

LAND TO THE SOUTH OF PENMAENMAWR ROAD, LLANFAIRFECHAN, CONWY

Historic Asset Setting Impact Assessment



Ymddiriedolaeth Archaeolegol Gwynedd
Gwynedd Archaeological Trust

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Historic Asset Setting Impact Assessment

Yr Amgylchedd Hanesyddol yn Cofnodi Prif Gyfeirnod /
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Delwedd clawr / Cover image: View towards Wern Isaf from central part of Penmaen Park (viewed from the east; archive ref G2757_SA_019).

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0.1	Initial draft Stages 1 and 2	All	For Cadw review
0.2	Added additional viewpoints, completed Stages 3 and 4	3.2.2, 3.3,3.4, Fig 07	First draft of complete assessment
1.0	Final Cadw approved version		Approved by Cadw 20/01/2023

CONTENTS

CRYNODEB ANNHECHNEGOL.....	6
NON-TECHNICAL SUMMARY.....	6
1 INTRODUCTION.....	7
2 IMPACT ASSESSMENT METHODOLOGY	9
2.1 Stage 1: Identify the historic assets that might be affected by a proposed change or development.....	10
2.2 Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.	11
2.3 Stage 3: Evaluate the potential impact of a proposed change or development on that significance.	14
2.4 Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.....	16
3 RESULTS	17
3.1 Stage 1: Identify the historic assets that might be affected.....	17
3.1.1 The location, size and scale of the proposed development.....	17
3.1.2 The location and nature of Gwern y Plas Ancient Village Scheduled Monument (CN072; NGR SH6868574824)	18
3.1.3 The location and nature of the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON))	18
3.1.4 The visibility of the proposed development.....	20
3.2 Stage 2: Define and analyse the setting of the potentially impacted historic asset	23
3.2.1 The setting of Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON))	23
3.2.2 Viewpoints.....	33
3.3 Stage 3: Evaluate the potential impact of a proposed change or development on that significance	35
3.3.1 Field assessment	35
3.3.2 Assessment of the impact of the proposed development on the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON)).....	40
3.3.3 Summary of impacts.....	42
3.4 Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.....	43

4	SOURCES CONSULTED.....	44
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FIGURES

PLATES

LIST OF FIGURES

Figure 01: The location of the proposed development

Figure 02: Reproduction of Castle Green Homes Ltd Drawing PRL-SP-01/RevD

Figure 03: The location of the proposed development and potentially impacted historic assets

Figure 04: Digital terrain model zone of theoretical visibility for the proposed development

Figure 05: Digital terrain model multi-point ground-level viewshed for the Wern Isaf (Rosebriars) Registered Historic Park and Garden

Figure 06: 1915 Third Edition Ordnance Survey County Series Map and the location of selected Gwynedd HER sites mentioned in the text

Figure 07: Assessment viewpoints

LIST OF PLATES

Plate 01: Floor plan of Wern Isaf (LB3567) (after Voelcker, 2011, 21)

Plate 02: Panoramic view of the proposed development site from Penmaen Park to the south (viewed from the south; archive refs G2757_SA_020 - G2757_SA_025).

Plate 03: View towards Wern Isaf from the trackway in Penmaen Park (viewed from the west-southwest; archive ref G2757_SA_018).

Plate 04: Southwest facing gable of Wern Isaf (LB3567) showing door to garden (viewed from the southwest; archive ref G2757_SA_010)

Plate 05: North-northeast and west-northwest facing elevations of Wern Isaf (LB3567) (viewed from the northwest; archive ref G2757_SA_011).

Plate 06: North-northeast facing elevation of Wern Isaf (LB3567) (viewed from the north-northeast; archive ref G2757_SA_012).

Plate 07: View towards the proposed development site from outside of the entrance to Wern Isaf (LB3567) (viewed from the south-southeast; archive ref G2757_SA_013).

Plate 08: View towards the proposed development site from the north-northeast facing elevation of Wern Isaf (LB3567) (viewed from the south; archive ref G2757_SA_014).

Plate 09: Assessment Viewpoint 1 - View over the wall in the north corner of the Wern Isaf garden (PGW (Gd) 9 (CON)) towards the proposed development site (viewed from the south; archive ref G2757_SA_016).

Plate 10: View towards the proposed development site from the entrance to the Wern Isaf garden (PGW (Gd) 9 (CON)) (viewed from the south; archive ref G2757_SA_017).

Plate 11: Assessment Viewpoint 2 - View towards Ynys Seriol from the garden on the northwest side of Wern Isaf (LB3567) (Significant View) (viewed from the southeast; archive ref G2757_SA_015).

Plate 12: Assessment Viewpoint 3 - View towards Llanfairfechan from the west-northwest facing gable of Wern Isaf (LB3567) (viewed from the east-southeast; archive ref G2757_SA_007).

Plate 13: Assessment Viewpoint 4 - View towards Llanfairfechan from the southwest facing gable of Wern Isaf (LB3567) (viewed from the northeast; archive ref G2757_SA_008).

Plate 14: Assessment Viewpoint 5 - View towards Llanfairfechan from the south-southwest facing gable of Wern Isaf (LB3567) (viewed from the north-northeast; archive ref G2757_SA_009).

Plate 15: Assessment Viewpoint 6 - View towards Wern Isaf from the north end of Park Road at the entrance to Penmaen Park (viewed from the southwest; archive ref G2757_SA_001).

Plate 16: Assessment Viewpoint 7 - View towards Wern Isaf from the north end of The Close (viewed from the southwest; archive ref G2757_SA_002).

Plate 17: Assessment Viewpoint 8 - Panoramic view towards the proposed development site and Wern Isaf from the junction of the trackways at the southern side of Penmaen Park (viewed from the southwest; archive ref G2757_SA_004 - G2757_SA_006).

Plate 18: Assessment Viewpoint 9 - View towards Wern Isaf from central part of Penmaen Park (viewed from the east; archive ref G2757_SA_019).

Plate 19: Assessment Viewpoint 10 - View towards Wern Isaf from the entrance on the northern side of Penmaen Park (viewed from the north; archive ref G2757_SA_026).

Plate 20: Assessment Viewpoint 11 - View across the proposed development towards Wern Isaf from Penmaenmawr Road close to the sliproad for the A55 (viewed from the north; archive ref G2757_SA_027).

Plate 21: Assessment Viewpoint 12 - View towards Wern Isaf from Penmaenmawr Road close to Glanavon (viewed from the west-northwest; archive ref G2757_SA_034).

CRYNHODEB ANHECHNEGOL

Mae Ymddiriedolaeth Archeolegol Gwynedd wedi'i chomisiynu gan Castle Green Homes Ltd i gynnal Asesiad o Effaith Gosod Asedau Hanesyddol i gefnogi cais cynllunio arfaethedig i godi 55 o anheddau preswyl a mynediad cysylltiedig, maes parcio a thirlunio ar dir i'r de o Ffordd Penmaenmawr, Llanfairfechan, Conwy. Mae asesiad pedwar cam wedi'i gwblhau yn unol â'r canllawiau yn "Setting of Historic Assets in Wales" Cadw. Mae effeithiau'r datblygiad arfaethedig ar osodiad ac arwyddocâd dau ased hanesyddol wedi'u hystyried. Mae'r asesiad wedi canfod bod effaith y datblygiad arfaethedig ar Heneb Gofrestredig Pentref Hynafol Gwern y Plas yn niwtral gyda maint dim newid. Mae'r effaith ar Barc a Gardd Hanesyddol Gofrestredig Wern Isaf (Rosebriars) yn negyddol gyda maint dibwys. Oherwydd lefel isel yr effaith, ni argymhellir unrhyw fesurau lliniaru pellach i leihau'r effaith y tu hwnt i'r cynlluniau sydd eisoes yn bodoli i gadw'r coed presennol ar y safle lle bynnag y bo modd.

NON-TECHNICAL SUMMARY

Gwynedd Archaeological Trust has been commissioned by Castle Green Homes Ltd to undertake a Historic Asset Setting Impact Assessment in support of a proposed planning application for the erection of 55 residential dwellings and associated access, car parking and landscaping on land to the south of Penmaenmawr Road, Llanfairfechan, Conwy. A four-stage assessment has been completed in accordance with the guidance in Cadw's "Setting of Historic Assets in Wales". The impacts of the proposed development on the setting and significance of two historic assets have been considered. The assessment has found that the impact of the proposed development on the Gwern y Plas Ancient Village Scheduled Monument is neutral with a magnitude of no change. The impact on the Wern Isaf (Rosebriars) Registered Historic Park and Garden is negative with a negligible magnitude. Due to the low level of impact, no further mitigation to lessen the impact is recommended beyond the already existing plans to retain the existing trees at the site wherever possible.

1 INTRODUCTION

Gwynedd Archaeological Trust (GAT) has been commissioned by *Castle Green Homes Ltd* to undertake a *Historic Asset Setting Impact Assessment* in support of a proposed planning application for the erection of 55 residential dwellings and associated access, car parking and landscaping on land to the south of Penmaenmawr Road, Llanfairfechan, Conwy, LL33 0PH (NGR: SH 68591 75366; Figure 01; Figure 02). The proposed development area measures 2.62 ha and is located within a field of improved pasture on the southern side of Penmaenmawr Road.

The assessment has been requested by Castle Green Homes Ltd following feedback from Cadw as part of a pre-planning consultation for the development. Cadw have identified two designated historic assets in proximity to the proposed development, which lies:

- 375m to the north of Gwern y Plas Ancient Village Scheduled Monument (CN072; GAT HER PRN 255); and
- 110m to the north of the Grade II Wern Isaf (Rosebriars) Registered Historic Park and Garden (PGW (Gd) 9 (CON)).

Given the proximity of the proposed development to these designated historic assets (Figure 03), the proposed development may have an impact on their significance and the way that the assets are experienced, understood and appreciated. The impact on the designated assets' settings will therefore be a material consideration when determining the outcome of the planning application (Welsh Government 2021, Secs 6.1.19; 6.1.23). Consequently, an assessment of the impact of the development on the settings of Gwern y Plas (CN072) and Wern Isaf (Rosebriars) (PGW (Gd) 9 (CON)) is being undertaken as a four-stage process as set out in *the Setting of Historic Assets in Wales* (Cadw 2017).

A draft report containing the results of Stages 1 and 2 of the assessment was submitted to Cadw for review before the assessment proceeded to Stages 3 and 4.

The Historic Asset Setting Impact Assessment has been undertaken between November 2022 and January 2023 and was conducted in accordance with the following guidance:

- *Conservation Principles for the sustainable management of the historic environment in Wales* (Cadw 2011);

- *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS 2011);
- *Guidelines for digital archives* (RCAHMMW 2015);
- *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) (Version 1.1)* (The Welsh Archaeological Trusts 2018);
- *Managing Change to Registered Historic Parks and Gardens in Wales* (Cadw 2017);
- *Management of Archaeological Projects* (English Heritage 1991);
- *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Historic England 2015);
- *Planning Policy Wales, 11th edition* (Welsh Government 2021);
- *Setting of Historic Assets in Wales* (Cadw 2017);
- *Standard and Guidance for Archaeological Field Evaluation* (Chartered Institute for Archaeologists 2014); and
- *Standard and Guidance for Desk-Based Assessment* (Chartered Institute for Archaeologists 2014).

The assessment has been undertaken by Neil McGuinness BA MA MCIfA, a GAT archaeologist with over 17 years of experience working as a historic environment professional and experienced in the production of Historic Asset Setting Impact Assessments.

Gwynedd Archaeological Trust is certified to ISO 9001:2015 and ISO 14001:2015 (Cert. No. 74180/B/0001/UK/En) and is a Registered Organisation with the Chartered Institute for Archaeologists and a member of the Federation of Archaeological Managers and Employers (FAME).

The project has been monitored by Cadw and the contents of this report have been approved by Cadw prior to issue.

The Gwynedd Historic Environment Record (HER) Event Primary Reference Number for this project is 46511; the Gwynedd HER Enquiry number is GATHER 1745.

2 IMPACT ASSESSMENT METHODOLOGY

The Historic Asset Setting Impact Assessment was undertaken in accordance with the best-practice guidance set out in *Setting of Historic Assets in Wales* (Cadw, 2017). As stated in the guidance, the document “outlines the principles used to assess the potential impact of development or land management proposals within the settings of World Heritage Sites, ancient monuments (scheduled and unscheduled), listed buildings, registered historic parks and gardens, and conservation areas” (ibid., ii). Setting is defined in the guidance as the broader landscape context into which the individual historic asset is set; this context includes physical and cultural factors specific to that location.

The assessment of the impact of the proposed development on the setting of the identified historic assets will be carried out following the four stages specified in the Cadw guidance document:

- **Stage 1:** Identify the historic assets that might be affected by a proposed change or development;
- **Stage 2:** Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced;
- **Stage 3:** Evaluate the potential impact of a proposed change or development on that significance; and
- **Stage 4:** If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.

A draft report containing the results of Stages 1 and 2 of the assessment was submitted to Cadw for review before the assessment proceeded to Stages 3 and 4.

More detailed information regarding the individual assessment stages is included overleaf.

