



Tyn Y Celyn, Llanbedr Dyffyn, Denbighshire.

November 2017
V 1.0



aeon archaeology



Archaeological Assessment
Project Code: A0137.1
Report no. 0145



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Archaeological Assessment

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1.0 NON-TECHNICAL SUMMARY

Aeon Archaeology was commissioned by Ty Architecture Cyfyngedig to carry out a heritage impact assessment of the structures at Tyn Y Celyn, in the Community of Llanbedr Dyffryn, Denbighshire for which planning permission for demolition of an existing dwelling and outbuildings and erection of a replacement dwelling (ref. 16/2017/0628) has been submitted to Denbighshire County Council (hereafter the Council).

The assessment did not identify any hitherto recorded archaeological or heritage assets within the 'red-edge' boundary of the planning application area.

However, by the application of commonly adopted criteria for the identification and grading of heritage assets Tyn y Celyn and its outbuilding can be identified as undesignated historic assets of local importance.

Para. 6.5.25 of *Planning Policy Wales: Chapter 6 The Historic Environment* states that “Where a local planning authority has identified historic assets of local interest or produced a list of historic assets of special 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.”. It does not appear that Denbighshire County Council has formally “identified historic assets of local interest or produced a list of historic assets of special local interest” and so the engagement of this national policy in Denbighshire is uncertain. However, Policy RD4 *Replacement of Existing Dwellings of the Denbighshire County Council Local Development Plan 2006 – 2021* states that, *inter alia*, “Proposals for the replacement of an existing dwelling outside settlement boundaries will only be supported where it can be demonstrated that the dwelling is not of local historical importance or makes a valuable contribution to the character of an area”. This probably qualifies as the inclusion of “a policy in its development plan for the “preservation and enhancement” of “historic assets of local interest”. This suggests that the Council would not support the application as Tyn y Celyn is identified as a heritage asset of local (low) importance.

The heritage significance at the Site is embodied in the fabric of the structures and their immediate surroundings in which sub-surface archaeological evidence for earlier structures on the site may be preserved. In the absence of any data confirming the presence/absence of preserved remains or any other more recent activity which may have compromised archaeological survival, the precautionary principle requires an assumption that some archaeological remains may be present at the Site.

Ultimately, therefore, and without prejudice to the findings of any future archaeological, or other investigations at the Site, it is considered that there is heritage interest at the site which the Council will acknowledge as a material consideration during determination of the planning application. The heritage interest at the Site will be safeguarded through the due process of planning control exercised by the Council in the discharge of its duties and if planning permission is forthcoming the Council may ensure that actions are taken to ensure this safe-guarding by means of a condition on consent requiring the applicant to deploy measures to record evidence of heritage significance prior to any development activity which would harm such significance.

2.0 INTRODUCTION, AIMS AND PROJECT DESIGN

Aeon Archaeology was commissioned by Ty Architecture Cyfyngedig to carry out an heritage impact assessment of the structure identified as Tyn Y Celyn, in the Community of Llanbedr Dyffryn, Denbighshire for which planning permission for demolition of an existing dwelling and outbuildings and erection of a replacement dwelling (ref. 16/2017/0628) has been submitted to Denbighshire County Council (hereafter the Council). Tyn y Celyn is located to the north of a public bridleway (Figures 1 and 2) which extends north-east from the B5429 at Clyttrir to Hirwaen (centred on NGR: SJ 13185 61187).

There is no formal brief for this assessment but it has been advanced in line with the following:

Historic Environment Act (Wales) 2016,
Planning Policy Wales, Chapter 6 (edition dated 9 Nov. 2016),
Planning Policy Wales Technical Advice Note 24 (2017),
Heritage Impact Assessment in Wales (2017)
Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011)
Setting of Historic Assets in Wales (2017)
Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process (Revised (2nd) edition 2007),
Site and context analysis guide: Capturing the value of a site (2016)
Policy RD 4 – Replacement of Existing Dwellings of Denbighshire County Council Local Development Plan 2006 – 2021
Policy VOE 1 – Key Areas of importance of Denbighshire County Council Local Development Plan 2006 – 2021

As part of the assessment a 1.0km search area centred on Tyn y Celyn was utilised for a search of the Clwyd-Powys Historic Environment Record (HER). This provided a background historical narrative of the area and was augmented by source material from Denbighshire Archives.

Where relevant, this document abides by the guidelines specified in *Standard and Guidance for Archaeological Desk-based Assessment* (Chartered Institute for Archaeologists, 2017).

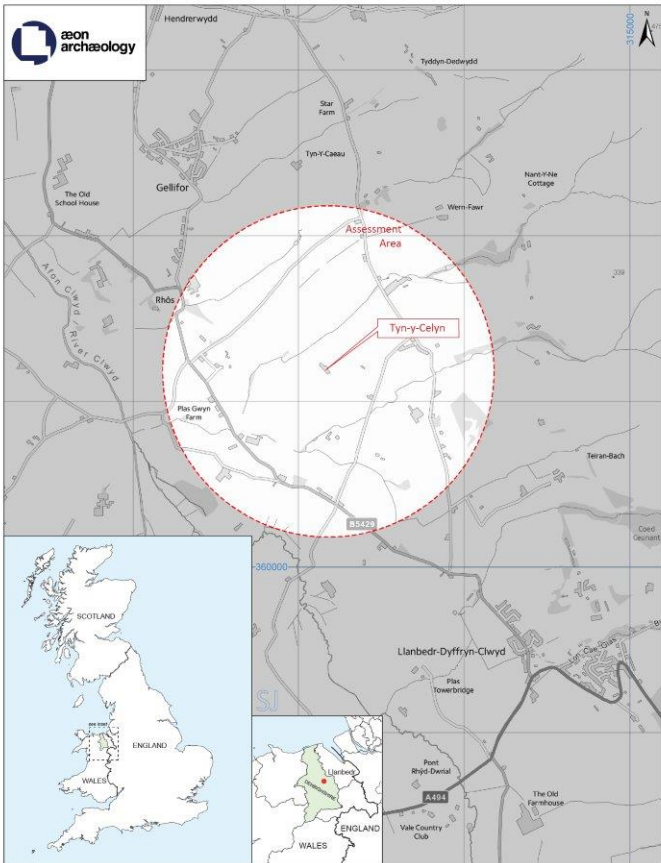


Figure 01: Location of Tyn-Y-Celyn, Llanbedr DC, Denbighshire, LL15 1SH
Scale 1:20,000 at A4.



Figure 02: Site Plan

Tyn-Y-Celyn, Llanbedr DC, Denbighshire, LL15 1SH

Scale 1:5,000 at A4.



3.0 METHODS AND TECHNIQUES

3.1 Research

The assessment involved the following tasks:

- Securing data from the regional Historic Environment Record (Clwyd-Powys Archaeological Trust. This included an examination of the core HER, and secondary information held within the record which included unpublished reports, the 1:2500 County Series Ordnance Survey maps, and the National Archaeological Record index cards and aerial photography.
- The National Monuments Record (NMR RCAHMW, National Monuments Record of Wales, Plas Crug, Aberystwyth, SY23 1NJ) was checked for sites additional to the HER.
- Information about Listed Buildings and Scheduled Ancient Monuments from Cadw were examined in the regional HER. The Register of Outstanding and Special Historic Landscapes and the Register of Parks and Gardens was checked, and also the location of World Heritage Sites.
- Secondary sources were examined, including the Inventories of the Royal Commission on Ancient and Historical Monuments for Wales, and works held within the regional libraries.
- Results from previous archaeological work within the area was also reviewed.
- Searching readily available databases to determine the heritage interest at Tyn y Celyn and its vicinity - www.llgc.org.uk, <https://www.archwilio.org.uk/arch/>, <http://www.coflein.gov.uk/>, www.historicwales.gov.uk, <https://archives.wales/>, <http://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en>, and <https://historicplacenames.rcahmw.gov.uk/>

3.2 Site Visit – Visual Inspection of the Exterior and Interior of Tyn Y Celyn and Walkover Survey of the Curtilage.

The site inspection was carried out on 31st October 2017 dry, bright weather, with some cloud and moderate-good visibility. A number of photographs were taken using a digital camera with a resolution of 20.4MP and a selection of these are predicted at Plates 1-66.

3.3 Assessment report

All features identified from the archival research and site inspection were assessed and allocated to categories of international, national, regional/county, local and none/unknown importance as listed in section 6.0. These are intended to place the identified heritage assets within a context of importance. The criteria used for allocating features to categories of importance are based on existing statutory designations and, for non-designated assets, the Secretary of State's non-statutory criteria for Scheduling Ancient Monuments; these are set out in Planning Policy Wales TAN 24, and the Historic Environment Act (Wales) 2016.

3.4 Project archive

A full archive including plans, photographs and written material was prepared. A draft copy of the report was sent to the client and upon written approval from them digital copies of the

report will be sent to the regional HER (Clwyd- Powys Archaeological Trust, 41 Broad St, Welshpool SY21 7RR), the CPAT Development Control Archaeologist, and the Royal Commission on the Ancient and Historic Monuments in Wales (RCAHMW). Copies of all notes, plans, and photographs from the assessment are stored at Aeon Archaeology under the project code A0137.1 with the originals being lodged in a suitable repository to be agreed with the archaeological curator.

