

CPAT Report No. 1973

St Deiniol's Ash, Mancot

Heritage Statement



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
CLWYD-POWYS ARCHAEOLOGICAL TRUST

Organisation	Clwyd-Powys Archaeological Trust
Client Name	Castle Green Homes Ltd
CPAT Project No	2732
Project Name	St Deiniol's Ash, Mancot
Project Type	Heritage Impact Assessment
Project Manager	Tim Malim
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CONTENTS

SUMMARY	ii
CRYNODEB.....	ii
1 INTRODUCTION.....	1
2 PLANNING POLICY AND GUIDANCE	3
3 STAGE 1: IDENTIFY THE DESIGNATED HISTORIC ASSETS	4
4 STAGE 2: DEFINE AND ANALYSE THE SETTING	5
5 STAGE 3: PROPOSED DEVELOPMENT	8
6 STAGE 4: EVALUATE POTENTIAL IMPACT OF DEVELOPMENT	9
7 STAGE 5: MITIGATION OPTIONS.....	10
8 CONCLUSIONS.....	11
9 SOURCES	12
10 ARCHIVE SELECTION STRATEGY SUMMARY.....	13
11 ARCHIVE SUMMARY	14
APPENDIX 1: METHODOLOGY	15
APPENDIX 2: SITE VISIT PHOTOGRAPHS.....	167

Figure 1: Area of proposed residential development	1
Figure 2 Red line boundary of proposed development area.....	2
Figure 3 1871 1 st edition OS map showing gardens and orchard around the farmhouse	5
Figure 4 Google Earth imagery (22/4/2021) showing the listed building within its setting.....	6
Figure 5 1841 Tithe map of Hawarden: St Dieniol's Ash Farm and surrounding fields.....	7
Figure 6 1912 Flintshire XIV.3	8
Figure 7 Schematic representation of visual envelope from 2 nd storey windows	10
Figure 8 Plan of tree planting to act as screening north of the listed building.....	11

Summary

In September and October 2023 the Clwyd Powys Archaeological Trust undertook a heritage impact assessment to provide supporting information for Flintshire Council to determine an application for residential development within the setting of a Grade I listed building. The assessment identified erosion of the rural surroundings by urban expansion, which would intrude into the fields that formed part of the farmland linked historically with St Deiniol's Ash Farmhouse. This was judged to have a low adverse impact on the heritage significance of the asset, localised within a zone to the north of the listed building, principally experienced within views from the upstairs windows. From other directions the understanding and appreciation of the listed building within its setting would remain unaffected, and with tree planting to screen the proposed housing from the northern aspect of the farmhouse, the residual effect was assessed as slight adverse. The assessment has applied national guidance and considers that the proposed scheme complies with national and local policies for protection of the historic environment.

Crynodeb

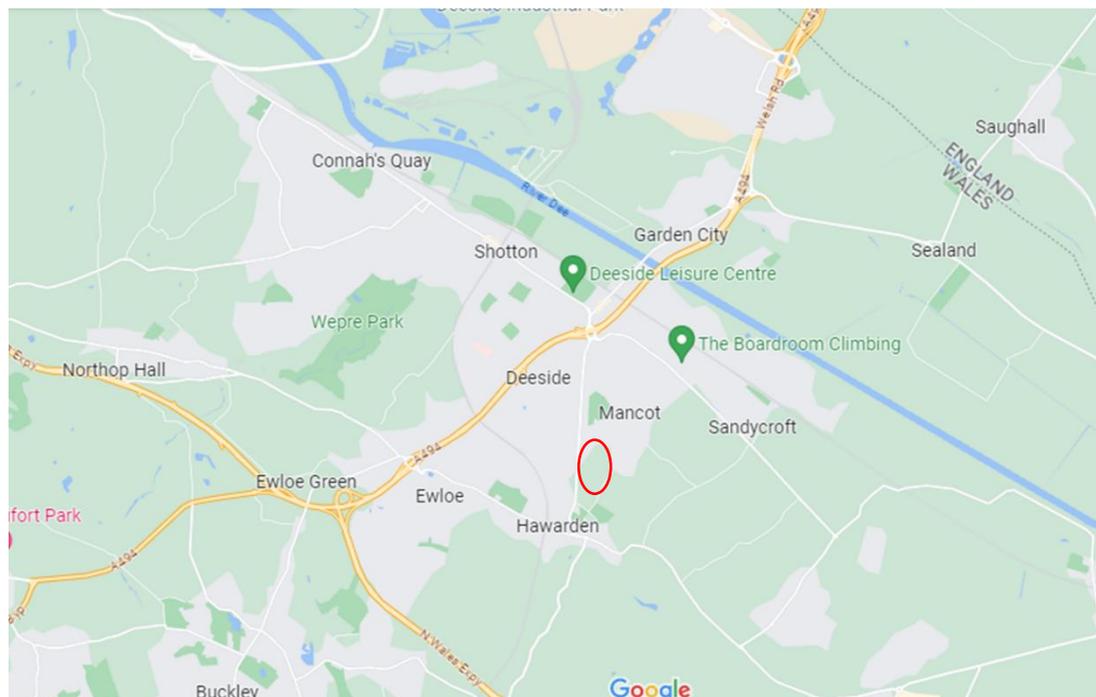
Ym misoedd Medi a Hydref 2023, bu Ymddiriedolaeth Archaeolegol Clwyd Powys yn gwneud asesiad o effaith ar dreftadaeth i ddarparu gwybodaeth ategol i Gyngor Sir y Fflint er mwyn iddynt allu penderfynu ar gais ar gyfer datblygiad preswyl o fewn amgylchedd adeilad rhestredig Gradd I. Nododd yr asesiad y byddai ehangiad trefol yn erydu'r amgylchoedd gwledig, a fyddai'n ymwthio i mewn i'r caeau a oedd yn rhan o ffermdir sydd â chysylltiad hanesyddol â Ffermdy St Deiniol's Ash. Y farn oedd mai isel fyddai'r effaith niweidiol ar arwyddocâd treftadaethol yr ased, gan y byddai wedi'i chyfyngu i barth i'r gogledd o'r adeilad rhestredig, a fyddai'n golygu mai o'r ffenestri i fyny staer y byddai'r datblygiad i'w weld yn bennaf. O gyfeiriadau eraill, ni fyddai unrhyw effaith ar y ddealltwriaeth a'r gwerthfawrogiad o'r adeilad rhestredig o fewn ei amgylchedd, a gan y byddai coed yn cael eu plannu i sgrinio'r tai arfaethedig o'r ochr o'r ffermdy sy'n wynebu'r gogledd, aseswyd mai bach fyddai'r effaith niweidiol weddilliol. Dilynodd yr asesiad gyfarwyddyd cenedlaethol a'r farn yw bod y cynllun arfaethedig yn cydymffurfio â pholisïau cenedlaethol a lleol i amddiffyn yr amgylchedd hanesyddol.

