guide that there is a collective responsibility to ensure that the preservation of the historic environment is considered at the earliest stages of the planning process and that decisions affecting the historic environment must consider fully the impact of the proposals on the significance of any affected historic assets. This is the purpose of this Heritage Statement.
- 1.8 This Statement has been informed by a site visit undertaken on 25 October 2018 together with desk-top research including a review of the historic Ordnance Survey (OS) plans.
- 1.9 The assessment of significance follows the heritage interest-led approach advocated in TAN24, comprising evidential, historical, aesthetic, and communal values. This has been guided by the definitions provided in the Cadw document "Conservation Principles for the Sustainable Management of the Historic Environment in Wales" (2011). The assessment of the contribution made by the setting of the historic assets follows the staged assessment approach set out in the Cadw guidance document "Setting of Historic Assets in Wales" (2017).

2.0 SITE CONTEXT

- 2.1 The red line boundary shown in Figure 1 defines the extent of “the Site”. The Site is accessed from Phoenix Drive and covers an area of approximately 32.59 hectares of former industrial land, which itself, forms part of the wider land holding associated with the Brymbo Steelworks, some of which has already been redeveloped.
- 2.2 The Site is formed of two distinct area separated by a steeply sloping bank. The upper most area is known as Ty Cerrig, forming the western portion of the Site and was previously the site of Brymbo Hall which sat within a landscaped parkland. The Hall and parkland were wiped away by the National Coal Board in the early 1970s and the land was used for a further phase of opencast mineral extraction. The site is presently characterised by open fields separated by hedgerows with strong lines of taller mature coniferous planting. The site to the east, consists of large parcels of remediated land

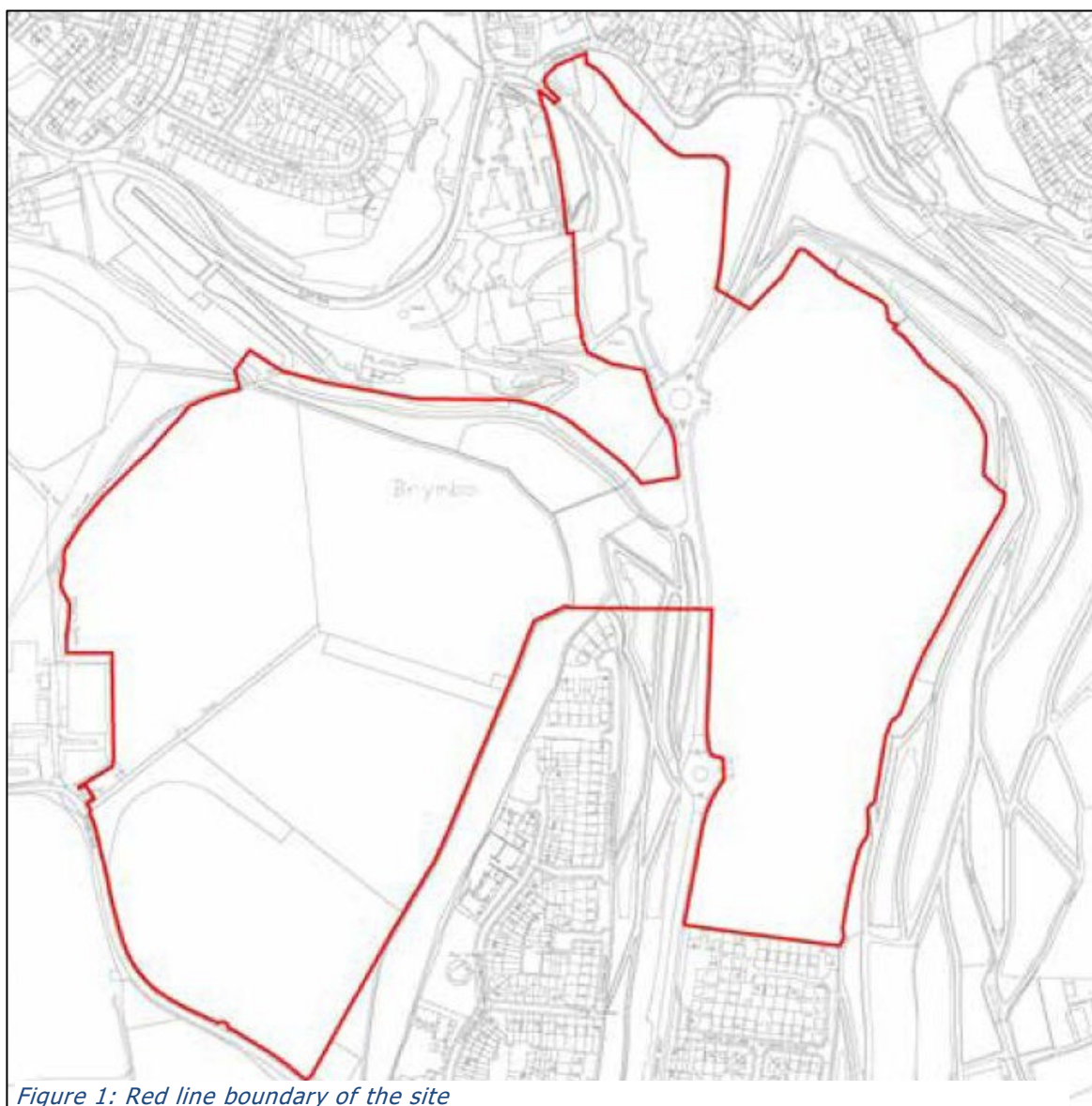


Figure 1: Red line boundary of the site

where major infrastructure has already been installed through new drainage and a spine road which runs from north to south. This area comprises the former Brymbo Steelworks which was the subject of a large land reclamation project in the early 2000s. Existing residential housing developed as part of the ongoing Brymbo Masterplan immediately adjoins the southern boundary of the Site. The bank which separates the two areas of the site has been planted with woodland species and has an extensive network of informal pathways.

- 2.3 The former Brymbo Ironworks site is located to the northwest of the Site, as shown on the above plan. The wider proposals for this area, led by the Brymbo Trust as part of their own vision, include works to the former ironworks to create a new Heritage Hub and stewardship of the Fossil Forest through a new visitor's centre, which is proposed to be funded through a Heritage Lottery Fund scheme.

