

CPAT Report No. 1450

Cadwgan Hall, Bersham




Heritage Impact Assessment



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Cover photo: The feed silo located on the site of the proposed development, viewed from the top of the Cadwgan Hall Mound to its west (CPAT 4245-0007)



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Summary

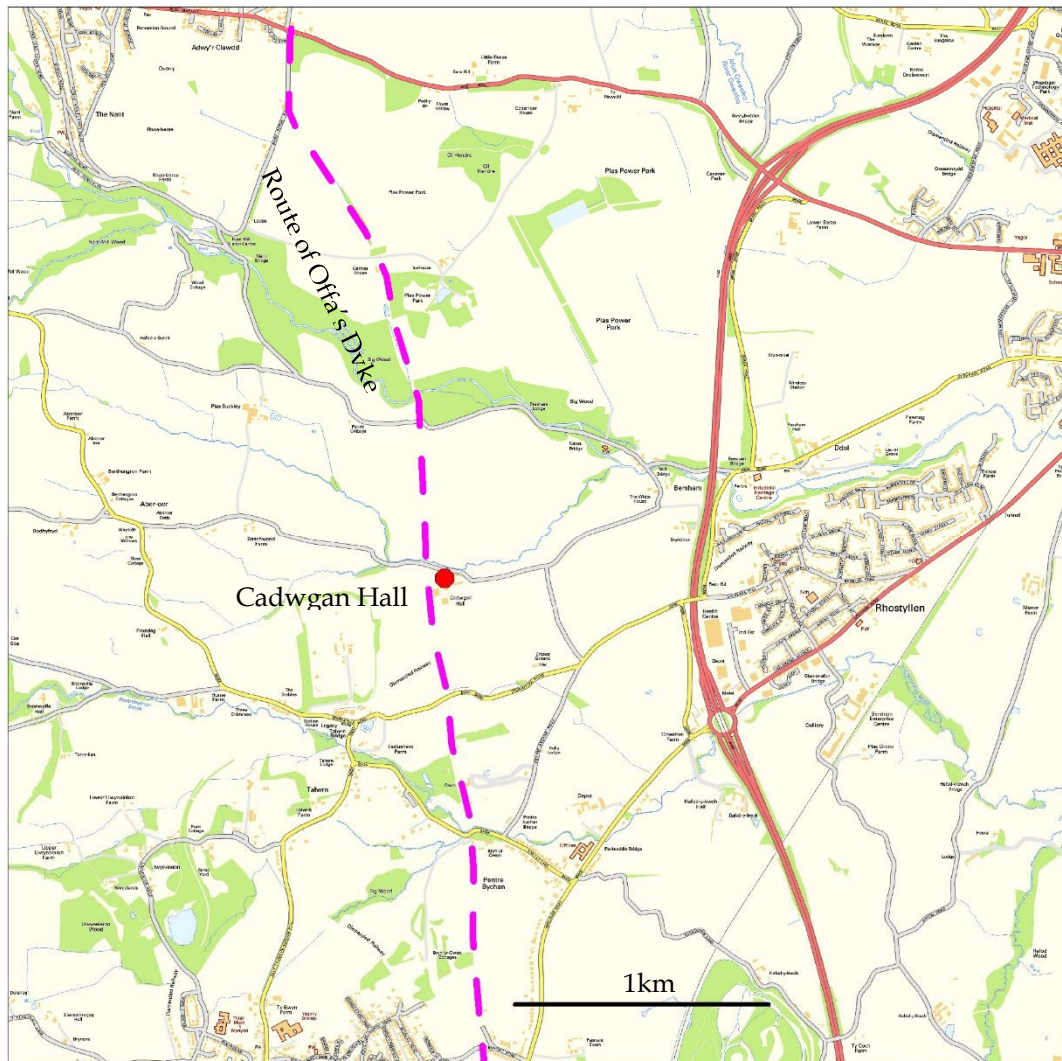
A heritage impact assessment has been conducted for the site of a proposed development comprising the erection of a new implement store at Cadwgan Hall, Bersham. The store would occupy the site of an existing feed silo at the north-west corner of the farmyard.

The development plot lies adjacent to the scheduled area of the Cadwgan Hall Mound (SAM DE 131) but it is not envisaged that there will be any significant impact on the monument or on the early medieval linear earthwork of Offa's Dyke (SAM DE 132), which lies to its west. In part this is owing to the likelihood that any remains of the mound at this location are likely to have been removed when a building was constructed there in what is thought to have been the early 19th century. This building is only evident on the historic mapping for the area and was demolished after 1873, but traces are still evident about 1m below the existing ground level of the development plot.

A number of additional undesignated heritage assets were identified within 500m of the proposed development but it is not thought that any of these will be adversely affected.

