



Heneb

YMDDIRIEDOLAETH ARCHAEOLEGOL CYMRU
THE TRUST FOR WELSH ARCHAEOLOGY

Plot 5700 North Wales Business Park, Abergele

Datganiad Treftadaeth/ Heritage Statement



Rhif Adroddiad / Report Number 1060



Heneb

YMDDIRIEDOLAETH ARCHAEOLEGOL CYMRU

THE TRUST FOR WELSH ARCHAEOLOGY

Project title

Datganiad Treftadaeth/ Heritage Statement

Rhif Prosiect / Project Number: FS26-102

Prif Gyfeirnod y Digwyddiad / Event Primary Reference Number: 49562

Rhif Adroddiad / Report No. 1060

Wedi'i baratoi ar gyfer / Prepared for: Danan Properties

Ysgrifenydd gan / Written by: Tim Malim

Darluniau gan / Illustrations by: Sophie Cooledge

Delwedd clawr blaen / Front Cover image: View of site looking south-east

Rhif Fersiwn / Version Number	Disgrifiad / Description	Wneud gan/ Undertaken by	Wedi'i gymeradwyo / Approved by	Dyddiad / Date
V1	Drafft / Draft	Mike Tunnicliffe Sophie Cooledge	Tim Malim	10/8/2026
V2		Tim Malim	Client review	12/8/2026
V3	Terfynol / Final	Tim Malim	Will Logan	3/9/2026



Heneb

YMDDIRIEDOLAETH ARCHAEOLEGOL CYMRU THE TRUST FOR WELSH ARCHAEOLOGY

SWYDDFEYDD RHANBARTHOL / REGIONAL OFFICES

Bangor

Ar gyfer ymholiadau gwaith maes yn y gogledd-orllewin o Gymru, cysylltwch â Tim Malim: tim.malim@heneb.org.uk or 07977 235984.

For fieldwork enquiries in the northwest of Wales please contact Tim Malim: tim.malim@heneb.org.uk or 07977 235984

Y Trallwng / Welshpool

Ar gyfer ymholiadau gwaith maes yn y gogledd-ddwyrain o Gymru a'r ardaloedd cyfagos, cysylltwch â Tim Malim: tim.malim@heneb.org.uk or 07977 235984.

For fieldwork enquiries in the northeast of Wales and adjacent areas please contact Tim Malim: tim.malim@heneb.org.uk or 01938 532770.

Llandeilo

Ar gyfer ymholiadau gwaith maes yn y de-orllewin a de-ddwyrain Cymru, a'r ardaloedd cyfagos, cysylltwch â Fran Murphy: fran.murphy@heneb.org.uk or 01558 825986.

For fieldwork enquires in the southwest and southeast of Wales and adjacent areas please contact Fran Murphy: fran.murphy@heneb.org.uk or 01558 825986



Constructionline
a Once For All company



CONTENTS

NON-TECHNICAL SUMMARY	II
1 INTRODUCTION.....	1
2 METHODOLOGY	3
3 HISTORICAL BACKGROUND	4
4 STAGE 1: IDENTIFY THE DESIGNATED HISTORIC ASSETS	4
5 STAGE 2: DEFINE AND ANALYSE SIGNIFICANCE AND SETTING	9
<i>DESIGNATED ASSETS WITH POTENTIAL TO BE AFFECTED BY DEVELOPMENT.....</i>	<i>9</i>
<i>DESIGNATED ASSETS WITHOUT POTENTIAL TO BE AFFECTED BY DEVELOPMENT.....</i>	<i>10</i>
6 STAGE 3: PROPOSED DEVELOPMENT AND IMPACT ASSESSMENT	11
7 STAGE 4: MITIGATION OPTIONS.....	15
8 CONCLUSIONS.....	15
APPENDIX 1: ASSESSMENT CRITERIA	16
APPENDIX 2: GAZETTEER	17
APPENDIX 3: MAPS AND DRAWINGS	19