Historic Assets

- 2.4 There are no designated historic assets within the site boundary and the site is not within a Conservation Area.
- 2.5 WCBC has not prepared or adopted a List of Local Historic Assets or similar. A desktop search of the Historic Environment Record shows a number of entries relating to archaeological remains within the site boundary; these will be considered within the accompanying archaeological assessment.
- 2.6 The following designated historic assets have been identified through site survey work and desktop research as having the potential to be affected by development. Full list descriptions are provided in Appendix 1:
- Brymbo Ironworks: Early Blast Furnace, Cast House & Foundry – Scheduled Monument (DE202)
 - Offa's Dyke: Section South of Brymbo Colliery – Scheduled Monument (DE185)
 - Former Agent's House at site of Brymbo Ironworks – Grade II* listed building (Reference: 1731)
- 2.7 A number of other designated historic assets were identified through desk-top research. However, following the site visit it was considered that as a result of the landscape and topography surrounding the Site that only the historic assets noted above have the

potential to be affected by the proposed development. No additional assets have been assessed at this time.

Brief History of the Site

- 2.8 The settlement of Brymbo first appears in the archival record in 1339, the name is believed to derive from the Welsh 'Bryn baw' meaning 'mud hill'. Early settlement in the area consisted of a township and a number of scattered settlements. As far back as the 15th century the area was associated with coal mining with rights to dig being granted as early as 1410. The earliest coal pit in the area is believed to have been sunk on the common land at Harwood, at the centre of the current village at the end of the 15th century. By the 1600s, records in the area reference occupations of residents as 'collier' suggesting that there were professional miners operating in the area at this time.
- 2.9 The late 18th century saw an expansion in coal mining in the area around Brymbo. John Wilkinson saw the potential in the lands around Brymbo Hall and purchased the estate in the 1790s. He continued to industrialise the estate throughout the 18th century, sinking mines to provide coal and iron ore to supply his ironworks. By the mid-1800s there were over 40 coal pits on the Brymbo Hall estate. Construction of the ironworks began in 1795 and the No.1 Furnace is one of the earliest structures to survive on the site; constructed in 1796. The first recorded output of iron from the site at the end of the first operating year was 884 tonnes.



Figure 2: View west towards No.1 Furnace as it stands today

- 2.10 Wilkinson died in 1808 and the ironworks were passed to a trust. In 1818 John and James Thompson are recorded as renting the ironworks and they operated the site until 1842. The 19th century saw rapid industrialisation in the area and the ironworks continued to grow in size. In 1842 the works were acquired by the Scottish engineer Henry Robertson and in 1846 under his direction the 'Brymbo Company' was formed. The works were then managed by William, Henry and Charles Darby and the next 40 years saw huge changes on the site including the construction of new blowing engines, hot air stoves and alterations to the foundry. In 1872 blast furnace No.3 was constructed with a Haigh Blowing Engine to increase output. The extent of the Iron Works can be seen clearly on the 1873 Ordnance (OS) map of the area (Appendix 2, Fig.1). Robertson pioneered UK steel production on the site and ensured the survival of the steel works well into the 20th century.
- 2.11 Brymbo Hall and its associated parkland were located to the southwest of the ironworks site; built in 1624 for John Griffith, the house was reputedly built to the designs of Indigo Jones, although there is little archival evidence to support this claim. The estate was purchased by John Wilkinson in 1792 for the sum of £14,000 and the house remained associated with the ironworks throughout the late 18th – early 19th century. The house was later occupied by the Darby family who were appointed as managers of the ironworks in 1846. By the 1930s the house was unoccupied and fell into a state of disrepair. Used by the military during World War II, the house was eventually demolished in the late 20th century. The site of the house, now the Ty Cerrig area, was used for opencast mining in the 1970s when it was subsequently back-filled and returned to agricultural use.
- 2.12 The 19th century also saw the expansion of the existing settlement of Brymbo, which was built to house the growing number of miners and ironworkers employed locally. Henry Robertson oversaw the bringing of the railway to the village, forming the 'Brymbo Mineral & Railway Company'. The project took some time to get off the ground and the railway reached Brymbo in 1847, providing much more efficient means of transporting goods to and from the works, with spurs to the north where the later furnaces were stoked from above.



Figure 3: View looking northeast from above the ironworks site

- 2.13 The late 19th century began to see a move away from iron production toward steel, and an experimental steel furnace was erected on the site in 1883. The results were impressive, and Robertson took the decision to diversify. The Brymbo Steel Company was founded and began operations in 1885. In 1894 No.1 Furnace was decommissioned and No.4 Furnace was constructed. By the 1930s steel production was the focus of production at the works and the early 20th century saw the continued production of steel on the site.
- 2.14 The outbreak of war in 1914 saw the works taken over by the Ministry of Munitions when they were commissioned for the production of specialist steel for the military. Following the war, the steelworks fell on harder times with the Miners' Strike (1921), General Strike (1926) and the Great Depression (1929-32) all taking their toll. The steelworks went into administration and closed its doors in 1932.
- 2.15 In 1933 Sir Henry Robertson bought the works out of administration and diversified production, securing contracts with companies such as Rolls Royce and the Air Ministry to supply specialist steel for aircraft engines. During World War II the steel works employed a number of local women and following the war the steelworks continued to increase steel production. In 1956 the steelworks, under the ownership of Guest, Keen and Nettleford Ltd (GKN), underwent large scale expansion to the east of the historic ironworks works area. This led to the creation of a vast man-made plateau formed with the slag wastes from the steelmaking process; allowing the construction of new melting works, filling the width of the valley and resulting in the loss of most of the settlement of Lodge. This expansion is shown on the 1963 OS map of the area (Appendix 2, Fig.2).