2.1 Stage 1: Identify the historic assets that might be affected by a proposed change or development.

This was undertaken as follows:

- i. The location, size and scale of the proposed development was examined; and
- ii. The location and nature of identified historic assets were considered.

The historic assets that might be affected by the proposed development have been identified by Cadw as:

- the Gwern y Plas Ancient Village Scheduled Monument (CN072; GAT HER PRN 255); and
- the Grade II Wern Isaf (Rosebriars) Registered Historic Park and Garden (PGW (Gd) 9(CON)).

The regional Historic Environment Register (HER) Gwynedd Archaeological Trust, Craig Beuno, Ffordd y Garth, Bangor, Gwynedd LL57 2RT) was examined for information concerning the affected assets; The National Monuments Record of Wales (Royal Commission on the Ancient and Historical Monuments of Wales, Plas Crug, Aberystwyth SY23 1NJ) was also checked for additional data including aerial photographs.

1m resolution LiDAR Digital Terrain Model (DTM) data, available from National Resources Wales (<http://lle.gov.wales/Catalogue/Item/LidarCompositeDataset/>), has been used to construct a 1000m Zone of Theoretical Visibility (ZTV) model for the proposed development and a multi-point ground level viewshed for the Wern Isaf (Rosebriars) Registered Historic Park and Garden (PGW (Gd) 9(CON)). These models enable an assessment of the degree of visibility of the proposed development from the impacted historic assets. If the 'worst-case scenario' DTM ZTV model demonstrates that a historic asset will not be visually impacted by the proposed development it will be scoped out from further assessment at this stage.

2.2 Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.

The setting of a historic asset is made up of:

- its current surroundings;
- our present understanding and appreciation of the historic asset; and
- what (if anything) survives of its historic surroundings.

The significance of each historic asset is considered with reference to the guidelines for establishing a heritage asset's 'value' as set out in *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (ICOMOS 2011, Appendix 3A)*. These designation based criteria may not always reflect the true significance of a historic asset but still provide a useful starting point. The final assessment of the overall significance of the asset is made based upon professional judgment and expressed as either **Very High, High, Medium, Low, Negligible**, or **Unknown**.

The significance of each historic asset is then considered with respect to the four contributory component heritage values as set out in *Conservation Principles* (Cadw 2011, 10): its **evidential** value; its **historical** value; its **aesthetic** value; and its **communal** value in order to understand how the setting of the asset contributes to its significance.

The *Setting of Historic Assets in Wales* (Cadw 2017) provides a series of questions to help to define and understand the significance of the asset:

- How do the present surroundings contribute to our understanding and appreciation of the historic asset today?
- Thinking about when the historic asset was first built and developed:
 - what were its physical, functional and visual relationships with other structures/historic assets and natural features?

- what topographic or earlier features influenced its location/what was its relationship to the surrounding landscape/was it constructed to take advantage of significant views or to be a part of a significant view?
- Thinking about changes since the historic asset was built:
 - has its function or use changed?
 - what changes have happened to the surrounding landscape/streetscape?
 - have changes happened because of changes to the historic asset or to its historical setting?
 - has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure/ has the presence of the historic asset influenced the character of the surrounding landscape/streetscape/ have historic and designed views to and from the historic asset changed?
- Thinking about the original layout of the historic asset and its relationship to its associated landscape:
 - were these relationships designed or accidental/how did these relationships change over time?
 - how do these relationships appear in the current landscape; are they visual or buried features?
 - are there other significant factors, such as historical, artistic, literary, placename or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?

Stage 2 also identifies the viewpoints from which the impact of the proposed change or development should be assessed, taking into account:

- views to, from and across the historic asset that were designed and developed when the historic asset was first created;
- views to, from and across the historic asset which are linked with a time in its history;

- important modern views to, from and across the historic asset – for example, popular visitor viewing points.

2.3 Stage 3: Evaluate the potential impact of a proposed change or development on that significance.

The *Setting of Historic Assets in Wales* states that at the end of Stage 3, the assessor should be able to identify the impact that the proposed development will have upon the setting of a historic asset.

For Stage 3, the *Setting of Historic Assets in Wales* lists 11 factors to be considered:

1. the visual impact of the proposed change or development relative to the scale of the historic asset and its setting;
2. the visual impact of the proposed change or development relative to the location of the historic asset;
3. whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it — for example, its functional or physical relationship with the surrounding landscape and associated structures and/or buried remains;
4. the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this;
5. the lifespan of the proposed change or development and whether or not the impact might be reversible;
6. the extent of tree cover, whether it is deciduous or evergreen, and its likely longevity;
7. the impact of artificial lighting — for example, on night-time view;
8. the capability of a landscape setting to absorb change or new development without the erosion of its key characteristics;
9. the impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses
10. the impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell;

11. the cumulative effect of the proposed change or development — sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.

At the end of Stage 3, the impact of the proposed development on the potentially impacted historic asset will be expressed as **positive**, **negative** or **neutral**. Following the guidance set out in *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS 2011, Appendix 3B), an indication of the magnitude of the impact is given as either **major**, **moderate**, **minor**, **negligible** or **no change** using the criteria shown in Table 2.1.

Magnitude of Impact	Criteria
Major	Comprehensive changes to the setting of a historic asset
Moderate	Considerable changes to the setting of a historic asset that significantly modify the setting and affect the character of the historic asset
Minor	Slight but noticeable changes to the setting of a historic asset
Negligible	Very minor changes to the setting of a historic asset that hardly affect it
No change	No change to the setting of a historic asset

Table 2.1 Criteria used to assess the magnitude of impact of the proposed development on setting

Field visits were undertaken for the Stage 3 assessment of the impact of the proposed development on the viewpoints identified in Stage 2. On-site observations were recorded on GAT pro-forma sheets and a photographic record made in RAW format using a digital SLR set to maximum resolution (Nikon D5100; resolution: 4,928 × 3264 [16.2 effective megapixels]). Photographic images have been archived in TIFF format; the archive numbering system will start from G2757_SA_001.

Photographs taken from the viewpoints identified in Stage 2 are used to assess and explain the impact of the proposed development along with the results of desk-based GIS analyses including terrain models, Zones of Theoretical Visibility and viewsheds.

2.4 Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance

This involves consideration of any action taken to avoid or minimise any harm to the significance of the historic asset and its setting if a negative impact has been identified at the conclusion of Stage 3. The measures would need to be within the planning application boundary being considered and could include the relocation of the development or elements therein or the introduction of screening. The potential impact of the proposed development on the setting of the historic asset will then be reassessed in light of the proposed mitigation.

3 RESULTS

3.1 Stage 1: Identify the historic assets that might be affected

3.1.1 The location, size and scale of the proposed development

The proposed development site is located on the southern side of Penmaenmawr Road, on the eastern side of Llanfairfechan, Conwy (LL33 0PH; NGR: SH 68591 75366; Figure 01; Figure 02; Plate 02). It consists of a northeast-southwest aligned subrectangular field of semi-improved pasture, 2.62 ha in size, at the base of the western slopes of Penmaenmawr Mountain. To the northwest, on the opposite side of the Penmaenmawr Road, 19th century buildings overlook the site, with the northeast-southwest aligned modern A55 trunk road and the 1848 Chester to Holyhead main line skirting the coastline on the narrow coastal plain a short distance beyond. Modern housing lies on the slopes to the immediate northeast, and a road with a row of detached modern houses, overlooking the site from the higher ground to the southeast, bounds the proposed development along its southeastern side. To the southwest, a large open pasture field, part of Penmaen Park, once part of the parkland for the former house at Plas Llanfair and now a popular location for local walkers and dog walkers, separates the site from the main core of Llanfairfechan which lies a short distance to the southwest, further along the Penmaenmawr Road.

The proposed development site is located on ground that slopes down fairly uniformly from the southeast (at circa 37m AOD) to the northwest (circa 15m AOD). Its northwestern boundary is formed by a maintained mature hedgerow with sporadic self-seeded trees and shrubs growing on the scarp beyond that runs along the side of Penmaenmawr Road. To the northeast, the boundary is formed by a mortared stone wall, the stone from which appears to be derived from the quarries on Penmaenmawr Mountain to the east. The southeastern boundary to the field is formed by traditional slate *Crawiau* fencing whilst a modern post and wire fence separates the site from Penmaen Park to the southwest. A copse of mature trees stands in the southern corner of the development area around the entrance to the field, and further mature trees are located along the southwestern boundary on the southern side of a stream which flows downslope southeast-northwest more or less parallel with the boundary.

The proposed development comprises 55 new residential buildings with associated private gardens, car parking, access roads, street lighting and landscaping. Existing trees at the proposed development site will be retained wherever possible (Figure 02). The houses will be predominately arranged around two roads which run southwest-northeast across the slope of the ground. The types of buildings planned for the development are as follows:

- 29 detached 3 storey/split level dwellings (12 No. 9.1x8.2m (LxW), ridge height 11.29m; 17 No. 9.3x6.2m (LxW), ridge height 11.05m);
- 8 detached 2 storey dwellings (5 No. 10.0x8.2m (LxW), ridge height 8.54m; 3 No. 9.2x6.3m (LxW), ridge height 8.48m)
- 10 semi-detached 2 storey dwellings (5 No. 10.0x10.4m (LxW), ridge height 8.82m); and
- 8 detached split level bungalows (8 No. 9.9x7.3 (LxW), ridge height 7.65m).

Once built, the houses will be finished externally with a mixture of Ibstock facing brick and Weber Pral M chalk white render with grey and red Forticrete SL8 roof tiles.

3.1.2 The location and nature of Gwern y Plas Ancient Village Scheduled Monument (CN072)

Gwern y Plas Ancient Village Scheduled Monument (CN072; GAT HER PRN 255; RCAHMW NPRN 95312; NGR SH 68677 74837; Figure 03) lies in a small, 0.83 ha, woodland copse on the northern edge of a modern housing estate. It sits on the lower southwestern slopes of Penmaenmawr Mountain, 375m to the south of, and upslope from, the proposed development site. The Monument is the remains of a late prehistoric or Roman period settlement site and consists of an unenclosed group of nine grass-covered stone-walled huts situated on ground that slopes gently to the west. Eight of the huts are circular and vary in diameter from 5.5m to 8.5m; one is oval measuring 3.7m by 2.5m. The huts' walls average 1.2m in width. There may be remains of a tenth hut and, in the northwest part of the site, a rectangular depression may be the location of another ancient structure. Most of the huts lie on the line of ruined walls of roughly rectangular enclosures, sometimes lynched on the lower side.

(Sources: GAT HER Record PRN 255; Cadw Scheduled Monument Full Report CN072; RCAHMW Record NPRN 95312)

3.1.3 The location and nature of the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON))

The southern edge of the proposed development site lies 110m downslope (north) of the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9(CON); RCAHMW NPRN 301624; NGR SH 68615 75101; Figure 03). The Historic Park and Garden

covers an area of 0.5 ha and is located on a west-northwest facing slope overlooking the town of Llanfairfechan and the Menai Strait and Anglesey. The ground within the garden slopes gently from a height of 63m AOD on its eastern side to 51m AOD to the west. The site lies in a relatively exposed location, though some protection from the wind is afforded by mature oak trees in the garden that are remnants of the woodland that originally occupied the site.

The Grade II* Listed Building Wern Isaf (Rosebriars) (LB3567; GAT HER PRN 11575; RCAHMW NPRN 17037) sits at the centre of the garden at a height of 56m AOD. It was constructed, along with the garden, by the Llanfairfechan based architect Herbert Luck North around 1900. A gravelled entrance drive curves down from the access road that bounds the garden to the northwest and terminates in a turning circle in front of the entrance to the house on its eastern side. A large mature oak tree with a circular stone revetment wall around it sits at the centre of the turning circle. The garden, in keeping with the house, has been laid out in the Arts and Crafts style and, though modest in size, consists of several different areas which together form a formal and informal garden. The highest part, to the east (about half of the garden), was designed as a wild garden, around several large oaks which remain on the site. Two tiers of semi-hexagonal terraces, bounded by dry-stone walls, are laid out around the house, echoing the house's reverse 'butterfly plan' semi-hexagonal shape. The upper terrace has formal box-edged beds, the lower is lawned. Between the formal and the informal areas were areas planted with shrubs, a tennis court, a stream and a pond and, north-east of the drive, a further area of shrubs with a rose pergola which gave the house its original name.

The house at Wern Isaf (LB3567) is built in the Arts-and-Crafts style from brick and granite (subsequently rendered) with a slate roof and square brick chimneys. The two-storey main part of the building is complimented by an attached rectangular single-storey service wing to the southeast. The plan of the main part of the building is geometrically complex; the main entrance to the building on its rear, eastern, side opens into a double-height hexagonal entrance hall from which the ground floor rooms radiate out on seven sides. The main ground floor rooms are separated by glass sliding doors which can be opened to create one large continuous space on the western side of the building. The windows in these rooms face out over the gardens to the front of the house with principal views from the three front elevations to the west-northwest, southwest, and south-southwest. The bedrooms on the first floor are reached by a gallery in the upper level of the hallway. Tall windows in the first-floor bedrooms, inserted into the steep gables on the western side of the building, provide long-distance views over the town and out over the Menai Strait and across Anglesey in the three

directions mentioned above. The house interior survives unaltered from Luck North's original designs and it retains a remarkably complete set of Arts and Crafts fixtures, fittings and furniture.