Figure 1: Site location (arrowed) with Gwrych Castle and parkland to south-west.....	1
Figure 2 Satellite imagery of the site in relation to Gwrych Castle, with detail of site land use.....	2
Figure 3 The north-eastern part of Gwrych Castle park (1900 OS map Denbighshire IV NE).....	5
Figure 4 Gwrych Castle looking west from the driveway	6
Figure 5 View towards the site from Gwrych Castle showing parkland in foreground.....	9
Figure 6 View of the site looking north-east.....	11
Figure 7 View of the site looking east.....	11
Figure 8 View of the site looking south-east	12
Figure 9 View of neighbouring buildings to the site looking north-east	12
Figure 10 Draft footprint and elevation of new building	13
Figure 11 View towards Gwrych Castle (looking south-west) from the site at ground level.....	14
Figure 12 Zoomed in view of care home next to the site taken from Gwrych Castle.....	15

CRYNHODEB ANHECHNEGOL

Cynhaliwyd asesiad o'r effaith ar dreftadaeth mewn perthynas â'r asedau hanesyddol dynodedig o fewn ystâd Castell Gwrych, yn sgil cynnig ar gyfer datblygiad tri llawr ym Mharc Busnes Gogledd Cymru, i'r gogledd-ddwyrain o Barc Gwrych. Er gwaethaf, cymeriad eiconig yr ased a'i amlygrwydd yn y dirwedd leol, yn ogystal â phwysigrwydd ei leoliad o ran y golygfeydd a'r golygfeydd pell y bwriadwyd i nodweddion cynlluniedig yr ystâd fanteisio arnynt, daeth yr asesiad i'r casgliad mai ychydig iawn o'r datblygiad arfaethedig fyddai'n weladwy mewn golygfeydd o bellter hir. O ganlyniad, ni fyddai'r datblygiad arfaethedig yn achosi niwed i arwyddocâd treftadaeth yr adeiladau rhestredig na'r parc a'r ardd gofrestredig yng Ngwrych.

NON-TECHNICAL SUMMARY

A heritage impact assessment has been undertaken for the designated historic assets within the Gwrych Castle estate due to a proposal for three storey development within the North Wales Business Park to the north-east of the Gwrych Park. Despite its iconic appearance and dominance in the local landscape, and importance of the setting for the vistas that the designed features in the estate were positioned to take advantage of, the assessment has determined that the proposed new build would only be slightly perceptible in long-distant views and would not result in harm to the heritage significance of the listed buildings and registered park and garden at Gwrych.

1 Introduction

- 1.1. Heneb has been commissioned by Danan Properties via Felgate and Partners to produce a heritage impact assessment focused on the degree of potential change to designated assets in the Gwrych Castle estate from a residential development within their setting. This study helps address a request raised during pre-application consultation (DC/ENQ/34393 dated 16/6/26) for providing sufficient information that would allow Conwy Council to determine an application in due course:

The area to the south of the A547 forms part of the Gwrych Castle Registered Historic Park or Garden, which is listed as Grade II. There are a number of listed buildings within the Historic Park, including Gwrych Castle which is listed as Grade I. TAN24 requires that local planning authorities give special regard to the setting of historic assets.*