Figure 4: Aerial view (looking south) of the Brymbo Steelworks in the 1980s

- 2.16 The nationalisation of the steel industry in the later 20th century saw the site become part of British Steel. The 1980s saw a falling demand for steel from British industries and increased competition from European markets resulting in difficult times for the steelworks. The decision of British Steel to invest in their Rotherham steelworks was the beginning of the end of steel production at Brymbo. The steelworks were finally closed in September 1990. The extent of the steelworks at the time of closure is shown on the 1991 OS map (Appendix 2, Fig.3).
- 2.17 The site was subsequently purchased by BDL and the project, now circa 21 years in development, has seen the company provide significant investment in already realising large scale remediation (part with Welsh Development Agency Grant Aid) and implementation of infrastructure. Residential and commercial planning permissions have been established during this time, with the overall objective of securing a masterplan led redevelopment across the site, between the existing settlements of Brymbo to the north, and Tanyfron to the South, linked by a new central spine road.
- 2.18 BDL has positive intent to provide for the long-term stewardship of the heritage assets on site, which is being taken forward through the Brymbo Heritage Trust (formed in 2017), which has charitable status.



Figure 5: View of the current site



Figure 6: New housing built in the south of the former steelworks site through the previous Masterplan for the site

3.0 HERITAGE DECISION-MAKING FRAMEWORK

Legislative Framework

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

Local Planning Policy

Wrexham Unitary Development Plan 1996 to 2011 (WUDP)

- 3.2 The WUDP was adopted in 2005 but is now out of date, and the heritage policies are not saved.

Draft Wrexham Local Development Plan 2 – 2013 to 2028 (WLDP2)

- 3.3 The Draft WLDP2 was submitted for examination to the Welsh government on 30 November 2018. However, as the Plan is not yet adopted and can only be given limited weight. Policy SP16 (Historic and Cultural Environment) states:

“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.”

National Planning Policy”

Planning Policy Wales 10th Edition 2018 (PPW10)

- 3.4 PPW10 sets out government planning policy. Chapter 6 sets out policies for conserving and enhancing the historic environment. This Section sets out the objectives of the Welsh government in order to conserve and enhance the historic environment, ensuring that due consideration is given to historic assets through the planning process.
- 3.5 Paragraphs 6.1.10 – 6.1.13 relates specifically to listed buildings, outlining the need to secure sound economic futures for historic buildings. The policy recognises that the optimum viable use of the building may no longer be the use for which it was originally intended but that proposals should protect and enhance the special characteristics of such buildings. The policy also sets out the requirement for applicants to fully justify their proposals, demonstrating a clear understanding of the significance of the listed building and the impact of any proposals on said significance.
- 3.6 In regard to archaeological remains, paragraphs 6.1.23 to 6.1.25 guide that where development has the potential to impact archaeological remains or their settings, then these remains should be retained in situ and an assessment undertaken to understand the impact of the proposal.

Other Material Considerations

Planning Policy Wales Technical Advice Note 24: The Historic Environment – 2017 (TAN24)

- 3.7 TAN24 should be read in conjunction with PPW10. The purpose of TAN24 is to provide guidance on how the historic environment should be considered in the plan making and decision-making process.
- 3.8 The document sets out the need for applicants to prepare robust Heritage Impact Assessments to accompany applications affecting historic assets. It guides that Assessments should be proportionate to both the significance of the asset and the impact of change proposed.

- 3.9 Where development proposals affect the setting of a scheduled monument, the Local Planning Authority is required to consult the Welsh Ministers on the proposals. In regard to setting, the document guides that there are several factors that may affect the setting of a historic asset including; inter-visibility, noise, tranquillity, natural or landscape features.
- 3.10 The document also reiterates the principles set out in PPW10 in regard to archaeological remains and listed buildings, which in the interest of brevity are not repeated here.

Cadw: Conservation Principles for the Sustainable Management of the Historic Environment in Wales – 2011 (CPHE)

- 3.11 CPHE was published by Cadw to provide guidance on assessing the potential impacts of a development proposal on the significance of any historic asset/assets and to assist in decision-making where the historic environment is affected by the planning process.
- 3.12 The document sets out six principles for the management of the historic environment in Wales. It reiterates the importance of understanding the significance of historic assets early in the development process and sets out the four component values that should be considered; Evidential, Historical, Aesthetic and Communal.
- 3.13 It also guides that adverse impacts to historic assets should be eliminated or minimised where possible but recognises that it is often necessary to balance the impacts against the benefits of a proposal. It also provides more detailed advice and guidance in respect to how the principles can be applied in practice, considering issues such as maintenance, repair and intervention.

Cadw: Setting of Historic Assets in Wales – 2017

- 3.14 Setting of Historic Assets in Wales provides an explanation of setting, and how it can contribute to the significance of historic assets. The document sets out a four-stage approach to assessing the impact of development proposals within the setting of historic assets.
- 3.15 The stages are set out in the document:
- 1) Identify the Historic Assets**
 - 2) Define and Analyse the Setting**
 - 3) Evaluate the Potential Impact of Change or Development**

4) Consider Options to Mitigate the Impact of a Proposed Change or Development

Cadw: Heritage Impact Assessment in Wales – 2017

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

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

4.0 STATEMENT OF SIGNIFICANCE

Definitions

- 4.1 The significance of historic assets is described in TAN24 as:

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

- 4.2 CPHE ascribes four heritage values which need to be understood before the significance of a historic asset can be assessed; Evidential, Historical, Aesthetic and Communal. Within the document further clarity is provided as to the definition of these values which is set out below:

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

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

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

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

4.3 The setting of a historic asset is described in TAN24 as:

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

4.4 As noted previously, there are no designated historic assets within the boundary of the application site. The evidential, historic, aesthetic and communal interests of the buildings identified in Section 2 are considered below in turn together with the contribution made by their setting.