4.0 ARCHAEOLOGICAL AND TOPOGRAPHICAL BACKGROUND

4.1 Topographic Description

The application site is located at NGR SJ 13185 61187 and lies at the terminal of an access track leading a distance of *c.* 300m to the north-west from the minor road linking Hirwaen to the B5429. The site is in the Community of Llanbedr Dyffryn Clwyd in the County of Denbighshire.

The application site is located within the Clwydian Range Area of Outstanding Natural Beauty (AONB).

The site lies within a rural landscape close to the western slopes of the Clwydian hills. The residential accommodation of Tyn y Celyn is accompanied by a number of agricultural buildings of various ages and material and is set within a pattern of fields the long axes of which are generally aligned south-east to north-west, reflecting the slope contours.

The bedrock geology is identified as the Permian Rocks (undifferentiated) - Sandstone and Conglomerate, Interbedded. Sedimentary Bedrock formed approximately 251 to 299 million years ago in the Permian Period. Local environment previously dominated by rivers. (British Geological Survey <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

4.2 Statutory and non-statutory designations

4.2.1 Non-designated monument points from the Clwyd-Powys Historic Environment Record (figure 3)

The Clwyd-Powys Historic Environment Record (HER) maintains a register of non-designated archaeological sites represented as single point data or as polygons. These are identified through their Primary Reference Number (PRN). These include sites which are of archaeological/historical interest, artefact find spots, documentary evidence, and locations of past events such as archaeological projects.

There are six non-designated monuments within 1.0km of the proposed development area (see appendix I) but none lie within the site or within 300.0m of the site boundary.

4.2.2 National Monuments Record (figure 4)

The Royal Commission on the Ancient and Historic Monuments in Wales (RCAHMW) maintains the National Monuments Record (NMR) for Wales. This is a register of non-designated archaeological sites represented as single point data or as polygons. These are identified through their National Primary Reference Number (NPRN) and include sites which are of archaeological/historical interest, artefact find spots, documentary evidence, and locations of past events such as archaeological projects that are not statutorily protected.

There are eight non-designated monument points within 1.0km of the proposed development area (see appendix I) but none lie within the site or within 300.0m of the site boundary.

4.2.3 Listed Buildings (figure 5)

The Secretary of State for Culture, Media and Sport holds a List of Buildings of Special Architectural or Historic Interest, considered to be of national importance. Compiled under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing gives statutory

protection and restrictions apply. Consent may be required for works to, or that affect the setting of, a Listed Building.

There are six Listed Buildings within 1.0km of the proposed development area (see appendix I) but none lie within the site or within 300.0m of the site boundary.

4.2.4 Scheduled Ancient Monuments (figure 6)

Scheduled monuments are those considered to be monuments of national importance. The Ancient Monuments and Archaeological Areas Act 1979 supports a formal system of Scheduled Monument Consent (SMC) for any work to a designated monument. Any works within a Scheduled area will require SMC.

There are no Scheduled Ancient Monuments within 1.0km of the proposed development area (see appendix I). The nearest Scheduled Ancient Monument is Moel y Gaer Hillfort, c. 1.70km to the east.

4.2.5 Historic Landscape Character Areas (HLCAs)

Cadw, Natural Resource Wales (formerly the Countryside Council for Wales), and the International Council of Monuments and Sites (ICOMOS UK) compiled the two volume Register of Landscapes of Historic Interest in Wales. This includes 58 landscapes of outstanding or special historic interest, which are considered to be the best examples of different types of historic landscapes in Wales. The Register provides information to decision makers and landscape managers, to help ensure that the historic character of the landscape is sustained, and that where change is contemplated, it is well-informed.

Historic Landscape Characterisation takes a closer look at the historic landscape by showing the processes that have shaped the landscape over centuries of human activity, contributing to its present character. Detailed characterisation studies have been compiled by the four Welsh Archaeological Trusts for all 58 areas on the Register. They are used by local government and developers to help assess the impact of development proposals on the historic landscape.

The site is within the Vale of Clwyd landscape of outstanding and special historic interest identified in the Register of Historic Landscapes of Historic Interest in Wales.

4.2.6 Historic Parks and Gardens

Cadw holds a Register of Historic Parks and Gardens of Special Historic Interest. These Registered landscapes are graded I, II* or II, and include private gardens, public parks and other green spaces. They are valued for their design, diversity and historical importance. Inclusion on the Register brings no additional statutory controls, but there is a presumption in favour of conservation of the designated site. Local authorities are required to consult Cadw on applications affecting sites Registered as grade I or II* and the Garden History Society on sites of all grades.

There are no Registered Historic Parks and Gardens of Special Historic Interest within the site or within 1.0km of the site boundary.

4.2.7 Events

The site has not been included within any known former assessment or mitigatory archaeological / heritage investigations or recording exercises.

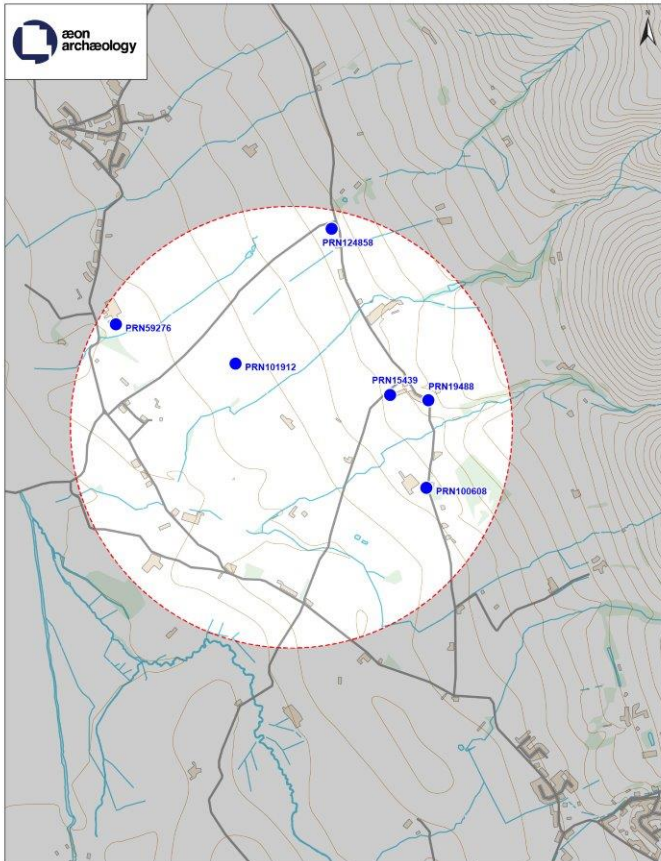


Figure 03: Non-designated monument points from the Clwyd-Powys Historic Environment Record Tyn-Y-Celyn, Llanbedr DC, Denbighshire, LL15 1SH
Scale 1:15,000 at A4.

0 750m

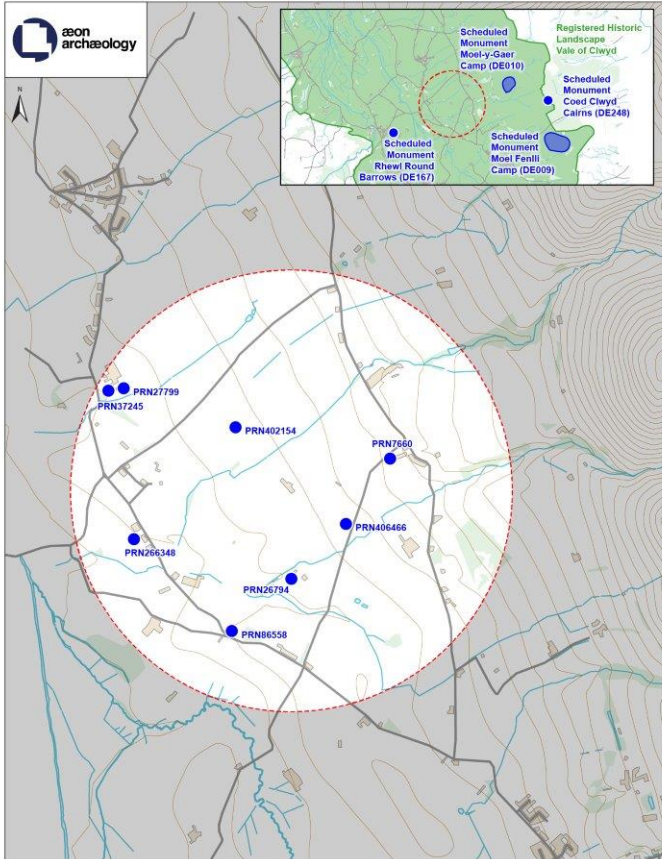


Figure 04: National Monuments Record Data Points
Tyn-Y-Celyn, Llanbedr DC, Denbighshire, LL15 1SH

