

CPAT Report No. 1894

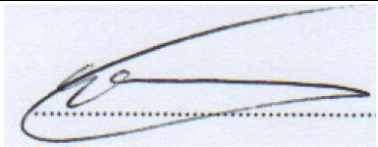


Proposed Development at The Paddock, St Asaph

Heritage Statement



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
CLWYD-POWYS ARCHAEOLOGICAL TRUST

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 CPAT Project No: 2653
 Project Name: The Paddock
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Summary

A heritage statement and walkover assessment has been conducted by the Clwyd-Powys Archaeological Trust, on behalf of Castle Green Homes Ltd, in connection with a proposed housing development on land to the rear of The Paddock, St Asaph.

A Scheduled Ancient Monument (SAM) and several Listed Buildings of varying status are located within a 250m radius of the proposed development site area; none are found within the proposed development site boundaries. The settings of the SAM and surrounding Listed buildings has been assessed in relation to the proposed development.

The assessment has shown that the SAM St Asaph Bridge (FL026) is located within a setting that relates to its period of construction with several 18th century post-medieval listed buildings in close proximity, along the historic road of High Street. The proposed development site lies away from this setting to the rear of a housing estate that was not developed until the latter end of the 20th century.

The site walkover demonstrated that the proposed development site is not within view of the Scheduled Monument, St Asaph Bridge (FL026).

1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust was instructed by Castle Green Homes Ltd to produce a historic statement in connection with the development of proposed residential housing within the setting of Scheduled Ancient Monument, St Asaph Bridge (FL026). The Site lies to the rear of The Paddock, St Asaph (centred on NGR SR0374674054) (Figure 1) within a 250m radius of several Listed Buildings and St Asaph Bridge.
- 1.2. The proposed development area lies outside the St Asaph historical town conservation area (see Drawing 1), in which all designated historical assets, identified during the HER search, are located. The conservation area covers the area around the historic roads of High Street and Denbigh Road including St Asaph Bridge, the buildings and land around and associated with St Asaph Cathedral, and further streets and buildings either side of the River Elwy northward of St Asaph Bridge.

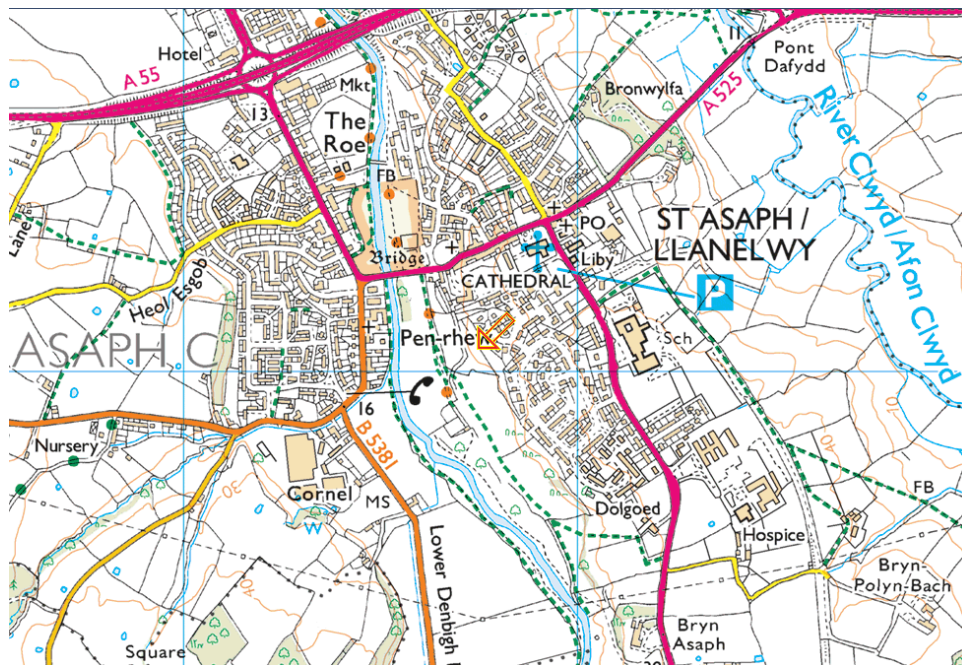


Fig. 1 Location of the proposed development site

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- 1.3. The land to the rear of The Paddock, St Asaph is currently being considered for residential redevelopment. Castle Green Homes submitted a planning application which has been returned by the LPA as requiring a Heritage Statement in support of their initial proposals, due to the site's proximity to a Scheduled Monument. An outline plan of the proposed development is shown in Figure 2 and consists of 8 residential units, an access road and associated works. The total study area for this assessment, as defined by the red outline in Drawing 1, covers a 250m radius from the proposed development site's boundaries.
- 1.4. The wording used by the LPA on the returned application was as follows "As the site is within 186m of a Scheduled Ancient Monument (SAM) a Heritage Impact Assessment is required to ascertain the impact on it's setting".



Fig. 2 Proposed housing development

2 Legislative Provisions, Planning Policy and Published Guidance

Legislation

- 2.1. The legislative framework for the historic environment in Wales was revised by the Historic Environment (Wales) Act 2016. The 2016 Act amended the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. It extended the definition of scheduled monuments and enhanced their protection, as well as making changes to the process of scheduled monument consent. Changes were also made to the protection of listed buildings. The 2016 Act also provided for a statutory register of historic landscapes, a statutory list of place names, and imposed a statutory duty on Welsh Ministers to compile and maintain Historic Environment Records (HERs).