1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust was invited by Dylan Roberts Cyf, on behalf of J H Morris and Sons, to conduct a heritage impact assessment in connection with proposals for the erection of a new agricultural implements store at Cadwgan Hall, near Bersham, Wrexham (Fig. 1; SJ 2988 4875). The proposal is the subject of a planning application to Wrexham County Borough Council (No P/2016/0837). Cadwgan Hall lies approximately 1km west of Rhostyllen on the south-eastern outskirts of Wrexham.



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Fig. 1 Site location plan

- 1.2. The site is currently occupied by a disused feed silo and it is proposed that this be demolished and its concrete foundation broken up and removed. The erection of the new building is expected to involve the excavation of the ground below the concrete foundation and the construction of a steel framed structure (see Fig. 2). The lower part of the walls will be of reinforced concrete, with the roof and upper part of the walls covered in profiled sheet metal.

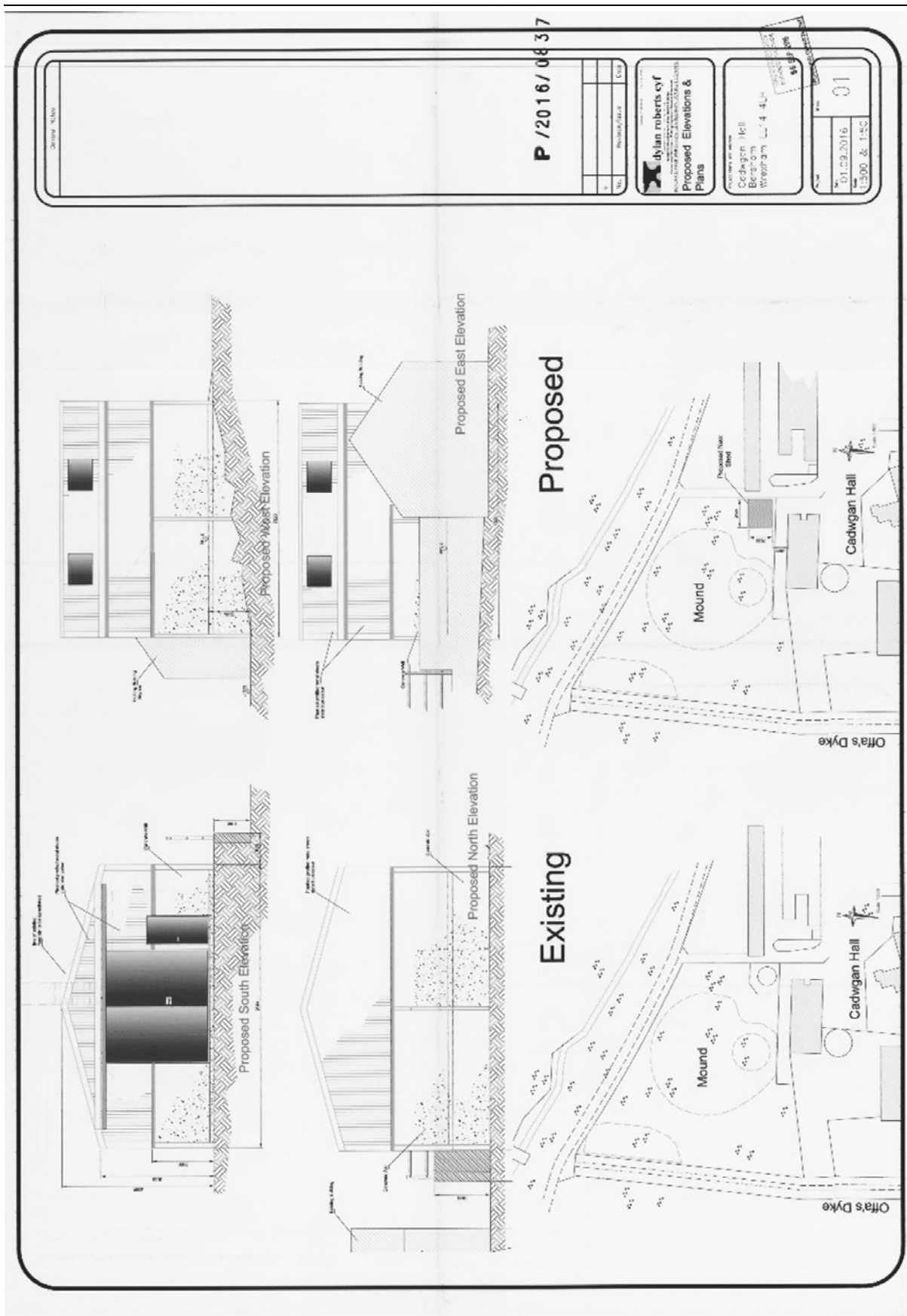


Fig. 2 Architectural elevations and plans relating to the proposed development

2 Methodology

- 2.1. The assessment consisted of a desk-based study of readily available primary and secondary documentary, cartographic, and photographic sources in order to provide a historical framework for any surviving archaeological remains. This included relevant records held at the following repositories: the regional HER, Clwyd-Powys Archaeological Trust, Welshpool; and the National Library of Wales in Aberstwyth.
- 2.2. A site visit was carried out on 1st November 2016, which examined the location of the proposed development and assessed its relationship to the existing monuments in the locality.
- 2.3. Data for designated assets was obtained from Cadw (dated August 2015).