Another building, Wern Isaf Bach, lies within the garden 20m to the northeast of the main house. It was built in 1925 for Luck North's cook and gardener. It is a rather simpler rectangular single-storey structure constructed with timber weather-boarding and asbestos roof tiles.

Both the main house and garden at Wern Isaf appear to have been designed to take in the views to the west over Llanfairfechan and towards the Menai Strait and Anglesey. Interestingly, these are orientated differently to the significant view from the garden recorded in the *Register*, which instead is orientated to the northwest (Cadw and ICOMOS UK, 1998, 140).

The house and garden are in private ownership and at the time of writing, are occupied by the granddaughter of Herbert Luck North.

(Additional Sources: Cadw and ICOMOS UK, 1998, 140-2; GAT HER Record PRN 11575; Cadw Listed Buildings Full Report LB3567; RCAHMW Records NPRNs 301624, 17037)

3.1.4 The visibility of the proposed development

The proposed development area lies 375m to the north of the Gwern y Plas Ancient Village Scheduled Monument (CN072) and 110m north of the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9(CON)).

1m resolution LiDAR data available from National Resources Wales (<http://lle.gov.wales/Catalogue/Item/LidarCompositeDataset/>) has been used to construct a multipoint Zone of Theoretical Visibility (ZTV) model for the proposed development in a GIS. The ZTV model uses Digital Terrain Model (DTM) data, filtered to remove obstructions such as buildings and trees, and therefore represents the underlying ground surface only to enable an assessment of the worst-case scenario degree of visibility of the proposed development in the surrounding landscape (Figure 04). The ZTV model is based on 50 assessment points, each one located at the centre of the ridgeline of each building (one each for the 45 detached buildings and one for each pair of the 10 semi-detached structures). The assessment points' heights vary according to the ridge height of each individual building (12 x 11.29m; 17 x 11.05m; 5 x 8.54m; 3 x 8.48m; 5 x 8.82m; 8 x 7.65m). Eye-level height was set at 1.8m and the ZTV radius at 1000m. The model overestimates the potential visibility of

the proposed development as the assessment points are set at the ridge heights of the proposed new buildings above the current ground surface, a ground surface which will be reduced to produce level platforms/terraces on the slopes prior to construction.

The ZTV model shows that the proposed development will not be visible from ground level at the Gwern y Plas Ancient Village Scheduled Monument (CN072) due to intervening topography (Figure 04). The ZTV model also shows that the proposed development may be potentially partially visible from ground level at a very small number of locations on the extreme northern edge of the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON)).

A further DTM model was constructed to assess which parts of the proposed development would be potentially visible from the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON)). This second model included a simulation of the actual buildings that make up the proposed development which have been stamped onto the existing DTM ground surface as appropriately proportioned and scaled cuboids. A multipoint viewshed model comprising 18 assessment viewpoints distributed across the area of the Registered Historic Park and Garden was constructed using this modified DTM, eye level height was set at 1.8m and the viewshed radius at 1000m (Figure 05). It is important to note however that this model also overestimates the potential visibility of the proposed development: the new buildings are represented by cuboids whose upper surface height is set at the ridge height, the highest point of the proposed new buildings, but the form of the cuboids is not truly representative of the variable height of the entire upper surface (roofs) of the houses. The construction level will also be lower than that of the existing ground surface.

The viewshed model suggests that only the roofs of 3 of the buildings at the southwest end of the proposed development may be partially visible at ground level from one of the assessed locations in the garden at Wern Isaf, most likely an assessment viewpoint at the extreme northern corner of the garden (Figure 05). No viewshed analysis was conducted on views from the first floor at Wern Isaf (LB 3567; GAT HER PRN 11575) due to a lack of available building elevation data. However, the orientation of the designed views from the first-floor windows, which look out to the west-northwest, southwest, and south-southwest, suggests that they will not be impacted by the development which lies to the north of the house.

The GIS terrain-based analyses suggest that the proposed development will not be visible at ground level in northerly views from the Gwern y Plas Ancient Village Scheduled Monument

(CN072); the impact of the proposed development on the setting of the Scheduled Monument is therefore neutral and no further assessment will be conducted. Both the ZTV and the multipoint viewshed suggest that the proposed development may be partially visible in some northerly views from ground level at the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON)), albeit from an extremely restricted number of locations. The impact of the development on the setting of the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON)) will therefore need to be assessed in Stages 2 and 3 (Table 3.1).

Historic Asset	Potentially visually impacted according to GIS terrain based analyses
Gwern y Plas Ancient Village Scheduled Monument (CN072)	No
Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON))	Yes

Table 3.1 Historic Assets that the proposed development may potentially visually impact

3.2 Stage 2: Define and analyse the setting of the potentially impacted historic asset

The setting of a historic asset is made up of:

- its current surroundings;
- our present understanding and appreciation of the historic asset; and
- what (if anything) survives of its historic surroundings.

3.2.1 The setting of Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON))

3.2.1.1 The current surroundings of Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON))

Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden sits on the lower western slopes of Penmaenmawr Mountain, part of the coastal northwestern edge of the Carneddau. To the east, the immediate vicinity of Wern Isaf comprises small areas of deciduous woodland and stone-walled and occasionally tree-lined fields of improved pasture, which rise up to meet the open unenclosed land on the mountain. A large open field, Penmaen Park, formerly the part of the parkland of Plas Llanfair (GAT HER PRN 62304), built by Luck North's maternal grandfather Richard Luck in 1857, falls away to the west. The ground drops steeply here towards the Penmaenmawr Road and the narrow coastal strip at Llanfairfechan with the Menai Strait and Anglesey beyond. A row of detached modern houses lies 90m to the north of the garden, fronting onto the road that forms the southeastern boundary of the proposed development site. Two larger 19th century detached townhouses, Hafod y Coed and Bryn Onnen, sit in their wooded garden plots to the southeast of the more recent buildings, 70m northeast of the garden. The access track for the two houses continues northeast-southwest across the slope in Penmaen Park, providing access to Wern Isaf before it continues on its way to Park Road and what would originally have been the house at Plas Llanfair but is now the northeastern side of Llanfairfechan. A modern housing estate on the northeastern edge of the core of the town, built following the demolition of Plas Llanfair in 1970, lies 150m to the west-southwest on the other side of Penmaen Park. 160m across the fields to the southwest lies the picturesque Arts and Crafts style garden suburb residential development at The Close, Llanfairfechan. The houses here, all of which are Listed Buildings, were designed and built by Herbert Luck North between

1898 and 1940. More recent residential development, part of the expansion of residential housing along the Afon Llanfairfechan valley in the later 20th century, lies 300m to the south, on the southern side of the Gwern y Plas Ancient Village Scheduled Monument (CN072).

3.2.1.2 Our present understanding and appreciation of Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON))

The garden and house at Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON)) were designed and built by Herbert Luck North in 1900 on land originally owned by Luck North's family. It was originally called Rosebriars, named after a rose pergola which lay to the northeast of the entrance drive.

Herbert Luck North was an architect born in Leicester in 1871. After graduating from Jesus College, Cambridge in 1893, he joined the London offices of pioneering Arts and Crafts architect J.D. Sedding which was then under the management of Henry Wilson. Whilst at Sedding's he managed a range of projects including the construction of Wilson's Arts and Craft's St Mark's Church at Brithdir in Gwynedd in 1895, and the repair of The Old Post Office in Tintagel in 1896. By 1897 Luck North was working at the London Office of Edward Lutyens, designing houses in the Arts and Crafts style.

Luck North's maternal grandparents had purchased land in Llanfairfechan from the Bulkeley Estate in the 1850s and built, and subsequently moved into, Plas Llanfair (GAT HER PRN 62304) in 1857. As a boy, Luck North spent many summer holidays at Llanfairfechan with his parents and grandparents. The first house that he designed and built himself, the 1898 Bolnhurst (Grade II Listed Building LB3530; GAT HER PRN 66730), was located 200m to the south of the family home at Plas Llanfair at The Close, Llanfairfechan. He had married Ida Maude in 1897 and, following the construction of Rosebriars in 1900, they left London and moved to Llanfairfechan for good. Once resident at Llanfairfechan, he continued to design houses, public buildings and church-related works from his new home. Most of these commissions were in North Wales around Llanfairfechan and The Conwy Valley, but occasionally they were further afield. He also published three books: *The Old Churches of Arllechwedd* (1906), and jointly with Harold Hughes, *The Old Cottages of Snowdonia* (1908) and *The Old Churches of Snowdonia* (1924).

Luck North's mother had inherited the Plas estate on her father's death in 1898. Herbert and Ida subsequently moved into Plas Llanfair following her death in 1917. They returned to Rosebriars in 1924 after St Winifred's School moved its site to Plas Llanfair. Herbert Luck North died at Rosebriars on the 9th of February 1941. Following his death, the house and

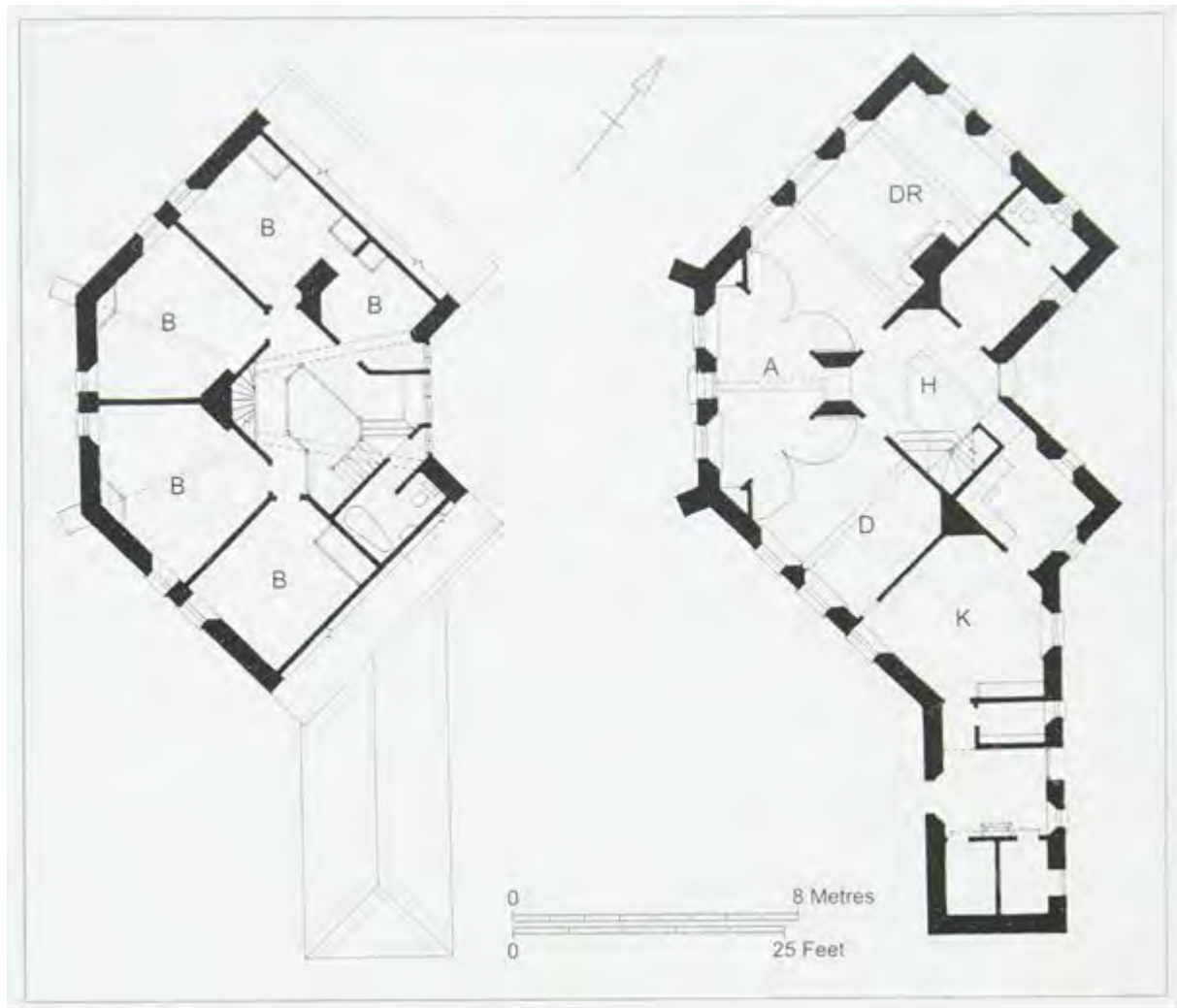


Plate 01: Floor plan of Wern Isaf LB3567 (after Voelcker, 2011, 21)

garden subsequently became known as Wern Isaf after the original name of the woodland plot that the house was built on.