Planning Policy

- 2.2. National policy within Wales is set out in Planning Policy Wales (11th edition, 2021) (PPW), which was revised with the purpose of harmonising PPW with the Well-being of Future Generations Act (2015). Issues relating to the historic environment are set out in Chapter 6, Distinctive and Natural Places. This notes that the 'protection, conservation and enhancement of historic assets is most effective when it is considered at the earliest stage' of a project; hence

the need for a reasonable and proportionate assessment to ensure that any proposed development is sustainable and to prevent unnecessary harm to historic assets.

- 2.3. PPW is supported by Technical Advice Note 24: The Historic Environment (TAN 24) of 2017. It is designed to assist local authorities with developing their local plans and for determination of planning applications or listed building consent in relation to historic assets. PPW is also supported by associated Cadw best practice guidance on the historic environment (see below).
- 2.4. In respect to regional archaeology and planning, Conwy County Borough Council abide by the policies laid out in the 'Denbighshire Local Development Plan 2006 – 2021, until the Replacement LDP 2018-2033 is adopted (Derbyshire County Borough Council, 2017).

3 Site Background

Geology

- 3.1. The bedrock geology of the site consists of Warwickshire Group mudstone, siltstone and sandstone; a sedimentary bedrock formed C. 318 – 272.3 million years during in the Carboniferous and Permian periods (BSG, 2022). The superficial geology consists of glacial till formed up to 2 million years ago in the Quaternary Period (BSG, 2022).

Landscape and Topography

- 3.2. The landscape of the site consists of an open field, bounded across the northeast to southeast limit by the rear gardens of residential housing. The open field extends beyond the northwest to southwest limit of the proposed development site, where it meets field boundaries consisting of trees and shrubs, separating it from a further field to the west and Roe Plas Meadow to the south. A foot path aligned roughly north/northeast by south/southwest runs through the open field to access Roe Plas Meadow to the south of the proposed development site. The land descends steeply towards the river.

4 Methodology

Heritage Statement

- 4.1. This assessment was conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for Historic Environment Desk-based Assessment* (2017).
- 4.2. The heritage statement was produced using a combination of readily available internet-based sources, published works and information held by Clwyd Powys Archaeological Trust.
- 4.3. National Monuments data were acquired from Cadw for designated assets within 250m of the Site, and from the regional Historic Environment Record (HER) for all undesignated assets within 250m of the Site.

Limitations of the Methodology

- 4.4. This statement relies on the accuracy of the information outlined in section 4.1, as well as the ability to obtain information from a walkover survey. Some of the potential limitations identified in respect to this study are as follows:
 - Documentary sources may be biased, inaccurate or difficult to interpret.

- Data obtained in reference to designated or undesignated assets may be misrepresented or broadly categorised.
- Poor accuracy of coordinates may result in some assets not appearing within a search boundary or being inaccurately located within the search area, leading to potential bias.
- Most buried assets will not be visible during a walkover survey.
- Poor ground conditions such as overgrowth can have a detrimental effect on survey observations.

5 Historical Background

5.1. This section provides a synthesis of all the known archaeological and historical activity associated with the study area and its immediate surroundings. This assessment has been divided into three key historical/archaeological periods, with reference given to regional activity to provide a contextual narrative to the site's archaeological potential.

Prehistoric and Romano-British Periods

5.2. There is no recorded Prehistoric or Roman activity within the development area; however, within a 250m radius of The Site there are two Roman assets noted by the Historic Environment Record (HER) in the form of findspots.

5.3. Evidence for Palaeolithic activity within Denbighshire is almost exclusively limited to worked flint scatters and faunal remains uncovered at cave sites such as Cae Gwynn Cave, Tremeirchion (FL070) c. 5km south/southeast of the development area.

5.4. The Mesolithic period in Denbighshire is limited to flint working sites with debitage sites and occasional flint tool forming the core of the archaeological evidence, the largest of these in the county found at Rhuddlan c. 4.5km northwest of St Asaph. The Mesolithic activity in Rhuddlan appears to have been concentrated around where the medieval castle now stands on the eastern banks of the river Clwyd, and the slopes to the northeast of the structure. The use of good vantage points in the landscape and close proximity to water sources is a common occurrence throughout prehistory.

5.5. The Neolithic period within the Denbighshire County area is predominantly characterised by funerary monuments with little evidence for domestic settlements being documented, although the presence of farming communities in the Vale of Clwyd during this period are highly likely. The chambered long cairn Tyddyn Bleiddyn is located c. 3.1km southwest of the development site on slope overlooking the Elwy Valley. Several crouched inhumations were recovered from the burial chamber.

5.6. Similarly to the Neolithic the Bronze Age period in Denbighshire is characterised by the numerous round barrows and funerary monuments found across the county. Although evidence for the domestic settlements of the communities during this period is lacking, possible Bronze Age axe hoards recovered from later Iron Age hillforts, such as Moel Arthur, may suggest these are multi-period sites that were used by successive communities across the periods. Several round barrows have been identified in the nearby village of Tremeirchion c. 3.5km southeast of the proposed development site.

5.7. Iron Age communities are visible in the archaeological record across Denbighshire through hillforts and enclosures erected throughout the period, in particular along the Clwydian Range such as the large fort of Penycloddiu, c. 11.5km southeast of St Asaph.

- 5.8. Within St Asaph there are traces of Roman activity with a small cluster of Roman pottery findspots within a 250m radius of the proposed development site (e.g. 102774). It is suspected that the Roman settlement of *Varae* is located within the city, however excavations around St Asaph have not proven successful in finding its location. The location of three other Roman settlements across Wales mentioned in Roman texts are known; Segontium (Caernarfon), Conovium (Caerhun), and Deva (Chester). These locations were connected by a series of Roman roads and it is possible a Roman road may be present in St Asaph although archaeological excavations in the area have not successfully identified any.
- 5.9. The potential for Prehistoric or Roman archaeology within the development area is Low, with the potential for spot finds which would be of low significance. However, if associated features were to be identified, these are likely to be of regional significance.