3 Scope and Guidance

Scope of Assessment

- 3.1. The cultural heritage is a broad concept that embraces archaeological remains, the built heritage and historic landscapes. Cultural heritage is deemed to include the full range of man-made features that have been imposed on the landscape from the Palaeolithic, more than two hundred and fifty thousand years ago, to the 20th century. Some of these features will be visible as upstanding remains on the ground; others will be buried and only become apparent during ground disturbance. Some will have an archaeological interest and importance; others will be more historical in their origin. Individually all these features are known as heritage assets – as defined for instance, in the Highways Agency’s Design Manual for Roads and Bridges (DMRB).
- 3.2. Heritage assets include the following designated (statutorily protected) and registered (non-statutorily protected) sites: World Heritage Sites; Scheduled Monuments; Listed Buildings (LBs); Conservation Areas; and Registered Historic Parks and Gardens.
- 3.3. A much larger number of heritage assets are undesignated. Undesignated sites include those already recorded in the Historic Environment Record (HER) for the region, and those previously unrecognised sites which have been identified during the preparatory work for this assessment.
- 3.4. For the landscape in its entirety LANDMAP is the formally adopted landscape assessment tool for Wales, and is consulted in order to inform the baseline assessment of the study area. LANDMAP comprises five evaluated Aspects, one of which - the Historic Landscape - is relevant to cultural heritage assessments, and a second - the Cultural Landscape - is partially relevant. All five aspects, the other three being Geological Landscape, Landscape Habitats and Visual & Sensory, are taken in conjunction (rather than individually) to assess the importance of a landscape under consideration
- 3.5. The assessment considers the likely visual effects of the potential development on all heritage assets and their settings, whether designated or undesignated, within 500m of the proposed development.

Guidance

- 3.6. The relevant legislation for the historic environment is the Historic Environment (Wales) Act 2016, although not all of its provisions have yet been enacted. It is proposed that it will be implemented in conjunction with policy, advice and guidance documents prepared by Cadw in line with their Conservation Principles; these will be designed to help local planning authorities, third sector groups, owners and developers to manage change in the historic environment. Heritage Impact Assessments are one aspect of the new policy which have recently been adopted as a standard for assessment of the historic environment in relation to proposed developments.
- 3.7. Planning Policy Wales (2016) asserts that an undesignated asset is a material consideration in the planning process, and further guidance is provided in the Welsh Office Circular on Planning and the Historic Environment: Archaeology (60/96). Undesignated assets are normally considered in detail at the Environmental Impact Assessment stage of a project.
- 3.8. At a local level guidance is normally provided by the Local Development Plan, although the document relating to Wrexham is still in preparation. Archaeological advice on non-designated heritage assets is provided by the Development Control Archaeologist at the Clwyd-Powys Archaeological Trust.
- 3.9. The revised Design Manual for Roads and Bridges (DMRB), Volume 11 Section 3 Part 2, HA 208/07 (August 2007) provides a framework for assessments of the historic environment, whether these be for environmental statements or for smaller developments that do not require environmental impact assessments. The approach to the historic environment which it promotes, though designed primarily for road developments, is more generally relevant as a methodology for other types of development and has been adopted here (see Appendix 2).
- 3.10. In draft guidance published in July 2016, Welsh Government have defined 'Setting' as 'the surroundings in which an historic asset is understood, experienced and appreciated, embracing present and past relationships to the adjacent landscape. It often extends beyond the property boundary or curtilage and into the surrounding landscape or townscape. In this regard, Historic Scotland state that 'defining that setting will ultimately rely on professional judgement based on a range of considerations'.

4 Historical Background

- 4.1. The area in which Cadwgan Hall lies is known to have seen some activity in the Roman period and this is highlighted by the Roman settlement that was identified at Plas Coch, about 3.5km distant, on the outskirts of Wrexham in the late 20th century. Some finds of Roman date have also been recorded nearer to hand, including a small number of coins thought to have been found in Bersham and a biconical lead spindlewhorl, though the latter could be of medieval origin.
- 4.2. Cadwgan Hall itself lies less than 100m to the east of the early medieval linear earthwork known as Offa's Dyke, which is believed to have been constructed in the 8th century AD to define the western border of the Anglo-Saxon kingdom of Mercia.

Apart from a small number of places where the dyke has been cut by later transport links, much of the dyke in this locality remains as an upstanding earthwork and its good condition has led to its designation as a scheduled ancient monument (SAM No DE132). The dyke was sufficiently distinct in 1835 to have been mapped by the Ordnance Survey and it is significant that it formed the boundary between two of the townships in the parish of Wrexham when the Tithe Survey was compiled in 1839.