1 Introduction

- 1.1. Prior to a planning application for residential housing, Castle Green Homes instructed Clwyd Powys Archaeological Trust to undertake a heritage impact assessment, and to advise on the design layout, buffer zones and screening vegetation, to assist with a scheme that would be appropriate within the setting of a Grade I listed building. This Heritage Statement presents the results of that assessment process.
- 1.2. This requirement was included within Flintshire Council's response to a pre-application consultation dated 22nd March 2023:

Heritage Assets

The site is close to the site of St Deiniol's Ash, a Grade I listed building. This is considered to be an extremely important example of a C16/17 manorial house with many surviving contemporary features and important historical associations. The setting of this building will be a material consideration when assessing the acceptability of the proposal and it must be demonstrated that the listed building and its setting has been considered by the proposal, and that its character and setting will not be impinged upon by the development. A Heritage Impact Statement that considers this point should be submitted in support of the proposal.



*Figure 1: Area of proposed residential development outlined by red oval
Contains Ordnance Survey data © Crown copyright and database right 2023*

- 1.3. Figure 1 shows the general location of the proposed development. St Deiniol's Ash Farm is at the south-eastern edge, and Figure 2 shows in detail the red line boundary with the farm buildings just outside the proposed development. The listed building lies south of the barns and is not included within the mapping shown.