Medieval Period

- 5.10. There is no recorded medieval activity within the proposed development area; however, within a 250m radius of the site there are 4 non-designated assets recorded by HER, in association with the medieval town of St Asaph, in addition to the medieval St Asaph Church (PRN102123) and churchyard (PRN105825) and St Asaph Cathedral (PRN102126). In 1952 a rectangular earthwork feature (102120), near the centre of the eastern boundary of the proposed development site was investigated as it was suspected to be the location of the Roman fort *Varea* however the earthwork was revealed to be a medieval field system feature.
- 5.11. The town of St Asaph is postulated to have been established in the 6th century by Saint Kentigern who is said to have erected the parish church of St Asaph c. 560 AD. The church was dedicated to St Kentigern and in the mid-12th century additionally dedicated to St. Asa (Asaph). The earliest fabric of the current St Asaph Church, located c. 260m northwest of the proposed development site, dates to the 13th century; as does the earliest fabric of St Asaph Cathedral.
- 5.12. St Asaph Cathedral, located c. 280m northeast of the proposed development site, is the smallest cathedral in England and Wales. Historical documents indicate that the cathedral was erected in 1143AD but damage by royal troops during King Edward I's invasion of Wales in the mid and late 13th century, resulted in the rebuilding of the site under Bishop Anian. The rebuilding took place during a period of peace through the 14th century, however, the cathedral was again damaged c.1402 AD by troops of Owain Glyndwr during his rising. During this period Owain Glyndwr burnt the St Asaph Cathedral along with the nearby towns of Denbigh and Ruthin. The damage to the cathedral was then restored under Bishop Redman, with works being complete towards the end of the 15th century.
- 5.13. The potential for medieval archaeology within the development area is low, with any features likely to consist of agricultural activity and spot finds of low archaeological significance.

Post Medieval and Modern Periods

- 5.14. A historic town plan (Fig. 3) from the start of the 17th century shows that during the early post medieval period, St Asaph is a small parish town with St Asaph Cathedral at the eastern end of High Street, the early Bishop's Palace in the grounds to the west of the cathedral, and St Asaph Church at the western end of High Street on the eastern bank of the river Elwy, which appears to flow closer to the town than it does currently. Clusters of buildings line small plots of irregularly shaped land with less than fifty dwellings visible. The proposed development site is not depicted on the town plan but is likely to have consisted of undeveloped fields at this time.

- 5.15. In 1680 Bishop Isaac Barrow founded the almshouses (26125) to be appointed to 8 widows, the appointments were made alternatively by Bishop, Dean and families of the nearby commotes of Cefn and LLannerch. The almshouses were rebuilt in 1795.
- 5.16. In 1770 St Asaph Bridge (Figure 3) was constructed to replace an earlier wooden structure further upstream that was prone to flood damage. The bridge crosses the river Elwy at the western end of High Street and consists of 5 arches of varying sizes that are arranged symmetrically.



Figure 3 St Asaph bridge scheduled monument

- 5.17. In 1791 Bishop Bagot constructed the old Bishop's Palace (102125) which was further enlarged to the west in 1831. There are several designated historic assets associated with the old Bishop's Palace such as the dovecote (32271) and coach house (32255).
- 5.18. In 1801 Richard Holt Hoare upon travelling through north Wales, described St Asaph as such:

'The town is small, situated on the declivity of a hill; at the bottom is the parish church, at the top the cathedral whose only merit is its neatness. From the bridge over the Elwy the town, cathedral, parish church etc form a picturesque group of buildings.'

A further description of the town from 1833 mentions the construction of a 'new road' which appears to be the current Chester Street, with 'several handsome houses and pleasing cottages'. Chester Street continues on from High Street at its eastern end and whilst outside the HER survey area it is noted that a post medieval court house building on the road has grade II listed status.

- 5.19. Throughout the 19th century and early to mid-20th century, historic maps show that the proposed development site remains undeveloped with development of the town largely occurring to the north and east of the town centre.
- 5.20. The potential for post-medieval activity on site is low, however, if features are identified they are likely to be of local significance.