Fig. 3: Extract from the 1835 Ordnance Surveyors' Drawing (No 340g), showing the line of Offa's Dyke passing Cadwgan Hall

- 4.3. Immediately to the east of the dyke at Cadwgan Hall is a large earthen mound (SAM DE131) which has been variously considered to represent a prehistoric round barrow, a mound associated with the dyke and a medieval motte. It was allegedly the site of an excavation in 1797 (<http://rhostyllen.info/historic%20buildings.html>), which revealed the skeleton of a large horse and four suits of armour complete with helmets. Current thinking tends towards a preference for this being a motte, and if so then it is significant that it lies in close proximity to Cadwgan Hall, which is known have been the site of a medieval dwelling. The mound was damaged by excavations for an air raid shelter in the Second World War; the entrance to this is blocked to prevent access by stock but the walls seem to have been made of stone with a corrugated iron roof capped with a concrete slab.

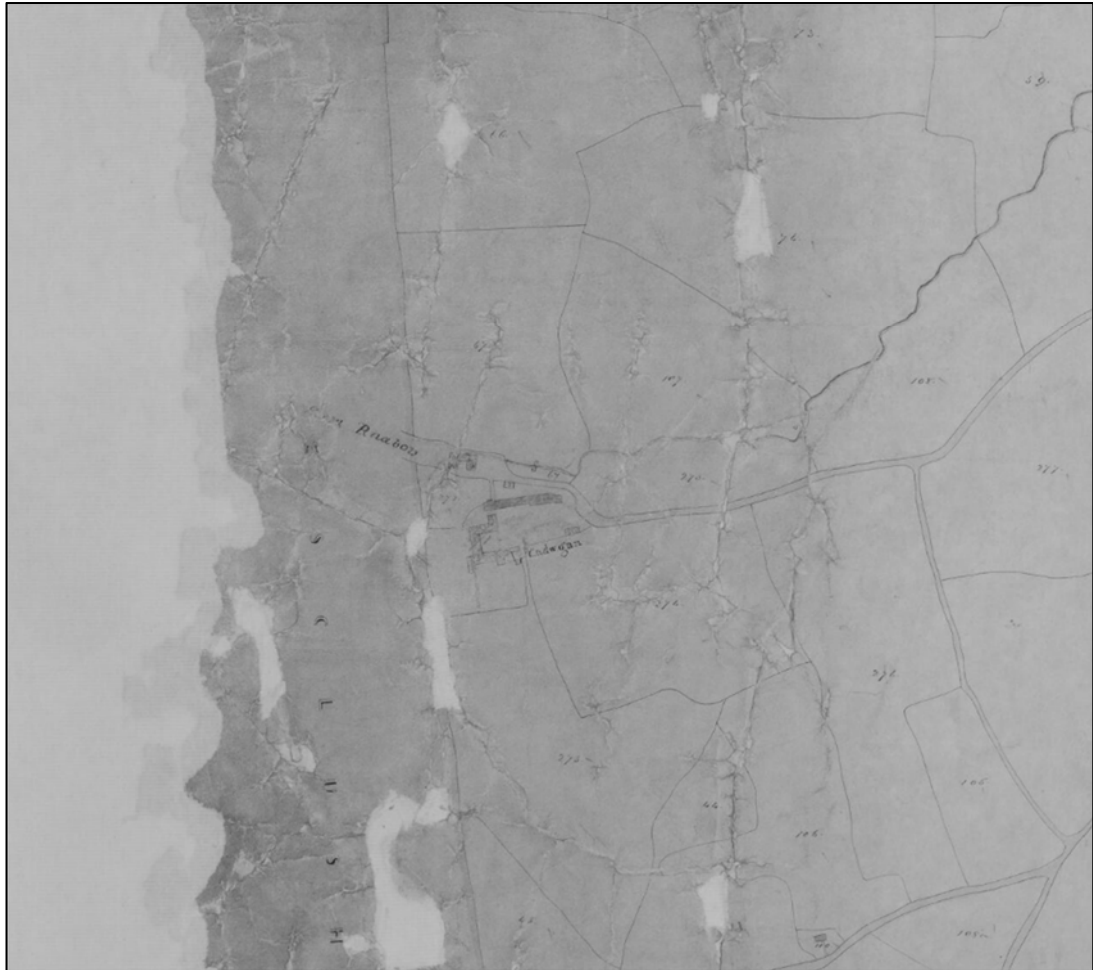


Fig. 4: Extract from the 1839 Esclusham Below (Wrexham) Tithe map

- 4.4. The current farmhouse is relatively modern but it replaced a hall, demolished in 1967, which was considered by Smith to date to the 14th century. The house was of aisle-truss design and the central hall cruck, aisle-truss and gallery were removed at the time of demolition and re-erected at the Avoncroft Museum of Buildings, Bromsgrove. It has been suggested, although not substantiated, that Cadwgan Hall may have been built within a bailey associated with the Cadwgan Hall Mound. Further local evidence of medieval activity is highlighted by the survival of ridge and furrow cultivation about 400m to the south-south-east.
- 4.5. Industrial activity is known from the locality, with a limekiln being marked in a roadside location approximately 200m to the west-north-west of the farm on the 1:2500 Ordnance Survey mapping of the late 19th and early 20th centuries. This was probably designed to produce agricultural lime and it seems to have been in use up to the end of the 19th century according to the cartographic evidence. A 'coal pit', probably representing the former Legacy Colliery, is depicted on the Ordnance Surveyors drawing of 1835 and shafts are marked in the same location on the later 19th and early 20th-century Ordnance Survey maps, just over 500m to the south-south-west of the farm. These workings seem to have been served by a branch line of the Great Western Railway in the late 19th century and by 1912 this had been linked by the Rhos Branch line, which crossed the fields about 250m to the south of Cadwgan

Hall, to the main Shrewsbury and Chester railway, about 2.4km to the east-north-east.



Fig. 5: Cadwgan Hall Mound (SAM DE 131), from the north-west. The remains of the air raid shelter set into the mound are also visible (CPAT CS99-034-0034)

- 4.6. There seems to be no particular mention in the available sources, or analysis, of the buildings at Cadwgan Hall. However, at least some of these are relatively early and they are of both stone and brick construction. The earliest brick structures, lying in the central section on the north side of the farmyard are potentially early 18th-century in date. Others adjoining to the east are of stone and potentially earlier, while a range extending west towards the Cadwgan Hall Mound is more likely to be early 19th-century in date as, although of stone build, this incorporates bricks of that approximate date. All seem to be depicted on the earlier 19th-century sources. In 1873 the location for the proposed new implement store was occupied by a building forming the western end of the northern range, although by the time the second edition Ordnance Survey map was produced in 1899, the building had been demolished and the current arrangement was evident. The demolished building is significant in that it is likely that its original construction would have removed any traces of the Cadwgan Hall Mound in this immediate locality and this is corroborated by the survival of what seems to be the lower courses of its walling about 1m below the level of the base of the feed silo on a wall facing east towards the farmyard. The more recent buildings in the farmyard, including the farmhouse, lie in the centre and on its southern side, but the latter seem to have incorporated a length of wall containing two fireplaces, which is thought to be a surviving section of the original Hall; this lies on a line heading south-south-east from the Cadwgan Hall Mound, starting just to the south of a milking parlour.