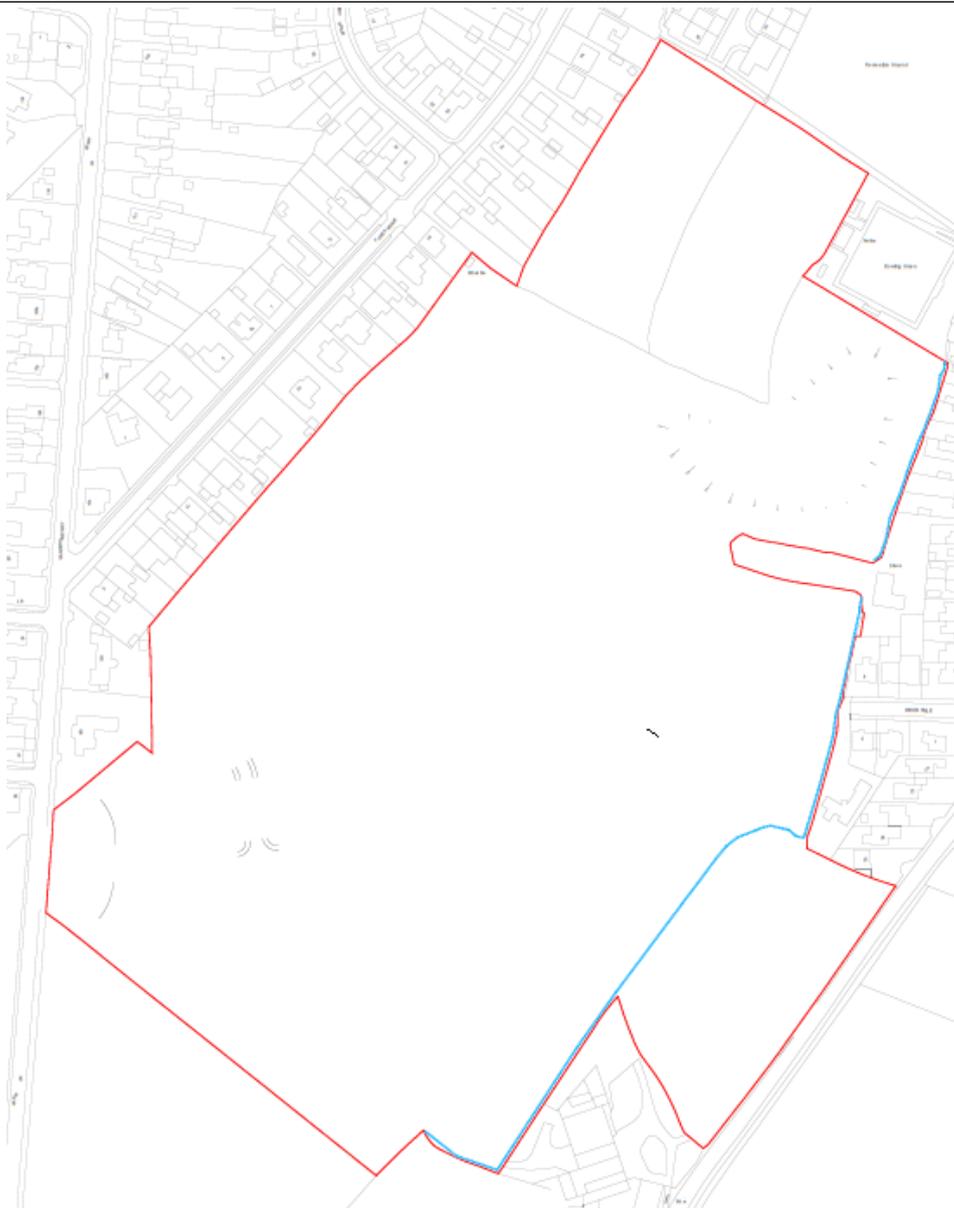


Figure 2 Red line boundary of proposed development area
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- 1.4. The listing description for St Deiniol's Ash Farmhouse states "*An extremely important example of a C16/17 manorial house with many surviving contemporary features and important historical associations. The wall-paintings of the life of St Deiniol rank amongst the very best in Britain at their early C17 date.....A large timber-framed and brick house of 2 main periods. Storeyed central timber-framed range, probably 3rd quarter C16, to which a tall parlour wing, garderobe tower and porch were added in the early C17. Main (E) front asymmetrical. Timber-framed range, box-framed with some close-studding and decorative braces to the upper storey. Medium-pitched slate roof. Brick infilling throughout with later fenestration.*"
- 1.5. The farmhouse is situated on ground that rises to the south and is accessed from Ash Lane to the east. To the south and west the setting is comprised of pasture fields, with farm yard, barns and other farm buildings occupying the land immediately north of the house. The wider setting to the north and north-west is of pasture fields with housing beyond.

2 Planning policy and guidance

- 2.1. The Historic Environment (Wales) Act 2016 is the primary statutory tool for protecting historic assets and sustainable management of the historic environment. It is designed to enable greater transparency into decisions taken on the historic environment and to make it a statutory requirement for information on the historic environment to be safe-guarded for the public good.
- 2.2. The Well-being of Future Generations Act of 2015 defines sustainable development as 'the process of improving the economic, social, environmental and cultural well-being of Wales by taking action ... aimed at achieving the well-being goals'. It requires public bodies in Wales to consider the long-term impact of their decisions, and whether such decisions contribute to social, cultural, environmental, and economic well-being in Wales.
- 2.3. The national policy within Wales is set out in Planning Policy Wales Edition 11, December 2021 ("PPW"), within which Section 6.1 The Historic Environment (part of the chapter on Distinctive and Natural Places) explains the need for a reasonable and proportionate impact assessment to ensure Proposed Development is sustainable and to prevent unnecessary harm to historic assets.
- 2.4. PPW is supported by Technical Advice Note 24: The Historic Environment (May 2017) which 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.
- 2.5. The three principal guidance documents that will be followed in this assessment are those produced by Cadw on behalf of the Welsh Government for managing historic assets:
 - Conservation Principles for the sustainable management of the historic environment in Wales (March 2011) to establish objective assessment of the value and significance of historic assets within and surrounding the Proposed Development site;
 - Setting of Historic Assets in Wales (2017); and
 - Heritage Impact Assessment in Wales (May 2017)
- 2.6. Cadw's Conservation Principles (page 18) states that in Managing Change to an Historic Asset: *"Changes to historic assets are inevitable To ensure the long-term future of historic assets, change needs to be managed to ensure that their significance is not diminished as a consequence"* and paragraph 47 *"When considering the severity of potential impacts upon an historic asset, there should always be proportionality and reasonableness"*. The heritage assessment reported upon in the current document has used these key aims of the guidance to ensure the results of the study are focused on a proportionate response to potential impacts on heritage significance from any identified change resulting from the Proposed Development.
- 2.7. The Flintshire LDP was adopted by the Council on 24/01/23 and covers the period 2015 to 2030 but no policies have yet been published. The Unitary Development Plan was adopted for the 15 year period 2015 – 2030 which incorporates several policies relevant to the assessment of the impact on heritage assets:

Policy HE2 *Development Affecting Listed Buildings and their Settings* Any development affecting listed buildings or their settings, including internal or external alterations or change of use will be permitted only where:

- a. *there is no adverse effect on the building's special architectural or historic character and appearance and the setting of a listed building.*
- b. *it can be demonstrated that the loss of, or damage to its historic fabric is unavoidable, has been minimised and that works which would result in the loss of, or which would conceal parts of a listed building, and which contribute to its interest, will be recorded by a photographic or drawn survey; and*
- c. *a change of use of a listed building or structure would increase the likelihood of the survival of the building and where alterations do not harm its character or special interest.*

Policy STR8, The Built Environment, seeks to protect the historic environment of the County but allowing for sensitive regeneration. This incorporates:

- a) *the setting and integrity of the historic environment of the County, including listed buildings, conservation areas, archaeology and historic landscapes, parks and gardens; and;*
- b) *the regeneration of areas through the sensitive improvement, renovation, and redevelopment of appropriate suitable brownfield land and buildings*

2.8. Flintshire County Council have also provided supplementary planning guidance (SPG) from January 2017 which supports the FUDP by encouraging early discussion between developers, the local planning authority and where appropriate the regional archaeological trust.

SPGN 6, Listed Buildings (adopted 2017) 2.16 refers to the need to protect the setting of a listed building "The setting may be limited to its immediate surroundings but could include land some distance from it, depending on local characteristics and circumstances. An individual judgement would have to be made in each case as to what comprises the building's setting."

3 Stage 1: Identify the Designated Historic Assets

- 3.1. The only designated asset assessed in this heritage statement, is the Grade I St Deiniol's Ash Farmhouse. This is registered as number 3 in Cadw's Cof Cymru's web portal, accessed from Ash Lane and located to the south of the proposed development.
- 3.2. The listing description (see 1.4 above) states the main front faces east, towards Ash Lane and the fields beyond. It describes the 16th – 17th century house as partially timber-frame and largely built of brick (see cover photograph), with a floor plan that evolved over a century or more. The plan of the house does not conform to a standard type, but presents a large sub-square block with gables facing north and south, with corners to the cardinal points, and a range added in two parts to the north-west which has gable ends facing west and east (labelled the parlour cross-wing in the listing description). A porch with room above juts out over the main entrance on the east side, and a square projection has been added at the southern corner of the house, with east and west facing gables. The west side of the house has projecting gables and chimneys, suggesting that it was the east and north sides that were designed to be most visually attractive and aesthetically pleasing. The roofs are quite steep and slate tiled. The main windows face north from the parlour cross-wing, and from the northern gable end of the original house.

- 3.3. In addition to the legend of St Deiniol's association with the location which gave the house its name, there is good documentary evidence for its construction. Initially the home of the Aldersey family, from the late 17th century it passed to the Cratchleys. William Aldersey was mayor of Chester in 1560 and it seems likely that the earlier core of the house was built by him as a timber-framed storeyed hall. Considerable additions appear to have been made in the early 17th century, including a storeyed porch and a new parlour wing, all of brick.



Figure 3 1871 1st edition OS map showing gardens and orchard around the farmhouse (National Library of Scotland)

4 Stage 2: Define and Analyse the Setting

- 4.1. The immediate setting of the listed building reflects its function as a domestic residence and farm estate centre. This relates to its evidential, historic and aesthetic values. The house is located within gardens surrounding it on all sides (as was depicted on historic mapping Figure 3), although this is now tight to its southern side. A drive comes in from the north to the west side of the house where hard-standing provides a parking area and some modern outbuildings are located. The main lawn is located to the north, mostly east of the driveway.
- 4.2. High trees and a hedge form the western boundary, whilst trees and a wall the northern boundary to the garden. There is a hedge between Ash Lane and the lawn on the east side and then further trees opposite the original entrance. The southern boundary is comprised of small trees and shrubs with an external wall.
- 4.3. The wider current setting is that of pasture fields beyond Ash Lane to the east, pasture fields on rising land to the south, and pasture fields to the west stretching to Gladstone Way. The area to the north of the garden is occupied by an extensive farm yard, dominated by large agricultural buildings of brick 19th and corrugated iron 20th century date (Figure 4). These are located on slightly lower land than the farmhouse, but are fairly prominent in views towards the house from most directions. The general topography elevates the farmhouse so that it is evident within its tree cover, as rising above the land to the north.