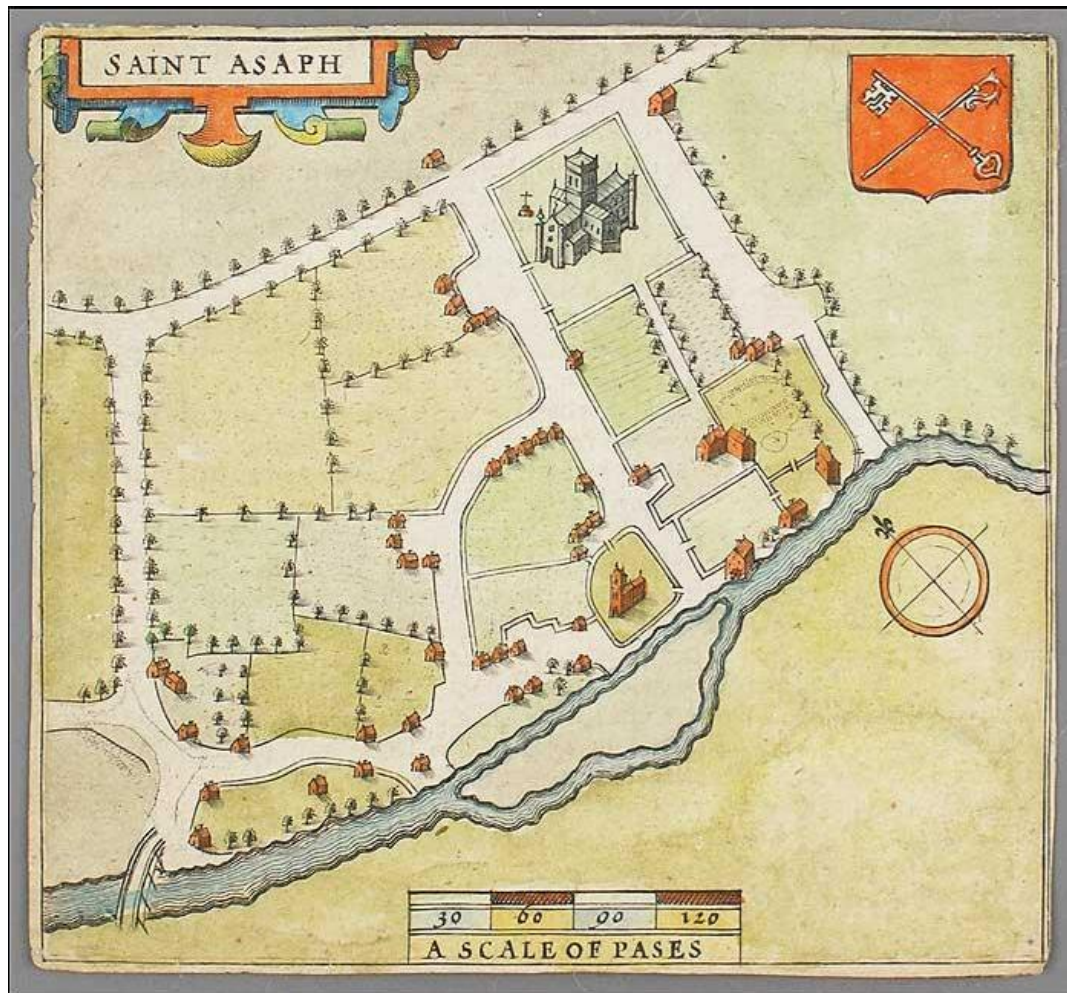


Figure 4 Town plan of St Asaph by John Speed (c.1621)

Historic Mapping

- 5.21. A town plan by John Speed dating to c. 1611 (Figure 4) is the earliest cartographic representation of the city. St Asaph can be seen on the map along with scattered domestic buildings lining irregularly shaped plots of land and fronting town roads. A bridge crossing the river Elwy can be seen to the northwest of the cathedral; the current St Asaph bridge was built in 1770 and replaced an early wooden structure up stream, it is likely that this bridge represents that structure. The development site lies to the southwest of the cathedral and is not depicted on the town plan.
- 5.22. The earliest cartographic representation of the development area is on an 1840 tithe map of St Asaph (Figure 5). The map depicts St Asaph Cathedral, the River Elwy and a series of tithe field plots surrounding them. The approximate location of the development site lies within the field labelled 268. Historic records show this field, named Cae ffos isa, was owned by Davies Edward Crew and occupied by Peter Roberts and used as a pasture at this period.



Figure 5 Extract from 1840 Tithe Map showing approximate development site location



Figure 6 Extract from 1871 Ordnance Survey map showing the approximate location of the development site

5.23. An Ordnance Survey map from 1871 (Figure 6), shows that at this time the proposed development site consists of undeveloped land. St Asaph bridge, as it is currently located, can be seen over the River Elwy to the northwest of the proposed development area at the western end of High Street. Along the southern frontage of High Street a series of Alms-houses affiliated with St Asaph Cathedral are depicted with gardens to the rear surrounding the

cathedral, in addition to the Esgobdy (bishop's house) and an infant school. To the east and the southeast of the proposed development site lies further undeveloped land up unto Denbigh Road, with a single domestic structure visible with a surrounding of enclosed land. To the west of the development site lies a channel of water labelled as a sluice relating to, and controlled by, the corn mill to the east of St Asaph Bridge. A footpath to the west of the development area can also be seen, starting from the eastern end of St Asaph bridge, and following a southerly direction. The footpath crosses the sluice channel and forks to continue south or turn easternly towards a building labelled as Wern (bog) which lies close to the proposed development site.

- 5.24. A further Ordnance survey map dating to 1898 (Figure 7) shows there has been no change at the proposed development site by this time. There have been minor further developments in the surrounding area with additional domestic buildings depicted along the western frontage of Denbigh Road.