The house at Wern Isaf is a Grade II* Listed Building, designated because it is one of the most exceptional houses of its date and style in Wales. Its design is a variation of a 'butterfly plan' house, popular with Arts and Crafts architects at the turn of the 19th century (Plate 01). It is a type of architectural plan in which the wings of the house are constructed at a 45-degree angle to the core. At Wern Isaf, the reverse 'butterfly plan' appears to have been utilised to illuminate the rooms and maximise the available views from the western side of the main house. Other broadly contemporary Arts and Crafts examples include: The Barn, Exmouth designed and built by E.S. Prior in 1897; Happisburgh Manor, Norfolk, by D. Blow and E. Gimson in 1900; Papillon Hall, Lubenham, Leicestershire, built in 1620 but redesigned by Lutyens circa 1903; Home Place, Kelling, Norfolk, built between 1904 and 1906 by E. S.

Prior; and E. Maufe's Kelling Hall, Kelling, Norfolk, designed and built in 1913, and Yaffle Hill, Broadstone, Dorset, 1930. Luck North also designed other 'butterfly plan' buildings in North Wales including the Church Institute, Llanfairfechan between 1911-12, the Cottage Hospital, Dolgellau in 1929 and the house Hafod at Llansanffraid, Glan Conwy, built in 1936. The latter is a particularly late example of such a building; the popularity of the 'butterfly plan' house declined, along with that of the Arts and Crafts movement, following the First World War.

The Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON)) is designated because it is a small Arts and Crafts style garden, contemporary with, and carefully integrated with, the house. The plan of the garden, echoes the architectural style of the house with a series of two stone wall revetted semi-hexagonal terraces radiating in parallel from the southwestern side of the house, just as the house's rooms radiate out to the west from the hexagonal entrance hall.

The landscaping and planting in the garden become less formal as one moves away from the house, a motif of the respect for nature that was one of the components of the philosophy of the Arts and Crafts movement, a desire to create a harmonious integration of the works of man with the natural world. The upper terrace is narrow with paths and box-edged formal beds. Its parapetted revetment wall and constructed of dressed, faced stone with a flat slate coping. A door in the southwest facing central gable of the main house leads out onto the upper terrace and a flight of five slate steps which lead down to the lower, wider, lawned terrace. The lower terrace's revetment wall is lower than the upper terrace's, more rustic in design and constructed from shaped, but not dressed stone and lacking the parapet and coping of the revetment closer to the house. The steps down from here on the southwestern side of the garden lead to a semi-wild area with both planted and natural trees and shrubs and a small pond, fed by a semi-culverted natural stream. Luck North believed that the pond was an integral part of the spiritual aspect of the building with the *Spirit of the House* rising from the oak tree at the centre of the turning circle to the east of the entrance, passing through a crystal prism in the front door before exiting the house through the glass garden door and sinking into the pond.

After Luck North died in 1941 the house was rented out to tenants for many years and the garden became overgrown and neglected. Luck North's original design plans for the garden show that some of its original elements were lost during this time, including the rose pergola to the northeast of the entrance drive that gave the house its name, a formal triangular rose bed just to the west of the pergola, and a sundial on the southern side of the drive. Herbert

Luck North's granddaughter eventually moved into the property however and embarked upon a program of restoration in the 1990s, based on both the original plans of the garden and her memories of visiting there as a child. Consequently, the garden at Wern Isaf has now been restored to something as near as possible to its original form. The garden is now open to the public for two fortnights a year for visits by appointment only.

(Sources: Voelcker, 2011; Cadw and ICOMOS UK, 1998, 140-2; GAT HER Record PRN 11575; Cadw Listed Buildings Full Report LB3567; RCAHMW Records NPRNs 301624, 17037)

3.2.1.3 What (if anything) survives of the historic surroundings of Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON))

The house and garden at Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON)) were constructed at Llanfairfechan (GAT HER PRNs 62441 and 15814) in 1900. Comparisons made between the 1848 Parish of Llanfairfechan Tithe Award Map and the 1900 Second Edition Ordnance Survey County Series Map show that by the turn of the 19th century, the settlement had developed from its origins as a small pastoral settlement at the mouth of the Llanfairfechan valley alongside the post road from Conwy to Bangor (GAT HER PRN 58782; Figure 06), into a planned Victorian seaside town. The core of the older settlement was focused on the southern side of the Afon Llanfairfechan at Pentre Uchaf. The original medieval Church of St Mary here was demolished and replaced with a new building with the same dedication in 1849 (GAT HER PRN 6991; Grade II Listed Building LB3571; Figure 06).

Llanfairfechan had begun to grow following the opening of the Penmaenmawr quarries and the construction of Telford's road (the former A55) in the 1830s. The development of the town was however accelerated by the arrival of two wealthy families in the middle of the 19th century. Most of the land in the town had been owned by the Roberts and Bulkeley families since the 15th century, however, large tracts of land were sold in the 1850s to Richard Luck, a former solicitor from Leicester and Herbert Luck North's grandfather, and John Platt, an industrialist and MP from Oldham. Whilst Luck settled on part of the former Bulkeley estate at Plas Llanfair (GAT HER PRN 62304; Figure 06), Platt constructed a new house and a model farm on the former Roberts family estate at Bryn y Neuadd (RCAHMW NPRNs 26139 and 301618) on the western side of the town. Both Plas Llanfair and Bryn y Neuadd were demolished in the 20th century, the former to make way for a modern housing estate, and the latter to be replaced by a new hospital.

The opening of the Chester to Bangor mainline railway in 1848 made the town more accessible to tourists, and the arrival of increased numbers of visitors created opportunities for Luck and Platt to construct shops, accommodation and other facilities to service them. Llanfairfechan got its own rail station, financed by John Platt, in 1860. Richard Luck constructed, amongst other things, the promenade at Llanfairfechan, and following the opening of the station, the boarding houses along it and St Seiriol's Lodge on the eastern side of Victoria Gardens. Platt and Luck also developed Station Road and Village Road bringing new shops and residential buildings and improving access to the rail station and the promenade. John Platt also funded the building of the substantial Anglican Christ Church (GAT HER PRN 66723; Grade II Listed Building LB3512; Figure 06) in 1864, both in order to cater for English tourists and as a reaction to the growing number of nonconformist chapels in the area built to serve the local welsh speaking community. Other notable contributions by Platt to the Llanfairfechan community include his improvements to the National School (RCAHMW NPRN 419007). His plans to develop the shoreline to the west of the promenade into a marina were never realised however, though the house he built as part of the development, The Towers (GAT HER PRN 66726; Grade II Listed Building LB3525; Figure 06) still stands.

Herbert Luck North continued the family tradition of constructing buildings in Llanfairfechan and, like his grandfather Richard, appears to have been heavily invested in developing the community. He designed and built his first house there in 1898, Bolnhurst (GAT HER PRN 66730; Grade II Listed Building LB3530; Figure 06), the same year that his grandfather died and two years before he built Wern Isaf. The house was the first of 24 houses that he constructed in his Arts and Crafts garden village development at The Close, and the first of at least 38 houses that Luck North built in Llanfairfechan during the course of his career.

The other houses he built at The Close, all of which are Grade II Listed Buildings (Figure 06) are: Woodcot (GAT HER PRN 66752; LB3531) in 1903; Whilome (GAT HER PRN 66753; LB3532) in 1907; Northfield (GAT HER PRN 66695; LB3526) in 1912; Brooklands (GAT HER PRN 66734; LB3527) in 1922; The Haven (GAT HER PRN 66739; LB3529) in 1922; Coedfa (GAT HER PRN 66756; LB3528) in 1922; Hillcroft (GAT HER PRN 66709; LB3535) in 1925; Maes Aled (GAT HER PRN 66710; LB3536) in 1925; Parciau (GAT HER PRN 66713; LB3537) in 1925; Rose Lea (GAT HER PRN 66718; LB3533) in 1925; Araulfan (GAT HER PRN 66725; LB3538) in 1925; Carreg Fran (GAT HER PRN 66728; LB3543) in 1925; Ty Hwnt Yr Afon (GAT HER PRN 66760; LB3534) in 1925; Greenhills (GAT HER PRN 66692; LB3551) in 1926; Neuadd Wen (GAT HER PRN 66696; LB3552) in 1926; Bryn Ffawydd (GAT HER PRN 66732; LB3544) in 1928; Efyrydfa (GAT HER PRN 66748; LB3541) in 1928;

Grey Gables (GAT HER PRN 66694; LB3549) in 1929; Trewen (GAT HER PRN 66731; LB3539) in 1931; Hillcrest (GAT HER PRN 66712; LB3548) in 1935; Ael Y Gwynt (GAT HER PRN 66742; LB3545) in 1936; Dwyfor (GAT HER PRN 66740; LB3550) in 1937; and Acorn Cottage (GAT HER PRN 66743; LB3546) in 1940.

A further Grade II Listed Building at The Close, Carreg Lwyd (GAT HER PRN 66749; LB3547; Figure 06), the 25th building at the development, was designed and built by Luck North's partner and son-in-law P.M. Padmore in 1945 following Luck North's death in 1941. The degree of preservation and the architectural importance of The Close has resulted in its designation as a Conservation Area (GAT HER PRN 62440).

Other distinctive Arts and Crafts style houses constructed by Luck North in Llanfairfechan, all of which survive as Grade II Listed Buildings (Figure 06), include: Northcot on Park Road (GAT HER PRN 66703; LB3558) in 1899; Talfor (GAT HER PRN 66744; LB5846) and Gorsefield (GAT HER PRN 66708; LB5847), a pair of beachside semi-detached houses at West Shore close to the railway station in 1906; The Lodge at Plas Heulog (GAT HER PRN 66738; LB3557) in 1907; Beamsmoor on Park Road 220m southeast of Gwern Isaf (GAT HER PRN 66737; LB3563) in 1912; a pair of semi-detached cottages at Glan-y-mor Elias on the coast southwest of the town (GAT HER PRNs 66704 and 66705; LB5849 and LB5850) in 1912; two pairs of semi-detached houses 1-4 Bryn Haul at Bryn Road (GAT HER PRNs 66707, 66702, 66706 and 66690; LB3521, LB3522, LB3523 and LB3524) backing onto the houses in The Close in 1925; and in 1933, Whitefriars (GAT HER PRN 66755; LB5848), a detached house on West Shore just to the southwest of Talfor and Gorsefield.

In addition to the houses listed above, Luck North was also commissioned to design larger public buildings in the town. He undertook a significant amount of work on behalf of St Winifred's School between 1922 and 1937. The School moved from Bangor to Plas Gwyn just off Station Road, Llanfairfechan in 1922. In that same year, he designed and built a temporary wooden chapel at the Plas Gwyn site, a new hall and a music wing. In 1924 he was involved in alterations at Plas Gwyn and the building of a new laboratory.

After the school moved to Plas Llanfair on Park Road (GAT HER PRN 62304; Figure 06), which was, for a short while, the former Luck North family home, he designed and built a new classroom wing to the northeast of the house, 200m southwest of Wern Isaf, in 1925. This was extended in 1929-30, broadly around the same time that Luck North built the Dean Roberts Hall at the school, the Ida North music wing, and the building that many consider to be his finest work, the St Winifred's School Chapel. All of these buildings and improvements

were located just to the northeast of Plas Llanfair and together, they formed an imposing quadrangle of buildings. In 1933 he added a further building to the school when he constructed the school's large Sanatorium on land to the west. Unfortunately, all of these buildings were lost, along with the house at Plas Llanfair, upon the demolition of the school in 1970.

Other examples of Luck North's public buildings do survive in Llanfairfechan however (Figure 06). The Grade II* Listed Building the Church Institute (GAT HER PRN 66721; LB3566) was constructed on land donated by Luck North's mother at Park Road in 1912. The building was intended to be used as a village hall and contains stages, a hall, a small kitchen and two sets of lavatories built in its 'butterfly plan' wings. He also built the Grade II Listed Building the Churchmen's Club (GAT HER PRN 66720; LB3565), a social club for the Church of England Men's Society, on the plot immediately to the north of the Institute in 1926, donating the land himself and providing his services free of charge.

Parts of his church-related works also survive in the town. He was responsible for the addition of the stencil painting on the chancel celure and the vestry door at Christ Church (GAT HER PRN 66723; LB3512) in 1912, and the wooden traceried war memorial altar and reredos constructed in the Lady Chapel in 1921. At St Mary's (GAT HER PRN 6991; LB3571), the 1849 building constructed on the site of an earlier medieval church at the core of the old village, he created the war memorial screen, the riddle posts and inserted the chancel skylight in 1925.

Surviving elements of the historic surroundings of the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON)) related to the Plas Llanfair estate include Preswylfa, the Grade II Listed late 19th century house (GAT HER PRN 66724; LB3561) built in the late 19th century, 375m to the southwest of Wern Isaf at the centre of the land that was later to form The Close. The Grade II Listed 18th and 19th century Hen Blas farmhouse (GAT HER PRN 66711; LB3559) and some of its outbuildings (GAT HER PRN 66717; LB3560) still stand to the west of The Close, on the eastern side of Park Road opposite the Church Institute (Figure 06).

Other public buildings in the town broadly contemporary with the Registered Historic Park and Garden include the 1912 Hareb Calvinistic Methodist Chapel on Bryn Road, and the 1880 Caersalem Calvinistic Methodist Chapel (RCAHMW NPRN 6963), the 1873 Independent Chapel (RCAHMW NPRN 6962), the 1878 Libanus Baptist Chapel, and the 1897 English Wesleyan Methodist Church (GAT HER PRN 33361), all of which lie on the

Penmaenmawr Road. The 1901 Town Hall (RCAHMW NPRN 416944) sits on the southern side of Village Road.