Statement of Significance

Brymbo Ironworks: Early Blast Furnace, Cast House & Foundry – Scheduled Monument (DE202)



Figure 6: View towards Brymbo Iron Works from Heritage Way

- 4.5 As a scheduled monument, "Brymbo Ironworks: Early Blast Furnace, Cast House & Foundry" is considered to be of very high significance.
- 4.6 The schedule description states that this industrial monument dates from the 18th and 19th centuries and is focused on a blast furnace that is on the site of earlier industrial remains. The furnace consists of a rectangular masonry stack enclosing the furnace interior where the iron was smelted. To the south is a contemporary cast house, a foundry and beyond that a stone building known as the pattern maker's shop.
- 4.7 In terms of evidential value, the monument has the potential to enhance our knowledge of 18th and 19th century industrial practices and technology. It retains significant archaeological potential, with a strong probability of the presence of associated features and deposits. The structure itself may be expected to contain evidence and information concerning chronology and building techniques. The evidential value is considered to be very high.
- 4.8 In terms of historic value, the monument provides tangible links to the past industrial uses of the site which are of national importance, as well as links to the people who created it and worked there. It is one of the earliest intact furnaces from the industrial revolution and creates a clear link to the events of the industrial revolution. The historic value is considered to be very high.
- 4.9 In terms of aesthetic value, the functional aesthetic of the exterior demonstrates early-19th century industrial technology and design, with its dressed sandstone block construction being both practical for its intended purpose and showing an aspiration to create an impressive and visually pleasing appearance. The furnace, cast house and foundry form part of a larger ironworks that given its position within the hillside, demonstrate the wealth and importance of the industry within the local area. The aesthetic value is considered to be high.
- 4.10 In terms of communal value, the Brymbo Ironworks and Steelworks site and its industrial remains form an intrinsic part of the collective memory and local culture of the village of Brymbo and the surrounding area. The village of Brymbo and nearby settlements grew to house the workforce created by this large industrial site which was the dominant employer in the area, so many local people either worked at the site or know someone who did. The communal value is considered to be very high.

Setting

- 4.11 In terms of setting, the blast furnace and associated industrial structures form an important group, which includes various buildings and structures associated with the historic use of the site. The immediate setting of the blast furnace is defined by its location within the hillside with largescale manmade features such as the 'charge wall' against which previously stood the four blast furnaces.
- 4.12 The blast furnace and associated structures are bounded by the topography that rises steeply to the north, west, and south, with the man-made plateau to the east (forming part of the site). This plateau was formed over time from the waste products of the ironworks and steelworks, and the steelworks were extended over it through the course of the 20th century. As a result, historically this plateau was densely developed for industrial purposes associated with the steelworks.
- 4.13 Historically, the land to the east of the monument would have formed part of the wider industrial landscape associated with the ironworks. The area was used for the disposal of waste materials from the works which was then later developed to house the modern steelworks. When the modern buildings were demolished in the 1990s, the area became more open in character, and the man-made plateau has now been regraded. This enables long-distance views across the wider landscape and towards Brymbo Village to the east. However, these views do not add to an appreciation of the historic asset within its wider landscape context and are considered to make a minimal contribution to the significance of the monument.

Offa's Dyke: Section South of Brymbo Colliery – Scheduled Monument (DE185)

- 4.14 As a scheduled monument, "Offa's Dyke: Section South of Brymbo Colliery" is considered to be of the highest significance.
- 4.15 The schedule description states that the monument consists of the remains of a length of Offa's Dyke, a presumed 8th century AD defensive bank and ditch. It consists of a stretch of bank, with a ditch on the western side. A counterscarp (raised bank) may be visible on the west side of the ditch in places. The historic OS plan from 1873 for the area around Brymbo shows that coal and iron mining was being undertaken around and across the monument, along with associated railway.
- 4.16 In the mid-20th century an electricity substation was erected immediately to the west of the monument, abutting it and even perhaps destroying part of it. This electricity

substation was then later extended around the time that Brymbo Hall was demolished. Opencast mining took place on land at Ty Cerrig to the east of the electricity substation surrounding the monument during the 1970s and 1980s. By the late-1970s the opencast mining to the east of the monument had ceased and the land was restored and returned to an agricultural use. An entry dated 1990 for this stretch of Offa's Dyke on Archwilio, the Historic Environment Record for Wales, describes this section of the Dyke as being a:

"Neglected stretch of dyke. Bank survives to be c.2.3m in height in places. Ditch obscured by track and refuse dumping."

- 4.17 Heritage significance is derived from four heritage interests; aesthetic, communal, evidential, and historic. Not all assets derive their significance from all four interests. The assessment below identifies the aesthetic and communal interests of the monument to be less relative to other interests; however, that is not to conclude that the overall significance of the monument as a whole is not exceptional as recognised by its designation as a Scheduled Monument.
- 4.18 In terms of evidential value the monument is of the highest importance for its potential to enhance our knowledge of early medieval defensive organisation and settlement. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. The dyke is a small part of a substantial linear cluster of monuments and their importance is further enhanced by their group value. The evidential value is considered to be very high.
- 4.19 In terms of historic value, the monument provides a tangible link to past events and people. The historic value is considered to be high.

Setting

- 4.20 The immediate setting is of mature vegetation and trees, with agricultural fields to the east and west, and the mid-20th century substation abutting its southern edge. The wider setting of the dyke has changed greatly over time from being a defensive structure in a rural setting, to being within land associated with the demolished Brymbo Hall, to being within an industrial setting with mining and associated railways to the north and west, and opencast mining to the east in the 1970s and 1980s, to returning to a mostly rural setting in the early-1990s aside from the electricity substation.

***Former Agent's House at site of Brymbo Ironworks – Grade II* listed building
(Reference: 1731)***



Figure 7: Agent's house

- 4.21 As a Grade II* listed building, the Former Agent's House is considered to be of very high significance.
- 4.22 The list description states that the property dates from the 18th century and is the only surviving building "which can be proved to be original to John Wilkinson's establishment of the Brymbo Ironworks". It is described as being a rare survival of an agent's house at an 18th century ironworks. By the 1870s the building has become a store house with a water tank built alongside it for the use of the railway.
- 4.23 The current building is one-room-deep, two-storey and three-bays, set on the hillside facing north. Its position on the hill commands views over the former Ironworks site, reinforcing this historic link between the two historic assets. Originally constructed as a two-bay dwelling, the property was extended to the west in the early 1800s; as shown by a straight-joint running up the principal elevation.
- 4.24 At the time of listing it is stated to have had large casement windows and a hipped slate roof, however it should be noted that the windows have since been boarded up and the roof replaced with corrugated steel.