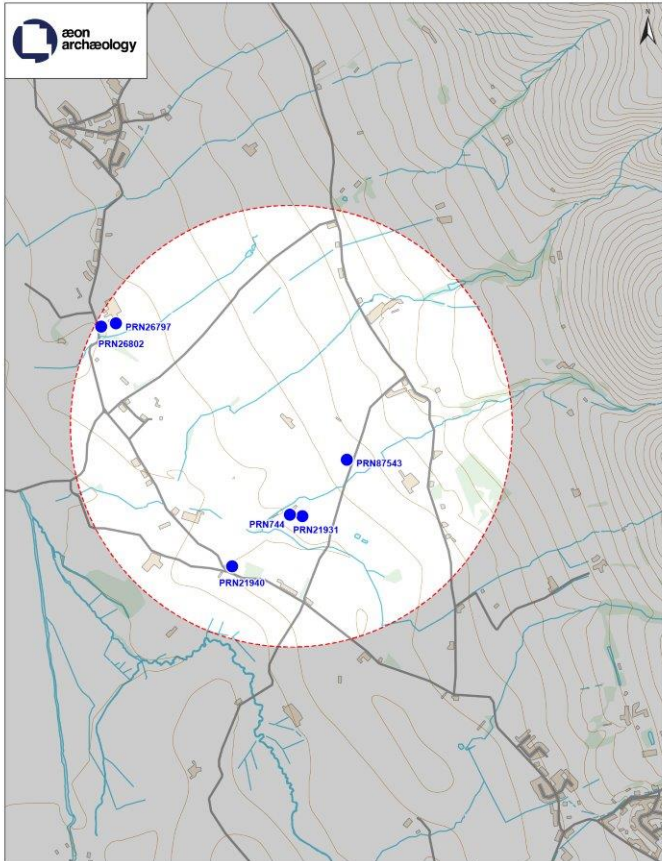


Figure 05: Listed Buildings
Tyn-Y-Celyn, Llanbedr DC, Denbighshire, LL15 1SH

Scale 1:15,000 at A4.

0 750m

4.2.7 Tyn y Celyn

Tyn y Celyn is not recorded on any heritage database as a heritage asset. However, Denbighshire County Council defines heritage assets as *structures and open spaces considered to be of special historic, archaeological, architectural or artistic interest*. These interests can be broadly mapped against the commonly adopted values used to define heritage significance. The significance is the sum of the cultural heritage values ascribed to any asset (Cadw 2011, 38). The cultural heritage value is, in turn, the sum of four component values – evidential (archaeological or architectural), historical (historic), aesthetic (artistic) and communal (Cadw 2011, 39). Not every heritage asset is even identified, nor provided with a detailed record of significance and it is right and proper that this assessment investigates whether or not Tyn y Celyn possesses any evidential, historical, aesthetic and communal values, and if such values are exhibited to what degree are they present and is a threshold to confirm heritage significance reached.

4.2.8 Setting

The effect of development on the significance of the setting of heritage assets is a material consideration in determining a planning application and it is understood that applicants for planning permission should provide the local planning authority with sufficient, but proportionate, information to allow the assessment of the likely impact of proposals for development on a historic asset and its setting (Cadw 2017, 4)

Setting is defined as the surroundings in which a heritage asset is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset. Therefore all the heritage assets identified during this assessment have settings and it is right and proper for this assessment to determine if a setting assessment is warranted and if so, identify the key attributes of the assets and their settings and the potential impact upon the settings occasioned by proposed development within the Site.

Setting is most commonly framed with reference to visual considerations and so lines of sight to or from a heritage asset will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. As determined by recent judgement there is no overwhelming reason to establish the need for a level of physical and visual connection between a heritage asset and its setting in order for any land to be deemed to be within the setting. The recent judgment determined that to adopt an artificially narrow approach to the issue of setting would be an error. There is therefore legal precedent to ensure that any assessment does not treat visual connections between any land and a heritage asset as essential and determinative for the purposes of considerations of setting. However, it remains the case that visual considerations are paramount – especially the visual relationships between assets and other places or natural features; the visual relationships which highlight historical associations; the visual relationships where the composition within a view was a fundamental aspect of the design or function of an asset and the visual relationships between assets and natural or topographic features, or phenomena such as solar and lunar events.

Many heritage assets within any given landscape may be visible from a number of locations – publically accessible areas such as footpaths, streets and the open countryside and also private spaces such as dwellings and private land. The majority of sightlines from to, into and across assets are, therefore, incidental and are not intrinsically or intimately associated with the significances assigned to any given asset. However, there are instances where the

characteristics of sightlines may be have been intentionally designed as part of the setting and are integral to the significance or may have evolved over time to become meaningful. Taking into account these considerations and the absence of any meaningful sightlines between assets, their settings and the site, the discrete assets identified in this assessment within 1.00km of the site do not require a detailed setting assessment. In addition, the non-physical and non-visual connections between the identified heritage assets and their settings have also been considered and there are there are no overt non-physical and non-visual connections between the identified assets and the Site that would be adversely impacted upon should the Site be subject to a physical change in the form of the construction of a replacement dwelling which is compliant with TAN 12 – Design and takes account of and references the history of the locality by reflecting historic building lines and the sense of place and identity.

It should also be noted that local planning authorities must consult the Welsh Government’s Historic Environment Service (Cadw) on all planning applications which in their opinion are within the setting of a scheduled monument and meet certain criteria relating to the size of the development and the distance from any scheduled monument. The particulars of the proposed development and the distance to the nearest scheduled monument (Moel y Gaer Hillfort) do not trigger such a consultation. Cadw advises that applications need to include sufficient information to assess the impact of the proposal on historic assets and its settings, but such information should be proportionate to the likely impact of the proposal. The site of Tyn y Celyn is within a distance of 2 kilometres from the perimeter of a scheduled monument (Moel y Gaer) but the proposed development would be less than 50 metres in height, and is contained within an area less than 0.5 hectares in extent. Therefore, in line with the relevant guidance, (Cadw 2017) no consultation requirement is engaged and given the parameters above it is considered that no setting assessment is required for the designated heritage asset of Moel y Gaer Hillfort.

5.0 THE HISTORICAL CONTEXT

The following sections describe the known archaeological record within the general area of the proposed development. Sites are identified by their Primary Reference Number (PRN) which is the number by which they are identified in the Gwynedd Historic Environment Record (HER), or by their Scheduled Ancient Monument reference, Listed Building reference and/or their National Primary Reference Number (NPRN) if applicable. The intention of this section is to provide a historic and archaeological context to the site. This aids in establishing the relative importance of an archaeological feature within its landscape, as well as assessing the potential for unknown buried archaeological remains on the proposed development site.

The beginning and end of certain periods is a contentious issue. In the Gwynedd Historic Environment Record (HER) the following dates are used. This is a standard convention across all of the Welsh HERs.

Table 1. Historic periods

Palaeolithic (prehistoric)	500,000 BC – 10,001 BC
Mesolithic (prehistoric)	10,000 BC – 4,001 BC
Neolithic (prehistoric)	4,000 BC – 2,351 BC
Bronze Age (prehistoric)	2,350 BC – 801 BC
Iron Age (prehistoric)	800 BC – 47 AD
Romano-British	48 AD – 409 AD
Post-Roman (Early Medieval)	410 AD – 1065 AD
Medieval	1066 AD – 1539 AD
Post-Medieval	1540 AD – 1900 AD
Modern	1901 AD – 2050 AD

5.1 Prehistoric and Roman Period

The prehistoric and Roman periods are fairly well represented within the localised landscape but there are no known sites or finds from these periods within the site and only two known sites within 1.0km of the site. The site of ring ditch (PRN 101912, figure 3), identified through the examination of aerial photographs, c. 330m to the north-west of the site has been assigned a Bronze Age date. There is no visible trace of any features on the surface and its condition is described as near destroyed. A Roman coin (PRN 100608, figure 3), found in 1925 in the garden of Cyfronydd c. 630m to the south-east of the site was identified by the British Museum as a third brass of Diocletian.

Located approximately 1.7km to the east of the proposed development site boundary is the prehistoric hillfort and Scheduled Ancient Monument (SAM) of Moel y Gaer (SAM: DE010; NPRN: 306900). The monument is of national importance for its potential to enhance our knowledge of Prehistoric settlement and defence. The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive (Cadw).

5.2 Early Medieval, Medieval and Post-Medieval Periods

The early medieval and medieval periods can be poorly represented within this part of north-eastern Wales and there are no known sites within 1.0km of site with the exceptions of the Listed Building at Tyddyn Tlodion (Cadw LB ref. 87543, NPRN 406466, figures 4 and 5)

which likely has medieval origins in the 16th or possible 15th century and Hirwin Wood (PRN 194880, figure 3) a former reserved woodland of medieval date.

The site does lie within the Hirwaen Historic Landscape Character Area (1049) within the wider Vale of Clwyd Landscape of Historic Interest and the Hirwaen HLCA is part of the ancient commode of Dogfeilyn in the cantref of Dyffryn Clwyd, in which the development of the settlement was defined by small, but closely spaced late medieval farmsteads close to the moorland edge and small, but widely spaced farmsteads on the lower-lying land to the west.