Moving eastwards from the garden along the sides of the valley, away from the town and into its rural hinterland, the broadly contemporary farmsteads at Henar (GAT HER PRN 92694; RCAHMW NPRN 26597) 320m to the east, Tyddyn-drain (GAT HER PRN 77356) 320m to the southeast, Bryn-perthi 360m to the southeast (GAT HER PRN 77362) and Tan-y-graig (GAT HER PRN 92693) 530m to the east-southeast, also survive albeit with later modifications. They are still largely set within their 19th century and earlier patchwork of small irregular fields that would have been a familiar sight to the Luck North family (Figure 06).

(Sources: Voelcker, 2011; Haslam, Orbach, and Voelcker, 2009; GAT HER Record PRNs 62441, 15814, 58782, 6991, 62304, 66723, 66726, 66730, 66752, 66753, 66695, 66734, 66739, 66756, 66709, 66710, 66713, 66718, 66725, 66728, 66760, 66692, 66696, 66732, 66748, 66694, 66731, 66712, 66742, 66740, 66743, 66749, 62440, 66703; 66744, 66708, 66738, 66737, 66704, 66705, 66707, 66702, 66706, 66690, 66755, 62304, 66721, 66720, 66724, 66711, 66717, 33361, 92694, 77356, 77362 and 92693; Cadw Listed Buildings Full Reports LB3571, LB3512, LB3525, LB3530, LB3531, LB3532, LB3526, LB3527, LB3529, LB3528, LB3535, LB3536, LB3537, LB3533, LB3538, LB3543, LB3534, LB3551, LB3552, LB3544, LB3541, LB3549, LB3539, LB3548, LB3545, LB3550, LB3546, LB3547, LB5846, LB5847, LB3558, LB3557, LB3563, LB5849, LB5850, LB3521, LB3522, LB3523, LB3524, LB5848, LB3566, LB3565, LB3561, LB3559 and LB3560; RCAHMW Records NPRNs 26139, 301618, 419007, 6963, 6962, 416944 and 26597)

3.2.1.4 The contribution of setting to the significance of Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON))

As a Grade II Registered Historic Park and Garden constructed by the North Wales based Arts and Crafts architect Herbert Luck North, the design of which is tightly integrated with the unique contemporary Grade II* Listed Building that sits at its centre, Wern Isaf (Rosebriars) (PGW (Gd) 9 (CON)) is considered to be a regionally important historic asset of special historic interest, and its overall significance is assessed as **Medium-High**.

Wern Isaf (Rosebriars) has important **evidential** value as a superb example of a remarkably well-preserved late 19th and early 20th century Arts and Crafts garden, conceived and executed as an extension to the house and demonstrating the holistic approach to design that was part of the Arts and Crafts philosophy. It is undoubtedly the finest of Luck North's

Llanfairfechan house and garden projects and a wealth of documentary sources relating to the original design plans for both survive in the RCAHMS archives, further adding to their evidential value and our understanding of their origins and development over time. The group value of the garden and house with other surviving elements of Luck North's, and his grandfather's, work in Llanfairfechan also add to the evidential value in addition to providing architectural, social and historical context. It is of **historical** value because it connects the past with the present by illustrating an example of a relatively small but remarkable late 19th/early 20th century home set within its contemporary garden, and because of its historical associations with both the Arts and Crafts movement and a wealthy landowning family that was a major influence on the development of the town of Llanfairfechan during the 19th and 20th centuries. Part of the **aesthetic** value of the garden derives from the form, layout and appearance of the house and garden elements and our understanding of the visual and conceptual relationships, both between them and with the landscape beyond. Its elevated position on the edge of a rural, and also wild, landscape overlooking the town of Llanfairfechan, and the designed views outwards from it into its wider setting across the Menai Strait and Anglesey are further elements of its aesthetic value. The Registered Historic Park and Garden is of high **communal** value as it is a visible and important element of an Arts and Crafts landscape that is part of the essential character of the town, the architectural and social vision that Luck North cultivated and disseminated from there is also an important part Llanfairfechan's sense of place. Its communal value is further enhanced by its accessibility to tourists and locals alike who wish to explore this element of the town's past, and present.

The setting of Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON)) is an important element of its significance and contributes to its evidential, historic, aesthetic and communal values.

3.2.2 Viewpoints

The 12 viewpoints listed in Table 3.2 have been identified as those from which the impact of the proposed development on the setting of the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON)) should be assessed (Figure 07).

Viewpoint		Reason
01	Views N towards the proposed development from the N side of the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden.	Modern visitor viewpoint
02	Views NW towards the towards Ynys Seiriol from the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden	Identified as a significant view in the Register
03	Views WNW towards Llanfairfechan from the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden	Historic viewpoint – designed view
04	Views SW towards Llanfairfechan from the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden	Historic viewpoint – designed view
05	Views SSW towards Llanfairfechan from the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden.	Historic viewpoint – designed view
06	Views NE towards the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden from the N end of Park Road.	Historic viewpoint / Modern visitor viewpoint
07	Views NE towards the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden from the N end of The Close.	Historic viewpoint / Modern visitor viewpoint
08	Views NE towards Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden from the junction of the trackways at the S side of Penmaen Park	Modern visitor viewpoint

Viewpoint		Reason
09	Views E towards Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden from the central part of Penmaen Park	Modern visitor viewpoint
10	Views S towards Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden from the entrance on the N side of Penmaen Park	Modern visitor viewpoint
11	Views S across the proposed development towards the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden from Penmaenmawr Road close to sliproad for A55	Modern visitor viewpoint
12	Views E towards the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden from Penmaenmawr Road close to Glanavon	Modern visitor viewpoint

Table 3.2 Assessment viewpoints

3.3 Stage 3: Evaluate the potential impact of a proposed change or development on that significance

3.3.1 Field assessment

A field visit was undertaken in January 2023 in order to assess the impact of the proposed development on the setting of Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON)), in particular the impact on the 12 key viewpoints identified in Stage 2 (sec 3.2.2). The results of the assessment of the key viewpoints are detailed below.

3.3.1.1 Viewpoint 01: Views north towards the proposed development from the north side of the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON) (Plate 07; Plate 08; Plate 09; Plate 10; Figure 07)

The field visit confirmed that there are no ground-level views of the proposed development site from within the garden, primarily for topographical reasons (Plate 07; Plate 08). Existing vegetation and a stone boundary wall also combine to limit views to the north and form the horizon in this direction. The owner of the house confirmed that there are no views of the proposed development site from the small first-floor dormer window in the north-northeast facing elevation as they are obscured by the adjacent chimney stack (Plate 06). She also stated that the proposed development site was not visible from the first-floor windows in the northeast-facing entrance elevation or those in the west-northwest, southwest and south-southwest facing gables due to their orientation. Views from ground level at the very edge of the garden, over the wall in the northern corner (Plate 9) and at the end of the drive (Plate 10), do show more of the immediate surroundings to the north and northwest of the garden, though only the tops of the trees in the southern part of the proposed development site are visible in these northerly views.

3.3.1.2 Viewpoint 02: Views northwest towards the towards Ynys Seiriol from the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON) (Significant View) (Plate 11; Figure 07).

The view towards Ynys Seiriol from the northern part of the garden is identified as a significant view in the *Register*. The island can be glimpsed through the vegetation on the horizon from the northwestern side of the house. Once again, only the tops of some of the trees along the southern boundary of the proposed development site are visible and it appears that the proposed houses, once constructed, will not be visible in this view due to the local topography.

3.3.1.3 Viewpoint 03: Views west-northwest towards Llanfairfechan from the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON) (Plate 12; Figure 07).

The house and garden at Wern Isaf appear to have been set out to take advantage of extensive views available from the western side of the house. The ground-level view from the west-northwest facing gable looks out over the garden towards Llanfairfechan with the Menai Strait and Anglesey in the background. The proposed development site is not visible in this view. As was mentioned above (Sec 3.3.1.1), there are no views from the first-floor window in this elevation due to the orientation of the gable.

3.3.1.4 Viewpoint 04: Views southwest towards Llanfairfechan from the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON) (Plate 13; Figure 07).

The ground-level view from the northwest facing gable, just outside of the door to the garden, looks out over the garden towards Llanfairfechan. The paving stones which lead from the steps across the lower terrace to the pond are visible in the foreground with garden shrubs and trees beyond. Modern housing, built on the site of the former house at Plas Llanfair, can just be glimpsed through the bare winter branches of the trees that surround them on the other side of Penmaen Park. The proposed development site is not visible in this view, and as with other westerly views from the garden, it will have no impact. Nor are there any available views towards the proposed development to the north from the first-floor window.

3.3.1.5 Viewpoint 05: Views southwest towards Llanfairfechan from the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON) (Plate 14; Figure 07).

The view from the south-southwest facing gable takes in part of the southern, higher, 'wild' part of the garden. The proposed development lies to the north and will not impact views in this direction, either from ground level or the first-floor windows.

3.3.1.6 Viewpoint 06: Views northeast towards the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON) from the north end of Park Road (Plate 15; Figure 07).

The view towards Wern Isaf from the southern entrance to Penmaen Park would have been a familiar sight to Herbert Luck North and his family as they made their way from

Llanfairfechan, past the former house at Plas Llanfair and across Penmaen Park. The house is barely visible through the trees from here, however, the part of Penmaen Park to the south of the proposed development site, framed by the trees on either side of the trackway, can clearly be seen. The tops of the trees on the southern side of the development plot are visible, though the ground level of the proposed development is not. This location lies on the fringes of the theoretical visibility zone for the development, but it seems that in practice, especially given that the house plots will be terraced into the hillside, the development will not be noticeable from this location.

3.3.1.7 Viewpoint 07: Views northeast towards the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON) from the northern end of The Close (Plate 16; Figure 07).

The northern end of The Close, where the lane turns to the northeast to join Park Road immediately to the north of the Luck North designed Beamsmoor (LB3563), is the closest part of Luck North's garden village development to Wern Isaf. The trees in the garden can just be made out over the top of a hedgerow that bounds the lane to Henar which runs west-southwest-east south east to the south of Wern Isaf. Views towards the proposed development site from here are obscured by mature trees in the copse of woodland that straddles the southern entrance to Penmaen Park and will not be impacted.

3.3.1.8 Viewpoint 08: Views northeast towards the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON) from the junction of the trackways at the south side of Penmaen Park (Plate 17; Figure 07).

The open grassland in Penmaen Park, and the two trackways that cross it, make it a publicly accessible and popular destination for ramblers and local dog walkers. The Wern Isaf Garden can clearly be seen on the right of views from here, set against the backdrop of the impressive Penmaenmawr mountain to the northeast. To the north, the tops of the trees along the southern side of the proposed development site are visible, to the north-northwest the roofs of some of the buildings that line the northern side of Penmaenmawr Road can be seen with the waters of Liverpool Bay forming the horizon beyond. It is possible that the roofs of a small number of the buildings in the southwestern part of the proposed development site may be just visible beyond the parkland from here, particularly in the winter months when the screening effect of the trees is reduced. The current character of the views, a picturesque combination of mountain and parkland with a narrow strip of urban development separating them from the open sea beyond, will not be significantly impacted

however and the scenic quality of the view will largely remain unchanged. The roofs, if they are visible, will be a very small component of the overall view which will remain dominated by existing landscape features; views towards Wern Isaf will not be obstructed and the existing sense of approach to the park and garden from the southern part of Penmaen Park will remain as it is. Herbert Luck North's house and garden, and the reason he chose its location and picturesque setting, will still be appreciated from here with negligible negative impact from the proposed development.

3.3.1.9 Viewpoint 09: Views east towards the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON) from the central part of Penmaen Park (Plate 18; Figure 07).

Locations on the lower slopes in the central part of Penmaen Park will give clear views of the proposed new development to the north. Views east towards the house and garden will not be affected however. The house and garden, set as they are on the eastern side of the park with Penmaenmawr mountain dominating the horizon behind, will still be appreciated from these locations as they were when the house and garden were originally constructed at the beginning of the 20th century.

3.3.1.10 Viewpoint 10: Views south towards the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON) from the entrance on the northern side of Penmaen Park (Plate 19; Figure 07).

The entrance to the access trackway on the northern side of Penmaen Park lies adjacent to the southern corner of the proposed development site, at the end of the road that provides access to the row of detached modern houses that overlook the proposed development site from the higher ground to its southeast. The viewpoint was primarily selected to check the reliability of the garden's multipoint viewshed model (Figure 05) which indicated that there is no intervisibility between here and the Wern Isaf house and ground levels within the park and garden. The viewpoint assessment confirmed that only the tops of trees on the northern side of the garden are visible from this location, and the house only comes into view as the visitor makes their way southwestwards along the trackway to the central part of Penmaen Park (see Viewpoint 9; Sec 3.3.1.9 above). Though undoubtedly the proposed development will be clearly visible to the northwest side of the road as visitors make their way towards the northern entrance to the park, much as now, they will leave the residential area behind to the north as they ascend the trackway before seeing the Wern Isaf Registered Historic Park and Garden to the east with little impact on the sense of approach.