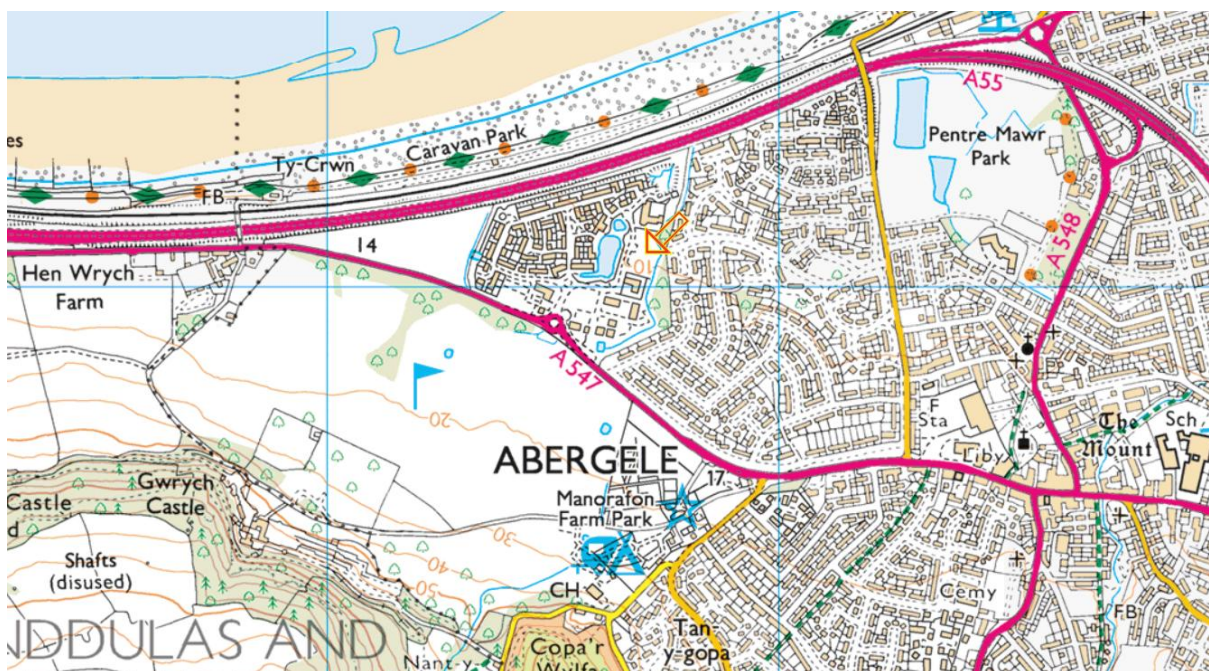


Figure 1: Site location (arrowed) with Gwrych Castle and parkland to south-west
Contains Ordnance Survey data © Crown copyright and database right 2026

- 1.2. Abergele is situated a short distance inland from the coastline of North Wales, and is five and a half miles east of the coastal resort of Colwyn Bay and four and a half miles west of Rhyl. The proposed application site is located within the North Wales Business Park, on the east side of Cae Eithin, Abergele, LL22 8LJ (National Grid Reference SH93707807) (Figure 1). The land is vacant ground, under rough grass and scrub, with some desire paths crossing it (Figure 2). The Gwrych Castle parkland is in Llanddulas and Rhyd-y-Foel community.
- 1.3. The potential development comprises two 2-3 storey high buildings to accommodate c.30 beds each, giving a total of 61 beds for residential care. These two units would be constructed on an infill site between a large commercial and a large residential (care home) building, within a zone already comprising a mix of domestic housing and business premises on the western outskirts of Abergele.