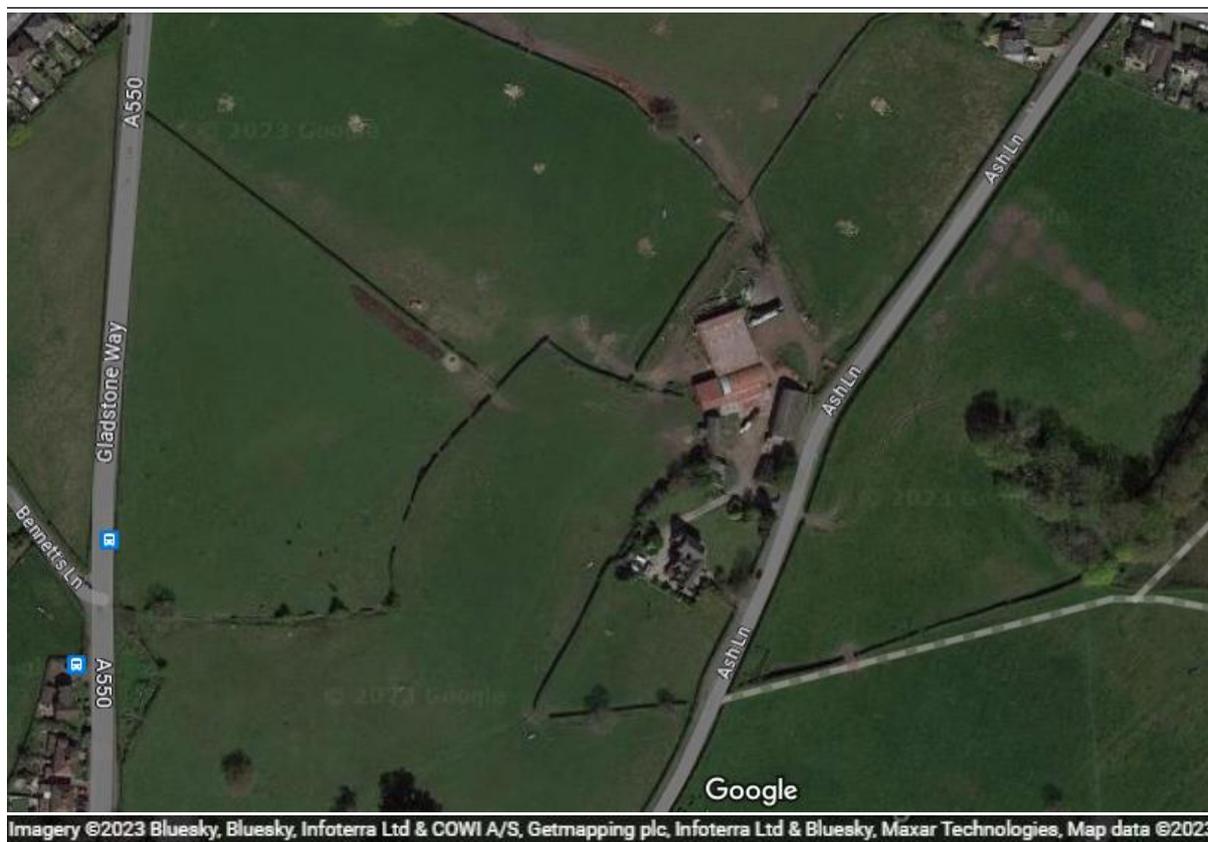


Figure 4 Google Earth imagery (22/4/2021) showing the listed building within its immediate garden setting and wider fieldscape

- 4.4. The historic setting developed over time into the existing landscape setting. Historic mapping shows that St Deiniol's Ash farm has always been separate from the settlements at Hawarden or Mancot. The 1841 Tithe map (Figure 5) shows the farm and the fieldscape surrounding it. Table 1 transcribes the apportionment with field numbers from north-west to south-east..

Field No.	Owner	Occupier	Name/category
1426	Sir Stephen Glynne	Ann Minshull	Shutts
1443	Margaret Garratt	Margaret Garratt	Croft
1444	Margaret Garratt	Margaret Garratt	Croft
1439	Sir Stephen Glynne	Ann Minshull	Far Hey
1440	Sir Stephen Glynne	Ann Minshull	Near do
1441	Sir Stephen Glynne	Ann Minshull	Near do
1442	Sir Stephen Glynne	Ann Minshull	Stag's Head Field
1448	Sir Stephen Glynne	Ann Minshull	Three Acre Field
1455	Sir Stephen Glynne	Ann Minshull	Little Meadow
1447	Sir Stephen Glynne	Ann Minshull	Barn Croft

1446	Sir Stephen Glynne	Ann Minshull	Road
1451	Sir Stephen Glynne	Ann Minshull	Four Acre Field
1452	Sir Stephen Glynne	Ann Minshull	Well Field
1454	Sir Stephen Glynne	Ann Minshull	House & Garden
1275	Sir Stephen Glynne	Ann Minshull	Meadow
1456	Sir Stephen Glynne	John Williams	Boggy Field
1455	Sir Stephen Glynne	Ann Minshull	Rail Road Field
1269	Sir Stephen Glynne	Joseph Howell	Part of Church Meadow