3.3.1.11 Viewpoint 11: Views south across the proposed development towards the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON) from Penmaenmawr Road close to the sliproad for the A55 (Plate 21; Figure 07).

Viewpoint 11 represents the view from the road from vehicles as they leave the A55 to approach Llanfairfechan along Penmaenmawr Road from the north. Plate 07 shows the proposed development site on the other side of the road in the left part of the shot, bounded by the self-seeded shrubs and trees at the roadside to its northwest and the row of modern houses that overlook it from the higher ground to the southeast. The trees on the northern side of the Wern Isaf Registered Historic Park and Garden are just visible over the horizon at the centre of the view, though heavily screened by the trees on the southern side of the proposed development site, even in winter. The houses in the central and southwestern part of the proposed development will disrupt this view but are unlikely to remove what can be seen in its entirety. The nature of this view of the trees in the garden, seasonally dependant and only potentially glimpsed from vehicles as they move at speed along the road, means it is unlikely to be appreciated by many as they navigate the road junction ahead before rounding the corner and heading southwards towards the town and the impact is negligible. Once around the corner, views southeastward towards the Registered Historic Park and Garden from Penmaenmawr Road that may have been potentially obscured by the proposed development, for pedestrians and vehicles alike, are obscured by the dense shrubs and trees that line the road's southeastern side and screen the proposed development site. The impact of the proposed development on the appreciation of the setting of Wern Isaf from these viewpoints is non-existent.

3.3.1.12 Viewpoint 12: Views east towards the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON) from Penmaenmawr Road close to Glanavon (Plate 21; Figure 07).

Though the tops of the trees in the Registered Historic Park and Garden and the chimneys of the house at Wern Isaf can occasionally be glimpsed through the winter branches of the trees and shrubs that line the southeastern side of Penmaenmawr Road to the south of the proposed development site, the only parts of the road that have a clear view to the house and garden are located to the northwest of the house at Glanavon, where the construction of a row of three modern detached houses has resulted in the removal of trees and hedgerows along the former northwestern boundary of Penmaen Park and opened up views to the east.

The upper floor of the house and the tops of the trees in the garden can clearly be seen from here over the visible top of the grassy slope on the opposite side of Penmaen Park. The buildings at the proposed development to the northeast may be sensed on the periphery of these views, however, views of the site are obscured by the three new buildings and existing trees along the southwestern and northwestern sides of the plot. The impact on views from this location will be negligible.

3.3.2 Assessment of the impact of the proposed development on the Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON)

The proposed development will have no impact on existing views from the Wern Isaf (Rosebriars) Registered Historic Park and Garden (PGW (Gd) 9 (CON) or the Wern Isaf house (LB3567) itself, including the deliberately designed views from the western side of the house and the Significant View recorded in the Register towards Ynys Seiriol to the northwest. Impacts on views towards Wern Isaf from the surrounding area are limited to the possible appearance of the roofs of some buildings in the southwest of the proposed development in the periphery of views towards the Registered Historic Park and Garden from the southern end of Penmaen Park, and the appearance of the proposed development in glimpsed screened views of the tops of the trees in the garden from the slip road for the A55 to the north. In the case of the former impact, the roofs will be absorbed into the view with very little impact on its existing character or scenic quality; in the case of the latter, the view is not thought to be an important means of experiencing or appreciating the Registered Historic Park and Garden or its landscape setting.

The sense of approach through Penmaen Park towards Wern Isaf from the south will not be impacted; there will however be a small negative impact on the sense of approach from the north with the removal of former green space and an increase in the density of residential development on the northern side of Penmaen Park. The overall experience of leaving the residential area behind and ascending the trackway through the park before seeing the Registered Historic Park and Garden on the edge of the parkland set against the dramatic backdrop of Penmaenmawr Mountain will remain however.

In the short term, though activities associated with the construction phase of the development will not be visible from the Registered Historic Park and Garden, the works and the presence and movement of construction equipment and vehicles 110m to the north may increase ambient noise levels experienced there. Topographic factors may ameliorate this to

some extent. Ambient noise levels experienced at Wern Isaf as a result of residential activity at the proposed development in the long term are unlikely to be higher given the local topography and the proximity of the Penmaenmawr Road and the busy A55 expressway, which lie 200m and 350m to the northwest of Wern Isaf respectively. Vehicle access to Wern Isaf is via the two trackways that cross Penmaen Park which will remain as restricted private roads and the development will not increase vehicle traffic in close proximity to the garden.

The proposed development will not be visible from the park and garden, and therefore will not erode any existing sense of isolation or remoteness that the Park and Garden possesses, it will still be experienced as located in a relatively isolated position overlooking, and separate to the town with which it is intrinsically linked. Nor will the proposed development negatively affect other non-visual elements of the setting and character of Wern Isaf such as the evocation of the historical past or its sense of place.

The cumulative effect of the expansion of modern residential housing on green space to the northwest of Wern Isaf, part of its original historic surroundings, is acknowledged. However, it is not felt that the cumulative impact of the change in land use represents a major impact on the essential character of the landscape surrounding Wern Isaf.

Overall, the impact of the proposed development on the setting of the Wern Isaf (Rosebriars) Registered Historic Park and Garden (PGW (Gd) 9 (CON) has been assessed to be **negative**. The overall magnitude of the impact is assessed as **negligible** as the proposed development will result in very minor changes to the setting of Wern Isaf that hardly affect its heritage values or the way it is understood, appreciated and experienced.

3.3.3 Summary of impacts

The assessed impacts of the proposed development on the settings of the potentially affected historic assets are summarised in Table 3.3 below.

Historic Asset	Impact	Magnitude
The Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON)	Negative	Negligible
Gwern y Plas Ancient Village Scheduled Monument (CN072)	Neutral	No change

Table 3.3 Summary of the impacts of the proposed development on potentially affected historic assets

3.4 Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance

The guidance *Setting of Historic Assets in Wales* (Cadw 2017) states that ‘depending on the level of impact, mitigation measures to reduce the negative impact of the proposals should be considered’ (Cadw 2017, sec 4.4). The proposed development has been assessed to have a potential negative impact of negligible magnitude on the setting and significance of The Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON)), and a neutral impact with a magnitude of no change on the setting and significance the Gwern y Plas Ancient Village Scheduled Monument (CN072). The retention of existing trees in the southern corner and along the southwestern boundary of the proposed development site wherever possible is part of the design of the development. These will effectively partially screen the development from available viewpoints to the south and southwest for most of the year, though the effect will be reduced in the winter months. In light of the low level of impact of the proposed development, no further options to mitigate or improve the potential impact of the proposed development will be considered as part of this assessment.

The assessment has been conducted taking into account the potential screening effect of the trees and therefore the assessed impacts on the setting and significance of the historic assets remain the same. The impacts on potentially affected historic assets taking into account the proposed mitigation measures are summarised in Table 3.4.

Historic Asset	Impact	Magnitude
The Wern Isaf (Rosebriars) Grade II Registered Historic Park and Garden (PGW (Gd) 9 (CON))	Negative	Negligible
Gwern y Plas Ancient Village Scheduled Monument (CN072)	Neutral	No change

Table 3.4 Summary of the impacts of the proposed development on potentially affected historic assets in light of proposed mitigation

4 SOURCES CONSULTED

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FIGURES

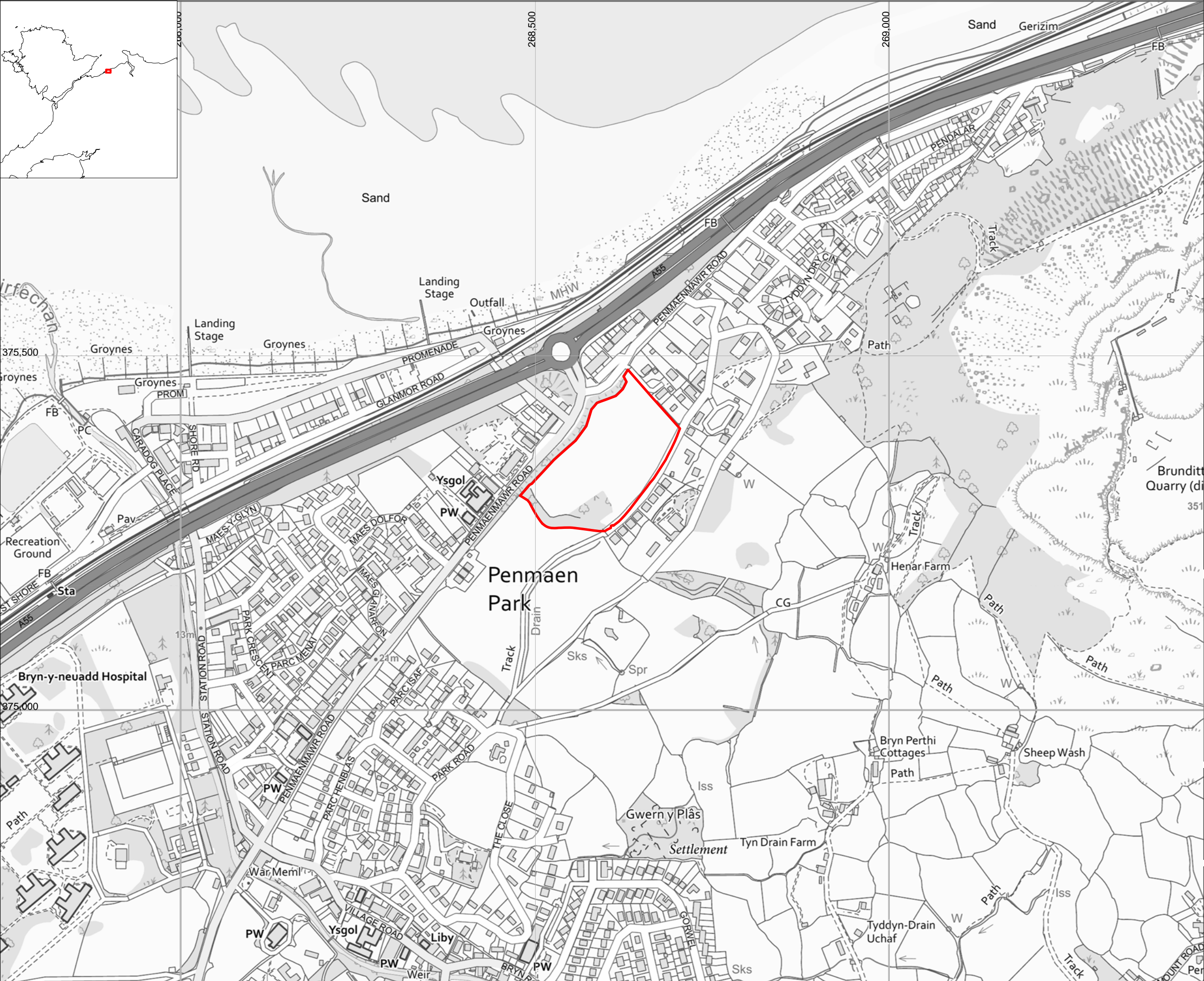
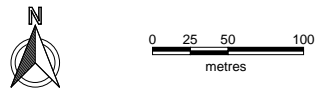


Figure 01: The location and extent of the proposed development

 Proposed development area

Co-ordinate System OSGB 1936 / British National Grid EPSG:27700
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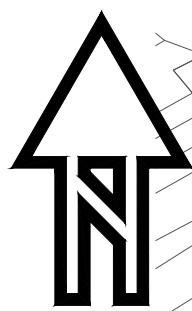
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CLIENT:
Castle Green Homes Ltd

SITE:
Land to the south of
Penmaenmawr Road,
Llanfairfechan, Conwy, LL33 0PH

SCALE AT A3: 1:5,000	DATE: 17/11/22	DRAWN: NMC	CHECKED: JR
PROJECT NO: G2757	DRAWING NO: HASIA/01	REVISION:	A



SCHEDULE OF ACCOMMODATION - PARCEL A				
HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
4P2B (Affordable)	2 Bed, 2 Storey, Semi-Detached	895 SQFT	7	12.73
5P3B (Affordable)	3 Bed, 2 Storey, Semi-Detached	1015 SQFT	3	5.45
Henley	3 Bed, 2 Storey	1040 SQFT	3	5.45
Bungalow - Split Level	3 Bed, 2 Storey	939 SQFT	8	14.55
Marlow - Split Level	3 Bed, 2 Storey	1240 SQFT	17	30.81
Beaumont	4 Bed, 2 Storey	1234 SQFT	5	9.09
Beaumont - Split Level	4 Bed, 2 Storey	1765 SQFT	12	21.82
TOTAL		68372 SQFT	55	
Gross Site Area		6.48 Acres	2.62 Hectares	
P.O.S		1.4 Acres	0.34 Hectares	
Undevelopable: SBR, Site Access & Drain Easement		0.28 Acres	0.11 Hectares	
Existing Landscaping		0.92 Acres	0.37 Hectares	
NETT SITE AREA:		3.88 ACRES	1.57 HECTARES	
Gross Density:		8.49 Units/Acre	20.97 Units/Hectare	
NETT DENSITY:		14.18 UNITS/ACRE	35.03 UNITS/HECTARE	
Gross Footage:		10551.23 SQFT/Acre	2422.21 SQM/Hectare	
NETT FOOTAGE:		17621.65 SQFT/ACRE	4045.33 SQM/HECTARE	

- Key:**
- Site Boundary
 - 1.8m high boundary fence
 - 1.8m high screen wall / fence
 - Feature Junction
 - Private Drive
 - Indicative Landscaping
 - Number of parking spaces proposed to Semi-Detached and Detached Dwellings
 - Parking space allocation to Terraced Dwellings
 - Knee rails to parking bays to Mid-Terraced Dwellings
 - Existing Sewer & Easement
 - Existing Water Main & Easement
 - Affordable Housing

Rev:	Description:	Date:
A	General amendments to suit topography	10/01/20
B	Additional Land included	07/07/22
C	Amended following technical review	16/08/22
D	Amended following technical review	16/09/22



Castle Green,
Unit 20,
St. Asaph Business Park,
St Asaph,
Denbighshire. LL17 0LJ.
Tel. 01745 536677

Site:
Penmaenmawr Road, Llanfairfechan

Title:
Proposed Site Plan

Scale:
1:500@A1

Date:
29.05.19

Ref:
PRL-SP-01

Rev:
D

Parking requirements in accordance with CCBC LDP2 parking Standards Appendix 6.