Sites from the early medieval era can be particularly rare in north Wales, although they must have existed, and it is likely that sites were reused and built upon thus accounting for the lack of surviving physical remains.

The post-medieval period, on the other hand, is quite well represented with multiple sites recorded on the regional historic environment record- including farms, houses, a chapel and gardens (figures 3, 4 and 5). This record does not identify the site or any of the structures within the site as an element of the historic environment, however Tyn y Celyn is first depicted on the Ordnance Survey Surveyor's Drawing of 1819 (figure 6), which places its origin at least towards the more recent division of the post-medieval period. This map shows a structure at the site, labelled as Ty Celyn, adjacent to the communication route (now the bridleway) extending on an approximate north-east – south-west alignment. Tyn y Celyn is recorded as a historic place name – with the individual elements meaning the house in the holly. The site is also shown in detail on the Llanbedr, Parish Tithe Map of 1838 (figure 7) which shows Tyn y Celyn and a much larger outbuilding to its north. There is also a communication route extending north-west from the Tyn y Celyn complex not depicted on the 1838 map. The schedule accompanying the Tithe Map identifies the premises as House and Homestead owned by Joseph Ablett and John Nevett Bennett Trustees of the late Joseph Peers and the occupier is David Davies. The Ordnance Survey 1 inch map, 1839 (figure 8), was by definition, published at a small scale and little can be said other than the map identifies a structure (labelled Ty Celyn).

The site is depicted in detail on the Ordnance Survey map editions of the late 19th and early—mid 20th centuries. The edition of 1875 (figure 9) suggests that both the *Tyn y Celyn* and the outbuilding have been extended to the north-east. Tyn Y Celyn is shown with a transverse dividing wall down the middle, however, such a wall does not appear to be consistent with the current internal divisions. The outbuilding has two transverse internal divisions. There appear to be small structures within the complex along the south-western boundary of the curtilage and there are small add-ons to both buildings – probably lean-to extensions. The map edition of 1900 (figure 10) appears to show no changes at Tyn y Celyn but the 1912 map (figure 11) shows that a larger extension along the building's north-west facing elevation has been added. This corresponds with the existing lean-to extension with pitched roof. The internal division depicted on the 1875 map is no longer shown, but an internal division closer to the north-east facing gable end has been mapped. This internal division is consistent with the solid wall dividing the cart-shed and hayloft (now known as 'Store') and the fourth bay of the ground floor and first floor accommodation (the kitchen and bedroom 3). The map edition of 1938 (figure 12) shows no changes, but the edition of 1953 (figure 13) shows that a communication route has been established extending from Tyn y Celyn to the south-east.

Tyn y Celyn comprises a small farmhouse, dating to at least the early 19th century, the gable end of which have clearly been extended (during the period 1838-1875) to provide additional residential space and an attached Store (possibly a cart-shed and hayloft). There are also five additional buildings/barns, one of which is identified as a barn immediately to the north west of the farmhouse, on the same alignment and forming a courtyard.

Tyn y Celyn, therefore does not represent a single construction episode and the map evidence suggests that the original structure was extended by a second period of construction. It would appear that the original core comprised a small cottage-type dwelling to which an extension on the north-east facing gable was added providing a cart-shed and hayloft (or other storage space) over. This extension respected the ridge height of the roof of the original structure. To the south-west facing gable end an extension was added with a roof ridge line higher than the original structure. By means of the extensions the accommodation provided by the original structure has more than doubled.

Currently the structure is, in architectural terms an expanded simple box – with carved out spaces for entrances and the introduction of natural light and ventilation. The structure is, however, a little more complex than this, with intersecting rectangular volumes surmounted by pitched roofs and internal and external features such as fire places and chimneys. A series of photographs of the approaches to, sightlines across into and away from, Tyn y Celyn and the exterior and interior of Tyn y Celyn were taken. The locations from which these photographs were taken are shown in figures 14 and 15 and the photographs are provided in Plates 1-66, figures 16-27.

The roof cover is slate, and a limited inspection of the loft space in the south-western extension shows that a relatively modern roof structure of sawn timber rafter props, rafters and battens is present along with a ridge beam. However, the canted purlins are probably original.

Two of the window openings on the south-east facing elevation are blocked up with stone work and all the windows at Tyn y Celyn are uPVC casement units.

Some features do survive internally such as, in places, the original doorways although nearly all of the doors have been lost and replaced with twentieth-century panel doors of no architectural or historic merit. Some boarded and ledged doors do survive. Plain skirting can be found in the Dining Area, but most of the skirtings are modern replacements. Carrier beams and joists can be seen on the ground floor ceilings in the Kitchen and the Dining Area. The beam in the kitchen is waney, with no obvious decoration. The beam in the Dining Area is a little better finished and there is evidence of run-out chamfer stop moulding. The staircase is present with a timber, match-boarded enclosure providing cupboard space in the Lounge. Both the heavy carrier beams and the enclosed staircase exhibited here are features found in any number of dwellings that make up the general housing stock in both England and Wales. They are common features and do not imbue Tyn y Celyn with any particular architectural or historic merit.

There are six fireplaces – three on the ground floor and three on the first floor.

It would appear that when Tyn y Celyn was built, in stone (rough-dressed semi-coursed rubble), certainly no later than the second decade of the 19th century when many changes had taken place to traditional farm buildings in North Wales, and, as the need for greater accommodation grew, this encouraged alterations to existing traditional vernacular buildings or, in the case of Tyn y Celyn, a new farm house. Indeed after the early eighteenth century in North Wales, few houses were built to the specific and exact typologies which have been identified for older vernacular buildings in this part of Wales. Farmhouses after this time tended to become roughly symmetrical about a central stair-passage with window openings regularly placed around the central doorway. The chimney stacks were often located on the gables instead of being clustered around the centre of the structure as they sometimes were (Wiliam 2009), but here there are questions as to the way in which access was arranged to the first floor of the original structure as the current stair case is clearly within the extension to the south-western side. This extension was provided with axial and lateral brick-built stacks serving six flues, two of which in turn serve fireplaces on the ground and first floors of the

original structure. These may well have been inserted when the extension was built as the fire surround in the Dining Area on the ground floor is brick-built. The chimneys have two tiers of string course brickwork, adding some interest and the pots are of the four-point crown pattern.

The barn is constructed from stone (north-eastern end) and brick (south-western end). The brick element is laid in Scottish Bond. The doors and windows at ground floor in the brick-built portion are formed with single-brick segmental arches. It would appear that two doors have been partially stopped up with brick-work to create windows. The stone built portion has witnessed episodes of repair using brick. The southwest facing pitch of the roof has its slate cover intact. The north-west facing pitch of the roof is provided by aluminium sheeting. A refrigeration unit has been installed in the barn and no internal observations were made.

5.3 LIDAR Data

There is no LIDAR data available for the site.

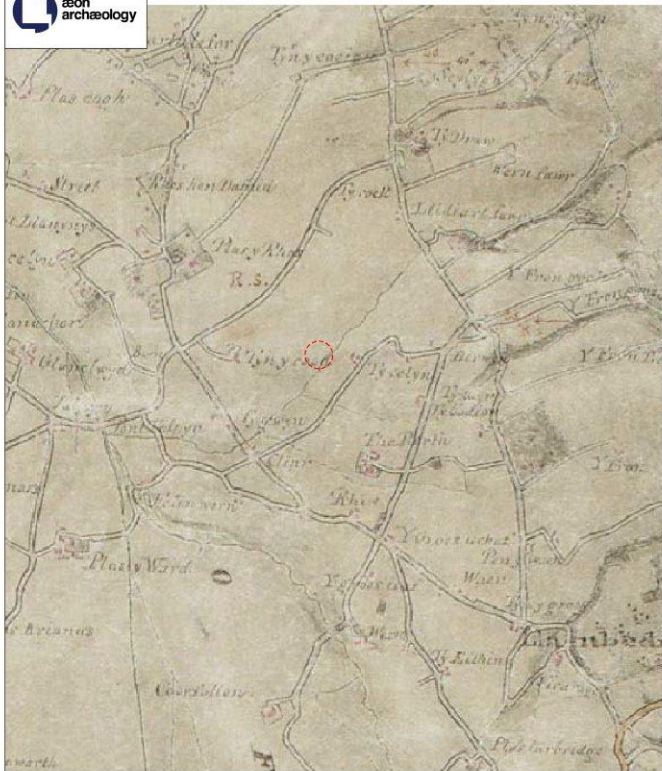


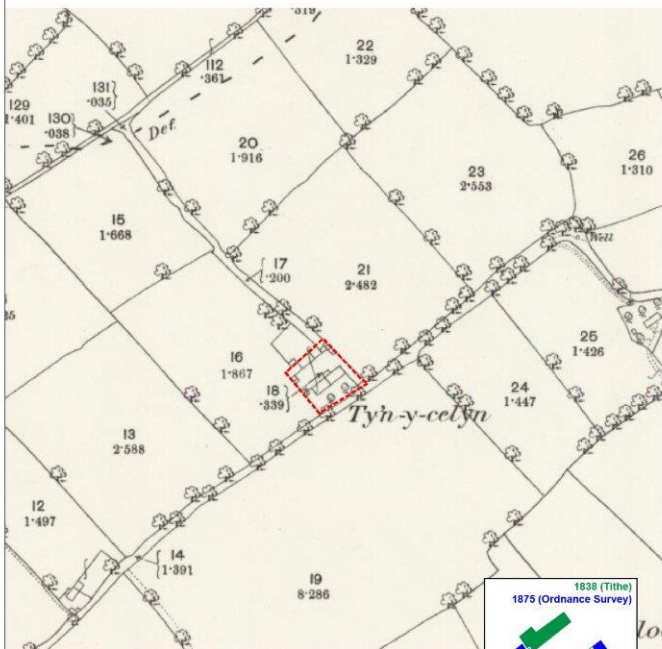
Figure 06: Ordnance Survey Surveyor's Drawing, 1819
Tyn-Y-Celyn, Llanbedr DC, Denbighshire, LL15 1SH