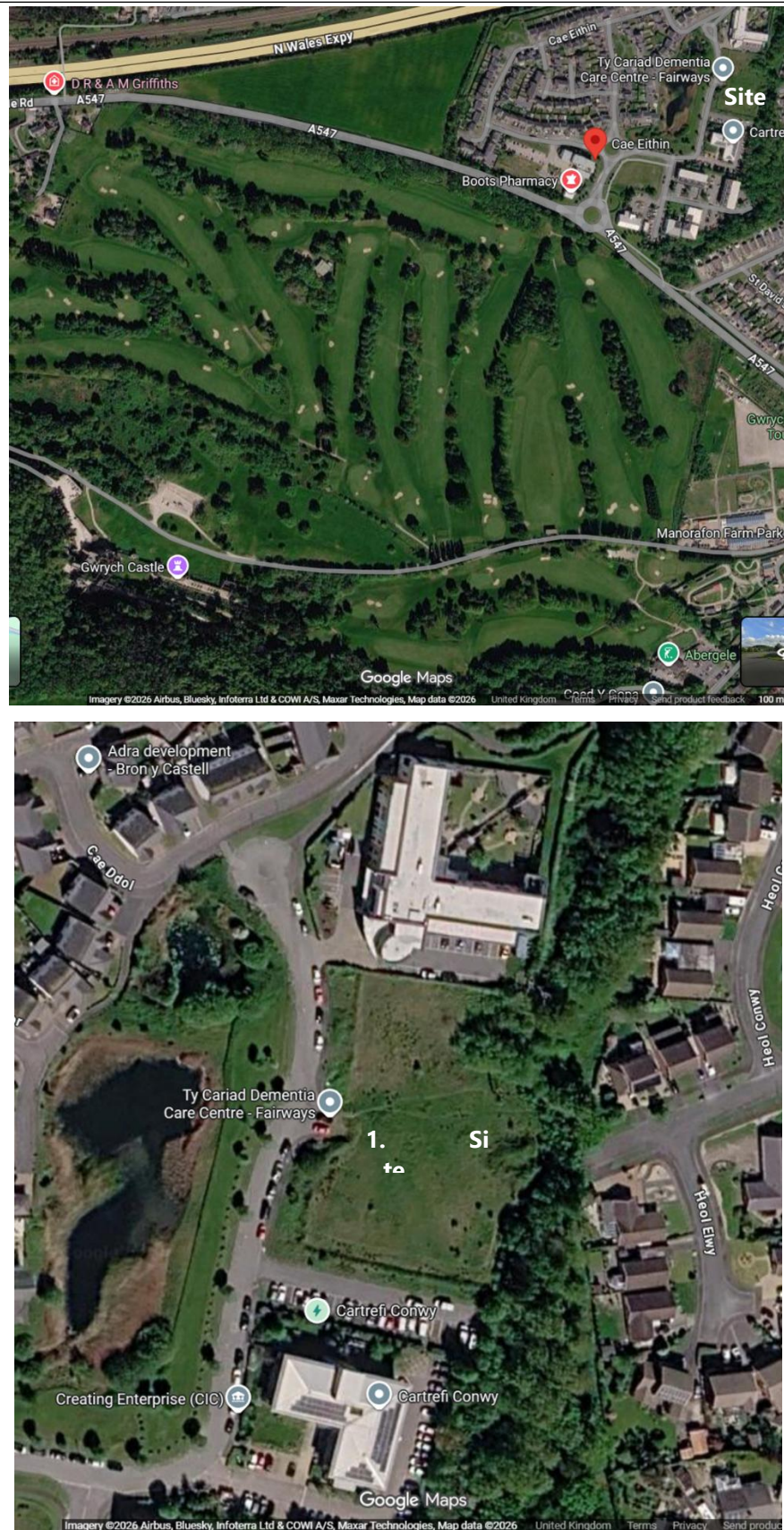


Figure 2 Satellite imagery of the site in relation to Gwrych Castle top, with detail of site land use below (Google Imagery © 2026 Airbus, Bluesky, Infoterra Ltd & COWI A/S, Maxar Technologies Map data ©2026)