Figure 5 1841 Tithe map of Hawarden: St Dieniol's Ash Farm and surrounding fields (National Library of Wales)

- 4.5. This shows that in 1841 the farm and most of the application site were owned and farmed by the same two people, making the surrounding fields (with some exceptions of different occupier) part of the historic setting for the farmhouse, and of historic value in appreciating the listed building in its functional setting.
- 4.6. A slightly wider setting, however, shows that the landscape also included industrial development (Figure 6), and the Tithe field name for 1455 (Rail Road Field) shows that the mining and tram workings were already in existence by the early part of the 19th century to the east of the farm. There are also personal communications that Well Field, to the west of the farmhouse, also contained pits (now infilled).



Figure 6 1912 Flintshire XIV.3 (surveyed 1869 revised 1909) 25" to the mile scale (National Library of Scotland)

5 Stage 3: Proposed development

- 5.1. The proposed development is described in pre-application consultation (reference PRE/00024/23) as "*Erection of 280 dwellings, construction of 2 new accesses, landscaping and associated works*". The total area of development will be c.11ha with additional zones for landscaping, a pond and watercourse, and non-developable land due to mine shafts. A mix of 2 – 4 bedroom, two storey houses are proposed.
- 5.2. The non developable land in located in the two small fields at the northern end where several mine shafts have been recorded. There is also one at the south-eastern corner, near to St Deiniol's Ash farmhouse. Within this zone of closest proximity to the listed building, it is proposed to plant trees along the boundary to help screen the new development from the farmhouse, and to include a recreational area without housing for c.50m in from the site boundary.
- 5.3. The provisional layout is shown in A3 format as Drawing 1 at the end of this report.

6 Stage 4: Evaluate Potential Impact of Development

- 6.1. No change would occur within the immediate setting of St Deiniol's Ash farmhouse, as the proposed development lies beyond the garden and boundary of high trees, and beyond the large farmyard structure to the north of the house, and with an intervening field to the north-west which will remain in agricultural use.
- 6.2. Appendix 1 shows views of the farmhouse taken from the land and fields surrounding it, including from within (Appendix 1, Plate 1), and from the edge, of the proposed development (Appendix 1, Plates 2 – 4). From the south and east the new development would not be visible due to the gradual fall in altitude towards the north, and so the existing visual setting for the farmhouse would remain virtually unaltered (see Appendix 1, Plates 5 – 8). Appreciation of the listed building in its setting would not be affected when the house is viewed from Ash Lane.
- 6.3. From the west, from Gladstone Way (the A550) and the western part of the application site, the listed building is remote and largely screened by trees that run along the boundary between the garden and the field to the west of it. The farmhouse, and the much more prominent agricultural sheds to the north of it, blend into the rural background, one which becomes increasingly urban the further north an observer looks.
- 6.4. From the north the proposed housing scheme would erode the historic setting through urbanisation of several of the fields that formed part of the farmland associated with St Deiniol's Ash. Although expansion of the urban area at Mancot and Harwarden has been a feature of 20th and early 21st century development, this scheme is large and would constitute a comparatively extensive change to the setting of the listed building.
- 6.5. Visual change due to development within the wider setting of the listed building, however, would not impact on the heritage significance of the designated asset to a high degree. This is due to the fact that tall trees already provide a barrier to appreciating the house from the north, and the mass of the agricultural sheds in the farmyard north of the farmhouse, intervene in any direct views from the eastern side of the application site (Appendix 1, Plates 1 - 4).
- 6.6. The nearest of the proposed houses would lie c.120m to the north-west and c.140m to the north of St Deiniol's Ash Farmhouse. The land form along the south-eastern edge of the proposed development rises from 33m in the field next to Ash Lane, to 34m for the proposed houses west of the farmyard, and 36m for those set back from the buffer zone towards the west.
- 6.7. Assuming each of the floors is around 3m in height, then an observer looking north out of the second storey windows of the farmhouse would be c.8m above ground level, which is c.41m AOD. A field of vision of 190° is normal for the human eye and the main outlook from the farmhouse is north-eastwards (Figure 7).
- 6.8. At a horizontal view the proposed development would occupy c.90°, approximately half of the view from these windows but not the rest of the house, and an observer would have long-distance vistas towards the coast, but if the view was to be angled downwards, the houses of the proposed development would occupy much of the middle distance. The loss of this farmland that was historically part of the farm and the visual significance of the change between agricultural fields to residential housing, would result in a low adverse impact (Appendix 1), which for an asset of the highest significance equates to a moderate effect.