Figure 07: Llanbedr Tithe Map, 1838
Tyn-Y-Celyn, Llanbedr DC, Denbighshire, LL15 1SH



Figure 08: Ordnance Survey 1 inch map, 1839
Tyn-Y-Celyn, Llanbedr DC, Denbighshire, LL15 1SH



Detail showing extensions and changes to structure postdating Tithe Map

Figure 09: Ordnance Survey 25 inch map, 1875
Tyn-Y-Celyn, Llanbedr DC, Denbighshire, LL15 1SH

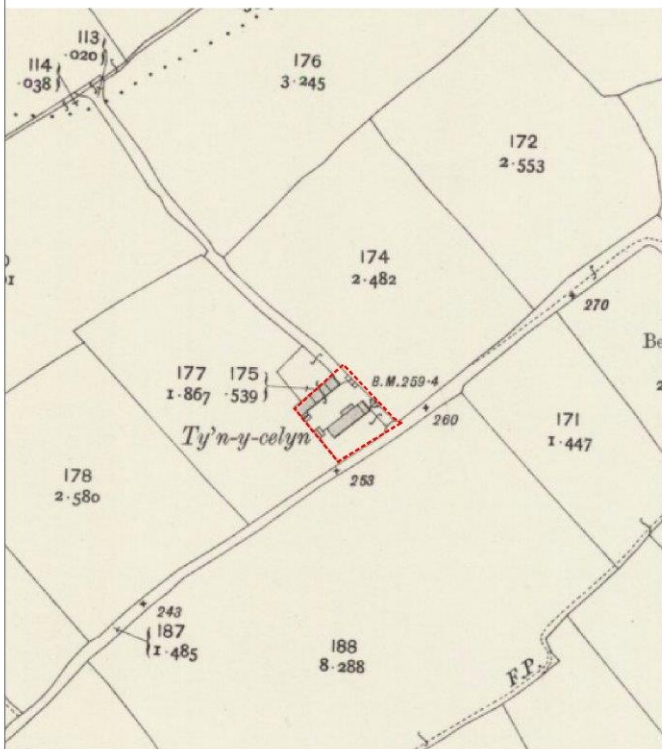


Figure 10: Ordnance Survey 6 inch map, 1900
Tyn-Y-Celyn, Llanbedr DC, Denbighshire, LL15 1SH

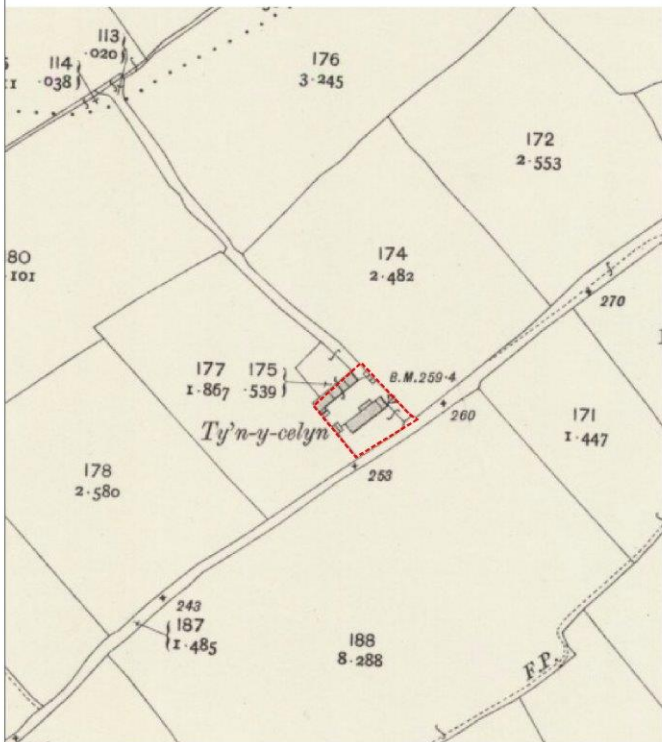


Figure 11: Ordnance Survey 25 inch map, 1912
Tyn-Y-Celyn, Llanbedr DC, Denbighshire, LL15 1SH



Figure 12: Ordnance Survey 6 inch map, 1938
Tyn-Y-Celyn, Llanbedr DC, Denbighshire, LL15 1SH

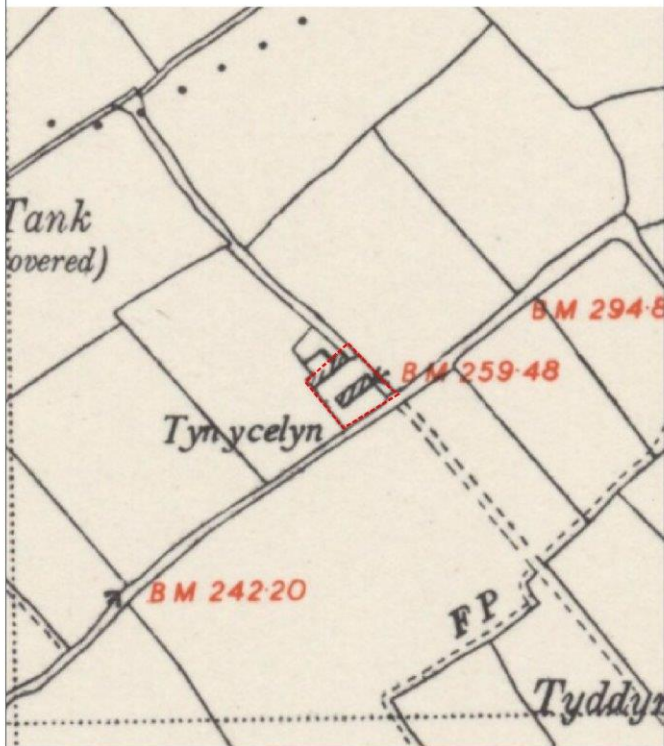


Figure 13: Ordnance Survey 6 inch map, 1953
Tyn-Y-Celyn, Llanbedr DC, Denbighshire, LL15 1SH

6.0 ASSESSMENT OF HERITAGE ASSETS

6.1 Definitions

An appraisal of the significance of the identified historic assets has been undertaken.

Component values

Evidential (Archaeological or Architectural) – Tyn y Celyn has a high potential to yield evidence about past human activity and this reservoir of evidence, in the main, resides in the fabric of the structures. The ability to understand and interpret the evidential value of Tyn y Celyn is similarly high as the identification of the buildings and their functions is broadly secure.

Historical (Historic) – Tyn y Celyn has high illustrative value as past people, events and aspects of life can be connected through it to the present. The connection can be directly encountered and experienced through the accessible familiarity of the asset as a building of a certain antiquity, still used for the purpose for which it was designed and built. However, the immediate historical value is somewhat concealed from the wider community by the fact of private ownership and the absence of opportunities for experience and appreciation of the asset. The fabric of the building and its visibility is important and whilst the structure is a particular, and a once-off design, there are many examples of farm houses in Denbighshire and as such is not especially distinctive to the history of the county or to north-east Wales. There are no apparent especial qualities to Tyn y Celyn such as incorporation of the first, or only surviving, example of an architectural innovation of consequence, whether related to design, technology or social organisation. Nevertheless Tyn y Celyn does aid interpretation of the past through making connections with, and providing insights into, past communities and their activities. Tyn y Celyn has no known associative value and insights into the personalities, of the building's owners and occupiers (other than those in 1838) are difficult to access without further research into Census data.

Aesthetic (Artistic) value derives from the ways in which people draw sensory and intellectual stimulation from a place and in this respect Tyn y Celyn currently scores moderately. There is a clear, conscious hand of intent and design at Tyn y Celyn related to siting, form, proportions, massing. However, sightlines away from, into and across it were of probably secondary relevance. Its evolution since its construction and the evolution of the wider landscape is, however, a function of agricultural economics rather than aesthetic intent. The landscape has been wrought by artifice, without doubt, but it was not intended to provoke or instil a particular way of thinking and an appreciation of the framework of the political, economic and social forces which resulted in the current and historic landscape character requires considerable interpretative skill, unlikely to be possessed by the casual observer. The passage of time has not enhanced the value of the conscious design and nothing has been added to the range and depth of aesthetic value. The boundary treatments to the grounds, providing the immediate setting do not deliberately isolate Tyn y Celyn from its surrounding landscape but the landform, the hedgerows and other buildings mean that sightlines are often compromised. Overall Tyn y Celyn does not detract from the Vale of Clwyd Landscape of Historic Interest or the Hirwaen Historic Landscape Character Area (but its contribution is limited).