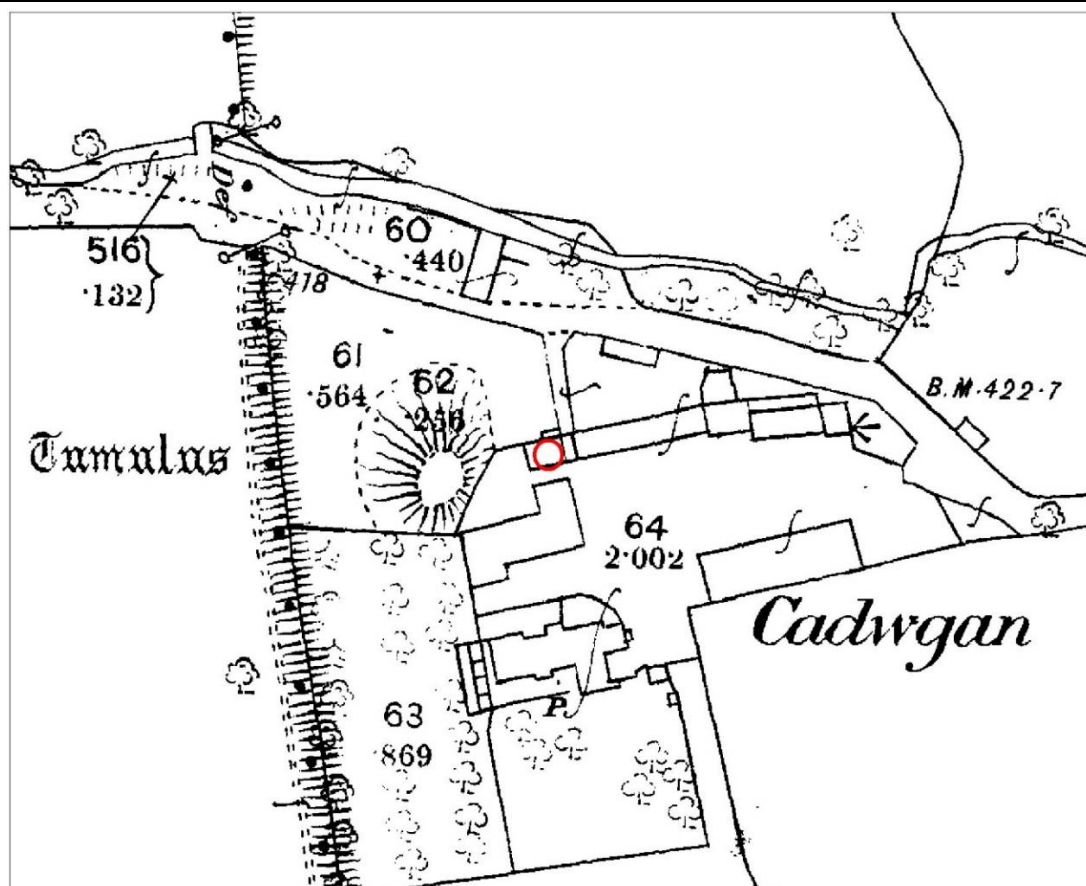


Fig. 6: Extract from the 1873 first edition Ordnance Survey 1:2500 map (Denbighshire 28.14), showing the medieval hall on the south side of the farmyard. The red circle identifies the location of the proposed implement store in the position of a building on the map; this had been demolished by 1899.

5 Assessment of Heritage Impacts

- 5.1. The assessment considers the potential impacts which may result from the construction of the proposed new implement store at Cadwgan Hall, as detailed in planning application P/2016/0837.
- 5.2. The assessment has identified two scheduled monuments and no other designated heritage assets within 500m of the proposed development (Table 1). Examination of the regional HER and available historic records for the area have collectively identified a further nine undesignated heritage assets (Table 2). The HER contains records for a further three assets (PRNs 44826, 102980 and 120659) within 500m, two of which are the locations of finds and the third of which relates to an unlocated grange of Valle Crucis Abbey. In all cases, these records are only approximately located to the nearest kilometre and their exact locations remain unknown; their names imply that they were located nearer Bersham and would not have fallen within the study area of this assessment.