- 4.25 A lean-to on the eastern gable was likely originally the counting house and exists as shown on a plan of 1812. An extension on the western gable has been demolished, and the wall has been patched where it opened directly into the adjacent structure. On the west elevation large double doors have been inserted, likely associated with the previous storage use. Whilst no internal access was possible, according to the list description internally the building is entirely open at ground and first floor levels, with the first floor removed at the western end.
- 4.26 The assessment below identifies the evidential and historic interests of the asset to be less relative to other interests; however, that is not to conclude that the overall significance of the asset as a whole is not high as recognised by its designation as a Listed Building.
- 4.27 In terms of evidential value, the building provides a tangible link to the industrial development of Brymbo Ironworks and the surrounding area. The building is one of the earliest surviving on the site and dates from Wilkinson's Ironworks. Built on a hill, overlooking the site, the building was constructed as an Agent's House, it is also believed to be the building where employees would collect their wages. The form and location combined with the use of high-quality stone illustrates the importance of the Agent at this time.
- 4.28 The building is considered to be of some evidential value as a result of the extensive alterations that have been carried out. Whilst the external appearance remains discernible, the buildings functional relationship with the remaining Ironworks site is no longer clearly defined.
- 4.29 The building is the only surviving building, other than the furnace, that survives from the 18th century ironworks and is a rare example of its kind within the wider historic environment. The building dates from the period of Wilkinson's development of his Ironworks on the site. Wilkinson is a notable figure in the development of Brymbo and his purchase of the estate was seen as a catalyst for change. His development of the Ironworks and Brymbo Hall resulted in a number of industrial buildings and structures appearing in the surrounding landscape. The survival of buildings on the site that date from this time of expansion and technological innovation and the agent's house is therefore considered to be of high historic value.
- 4.30 In terms of communal value, the buildings' link to the Brymbo Ironworks and later Steelworks is an important aspect of the story of the local community, which grew around the various nearby industrial uses. The communal significance is considered to be high.

Setting

- 4.31 In terms of setting, the agent's house is set on the hillside overlooking the Brymbo Ironworks. The hillside falls away to the north with steps leading down to the main ironworks site below and allowing for long views across the industrial landscape directly associated with the listed building. The land rises steeply to the south, providing a sense of enclosure to the rear of the building.
- 4.32 The long views to the east/north-east form an important aspect of the original design of the building, which utilised its elevated position on the hillside to provide an imposing outlook. These long views are considered to be of high significance to the listed Former Agent's House in the way it was designed to survey the land below. Directly in front of the building is the route of the former Brymbo Colliery railway, which provides a further link to the complex industrial development of the site, and this contributes to the multi-layered setting of a dwelling on a steep hillside location within an industrial landscape.

5.0 PROPOSED DEVELOPMENT

- 5.1 The application seeks outline planning permission for up to 450 dwellings (class C3 use), provision of a primary school (2-form entry), small district centre comprising up to 24,000 sqft of Class A1 Retail, Class A3 Restaurant/Class A4 drinking establishment, Class D1 use, multi-functional green infrastructure, including children's play areas and informal open space, surface water attenuation and vehicle accesses, car parking, engineering works, public footpaths and hard and soft landscaping, underground services, with all matters reserved except for vehicular access from Brymbo Road.



Figure 8: Indicative layout plan

- 5.2 The following text is extracted from the Design and Access Statement supporting the planning application and is provided to help provide an understanding as to the illustrative philosophy for the proposed development.
- 5.3 *A strong placemaking approach is the fundamental underpinning idea for the Brymbo Park Masterplan. This is centred around the creation of a new local mixed-use hub with a primary school, health centre, and a range of retail facilities which front onto a new village green. This space will be the heart of the neighbourhood. Development blocks are typically sized to allow for houses with back gardens abutting each other to ensure buildings front onto streets to create an animated and safe environment that is overlooked and naturally surveilled. A larger parcel is provided for the mixed use block to accommodate concealed servicing areas for retail to avoid conflicting frontage relationships with adjacent dwellings. A continuous frontage is created along Phoenix Drive with outward facing residential dwellings to maintain a domestic scale and identity along this street and signal the approach to the new small district centre.*
- 5.4 *A 'High Street' is created on an east-west axis to connect the future Heritage Hub and Fossil Forest buildings to the Neighbourhood Centre and pedestrian promenade along the eastern edge of the Site. A new raised table is provided along Phoenix Drive to give pedestrians priority and a safe means of crossing easily between these uses. General traffic is removed from the street adjacent to the primary school to create a seamless public space between the school and village green enabling a safe space for students to be dropped off, collected by their parents and to access the shops.*
- 5.5 *A single north-south street connected to Phoenix Drive is created for the lower development platform as the main organising spine and vehicular access route to the village heart. Development blocks extend perpendicularly from the spine to create local east-west streets. Subtle changes in direction are introduced along this street to restrict vehicular speeds and create a sense of journey to the small district centre.*
- 5.6 *Local accent and landmark buildings provide interest and creates an attractive and varied townscape along this spine. Collectively this framework provides a legible street network that is easy to navigate and move around. To make the most of the picturesque setting to the east, houses are oriented with their fronts towards the view and the promenade. Houses are positioned in a 'faceted' arrangement to create widenings along the promenade to provide small play spaces and vantage points for pause and relaxing.*
- 5.7 *A contrasting landscape led approach is taken for Ty Cerrig to respond to its sensitive landscape setting and to incorporate existing mature hedgerows and tree belts.*

- 5.8 *These existing landscape assets and restrictive ground conditions create the organising structure for this neighbourhood. The resulting pattern is small residential clusters nestled within a patch work of orchards and local 'greens'. The network of landscape spaces will create a verdant and attractive place to live and allow dwellings to be sensitively integrated into the landscape.*
- 5.9 *A linear set of steps is used to visually and physically connect Ty Cerrig to the Neighbourhood Centre and the 'Village' on the plain. This street is framed by houses on either side which is terminated by the primary school to the east and accent building to the west. A network of accessible ramps and supporting steps provide additional connectivity between both neighbourhoods. Main vehicular access is provided from Brymbo Road to the south, gently rising along the contours of the hillside. A secondary emergency vehicular access is provided from the north connecting to Phoenix Drive.*
- 5.10 *The Fossil Forest enclosure is strategically positioned as an important landmark and gateway marker along with the pub at the northern end of Phoenix Drive. These facilities are connected to the Heritage Hub by a traffic calmed street and new parking square provided for the public wanting to access either the Neighbourhood Centre or Heritage Hub.*
- 5.11 *Typically, buildings will be two storeys across both neighbourhoods with potential for three storeys in the Neighbourhood Centre to help increase critical mass and provide greater vitality. Building heights are restricted to 1.5 storeys along the western edge of Ty Cerrig to minimise visual impact along this sensitive part of the Site.*

6.0 HERITAGE IMPACT ASSESSMENT

- 6.1 This section seeks to assess the potential impacts resulting from the proposed development on the designated historic assets selected for assessment in Section 2, whose significance was identified in Section 4. The proposals will not have any physical impact on these designated historic assets, and therefore this assessment will focus on the setting implications. The impacts have been considered with reference to the 2017 Cadw documents Setting of Historic Assets in Wales and Heritage Impact Assessments.