Communal - Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory and can be commemorative and/or symbolic. Few individuals would draw elements of their identity from Tyn y Celyn or have emotional links to it – it is not a collective, community monument with immediate evocation of past lives and events and it does not symbolise wider social, political or identity values.

Overall Significance – Tyn y Celyn and its outbuilding are structures of modest architectural and historic interest. In terms of ranking, the component values (ranked from higher to lower contributory value) are: evidential, historic, aesthetic and communal. The immediate and wider setting does contribute some positive elements to all four component values, and therefore the significance of Tyn y Celyn is in part derived from its setting. Tyn y Celyn also contributes in a minor way to the values of the Vale of Clwyd Landscape of Historic Interest or the Hirwaen Historic Landscape Character Area.

Definitions of importance, impact, and significance of effect as used in the gazetteer (section 6.2) are listed below.

1. Definition of Categories of importance

The following categories were used to define the importance of the archaeological resource.

Significance	Asset Description
International (Very High)	Archaeological sites or monuments of international importance, including World Heritage Sites. Structures and buildings inscribed as of universal importance as World Heritage Sites. Other buildings or structures of recognised international importance.
National (High)	Ancient monuments scheduled under the Ancient Monuments and Archaeological Areas Act 1979, or archaeological sites and remains of comparable quality, assessed with reference to the Secretary of State's non-statutory criteria. Listed Buildings. Undesignated structures of national importance. Landscapes of Historic Interest
Regional/ County (Medium)	Conservation Areas Archaeological sites and remains which, while not of national importance, score well against most of the Secretary of State's criteria. Areas of Landscape Character
Local (Low)	Archaeological sites that score less well against the Secretary of State's criteria. Historic buildings on a 'local list' or identified as possessing local importance
Negligible/None	Areas in which investigative techniques have produced no or only minimal evidence for the existence of an asset, or where previous large-scale disturbance or damage can be demonstrated to have comprised heritage significance.
Unknown	Assets whose importance cannot be determined with the information currently at hand. This can include archaeological assets where the extent of buried remains is unknown.

2. Definition of Impact

The direct impact of the proposed development on each site was estimated. The impact is defined as follows:

Magnitude	Direct Impacts	Indirect Impacts
High Adverse	Complete removal of an archaeological site. Complete destruction of a designated building or structure.	Radical transformation of the setting of an archaeological monument. A fundamental change in the setting of a building.
Medium Adverse	Removal of a major part of an archaeological site and loss of research potential. Extensive alteration (but not demolition) of a historic building or feature, resulting in an appreciable adverse change.	Partial transformation of the setting of an archaeological site (e.g. the introduction of significant noise or vibration levels to an archaeological monument leading to changes to amenity use, accessibility or appreciation of an archaeological site). Partial adverse transformation of the setting of a designated building.
Low Adverse	Removal of an archaeological site where a minor part of its total area is removed but the site retains a significant future research potential. Change to a historic building or feature resulting in a small change in the resource and its historical context and setting.	Minor change to the setting of an archaeological monument or historic building.
Negligible/ Neutral	No impact from changes in use, amenity or access. No change in the ability to understand and appreciate the resource and its historical context and setting.	No perceptible change in the setting of a building or feature.
Low Beneficial	Land use change resulting in improved conditions for the protection of archaeological remains or understanding/ appreciation of a historic building or place	Decrease in visual or noise intrusion on the setting of a building, archaeological site or monument. Improvement of the wider landscape setting of a building, archaeological site or monument.
Medium Beneficial	Land use change resulting in improved conditions for the protection of archaeological remains, or understanding/ appreciation of a historic building or place, including through interpretation measures (heritage trails, etc). Removal of harmful alterations to better reveal the significance of a building or structure, with no loss of significant fabric.	Significant reduction or removal of visual or noise intrusion on the setting of a building, archaeological site or monument; and Improvement of the wider landscape setting of a building, archaeological site or monument Improvement of the cultural heritage amenity, access or use of a building, archaeological site or monument.
High Beneficial	Arrest of physical damage or decay to a building or structure;	Exceptional enhancement of a building or archaeological site, its cultural heritage amenity and access or use

3. The significance of effect

The significance of effect is derived from the importance of the resource and the magnitude of the impact upon it.

Very large - A serious impact on a site of international or national importance with little or no scope for mitigation. These effects represent key factors in the decision making process.

Large - Lesser impacts on sites of national importance and serious impacts on sites of regional importance, with some scope for mitigation. These factors should be seen as being very important considerations in the decision making process.

Moderate - Moderate or minor impacts on sites of regional importance and minor to major impacts on sites of local or minor importance. A range of mitigatory measures should be available.

Slight - Negligible impacts on sites of regional, local or minor importance and minor and moderate impacts on minor or damaged sites. A range of basic mitigatory measures should be available.

Neutral - No perceptible effect or change to sites of all categories.

The significance of effect will be determined using the table below, a basic matrix combining archaeological value and magnitude of impact.

Determination of Significance of Effect

Heritage Value	International	Neutral	Moderate or Large	Large or Very Large	Very Large
	National	Neutral	Moderate or Slight	Moderate or Large	Large or Very Large
	Regional	Neutral	Slight	Moderate	Moderate or Large
	Local	Neutral	Neutral or Slight	Slight	Moderate or Slight
	Negligible	Neutral	Neutral or Slight	Neutral or Slight	Slight
		None	Low	Medium	High
		Magnitude of impact			

7.0 SITE GAZETTEER – PHYSICAL IMPACTS

In accordance with *Planning Policy Wales, Chapter 6, Planning Policy Wales Technical Advice Note 24* and the *Historic Environment Act (Wales) 2016* the relevant heritage assets have been assigned a level of importance ranked from International through to National, Regional/County, Local, and None. If it is not possible to assess the importance of any asset or any potential asset, then it is ranked Unknown with the suspected importance level placed in brackets if possible.

Identified assets were also assigned a level of impact ranked from High through to Medium, and Low. Levels of impact can be considered as both adverse and/or beneficial, and can be direct (physically impacting upon an asset) or indirect (indirectly physically impacting upon an asset).

The significance of effect is determined from the importance level of the asset and the magnitude of the impact upon it. Where it is expected that an asset will be impacted upon by the proposed works (should planning permission be granted) then mitigation/assessment recommendations are provided.

1. Tyn y Celyn	
Figure: 3-16	Plates: 1-66
NGR: SJ 13185 61187	Period: Post-Medieval
Description	
<p>The structure qualifies a locally important heritage asset as a consequence of age and for its potential to enhance knowledge of rural settlement, social history and agricultural economy. It retains some archaeological potential, with a probability of the presence of associated archaeological features and deposits. The structures themselves may be expected to contain evidential information concerning chronology and building techniques.</p>	
Category of importance: Local	
Level of impact: High Adverse	
Significance of effect: Moderate Negative	
Recommendations for further assessment: None	
Recommendations for further mitigatory measures: If planning permission is granted the Council to secure a programme of analytical historic building recording prior to demolition by means of a suitably worded condition.	

2. Vale of Clwyd Landscape of Historic Interest	HLW ©1
Figure:	Plate: -
NGR: -	Period: Multi-period
Description (from http://www.cpat.org.uk/projects/longer/histland/clwyd/clwyd.htm)	
<p>The Vale of Clwyd dominates the geography and forms one of the most distinctive landscapes of north east Wales. Containing the River Clwyd in its broad flat base, it runs for about 30km north from the medieval town of Ruthin to join the coast at Rhyl. The valley floor is low, being nowhere more than about 40m above sea level. On the east, the vale is bounded by the edge of the Clwydian Hills which rise steeply to about 300m above sea level, their summits commanding spectacular prospects of the valley floor below. The western side rises more gently towards the Denbighshire uplands some 7km away. The best surviving and most complete, typical historic part of the vale identified here lies mainly south and east of the medieval town of Denbigh.</p> <p>Early man inhabited the twin cave sites at Cae Gwyn and Ffynnon Beuno, Tremeirchion, where animal bone and human Palaeolithic tool-bearing deposits have been found. However, the most striking archaeological monuments in this landscape are the Iron Age hillforts of Foel Fenlli, Moel y Gaer (Llanbedr Dyffryn Clwyd), Moel Arthur, Penycloddiau and Moel y Gaer (Bodfari) which form part of a defensive chain of sites crowning the summits of the Clwydian Hills. Even as individual, often quite large sites (Penycloddiau encloses an area of some 21ha), they are impressive, but together they form a unique group of hillforts in Wales that demonstrates the intimate relationship in landscape of natural landform and human territory.</p> <p>Although there has been little modern excavation on any of the sites, current understanding suggests that each hillfort would have been the focal point of a well-defined territory extending across the vale beneath, and over the uplands to the east, so that each fort would have access to the same range of natural resources. The upland area of the Clwydian Hills is mostly rough grazing, but the valley bottom is, by contrast, rich agricultural land with enclosures encroaching onto the western slopes of the hills. Little is known at present of the ordinary settlements associated with the hillforts, but presumably they would have been densely concentrated along the fertile valley bottom, but now buried or obliterated by later activity. This is suggested by the crop-mark site discovered from the air at Tan Dderwen, east of Denbigh, where recent excavations have yielded evidence of activity from the Mesolithic, Bronze Age and Dark Ages.</p> <p>Settlement within the vale is dominated by the medieval towns of Denbigh and Ruthin. Recent excavations in Ruthin, however, have suggested an earlier origin, with parts of a Romano-British settlement and possible Roman fort being revealed on the eastern fringes of the town. Ruthin's medieval street pattern is still evident and parts of the castle and town defences remain intact. The town also has a fine collection of vernacular architecture represented by distinctive buildings in limestone, red sandstone or half timbered styles. Like Ruthin, Denbigh also retains much of its medieval character, including the castle and town defences, and is a good example of an Edwardian period walled town. In the centre of the vale lies Llanynys, now a small hamlet, but originally a clas foundation (a unit of administration based on medieval monastic settlement) preserving vestiges of medieval field systems. It is also noteworthy as the site of the 9th century Llanfor of the early Welsh stanzas, Canu Llywarch Hen.</p> <p>The landscape has been much affected by the influence of various medieval and later parks</p>	