2 Methodology

- 2.1. This assessment follows guidance produced by Cadw, on behalf of the Welsh Government, for managing historic assets, including: *Heritage Impact Assessment in Wales* (2017)¹; *The Setting of Historic Assets in Wales* (2017)²; and *Conservation Principles for the sustainable management of the historic environment in Wales* (2011)³.
- 2.2. Cadw's Conservation Principles (page 18) states in Managing Change to an Historic Asset: "*Changes to historic assets are inevitable To ensure the long-term future of historic assets, change needs to be managed to ensure that their significance is not diminished as a consequence*" and paragraph 47 "*When considering the severity of potential impacts upon an historic asset, there should always be proportionality and reasonableness*". The heritage assessment reported upon in the current document has used these key aims of the guidance to ensure the results of the study are focused on a proportionate response to potential impacts on heritage significance from the degree of change that might result from the Proposed Development (Appendix 1 describes the criteria applied to make the assessment).
- 2.3. Cadw's guidance Managing: Setting of Historic Assets in Wales has been applied during the assessment. This includes a four-stage process in assessment of impacts:
- Stage 1: Identify the historic assets within the Study Area, and those that might be affected by the proposed development;
 - Stage 2: Define and Analyse the Setting;
 - Stage 3: Evaluate the Potential Impact of Change or Development; and
 - Stage 4: Consider Options to Mitigate the Impact of a Proposed Change or Development
- 2.4. This guidance is sufficiently detailed for a clear distinction to be made between the aims of the assessment, which is to establish heritage significance, how setting contributes to that heritage significance, and how this might be altered by a development, as opposed to merely stating that all development would result in change to the surroundings of a heritage asset. In summary, this approach is required because the simple fact that a new development might be visible from a heritage asset is not in itself an adverse impact. The guidance is designed to manage change and allow sustainable development which does not substantially harm the historic environment, and the staged assessment process allows a balanced view to be established as to what is of importance for understanding a historic asset in its setting.
- 2.5. This following sections therefore address the specific requirements of the Cadw advice by describing the assets that might be affected by the proposed development, assessing their historic significance, and how they might be impacted by development within their setting, in accordance with the *Settings of Historic Assets* and other guidance referenced in section 2.1 – 2.4 above. Sections are numbered according to the stages outlined in the guidance.
- 2.6. Data for designated historic assets within the Gwyrch Castle registered historic park have been downloaded from the CofCymru portal and layered into a GIS for spatial analysis. A site visit was undertaken to Gwyrch Castle to assess the potential for visual impact on the Grade I listed building or the surrounding Grade II* Registered Historic Park and Garden.

¹ <https://cadw.gov.wales/advice-support/placemaking/heritage-impact-assessment/heritage-impact-assessment>

² <https://cadw.gov.wales/advice-support/placemaking/heritage-impact-assessment/setting-historic-assets>

³ <https://cadw.gov.wales/advice-support/historic-assets/conservation-principles>

3 Historical Background

- 3.1. Called *Opergelei* in the 9th century AD, and a mother church, probably with a clas community, existed at Abergele before the Conquest. During the medieval period Abergele developed to include 24 burgesses, a market, a fair and a mill in 1311.
- 3.2. Sites of historical interest include two Iron Age hillforts; Castell Cawr at Tan y Gopa and Dinorben (now virtually disappeared owing to limestone quarrying) at St. George. Abergele has ancient roots as a Roman trading post, cattle market, and mining area. The nearby hills feature the well-preserved Roman camp of Castell-Cawr and a Roman shrine/artifact site near Gwrych Castle containing traces of early-first-century military and trade activity. The town expanded greatly during the 20th century and modern housing estates now stretch uphill from its historic centre to the south and west to the foot of the surrounding hills.
- 3.3. Gwrych Castle is a Grade I listed country house near Abergele in Conwy County Borough, Wales. On an ancient site, the current building was created by Lloyd Hesketh Bamford-Hesketh and his descendants over much of the 19th and early 20th centuries. The castle and its 236-acre estate are now owned by a charity, the Gwrych Castle Preservation Trust.
- 3.4. The family had owned land in the area of Abergele since at least the 16th century and claimed much older descent. Gwrych ('Y Gwrŷch' meaning "The hedge") occupies an ancient site. The earliest description is recorded in an early 16th century deed:

Indenture of demise, 20 April, 27 Henry VIII (1536), by Owen ap Gruffith ap Jevaun ap Gruffith (Owen son of Gruffydd son of Ieuan son of Gruffydd), to Gruffith ap Jevaun ap Gruffith (Gruffydd son of Ieuan son of Gruffydd), for the term of his life, of two parcels of land, in the town of Abergele (Abergele), in the comote of Isulat (Isaled hundred), within the lordship of Dembych (Dinbych), the one in a place called 'y gwrych,' between the highway from Abergele to Conwy (Conwy) and the common pasture, &c. and the second in place called 'y morfa,' (Y Morfa) next land of the heirs of Roger Mylton, &c.; rent, 2d. to the said Owen and to the king 2s. 9d