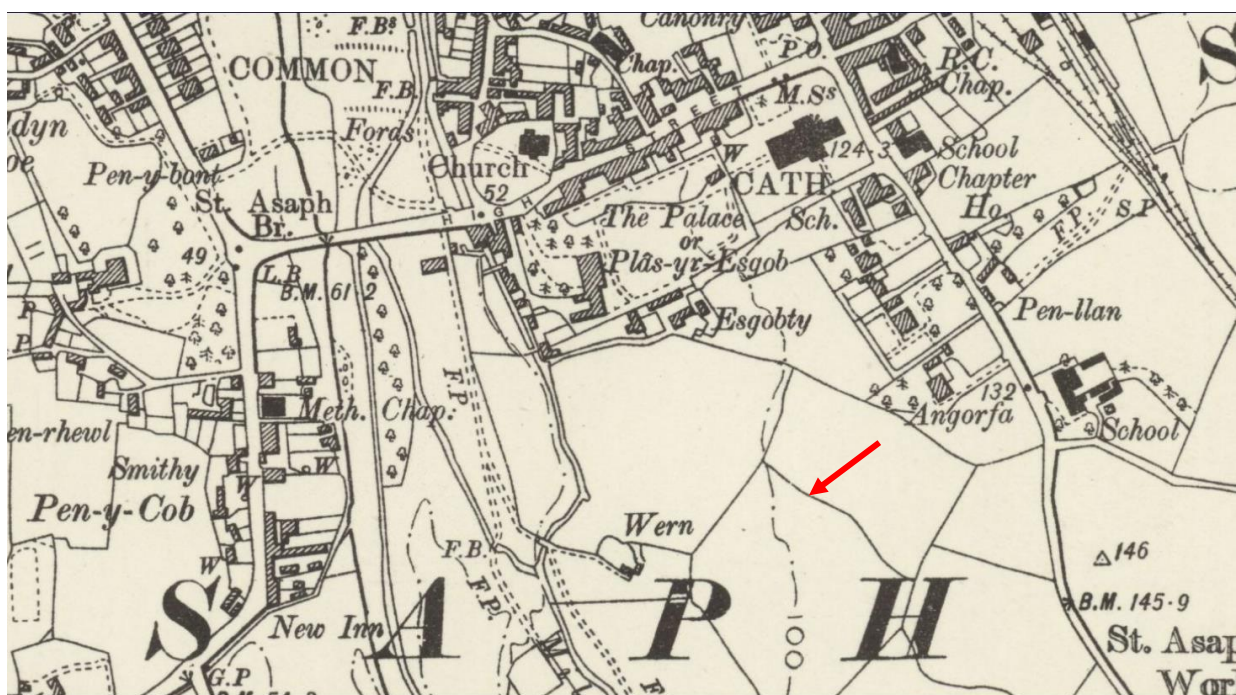


Figure 7 Extract from 1898 OS map showing the approximate development area location.

- 5.25. There were no further developments by 1938 to the proposed development site or the surrounding area as demonstrated in an OS Map from that date (Figure 8) however by 1949 (Figure 9) the sluice channel, the corn mill and the Wern to the southeast of the development site, have all been demolished.

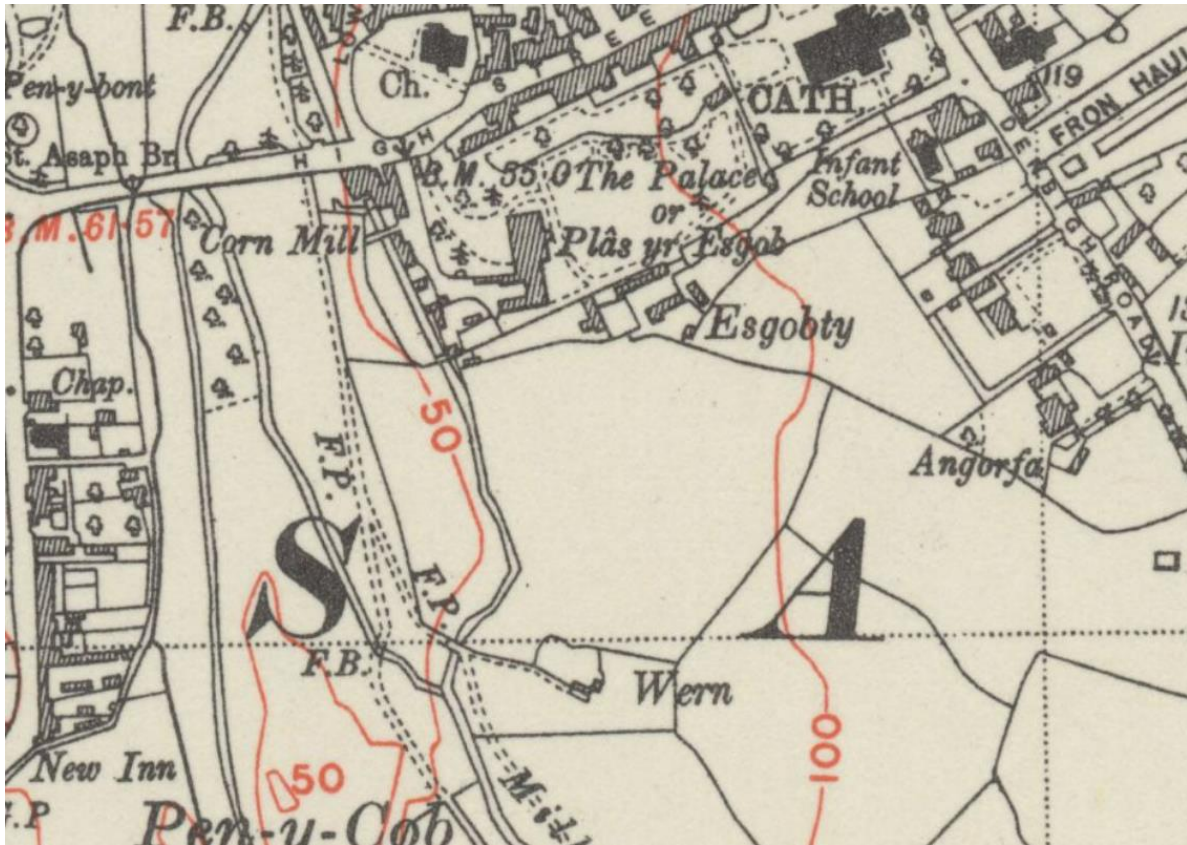


Figure 8 Extract from 1938 OS Map showing the approximate development area location.