Site Scores in Sustainability Criteria as follows -

Local Facilities	Distance	Points
School, Health Facility & Food store	400m	6
Public Transport	Distance	Points
Bus	300m	3
Cycle Route	Distance	Points
Cycle Route	Adjacent	1
Frequency of Public Transport	Frequency	Points
20mins.	2	
Total		12

A score of 12 points results in the potential reduction of 2 spaces per dwelling. This Layout has only reduced the parking to some dwellings by one space.

Figure 02: Reproduction of Castle Green Homes Ltd Drawing PRL-SP-01/RevD

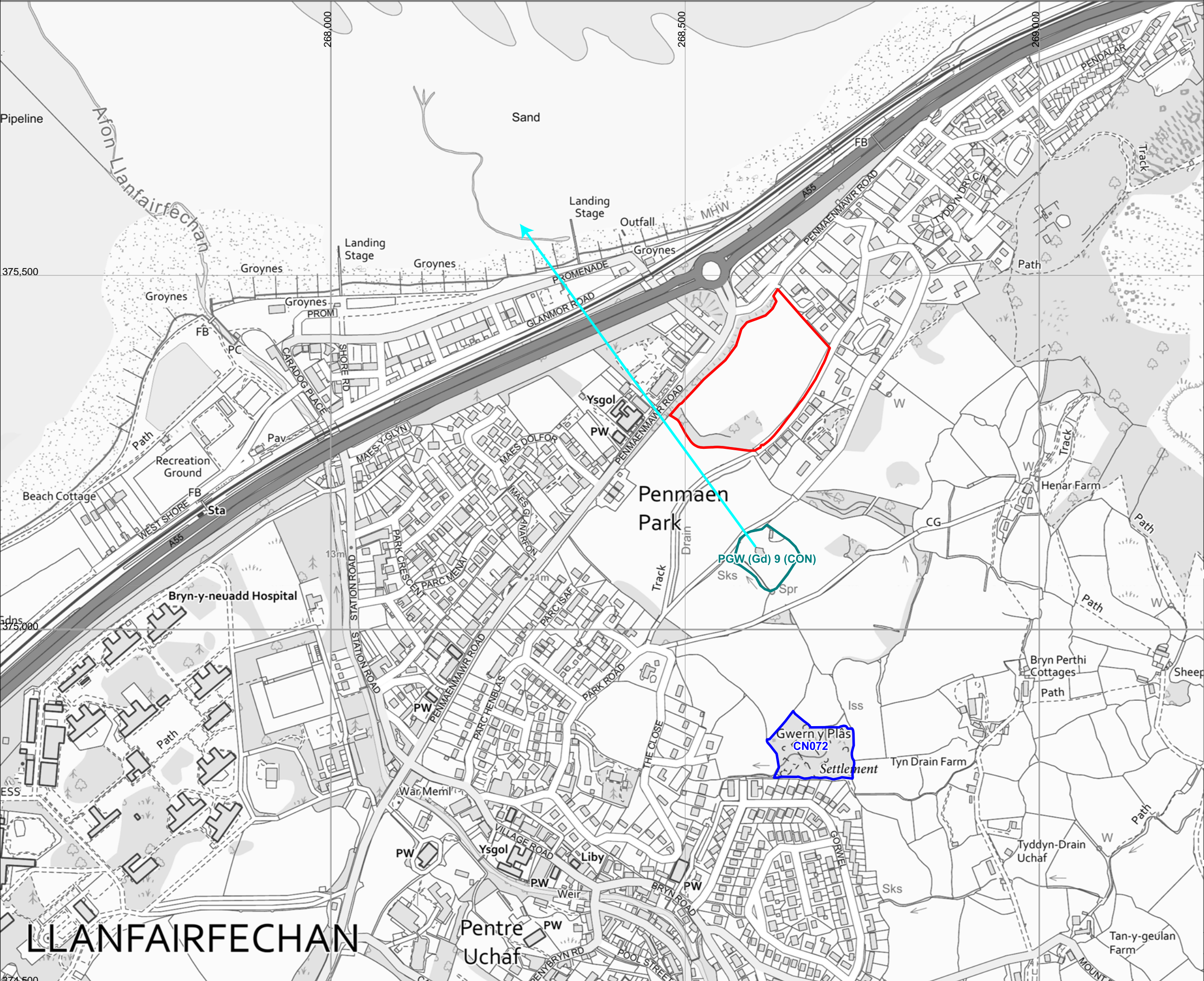
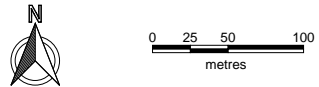


Figure 03: The location of the proposed development and potentially impacted historic assets

-  Scheduled Monument
-  Registered Historic Park and Garden
-  Registered Historic Park and Garden Significant View
-  Proposed development area

Co-ordinate System OSGB 1936 / British National Grid EPSG:27700
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CLIENT: Castle Green Homes Ltd

SITE: Land to the south of Penmaenmawr Road, Llanfairfechan, Conwy, LL33 0PH

SCALE AT A3: 1:5,000	DATE: 17/11/22	DRAWN: NMC	CHECKED: JR
PROJECT NO: G2757	DRAWING NO: HASIA/03	REVISION: A	

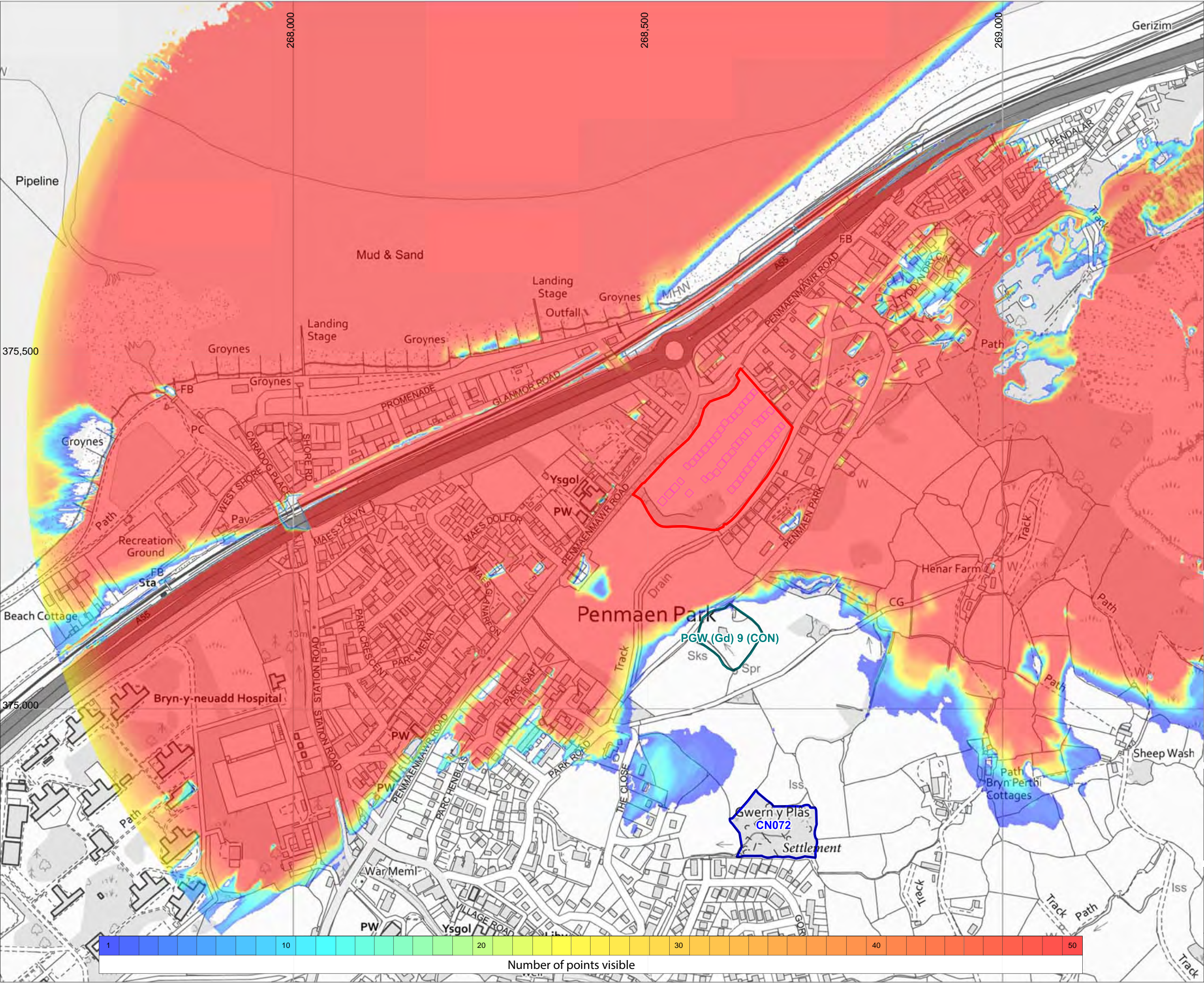
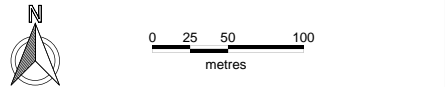


Figure 04: Digital terrain model zone of theoretical visibility for the proposed development

- Scheduled Monument
- Registered Historic Park and Garden
- Proposed new house
- Proposed development area

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SITE: Land to the south of Penmaenmawr Road, Llanfairfechan, Conwy, LL33 0PH

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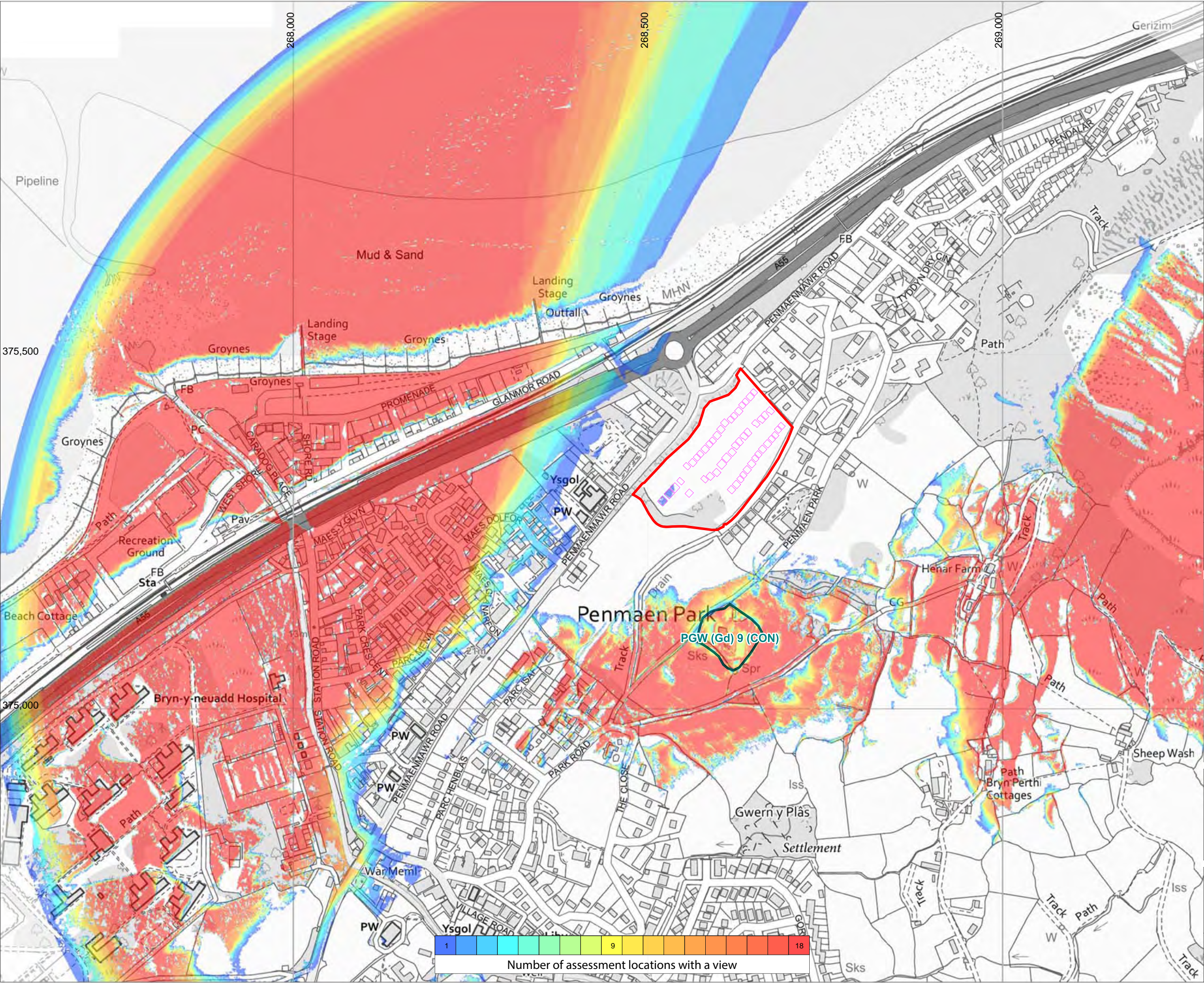