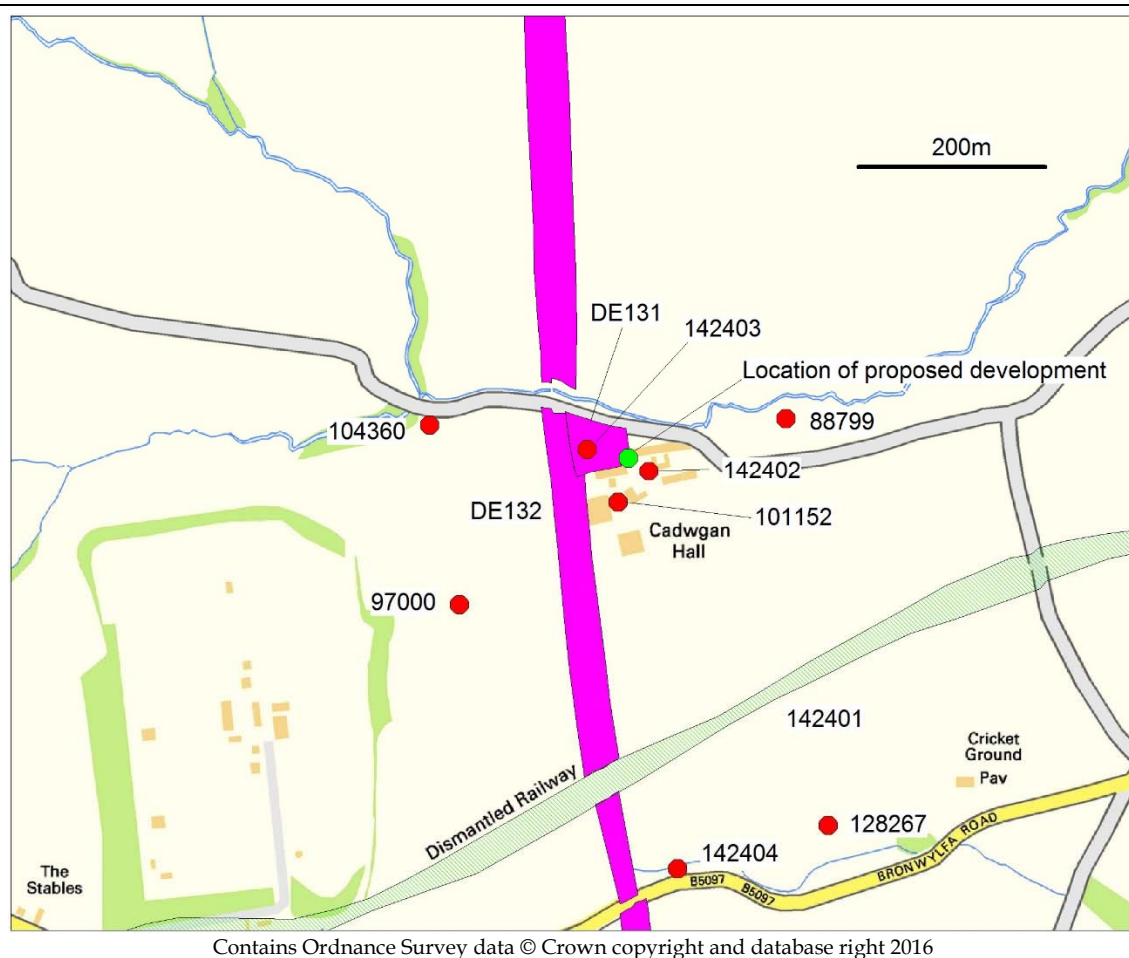


Fig. 7: Designated and undesignated assets within 500m of the proposed development

Potential direct impacts associated with planning application P/2016/0837

- 5.3. In the case of the scheduled ancient monument of Cadwgan Hall Mound it is assumed that no development or construction traffic will be permitted within the scheduled area and thus there is no potential for direct impacts.
- 5.4. The only other asset within close proximity is Cadwgan Hall farm buildings (PRN 142402), a range of which formerly extended into the area currently occupied by the disused silo. Further sub-surface evidence of the building may survive underneath the silo foundation, although the surviving part of the range provides ample evidence for the date, form and construction of the building.

Potential visual impacts associated with planning application P/2016/0837

SAM DE 131 Cadwgan Hall Mound

- 5.5. The mound is a prominent sub-circular earthwork lying immediately to the east of Offa's Dyke. The edge of the scheduled area abuts the proposed development on its west and north sides. A minor road passes to the north of the scheduled area in an

east/west direction and effectively provides the only location from which the site can be appreciated. The main views from it are to the north and west, over Offa's Dyke, and it is these areas which provide its setting; in contrast, the views to the east and south are dominated by the existing farm buildings at Cadwgan Hall which effectively shield it from view. Given that there is an existing metal feed silo on the site and this will be replaced by the implement store, which is believed to be of a similar height, it is not envisaged that the development will be significantly more intrusive on the views to and from the monument. The potential visual impact is therefore considered to be no more than **negligible** and its significance **slight**.



Fig. 8: The Cadwgan Hall Mound from the north, showing the existing feed silo (CPAT 4245-0015)

SAM DE 132 Offa's Dyke: Cadwgan Hall Section, extending from River Clywedog to the Railway

- 5.6. The dyke runs on a north/south alignment immediately to the west of the farm and in this immediate locality a footpath follows its western side, while the scheduled area is separated from the proposed development by the area of SAM DE 131. There is little trace of a ditch, and it survives as an earthwork scarp facing west. The section of dyke adjacent to Cadwgan Hall is not particularly distinctive in comparison to the dyke as it continues north