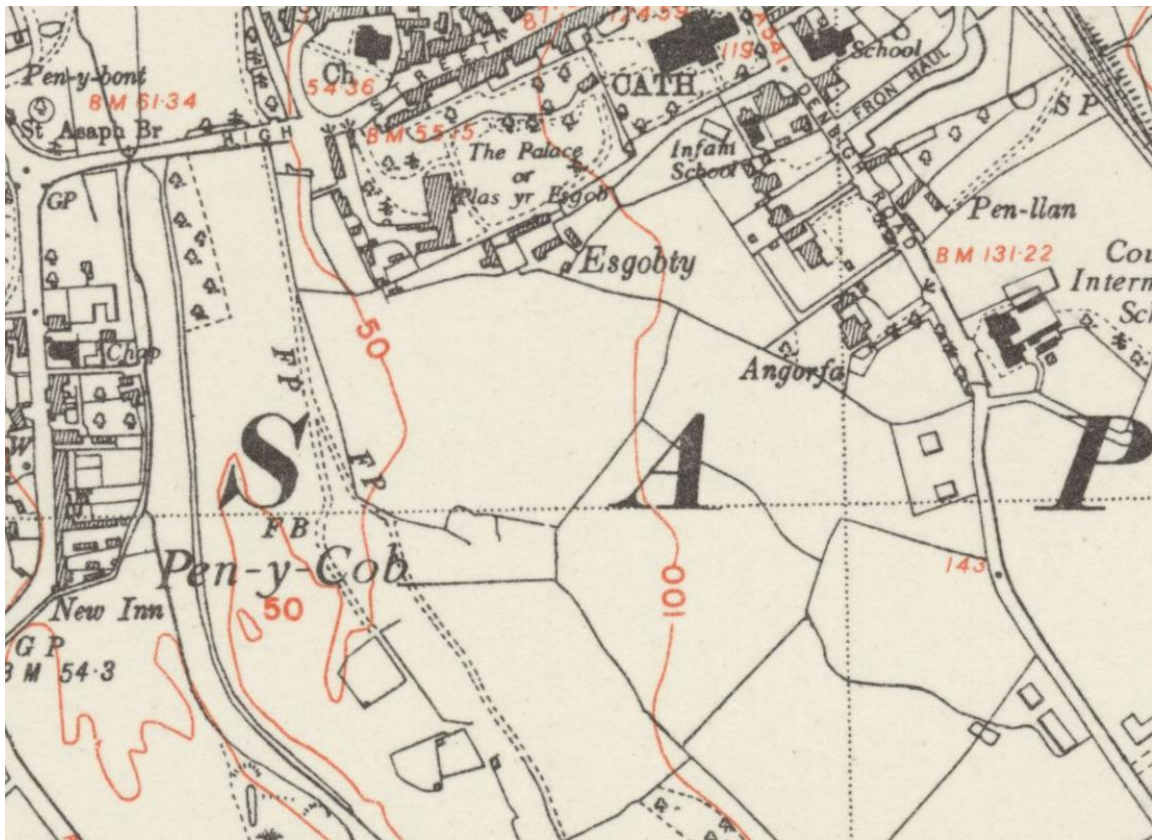


Figure 9 Extract from 1949 OS Map showing the approximate development area location.

6 Historic Environment Gazetteers and Maps

- 6.1. The assessment has considered all known heritage assets within the development site, together with designated and non-designated assets which lie within 250m.

Heritage Assets within 250m of the Development Site

- 6.2. The following provides details of all designated and non-designated heritage assets within 250m of the Site, which are summarised in Table 1 and located on Drawings 1 and 2.

Designated asset	Within the Development Site	Within 250m
World Heritage Sites	0	0
World Heritage Sites Essential Setting	0	0
Scheduled Ancient Monuments	0	1
Listed buildings	0	31
Registered historic parks and gardens	0	0
Registered historic landscapes	0	0
Conservation areas	0	1
Ancient Woodlands	0	0
Undesignated historic assets	0	11

Table 1: Summary of Designated and Non-Designated Heritage Assets within 250m of the Development Site

Scheduled Monuments

- 6.3. Scheduled Ancient Monument, St Asaph Bridge (FL026), is located c. 250m to the north-west of The Site.

Listed Buildings

- 6.4. These are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Historic Environment (Wales) Act 2016. All listed buildings are nationally important, but are graded in order of significance as Grade I, II* or II. Grade I buildings are considered to be of equal status to Scheduled Ancient Monuments. Local planning authorities must have special regard to the desirability of preserving the setting of a listed building regardless of its grade, and it also requires planning proposals to meet the test of determining the extent to which a development affects a listed building. Planning Policy Wales (11th edition, 2021) requires a 'general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage' (6.1.10).
- 6.5. There are no listed buildings within the development area and 31 listed buildings within 250m of the development area boundary (Table 2; Drawing 1).

Ref. Number	Name	grade	Significance
1490	Garden wall at Esgobty Farm	II	Medium
1487	Esgobty Farmhouse	II*	High
1469	The Old Palace	II*	High
1455	Conservative Club	II	Medium
1448	Railings and Boundary Walls to St. Kentigern and St. Asaph Parish Church	II	Medium

1445	St Asaph Bridge	II*	High
1471	Tithe Barn House	II	Medium
1470	Lodge and gatepiers at driveway to the Old Palace	II	Medium
1446	Mary Short memorial drinking fountain	II	Medium
1474	The old China Shop, including China House	II	Medium
1449	Sundial in the Churchyard to St. Kentigern and St. Asaph Parish Church	II	Medium
1489	Dovecote at Esgobty Farm	II	Medium
1472	Palace Gardens	II	Medium
1451	Greengrocer's Shop	II	Medium
1447	St. Kentigern and St. Asaph Parish Church	II*	High
1450	Kimmerl Arms P.H.	II	Medium
1453	1A Hight Street	II	Medium
1454	18 High Street	II	Medium
1468	The Barrow Arms P.H.	II	Medium
1467	Beulah House	II	Medium
1452	1 High Street	II	Medium
1435	Red Lion P.H.	II	Medium
1434	Midland Bank	II	Medium
1464	Elwy Bank including D.P. Nash	II	Medium
1465	Glasgow House (building 1 of 2)	II	Medium
1466	Glasgow House (building 2 of 2)	II	Medium
1456	H.M. Clever and Co.	II	Medium
1457	Barrow Crafts	II	Medium
1462	St Asaph Diocesan Office	II	Medium
1463	Former Barber Shop	II	Medium
1460	Cathedral Church of St Asaph	I	High