Brymbo Ironworks: Early Blast Furnace, Cast House & Foundry (Scheduled Monument)

- 6.2 A sense of landscape enclosure around the group of historic assets that make up Brymbo Ironworks, is provided by the steep hillside to the north, west, and south that form an important aspect of the setting of the assets. This enclosure ensures that there is limited visual connection in terms of how these historic assets are experienced in close quarters.
- 6.3 The existing setting to the east is of undeveloped remediated land (forming part of the site) in the place of the former steelworks that were demolished in the 1990s. This currently enables long views across the wider landscape, but these views are of low significance to the scheduled Brymbo Ironworks. These views are not how the Brymbo Ironworks site was experienced for much of its existence when in operation, as the extensive industrial development that evolved over time would have interrupted or blocked these views.
- 6.4 There are existing residential properties to the north, east and south, with the Site sitting centrally within the settlement of Brymbo. The Brymbo Enterprise Centre is located to the north of the site and provides facilities such as a community hub, sports hall, meeting rooms, café and post office. To the east are existing footpaths running adjacent to the site and Kent Road (B5101) and to the west there is agricultural land as well as a substation and a number of farmsteads.
- 6.5 Phoenix Drive splits the site north to south and forms the main route into Brymbo as well as to Wrexham to the south east. Brymbo Road is located on the southern boundary of Ty Cerrig and links Brymbo with Bwlchgwyn to the west. The undeveloped remediated areas where the commercial, employment and school uses have previously been approved have yet to be progressed due to a combination of the economic downturn of 2007/8 and the lack of commercial interest.

- 6.6 It is considered that the proposed development on the remediated land (forming part of the site) to the east of Brymbo Ironworks will result in a low level of harm to the significance of the Brymbo Ironworks by virtue of erecting residential and associated built form in place of the industrial setting that was historically associated with views to the east. This low level of harm could be partially mitigated by interpretation signage within the proposed development to explain the previous uses of the site and the industrial development of the area.

Former Agent's House at site of Brymbo Ironworks (Grade II* listed building)

- 6.7 The long views to the east/north-east of the Former Agent's House form an important aspect of the original design of the building, which utilised its elevated position on the hillside to provide an imposing outlook across the industrial landscape. These long views are considered to be of high significance to the listed Former Agent's House in the way it was designed to survey the land below. The proposed development will not impact on these longer views due to the location of the listed building being so much higher up the steep hillside than the development proposed to the east of it.
- 6.8 To the rear of the Former Agent's House the land rises steeply to Ty Cerrig to the south. The topography ensures that there will be no visual impact in how this historic asset is experienced in close quarters or in longer views by the introduction of new built form on the Ty Cerrig area. It is not considered that the proposals would result in any harm to the significance of the Grade II* listed Former Agent's House. The proposals will result in changes to the wider setting of the Listed Building, but these impacts are not considered to be harmful to the significance of the Listed Building.

Offa's Dyke: Section South of Brymbo Colliery (Scheduled Monument)

- 6.9 The way in which this heritage asset is experienced at close quarters will not be affected by the proposed development. The proposed layout and grouping of the built form have responded to the heritage constraints of the site by avoiding placing built form up against the monument. The landscape led approach shown in the indicative layout for Ty Cerrig will produce a verdant character to this part of the site, with built form that will appear integrated into the landscape rather than dominating it.
- 6.10 The monument is a defensive structure that presently has a rural setting and the nature of this development will result in a change to this wider setting. The site already features a number of modern intrusions into the landscape such as the electrical substation and pylons which detract to some extent from its rural setting. Impacts from the proposed

development are mitigated by the setback of the proposed built form, the opportunities for planting along the boundary of the site (which can be controlled by condition) and restricting the height of the development to a residential scale. As a result of these factors it is considered that the proposals will result in a low level of harm to the significance of the scheduled monument by virtue of development within its wider setting.

7.0 CONCLUSIONS

- 7.1 The assessment in the preceding section has concluded that there would be a limited impact on the significance of the scheduled Offa's Dyke, and the scheduled Brymbo Ironworks, and listed Agent's house, by virtue of the proposed developments within their respective settings.
- 7.2 WCBC have no saved heritage policies in their 2005 Local Plan. Emerging Policy SP16 (Historic and Cultural Environment) of the 2013-2028 Draft Local Plan guides that proposals for new development affecting a listed buildings and scheduled monuments will only be permitted where they conserve, protect and, where possible, enhance their special interest, and their setting. This policy is not yet adopted and can only be given limited weight, but the proposals are considered to accord with this policy.
- 7.3 National planning policy guidance is set out in PPW10; Chapter 6 sets out the policy direction for the historic environment. Paragraph 6.1.5 requires that the historic environment is conserved and enhanced, and that decisions are based on an understanding of significance. It also requires that the character of historic buildings is safeguarded, the special architectural and historic interest is preserved, and that the contribution the historic environment makes to economic vitality and culture, civic pride, local distinctiveness and quality of life is recognised.
- 7.4 Paragraph 6.1.9 requires that decision making in relation to heritage impacts should be based upon a full consideration of the significance of a historic asset and the impact of the proposal on that significance. The greater the significance and /or impact then the greater the benefit needed to justify any harm.
- 7.5 Paragraph 6.1.10 states that there should be a general presumption in favour of the preservation of a listed building and its setting, and that in all cases the primary material consideration should be the statutory requirement to have a special regard to the desirability of preserving the listed building, its setting, or any features of special architectural or historic interest which it possesses.
- 7.6 Paragraph 6.1.24 requires that when dealing with nationally important archaeological remains, there should be a presumption in favour of their physical protection in-situ, and that proposals that would result in an adverse impact on a scheduled monument, or that would have a significantly damaging effect upon its setting, should only be granted permission in exceptional circumstances.