and estates, such as for example, Clwyd Hall and Llanrhaeadr Hall. To the east of Ruthin lies Bathafarn Park, a medieval park of the Lordship of Ruthin. A document of 1592 describes the boundaries, the character of the park and the evolution of the landscape which may still be traced today. Several parishes on the slopes of the Clwydian Hills have their 19th century Parliamentary Enclosure landscapes well-documented. They border, and contrast with, the generally earlier, hedged agricultural landscape of the valley floor.

Category of importance: National

Level of impact: Low Adverse

Significance of effect: Moderate- Slight Negative

Recommendations for further assessment: None

Recommendations for further mitigatory measures: If planning permission is granted ensure replacement dwelling is compliant with TAN 12 – Design and ensure that it takes account of and references the history of its locality by reflecting historic building lines contributing to the creation of a sense of place and identity for the development and continuing the narrative of the site.

3.Vale of Clwyd Historic Landscape Character Area Hirwaen	HLCA 1049
Figure: -	Plate: -
NGR: -	Period: Multi-period
Description (from http://www.cpat.org.uk/projects/longer/histland/clwyd/1048.htm)	
<p>The southern part of the area falls within the medieval parish of Llangwyfan and the northern part within the parish of Llandyrnog. The character area falls the lower, western slopes of the Clwydian hills, between a height of about 125-200m, forming part of the Clwydian Range AONB. Landscape area dominated by the buildings and grounds of the former Llangwyfan Sanatorium which closed in 1981 and the large house of Vron Yw and surrounding parkland. The main buildings of the sanatorium, built 1918-20 are surrounded by many later single-storey buildings, many of which are now derelict, the whole set in wooded grounds with both deciduous and coniferous trees. Vron Yw is a large house, now a nursing home, rebuilt in 1906 but with building inscriptions of 1655 of an earlier house, approached by a long drive and set in parkland with mature oak, beech, chestnut and plane trees, with fenced land of parkland character below the house.</p>	
Category of importance: Regional	
Level of impact: Low Adverse	
Significance of effect: Moderate-Slight Negative	
Recommendations for further assessment: None	
Recommendations for further mitigatory measures: If planning permission is granted ensure that the replacement dwelling is compliant with TAN 12 – Design and ensure that it takes account of and references the history of its locality by reflecting historic building lines contributing to the creation of a sense of place and identity for the development and continuing the narrative of the site.	

4. Archaeological remains	
Figure:	Plate: -
NGR: SJ 13185 61187	Period: Unknown
Description	
The site may contain as yet unrecorded sub-surface archaeological remains associated with settlement and activity at Tyn y Celyn, predating and contemporaneous with the construction and use of the homestead.	
Category of importance: Unknown (Low – Local)	
Level of impact: (High Adverse)	
Significance of effect: (Moderate-Slight Negative)	
Recommendations for further assessment: None	
Recommendations for further mitigatory measures: If planning permission is granted the Council to secure a programme of archaeological watching brief, recording, assessment, analysis, reporting, dissemination and archiving by means of a suitably worded condition.	



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 Site

 Direction of Photograph

Figure 14: Location of Photographic Plates 1-18
Tyn-Y-Celyn, Llanbedr DC, Denbighshire, LL15 1SH

Scale 1:5,000 at A4.

0  300m

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www.aeonarchaeology.co.uk

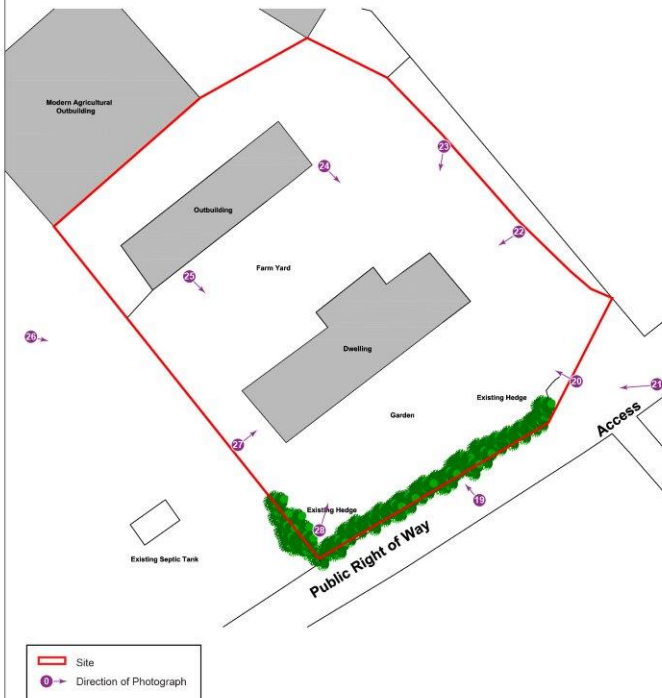


Figure 15: Location of Photographic Plates 19 - 28
Tyn-Y-Celyn, Llanbedr DC, Denbighshire, LL15 1SH

Scale 1:5,000 at A4.



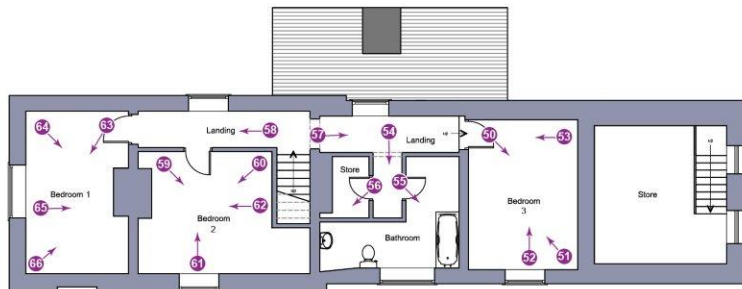
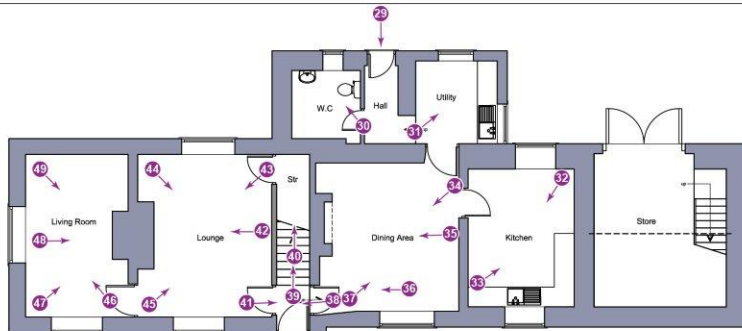


Figure 16: Location of Photographic Plates 29 - 66
Tyn-Y-Celyn, Llanbedr DC, Denbighshire, LL15 1SH

Scale 1:125 at A4.























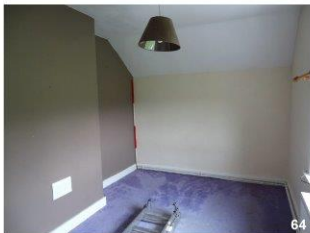




Table 2: Summary of archaeological features.						
GREEN = no action required; RED = Action recommended						
Number	Name	Importance	Impact	Significance of effect	Further Assessment	Mitigation Recommendations (if planning permission is granted)
PHYSICAL DIRECT AND INDIRECT IMPACTS						
1	Tyn y Celyn and its Outbuilding	Local	High Adverse	Moderate-Slight Negative	None	If planning permission is granted the Council to secure a programme of analytical historic building recording prior to demolition by means of a suitably worded condition
2	Vale of Clwyd Landscape of Historic Interest	National	Low Adverse	Moderate-Slight Negative	None	If planning permission is granted ensure replacement dwelling is compliant with TAN 12 – Design and ensure that it takes account of and references the history of its locality by reflecting historic building lines contributing to the creation of a sense of place and identity for the development and continuing the narrative of the site.
3	Vale of Clwyd Historic Landscape Character Area Hirwaen	Regional	Low Adverse	Moderate-Slight Negative	None	If planning permission is granted ensure that the replacement dwelling is compliant with TAN 12 – Design and ensure that it takes account of and references the history of its locality by reflecting historic building lines contributing to the creation of a sense of place and identity for the development and continuing the narrative of the site.
4	Archaeological remains	Local	High Adverse	Moderate-Slight Negative	None	If planning permission is granted the Council to secure a programme of archaeological watching brief, recording, assessment, analysis, reporting, dissemination and archiving by means of a suitably worded condition.