Table 2: Listed buildings within 250m of the development site

Non-Designated Heritage Assets

6.6. The regional HER records no non-designated assets within the development site

6.7. The regional HER records 11 non-designated assets within 250m of the development site.

PRN	site name	type
102120	Possible site of Varae	Fort
102127	Esgobty Farm Find	Findspot
102774	St Asaph, Roman Pottery	Find Scatter
106456	Old Palace Wall I	Wall
102767	Plas Yr Esgob House	House
70811	Old Palace Wall II	Wall
103097	St Asaph Corn Mill	Corn Mill
29480	St Asaph Medieval Town	Urban Area
29481	St Asaph Medieval Town	Urban Area
102119	Bishop's Palace garden find	Findspot
29482	St Asaph Medieval Town	Urban Area

Table 3: Non-designated assets within 250m of the development site boundary

7 Site Walkover

- 7.1. A site walkover was conducted over the proposed development site on 19/09/22 in order to examine the proposed development site and its relationship with the Scheduled Ancient Monument, St Asaph Bridge. The weather was fine, with moderate cloud coverage and visibility good, and this revealed the site as rough grassland bordered by high hedges (Figure 10), with overhead lines crossing the site (see frontispiece) and a series of dipwells that had been installed across the field. A total of 13 photographs were taken. This ground truthing exercise showed that there was no intervisibility between the bridge and the site (Figure 11), partly due to topography and partly due to high vegetation. The listed buildings were mostly grouped around the main street and formed part of the urban townscape, with views to the site screened by intervening buildings and vegetation.



Figure 10 View of site looking north-east



Figure 11 View from northern end of site towards the bridge

8 Conclusion and Assessment

- 8.1. A study has been conducted by the Clwyd-Powys Archaeological Trust, on behalf of Castle Green Homes Ltd, in connection with a proposed housing development on land to the rear of The Paddock, St Asaph. This assessment comprised desk-based research and a site walkover, the aim of which was to make full and effective use of existing information to establish the potential impact to the scheduled monument St Asaph Bridge (FL026) and its setting.
- 8.2. St Asaph Bridge is considered an important post-medieval structure and lies in close proximity to a number of contemporary listed buildings within the historical town conservation area of St Asaph. The bridge was constructed in 1770, replacing an earlier wooden structure located further upstream, and consists of five arches of varying spans, arranged symmetrically across the river Elwy.
- 8.3. The site visit and walkover survey revealed no potential previously unknown heritage assets. It established the lack of intervisibility between the scheduled monument of the bridge and the site, and the fact that the listed buildings were focused on the urban townscape rather than having a setting that would be affected by residential housing development to the south at the proposed site.

9 Sources

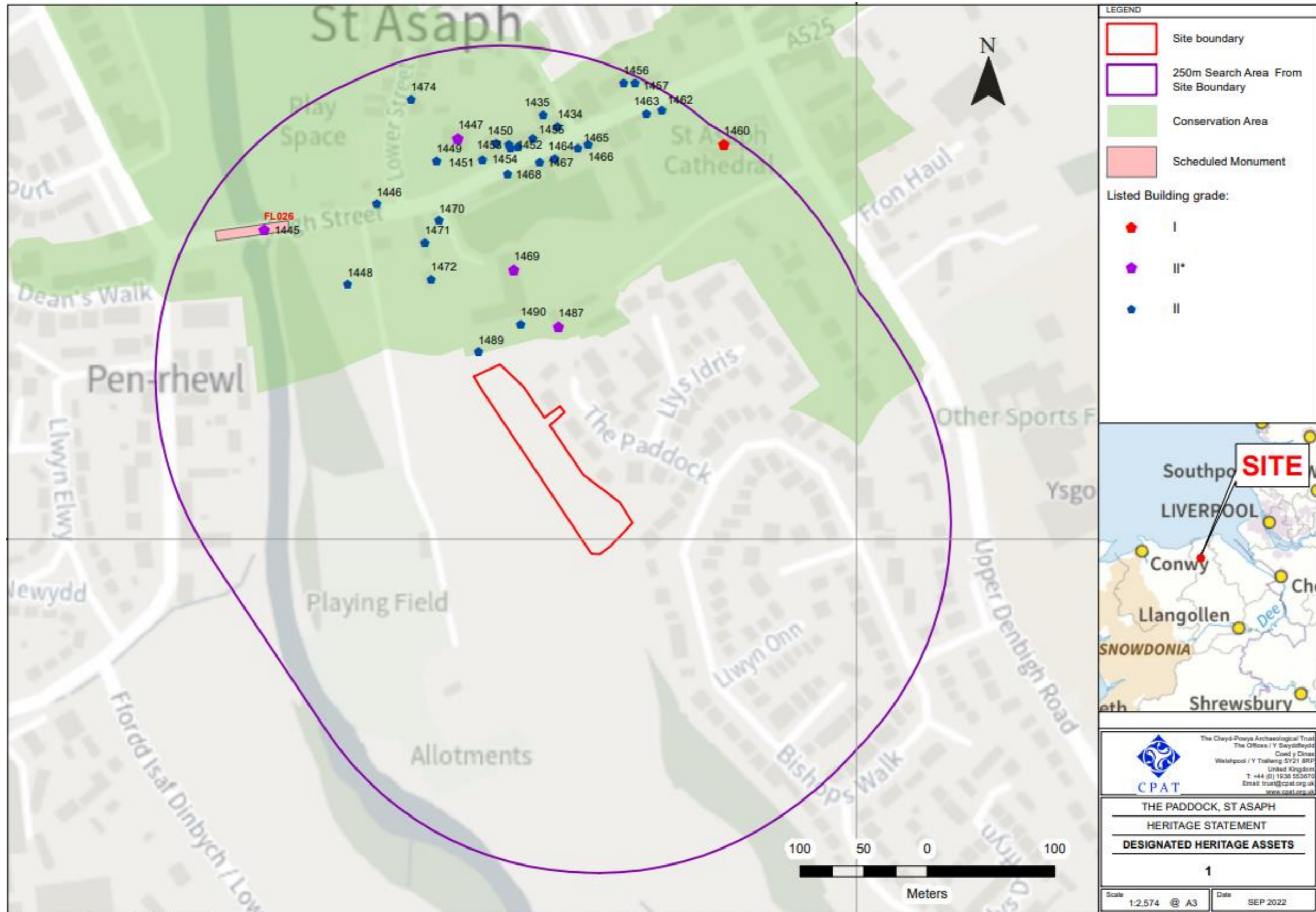
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Cartographic sources