- 7.7 The proposals are considered to result in a low level of harm to the significance of the scheduled Offa's Dyke, Brymbo Ironworks and listed Agent's House, by impacting on their respective settings.
- 7.8 The potential scale of impact has been significantly mitigated through design features that can be secured by condition and at the reserved matters stage. This report has demonstrated that any harm would be of a low level and that the statutory tests set out in the 1990 Act have been met. The proposals are also considered to be in accordance with the national and local heritage planning policy framework.

APPENDIX 1

List Descriptions

BRYMBO IRONWORKS: EARLY BLAST FURNACE, CAST HOUSE AND FOUNDRY

Reference No: DE202

Date of Designation: 07/11/1991

Status: Designated

Broad Class: Industrial

Site Type: Industrial monument

Period: Post Medieval / Modern

Description:

The monument consists of the remains of an industrial monument, dating to the 18th or 19th century, particularly a blast furnace which is on the site of earlier industrial remains. The furnace consists of a rectangular masonry stack enclosing the furnace interior where the iron was smelted. To the south are a contemporary cast house, a foundry and beyond that a stone building known as the pattern maker's shop. The monument is of national importance for its potential to enhance our knowledge of 18th or 19th century industrial practices. It retains significance archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. The structure itself may be expected to contain archaeological information concerning chronology and building techniques. An industrial monument may be part of a larger cluster of monuments and their importance can be further enhanced by their group value. The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive.

OFFA'S DYKE: SECTION SOUTH OF BRYMBO COLLIERY

Reference No: DE185

Date of Designation: unknown

Status: Designated

Broad Class: Monument

Site Type: Linear earthwork

Period: Early Medieval

Description:

The monument consists of the remains of a length of Offa's Dyke, a presumed 8th century AD defensive bank and ditch. It consists of a stretch of bank, with a ditch on the western side. A counterscarp (raised bank) may be visible on the west side of the ditch in places. The monument is of national importance for its potential to enhance our knowledge of early medieval defensive organisation and settlement. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. A dyke may be part of a larger cluster of monuments and their importance can be further enhanced by their group value. The scheduled area comprises the remains described and the areas around them within which related evidence may be expected to survive.

FORMER AGENT'S HOUSE AT SITE OF BRYMBO IRONWORKS

Reference No: 1731

Date of Designation: 25/10/1991

Date of Amendment: 01/12/1995

Status: Designated

Broad Class: Domestic

Description:

History: Brymbo Ironworks was established by John Wilkinson between 1795 and 1798. This domestic building was shown on the plans and sections of the works made after Wilkinson's death in 1808. It has remained unchanged in appearance since 1812, but for the loss of an extension at the west. Sale particulars in 1829 identify two houses for agents. The larger (now demolished) had two gardens and two counting houses. The surviving building was probably the 'Substantial and convenient DWELLING HOUSE, and a Counting House attached, suitable for an Agent'. By the 1870s the building had become a store house with a water tank built alongside it for the use of the railway.

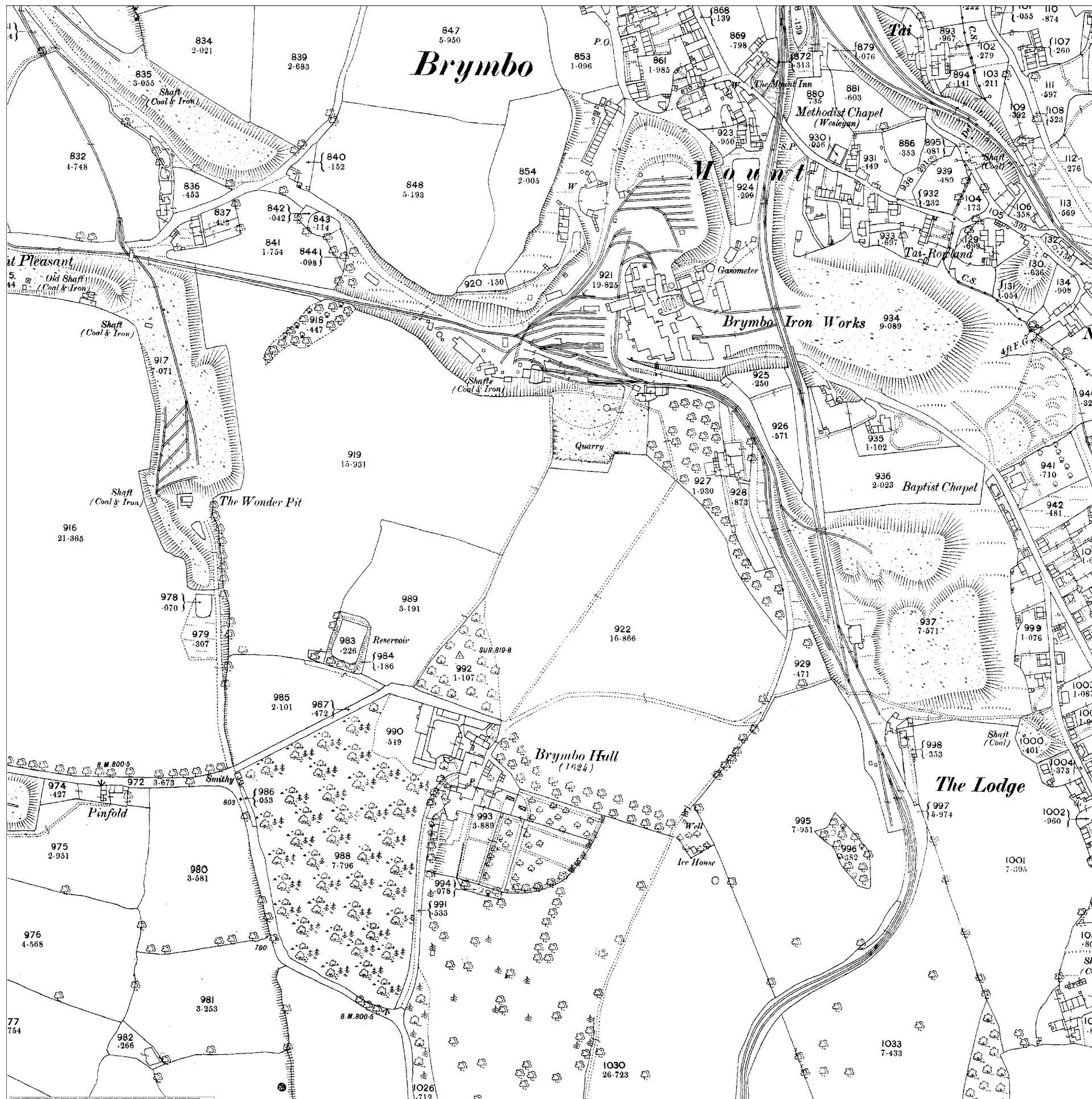
Exterior: A two-storey, one room deep with three bays to the N-façade. Dressed sandstone with plain stone lintels and plain matching eaves cornice and string course. Hipped slate roof. Large casement windows with clear prospect northwards to the main ironworks site. Lean-to on E end exists as shown in 1812, in the form of a separate room with fireplace and brick chimney and a small window: this may have been the counting house. Extensions at the W end have been demolished and the wall patched where it appears to have opened directly into the adjacent structure. Large double doors have been inserted facing W. The main block has been lengthened by the addition of a third bay to match the existing two, as shown by a straight-joint in the front façade (the lengthening is already shown on the 1812 section).