beyond the minor road and stream which cut it and pass the entrance to Cadwgan Hall. The dyke is probably best appreciated by members of the public from the footpath which follows it and the public road, although the best view is from the top of the Cadwgan Hall Mound, where its route north can be more readily appreciated. The views from the dyke are rather restricted by a combination of hedgerows and trees, although the buildings of Cadwgan Hall can be seen in the background of the view towards the Cadwgan Hall Mound. Again, given that there is an existing metal feed silo on the site and this will be replaced by the implement store, which is believed to be of a similar height, also that the dyke is partially masked

by the Cadwgan Hall Mound, it is not envisaged that the development will be significantly more intrusive on the views to and from the monument. The potential visual impact is therefore considered to be no more than **negligible** and its significance **slight**.



Fig. 9: The route of Offa's Dyke, shown by the hedge in the foreground, from the top of the Cadwgan Hall Mound to the south-east (CPAT 4245-0009)

101152 Cadwgan Hall

- 5.7. The only surviving portion of the medieval building is a section of wall which is now largely hidden by farm buildings that have been built against and around it. It is not visible from the proposed development, owing to an intervening milking parlour, and the potential visual impact is therefore considered to be **no change** and its significance **neutral**.



Fig. 10: The surviving section of wall belonging to the medieval Cadwgan Hall, from the south-east (CPAT 4245-0024)

104360 Cadwgan Hall limekiln

- 5.8. The lower portion of the limekiln survives along the southern side of the minor road that passes Cadwgan Hall but the only part that would have been originally visible when it was in operation has been levelled and forms part of the adjoining field, the surviving remains face away from Cadwgan Hall and are not visible from the development location. The potential visual impact is therefore considered to be **no change** and its significance **neutral**.



Fig. 11: The Cadwgan Hall limekiln, viewed from the road to its north (CPAT 4245-0013)

128267 Cadwgan Hall ridge and furrow

- 5.9. This area is indicative of medieval ploughing, but it lies on the opposite side of the route taken by the former GWR Rhos Branch railway and is hidden from the development by the railway embankment. The potential visual impact is therefore considered to be **no change** and its significance **neutral**.