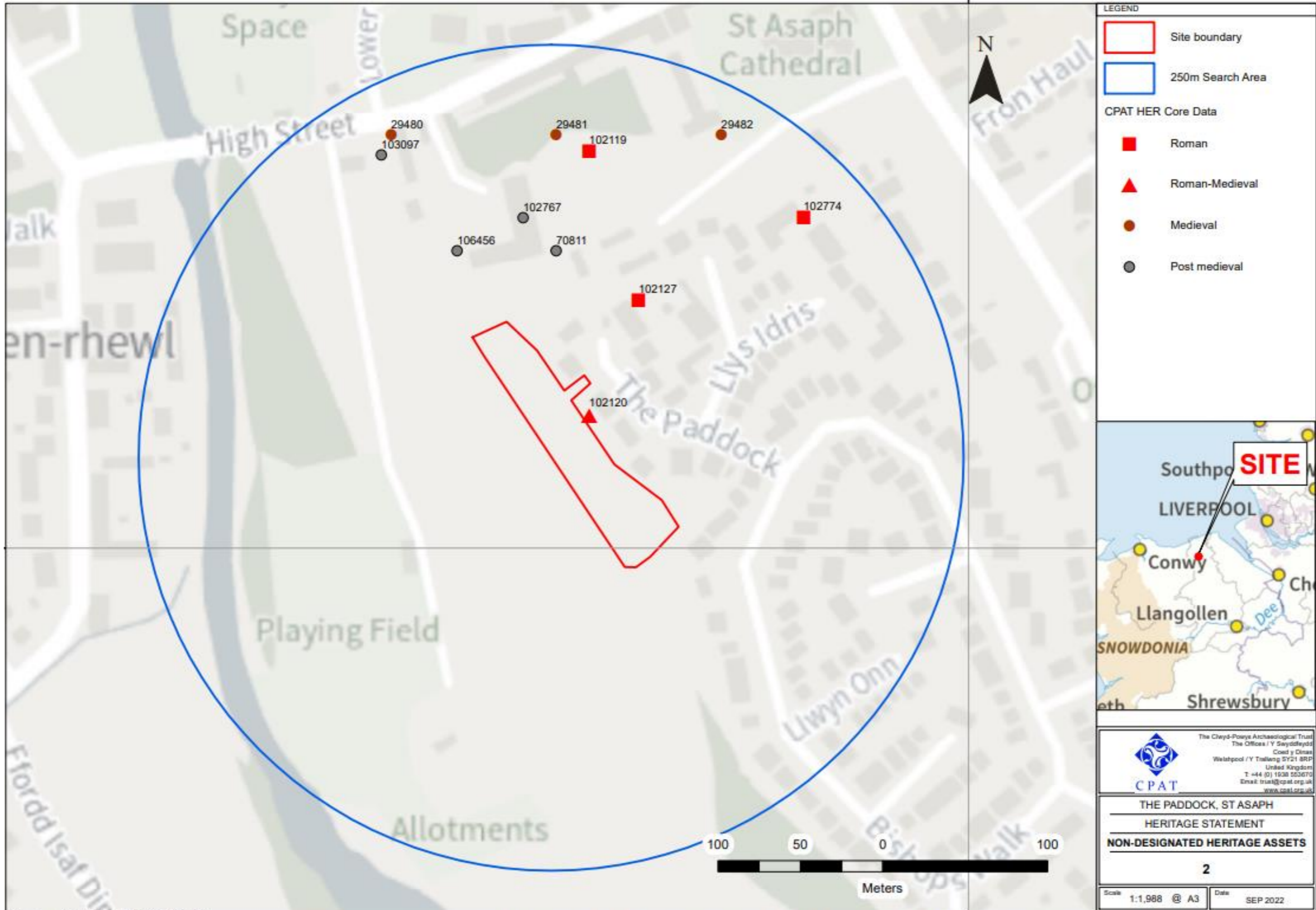
- c. 1611 - Town plan of St Asaph, Flintshire: John Speed
- c. 1840 - Tithe map of the parish of Talar, Brynpolyn, Gwernglevryd and Gwerneigrion in the parish of Saint Asaph and County of Flint
- 1871 - 6-inch scale Ordnance Survey map Flintshire IV: Surveyed: 1871 Published: 1878
- 1898 - 6-inch scale Ordnance Survey map Flintshire IV: Surveyed 1898 Published 1900
- 1938 - 6-inch scale Ordnance Survey map Denbighshire V: Surveyed 1938 Published 1948
- 1949 - 6-inch scale Ordnance Survey map Denbighshire V: Surveyed 1949 Published 1953



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Drawing 1



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Drawing 2