Interior: No entirely open at ground and first floor levels with the first floor removed at the western end. Large stone fireplace at E end.

Reason for Designation: The only building which can be proved to be original to John Wilkinson's establishment of the Brymbo Ironworks; a rare survivor of an agent's house at an eighteenth-century ironworks in a relatively unaltered state. It is listed for this historical and architectural importance, and for its group value with the ironworks site.

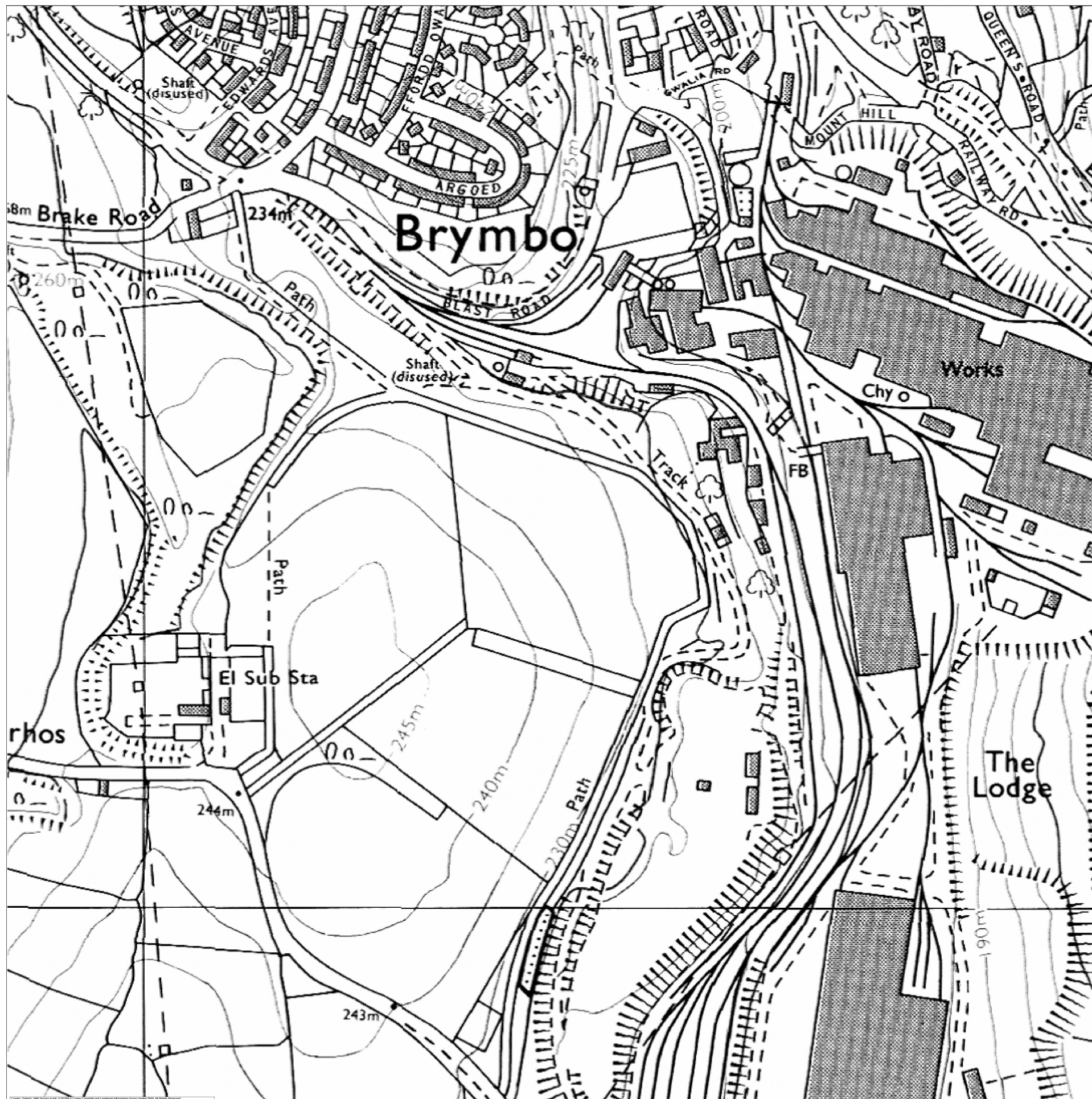
APPENDIX 2

Ordnance Survey Plans



Landmark
INFORMATION GROUP

Landmark Historical Map
County: DENBIGHSHIRE
Published Date(s): 1873
Originally plotted at: 1:2,500



Landmark
 INFORMATION GROUP

Landmark Historical Map
 County:
 Published Date(s): 1991
 Originally plotted at: 1:10,000