142401 GWR Rhos Branch Railway near Cadwgan Hall

- 5.10. The route taken by this former railway lies to the west of Cadwgan Hall and is screened from the development by the farmhouse and buildings. The potential visual impact is therefore considered to be **no change** and its significance **neutral**.

142402 Cadwgan Hall farm buildings

- 5.11. While many of the farm buildings and particularly the farmhouse are relatively modern in date, some of those on the north side of the farmyard date from at least the early 18th century, and possibly earlier. The development plot itself was the site of a building, probably built in the first half of the 19th century but subsequently demolished. While the development and the farm buildings will clearly be intervisible, the fact that the development plot is currently occupied by a metal feed silo which is of markedly different character suggests that the new building is unlikely to be detrimental to the views from and to the historic buildings as they can currently be appreciated. The potential visual impact is therefore considered to be **no change** and its significance **neutral**.



Fig. 12: The main historic range of farm buildings on the north side of the farmyard, from the west-south-west (CPAT 4245-0003)

142403 Cadwgan Hall air raid shelter

- 5.12. This former air raid shelter was built into the north-west slope of the Cadwgan Hall Mound and is therefore not visible from the development plot, being hidden by the crest of the mound. The potential visual impact is therefore considered to be **no change** and its significance **neutral**.

142404 Ty'n-y-twill well

- 5.13. The well lies on the opposite side of the route taken by the former GWR Rhos Branch railway and is hidden from the development by the railway embankment. The potential visual impact is therefore considered to be **no change** and its significance **neutral**.
- 5.14. The locations of chance finds recorded under HER PRNs 88799 and 97000 are not thought to be indicative of anything other than the casual loss of an artefact. Their setting is therefore not significant and they have not been considered.

Table 1: Designated assets within 500m of the proposed development

Number	Designation	Name	Value	Dist	Magnitude of impact
DE 131	Scheduled monument	Cadwgan Hall Mound	high	<10m	Negligible

DE 132	Scheduled monument	Offa's Dyke: Cadwgan Hall Section, extending from River Clywedog to the Railway	high	40m	No change
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Table 2: Undesignated heritage assets within 500m of the proposed development

HER No	Type	Name	Value	Dist	Magnitude of impact
88799	Coin	Cadwgan Hall coin	low	170m	No change
97000	Spindlewhorl	Cadwgan Hall spindlewhorl	low	230m	No change
101152	House	Cadwgan Hall	low	50m	No change
104360	Limekiln	Cadwgan Hall limekiln	low	200m	No change
128267	Ridge and furrow	Cadwgan Hall ridge and furrow	low	400m	No change
142401	Railway	GWR Rhos Branch near Cadwgan Hall	low	280m	No change
142402	Farm buildings	Cadwgan Hall farm buildings	low	<10m	No change
142403	Air raid shelter	Cadwgan Hall air raid shelter	low	30m	No change
142404	Well	Ty'n-y-twill well	negligible	430m	No change

6 Conclusions

- 6.1. The assessment has revealed that the location of the proposed development lies within the area occupied by a range of farm buildings at least until the 1870s, but was subsequently demolished. A section of wall very probably belonging to the building appears to still be evident about 1m below the surface of the plot and further traces may survive within the footprint of the proposed development. It should be noted, however, that the building is likely to have been of the same construction as the extant buildings immediately to the east and these are thought to be of early 19th-century date. It seems unlikely that significant further information on the building would be revealed in any foundations that might be excavated.
- 6.2. The development also adjoins the scheduled area of the Cadwgan Hall Mound, although the proposals will not have a direct impact on the monument. However,

should the development proceed the contractors must be made aware of the scheduled status of the site and the boundary of the scheduled area.

- 6.3. With regard to potential visual impacts the assessment has determined that for both Cadwgan Hall Mound and Offa's Dyke any visual impact would be no more than negligible, being largely mitigated by the fact that the development will effectively replace an existing feed silo, and consequently there will be little change in the overall noticeable additional impact on the setting of the monument.

7 References

Published sources

Smith, P., 1988. *Houses of the Welsh Countryside*, London: HMSO

Cartographic references

1835 Ordnance Survey Surveyors' Drawing No 340g

1839 Tithe map of Wrexham parish, Esclusham above township

1839 Tithe map of Wrexham parish, Esclusham below township

1873 Ordnance Survey 1:2500 1st edition, Denbigh 28.14

1899 Ordnance Survey 1:2500 2nd edition, Denbigh 28.14

1912 Ordnance Survey 1:2500 3rd edition, Denbigh 28.14

1938 Ordnance Survey 1:10560 4th edition, Denbigh 28SW

Websites

<http://rhostyllen.info/historic%20buildings.html>

<http://aerialphotos.wales.gov.uk/>

Appendix 1: Site Archive

CPAT Event PRN: 140135

29 photographs, CPAT Film No 4245