8.0 IMPACT AND RECOMMENDATIONS

8.1 Direct physical impact

Construction phase

The proposed development would have a confirmed direct physical impact upon one site of local (low) heritage interest during the construction phase. This site of heritage interest is Tyn y Celyn and its outbuilding and the impact is the demolition of Tyn y Celyn and its outbuilding. The proposed development would also have an unconfirmed impact to any archaeological remains that may be represent in the footprints of Tyn y Celyn and its outbuilding and also in the remainder of the site within the red edge, which may be subject to ground works for landscaping and the insertion of new services.

Completion phase

The proposed development scheme is not expected to have any direct physical impact upon any known heritage assets upon completion.

8.2 Indirect physical and non-physical (visual) impact

Construction phase

The proposed development would not have any indirect physical or non-physical impacts upon any heritage assets during the construction phase.

Completion phase

The proposed development would not have any indirect physical or non-physical impacts upon any heritage assets upon completion.

8.3 Site Specific Recommendations

The heritage impact assessment confirmed that Tyn Y Celyn (the farmhouse and the outbuilding can be considered as heritage assets of local (low) heritage significance with which may be associated an archaeological potential related to the presence of sub-surface remains of earlier buildings and/or other anthropogenic features. On the basis of the available evidence the archaeological potential of the site is low and any further archaeological enquiry at the Site would be likely to provide only minimal information/knowledge gain. Therefore, there is no justification to undertake archaeological prospection at the Site as a pre-determination exercise. However, should planning permission be granted, it would be reasonable for the applicant to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part)and such an obligation could be secured by means of an appropriately worked condition

8.4 General recommendations

The heritage impact assessment did not identify any known archaeological sites within the proposed development area. However, it cannot be stated with certainty that the site does not contain archaeological remains. There are no registered World Heritage Sites, Archaeological Areas, Scheduled Ancient Monuments, Registered Parks and Gardens, Listed Buildings, or Registered Historic Landscapes wholly or partly within the Assessment Site. Therefore, this assessment confirms that the Site does not contain any designated heritage assets for which there would be a presumption in favour of preservation *in situ* and against development. The site does, however, contain historic buildings not recorded as heritage assets on any of the

accessed databases and these may be considered as heritage assets of local (low) significance which would be destroyed entirely by demolition, should planning permission be granted. It is noted that national policy states that where a historic asset of local interest is identified and where a LPA has a policy in its development plan for preservation and enhancement of such assets, any supporting supplementary planning guidance will be a material consideration when determining a planning application. Denbighshire County Council does not appear to have a policy in its development plan for preservation and enhancement of historic assets of local interest.

The relevant policies in the Council's Local Development Plan 2006-2021 appear to be

Policy RD 4 – Replacement of Existing Dwellings

Proposals for the replacement of an existing dwelling outside settlement boundaries will only be supported where it can be demonstrated that:

- i) the building has legal use rights as a dwelling; and*
- ii) **the dwelling is not of local historical importance or makes a valuable contribution to the character of an area;** and*
- iii) the dwelling is structurally unsound, of a poor design and inefficient in terms of energy and water.*

Planning permission for a replacement dwelling may be subject to a condition to ensure that the original dwelling, or outbuildings, is demolished and that permitted development rights are removed.

Policy VOE 1 – Key Areas of importance

The following areas will be protected from development that would adversely affect them. Development proposals should maintain and, wherever possible, enhance these areas for their characteristics, local distinctiveness, and value to local communities in Denbighshire:

- *Statutory designated sites for nature conservation;*
- *Local areas designated or identified because of their natural landscape or biodiversity value;*
- ***Sites of built heritage;** and*
- *Historic Landscape, Parks and Gardens.*

The planning application to demolish Tyn y Celyn and its outbuilding would appear to engage both policy RD4 and VOE1 with respect to the emboldened criteria above.

Policy RD4 states that, *inter alia*, “Proposals for the replacement of an existing dwelling outside settlement boundaries will only be supported where it can be demonstrated that the dwelling is not of local historical importance or makes a valuable contribution to the character of an area”. This suggests that the Council would not support the application. Policy VOE1 states that sites of built heritage will be protected from development that would adversely affect them. It would appear that the demolition of Tyn y Celyn and its outbuilding would fail the test inherent in this policy provision.

On the basis of the evidence presented in this assessment the proposed development on the Site would not be strictly contrary to any national policy. The over-arching objective of national policy is to conserve and enhance the historic environment and within this objective a specific aim is to safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved. There appears to be no formal mechanism in the policy to balance harm to heritage assets against the benefits of a planning

application, however, the policy does appear to accept that development may on occasion lead to harm to heritage assets and an objective of the policy is to “contribute to the knowledge and understanding of the past by making an appropriate record when parts of a historic asset are affected by a proposed change, and ensuring that this record or the results of any investigation are securely archived and made publicly available”. This appears to endorse the concept of “preservation by record” whereby the significance of any heritage asset to be lost (wholly or in part) as a consequence of a consented development can be recorded and an understanding of the significance of the heritage asset can be advanced in a manner proportionate to the importance and the impact.

This heritage impact assessment enables an informed, sustainable and responsible approach to consideration of the proposed development. The information provided meets the expectations of Planning Policy Wales TAN24 and the Historic Environment Act (Wales) 2015 in that the Client has identified and described the significance of heritage assets that may be affected by the proposed development.

Ultimately, therefore, and without prejudice to the findings of any future heritage, or other investigations at the Site, it is considered that the heritage interest at the Site has been confirmed and quantified. The Council will acknowledge this interest as a material consideration during determination of the planning application. The heritage interest at the site will be safeguarded through the due process of planning control exercised by the Council in the discharge of its duties and if planning permission is forthcoming the Council may ensure that actions are taken to ensure this safe-guarding by means of a condition on consent requiring the applicant to deploy measures to record evidence of heritage significance prior to any development activity which would harm such significance.

9.0 SOURCES

Cartographic Material

Ordnance Survey Surveyor's Drawing, 1819
Llanbedr Tithe Map, 1838
Ordnance Survey 1 inch map, 1839
Ordnance Survey 25 inch map, 1875
Ordnance Survey 6 inch map, 1900
Ordnance Survey 25 inch map, 1912
Ordnance Survey 6 inch map, 1938
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APPENDIX 1: DESIGNATED AND UNDESIGNATED HERITAGE ASSETS SITES WITHIN 1.0KM OF THE SITE

Undesignated heritage assets within 1.0km of the proposed development area as listed on the Clwyd-Powys HER (figure 3)

PRN	Name	Type	Broadclass	Period
100608	Cyfronydd Garden Coin	Find	Monument	Roman
15439	Hirwaen Chapel (Wesleyan)	Non-Conformist Chapel	Religious, Ritual and Funerary	Post-Medieval
19488	Hirwin wood	Park	Agriculture and Subsistence	Medieval
124858	Llangynhafal, Dedwyddfa	House	Domestic	Post-Medieval
59276	Plas-yn-Rhos	Farm	-	Multi-Period
101912	Tyn-y-coed Ring Ditch	Ring Ditch	Religious, Ritual and Funerary	Bronze Age

NMR Monument Points within 1.0km of the proposed development area (figure 4)

NPRN	Name	Broadclass	Type	Period
402154	Tyn-y-coed Ring Ditch	Unassigned	Ring Ditch	Unknown
26794	Berth	Domestic	House	Post-Medieval
406466	Tyddyn Tlodion Barn	Agriculture and Subsistence	Barn Hall House	Medieval / Post-Medieval
27799	Plas-yn-Rhos	Domestic	House	Post-Medieval
7660	Seion Welsh Wesleyan chapel	Religious, Ritual and Funerary	Chapel	Post-Medieval
266348	Plas Gwyn Garden	Gardens, Parks and Urban Spaces	County House Garden	Post-Medieval
37245	Plas-yn-Rhos Barn	Agriculture and Subsistence	Barn	Post-Medieval
86558	Bryn Celyn Garden	Gardens, Parks and Urban Spaces	Garden	Post-Medieval

Listed Buildings within 1.0km of the proposed development area (figure 5)

Number	Name	Grade
744	Berth	II
21931	Berth, Outbuilding	II
21940	Bryn Celyn	II
26797	Plas-yn-rhos, old farmhouse	II
26802	Plas-yn-rhos, walled avenue with part of garden wall	II
87543	Tyddyn Tlodion	II