Figure 7 Schematic representation of visual envelope from 2nd storey windows at c.49m AOD (with approximate roof heights on new houses also shown) Crown Copyright and database rights 2023 OS Licence no. 100018971

7 Stage 5: Mitigation Options

- 7.1. Mitigatory planting of native woodland mix planting and specimen tree planting are proposed to help provide a robust, native screen that will help reduce residual effects over time, whilst enhancing the existing character of the setting of the Grade 1 Listed building, St Deiniol's Ash Farm House (Figure 8).
- 7.2. Wide buffers of woodland native mix at 1m spacings are proposed comprising of Common Crab Apple, Field Maple, White Willow, Common Oak, Wild Cherry, Common Holly, Hornbeam, Silver Birch, Hawthorn, and Hazel. Rows of native specimen trees are also proposed within the woodland buffers at approx. 3.5m to 4.25m high to provide some instant height. Two rows of native specimen trees at 10m spacings are proposed to the north and north-east of the St Deiniol's Ash Farm House to help screen views of the nearest built form. Whilst one row of native specimen trees at 10m spacings are located to the north-west to screen built form that is set further back by the intervening POS, internal roads and front gardens. Native Specimen trees consist of Silver Birch, Downy Birch, Hornbeam, Bird Cherry, Wild Cherry, Sessile Oak, Common Oak, Rowan and Scots Pine.
- 7.3. Over time at 10 years the native woodland buffer mix will reach a height of approximately 6.5m high, and by year 15 the buffer will be approximately 9m high. Whilst the rows of native specimen trees will reach a height of approximately 9m high, and by year 15 the trees will be approximately 12m high.

- 7.4. This screening would reduce the potential magnitude of impact, and leave a residual impact of very low adverse, resulting in a slight significance of effect.



Figure 8 Plan of tree planting to act as screening north of the listed building

8 Conclusions

- 8.1. This report has applied Cadw guidance to understand and assess the heritage significance and potential degree of impact from development within the setting of a Grade I listed building. The level of assessment undertaken is in accordance with PPW's requirements for a reasonable and proportionate approach to ensure development is sustainable and does not result in unnecessary harm to historic assets.
- 8.2. The assessment has ensured that the proposed scheme complies with local Policies HE2, STR8, designed to protect the setting and integrity of historic assets, and to avoid adverse impacts on the architectural and historic significance of listed buildings, and SPGN6 for listed buildings which specifically includes a statement relevant to the current situation "The setting may be limited to its immediate surroundings but could include land some distance from it, depending on local characteristics and circumstances. An individual judgement would have to be made in each case as to what comprises the building's setting."
- 8.3. The assessment also allows decision makers to be confident they have discharged their statutory duty to give due regard to the preservation of a listed building in its setting.
- 8.4. It is concluded that the careful design iteration of the proposed housing layout and landscape planting scheme has successfully addressed potential indirect adverse impacts to the listed building, and that there should be no substantive reason on grounds of harm to a designated historic asset, which would justify objection to this application.

9 Sources

Cadw listing description for listed building number 3, St Deiniol's Ash

Cartographic sources

1841 Tithe apportionment map for Harwarden Parish

1871 Ordnance Survey at 1:10560 1st edition Flintshire Sheet XIV surveyed in 1869

1912 Ordnance Survey at 1:2500 2nd edition Flintshire XIV.3 surveyed 1869 revised 1909

1948 Ordnance Survey at 1:10560 Flintshire XIV NE surveyed 1869 revised 1938

10 Archive Selection Strategy Summary

- 10.1. The project archive has been prepared according to the following guidance:
- *CIfA Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance (2020b).*
 - *CIfA Toolkit for selecting archaeological archives.*
 - *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) Version 2 (2022).*
 - *National Standard and Guidance for Collecting and Depositing Archaeological Archives in Wales (2017).*
 - *CPAT Archive Policy and Selection and Retention Guidelines (2023)*
 - *CPAT Digital Data Management Plan V2 (2023)*
- 10.2. All projects will generate digital data, with at minimum, a copy of the grey literature report being selected to archive with an external repository such as the Royal Commission on the Ancient and Historic Monuments of Wales (RCAHMMW). A copy of the project report will also be lodged with the appropriate regional Historic Environment Record (HER).
- 10.3. All project data, including digital, documentary, artefactual or environmental will be recorded in the Archive Summary table, a copy of which will be included as an appendix in all project reports. Data that has been selected for retention, and/or deposition with a suitable repository beyond CPAT is recorded therein.
- 10.4. Sensitive data is stored within the Project's digital Admin folder, which will be automatically de-selected for archive due to the nature of the data within. All de-selected project data will be retained on the CPAT servers for a period of 6 years, at which point it will be reviewed and managed as required to conform to the requirements of the CPAT Digital Data Management Plan V2 (2023).
- 10.5. Projects that produce a comprehensive range of drawn or paper records will require deposition with the RCAHMMW or for sites of high significance, the National Museum of Wales.
- 10.6. Significant artefacts or environmental samples recovered will be deposited externally with the relevant museum, where possible.