Figure 05: Digital terrain model multi-point ground-level viewshed for the Wern Isaf (Rosebriars) Registered Historic Park and Garden

- Registered Historic Park and Garden
- Proposed new house
- Proposed development area

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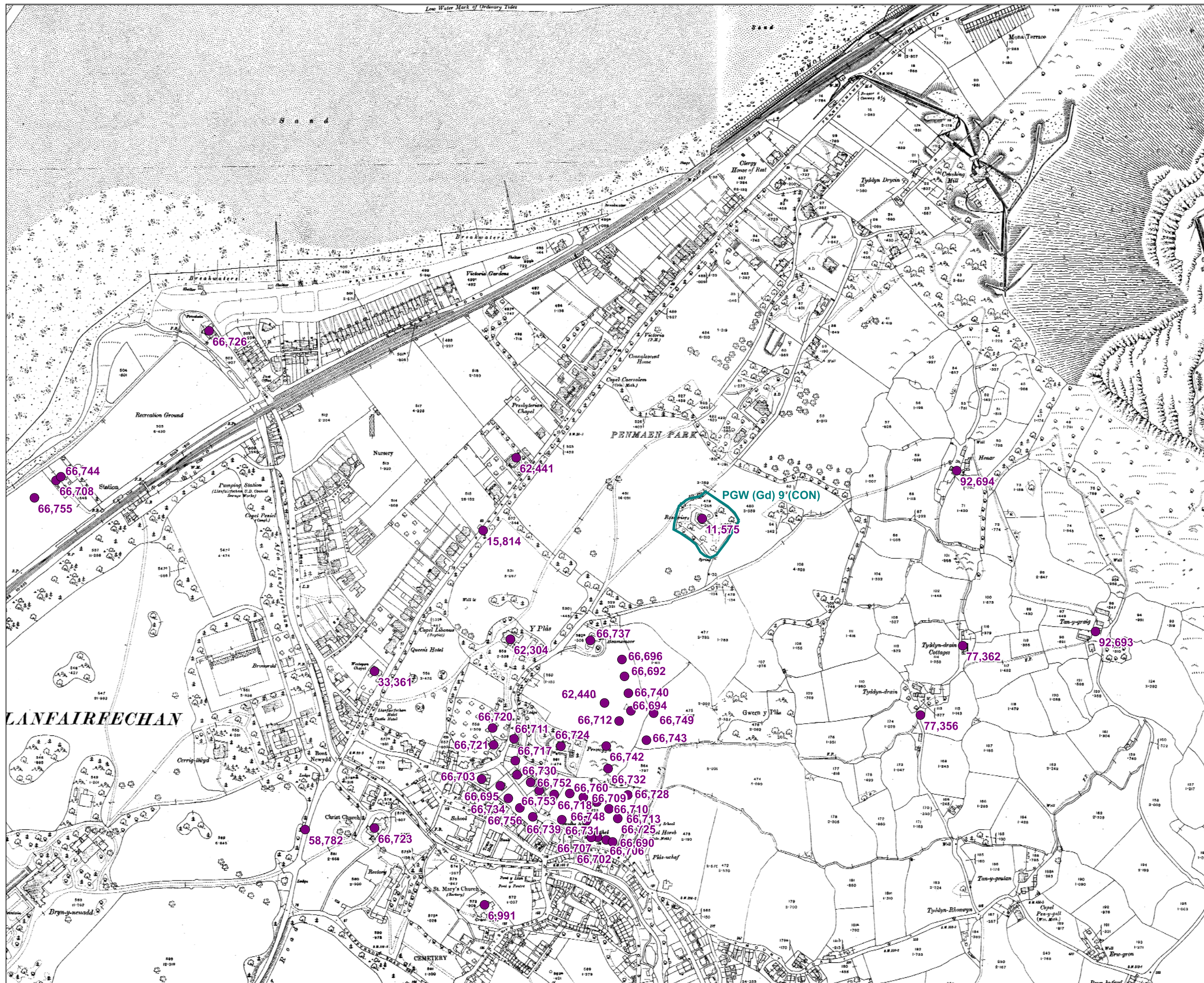



Figure 06: 1915 Third Edition Ordnance Survey County Series Map and the location of selected Gwynedd HER sites mentioned in the text

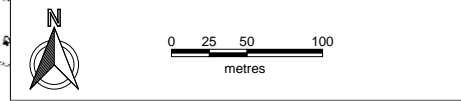
77,356 Location of selected Gwynedd HER site mentioned in the text

 Registered Historic Park and Garden

** Not all buildings identified had been constructed when this map was published in 1915, though their locations are depicted

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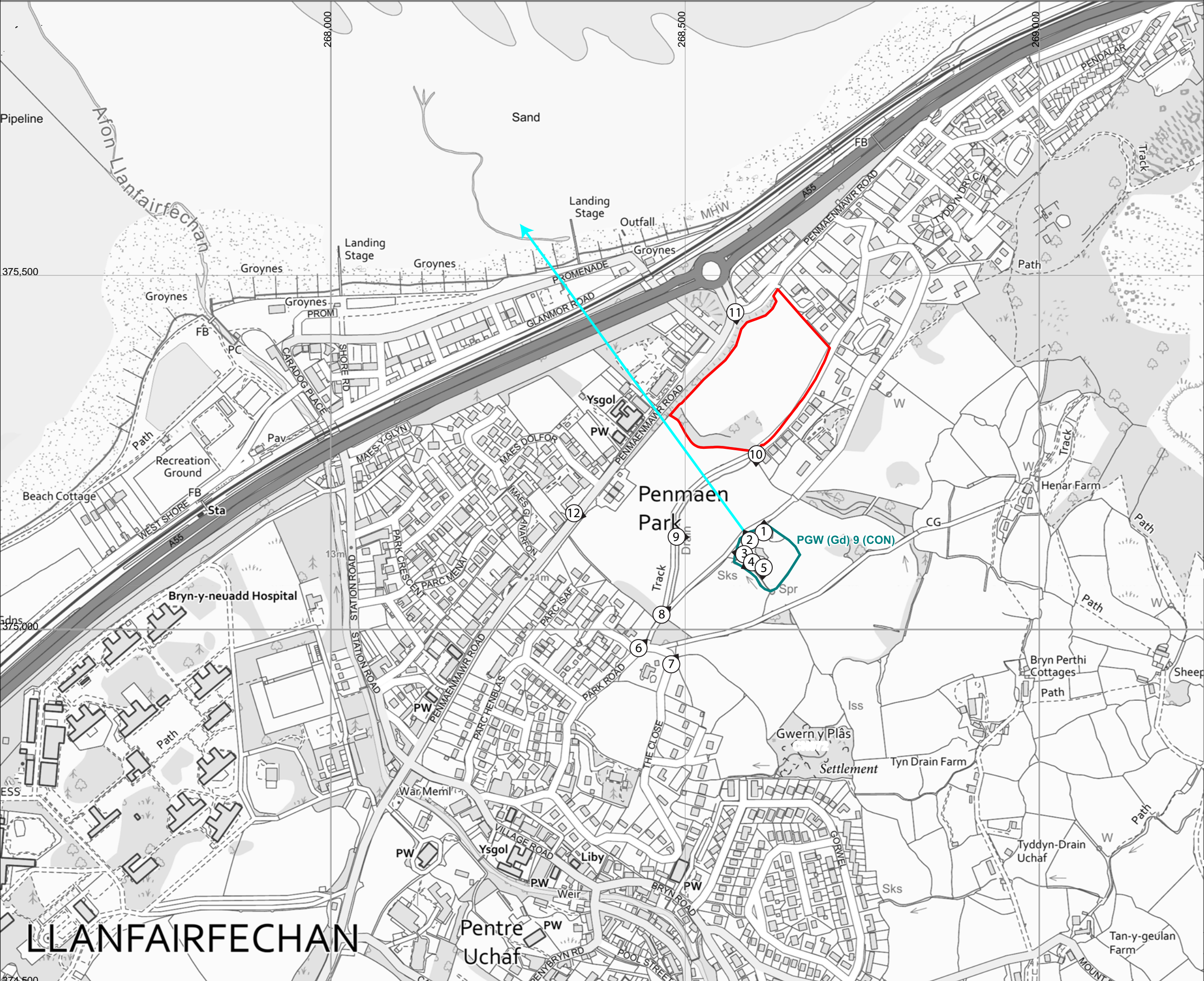
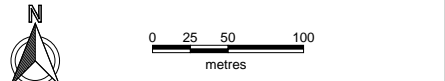


Figure 07: Assessment viewpoints

- ① Assessment viewpoint and orientation
- Registered Historic Park and Garden
- Registered Historic Park and Garden Significant View
- Proposed development area

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PLATES



Plate 02: Panoramic view of the proposed development site from Penmaen Park to the south (viewed from the south; archive refs G2757_SA_020 - G2757_SA_025).



Plate 03: View towards Wern Isaf from the trackway in Penmaen Park (viewed from the west-southwest; archive ref G2757_SA_018).



Plate 04: Southwest facing gable of Wern Isaf (LB3567) showing door to garden (viewed from the southwest; archive ref G2757_SA_010).



Plate 05: North-northeast and west-northwest facing elevations of Wern Isaf (LB3567) (viewed from the northwest; archive ref G2757_SA_011).



Plate 06: North-northeast facing elevation of Wern Isaf (LB3567) (viewed from the north-northeast; archive ref G2757_SA_012).



Plate 07: View towards the proposed development site from outside the entrance to Wern Isaf (LB3567) (viewed from the south-southeast; archive ref G2757_SA_013).



Plate 08: View towards the proposed development site from the north-northeast facing elevation of Wern Isaf (LB3567) (viewed from the south; archive ref G2757_SA_014).



Plate 09: Assessment Viewpoint 1 - View over the wall in the north corner of the Wern Isaf garden (PGW (Gd) 9 (CON)) towards the proposed development site (viewed from the south; archive ref G2757_SA_016).



Plate 10: View towards the proposed development site from the entrance to the Wern Isaf garden (PGW (Gd) 9 (CON)) (viewed from the south; archive ref G2757_SA_017).



Plate 11: Assessment Viewpoint 2 - View towards Ynys Seriol from the garden on the northwest side of Wern Isaf (LB3567) (Significant View) (viewed from the southeast; archive ref G2757_SA_015).



Plate 12: Assessment Viewpoint 3 - View towards Llanfairfechan from the west-northwest facing gable of Wern Isaf (LB3567) (viewed from the east-southeast; archive ref G2757_SA_007).



Plate 13: Assessment Viewpoint 4 - View towards Llanfairfechan from the southwest facing gable of Wern Isaf (LB3567) (viewed from the northeast; archive ref G2757_SA_008).



Plate 14: Assessment Viewpoint 5 - View towards Llanfairfechan from the south-southwest facing gable of Wern Isaf (LB3567) (viewed from the north-northeast; archive ref G2757_SA_009).



Plate 15: Assessment Viewpoint 6 - View towards Wern Isaf from the north end of Park Road at the entrance to Penmaen Park (viewed from the southwest; archive ref G2757_SA_001).



Plate 16: Assessment Viewpoint 7 - View towards Wern Isaf from the north end of The Close (viewed from the southwest; archive ref G2757_SA_002).



Plate 17: Assessment Viewpoint 8 - Panoramic view towards the proposed development site and Wern Isaf from the junction of the trackways at the southern side of Penmaen Park (viewed from the southwest; archive ref G2757_SA_004 - G2757_SA_006).



Plate 18: Assessment Viewpoint 9 - View towards Wern Isaf from central part of Penmaen Park (viewed from the east; archive ref G2757_SA_019).



Plate 19: Assessment Viewpoint 10 - View towards Wern Isaf from the entrance on the northern side of Penmaen Park (viewed from the north; archive ref G2757_SA_026).



Plate 20: Assessment Viewpoint 11 - View across the proposed development site towards Wern Isaf from Penmaenmawr Road close to the sliproad for the A55 (viewed from the north; archive ref G2757_SA_027).



Plate 21: Assessment Viewpoint 12 - View towards Wern Isaf from Penmaenmawr Road close to Glanavon (viewed from the west-northwest; archive ref G2757_SA_034).



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