11 Archive Summary

Archives and Information Officer	Sophie Watson
Regional HER	Clwyd-Powys
HER Enquiry Number	N/A
HER Event PRN	N/A
Digital Archive Repository	Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW)
Documentary Archive Repository	N/A
Finds Archive Repository	N/A
Museum Accession Number	N/A

Digital Archive

Project sub-folders	Contents	Retained by CPAT	Selected for Archive
 Admin	Client data, correspondence and financial records	Y	N
 Drafting	Working site drawings/illustrations	N	N
 Finds data	N/A	N/A	N/A
 GIS data	N/A	N/A	N/A
 Metadata	Project Metadata (.docx) RCAHMW Archives Deposit Agreement (.docx)	Y Y	Y Y
 Photography			
 Film_5094	00 digital photographs (.tif) 20 digital photographs (reduced.jpg)	N Y	N N
 Report	CPAT Report 1973 (.docx and .pdf)	Y	Y
 Report Illustrations	Illustrations selected for inclusion within the project report	Y	N
 Research Data	Research data	Y	N
 Site data	N/A	N	N
 Temporary	Temporary storage for temporary files – always deleted at project completion	N	N

Appendix 1: Methodology

Detailed significance and impact assessment criteria

CPAT has developed a methodology for HIA which allows an objective and transparent assessment. To assess heritage significance an asset is related to designation status and grading, and, where non-designated, to a scale of national to negligible importance (see Table A1.1). Setting is not quantified on a scale but used to assist the assessment of the magnitude of impact, which is presented in Table A1.2. This table acts as an aid to consistency in the exercise of professional judgment and provides a degree of transparency for others in evaluating the conclusions reached by this assessment.

Table A1.1: Heritage Significance

Heritage Significance	Explanation
Highest	World heritage sites Scheduled monuments Grade I and II* listed buildings Grade I and II* registered parks and gardens Designated battlefields Protected wrecks Non-designated assets of equivalent significance
High	Grade II listed buildings Grade II registered parks and gardens Conservation areas Non-designated assets of equivalent significance Archaeological sites which are of particular individual importance within the regional archaeological resource
Medium	Archaeological sites of local importance
Low	Sites are of minor importance or with little remaining to justify a higher category
Negligible	Negligible or no heritage significance
Unknown	Further information is required to assess the potential of these sites

Table A1.2: Magnitude of Impact

Magnitude of impact	Definition
High beneficial	The development would considerably enhance the heritage significance of the affected asset or the ability to appreciate it
Medium beneficial	The development would enhance to a clearly discernible extent the heritage significance of the affected asset or the ability to appreciate it
Low beneficial	The development would enhance to a minor extent the heritage significance of the affected asset or the ability to appreciate it
Very low beneficial	The development would enhance to a very minor extent the heritage significance of the affected asset or the ability to appreciate it
Neutral / None	The development would not affect, or would have harmful and enhancing effects of equal magnitude, on the heritage significance of the affected asset or the ability to appreciate it
Very low adverse	The development would erode to a very minor extent the heritage significance of the affected asset or the ability to appreciate it

Magnitude of impact	Definition
Low adverse	The development would erode to a minor extent the heritage significance of the affected asset or the ability to appreciate it
Medium adverse	The development would erode to a clearly discernible extent the heritage significance of the affected asset or the ability to appreciate it
High adverse	The development would severely erode the heritage significance of the affected asset or the ability to appreciate it

The significance of effect is presented in Table A1.3. This provides a matrix that relates the heritage significance to the magnitude of impact (incorporating contribution from setting where relevant) to establish the likely significance of effect. A significant effect would be one that was identified as substantial in Table A1.3. A moderate effect could also be considered as significant according to professional judgement.

Table A1.3: Significance of effect (red denotes a significant effect; **amber** might be significant)

Magnitude of impact	Heritage significance					
	Highest	High	Medium	Low		
High beneficial	Substantial	Substantial	Slight	Very slight		Enhancement
Medium beneficial	Substantial	Moderate	Slight	Very slight		
Low beneficial	Moderate	Slight	Very slight	Very slight		
Very low beneficial	Slight	Very slight	Negligible	Negligible		
Neutral / nil	Neutral / nil	Neutral / nil	Neutral / nil	Neutral / nil		Neutral / nil
Very low adverse	Slight	Very slight	Negligible	Negligible		Harm
Low adverse	Moderate	Slight	Very slight	Very slight		
Medium adverse	Substantial	Moderate	Slight	Very slight		
High adverse	Substantial	Substantial	Moderate	Slight		

Appendix 2: Site Visit Photographs



Plate 1 View from centre of application site looking south-east to listed building (CPAT photo 5094-0002)



Plate 2 View from field boundary looking south-east to listed building (behind trees) (CPAT photo 5094-0005)



Plate 3 View from edge of proposed housing looking south to listed building (CPAT photo 5094-0007)



Plate 4 View from buffer zone (mine pit) looking east towards listed building (CPAT photo 5094-0008)



Plate 5 View of listed building looking north-west from footpath style on Ash Lane (CPAT photo 4094-0014)



Plate 6 View of listed building from Ash Lane looking west (CPAT photo 5094-0018)



Plate 7 View of listed building from north-west corner of cemetery looking south (photo 5094-0020)



Plate 8 View of listed building from north-east corner of cemetery looking south (photo 5094-0019)