- 3.5. A Gothic revival castle was erected and added to during the 19th century, creating a vast country house estate centre, and venue for the Bamford-Hesketh family to entertain, including royal visits in the time of the Countess of Dundonald's tenure during late Victorian and Edwardian times. During the 20th century its importance declined as the Dundonald family ceased living there after the death of the Countess in 1924, and it was used as accommodation for children during the Second World War, and for hospitality after that until closure of facilities in 1987. This was followed by a period of asset stripping before the Castle and some grounds were acquired by the Gwrych Castle Preservation Trust.

4 Stage 1: Identify the Designated Historic Assets

Designated Historic Assets

- 4.1. Within the study area nine listed buildings were identified along with one registered park using Historic Wales' interactive map and CADW database. These are listed in the gazetteer (Appendix 2) and shown on Drawing 1 at the end of this report. There were no scheduled monuments.

Gwrych Park

- 4.2. Although its origins were probably in the 18th century or earlier, the Grade II* registered historic park and garden (PGW(Gd)58(CON)) was probably laid out contemporary with construction of the castle early in the 19th century (Figure 3). The register's description states *"There is group value with the Grade I Listed Gwrych Castle (LB 231) and with several Listed lodges and other features within the park and gardens. The landscape was designed for visual impact and to provide outstanding views, and this remains so today..... By 1839 the drives were in place. There were originally six, each with an entrance lodge in the same gothic style as the castle."*



Figure 3 The north-eastern part of Gwrych Castle park (grey) (1900 OS map Denbighshire IV NE at 1:10560 scale)
Courtesy National Library of Scotland

- 4.3. *"The garden was built at the same time as the castle. It consists of two pleasure gardens, enclosed by castellated walls punctuated with machicolated turrets, attached to the castle on its eastern side. The tops of the towers in the western enclosure form viewing platforms. The eastern enclosure has a castellated screen wall with a large gothic window. To the east the garden becomes more wild and by ascending steps a series of terraces are reached. The slopes between the terraces are densely planted with shrubs."*

- 4.4. *"A series of eighteenth and nineteenth-century walled kitchen gardens and orchards lie just to the west of the Old Gwrych Lodge at the north end of the park..... The estate was broken up in 1946. Much of it has since been reused as a golf course though superficially it retains the original wood-pasture appearance. During the life of the park land to the west of Old Gwrych was farmland pasture with isolated trees and clumps of woodland, and remains so today."*
- 4.5. *Reason for designation: It is registered for its spectacular and romantic flight of gothic fancy, with picturesque gothic park walling, lodges, and towers, around the prominent picturesque landmark of Gwrych Castle, with a large-scale walled and turretted terraced garden. There is group value with the Grade I Listed Gwrych Castle (LB 231) and with several Listed lodges and other features within the park and gardens. The landscape was designed for visual impact and to provide outstanding views, and this remains so today.*



Figure 4 Gwrych Castle looking west from the driveway

Gwrych Castle

- 4.6. Gwrych Castle is a Grade I listed building (national number LB 231) which dominates views inland from the north Wales coastal zone in the Abergele area. Its Gothic revival architecture echoes the historic legacy of the Edwardian campaigns, as a product of the romantic movement of the late 18th and early 19th centuries (Figure 4).
- 4.7. The total frontage, including terraces either side, is said to be over 1,300 metres in length. The nucleus is an immense castellated mansion in local grey limestone, up to three stories in height with slate roofs, extensive curtain walls and 18 round and square towers set at random distances for picturesque effect.
- 4.8. Gwrych Castle is set on rising ground overlooking the sea and is surrounded by parkland and gardens which provide a setting for the castle. Significant views from the house have spectacular views out to sea. The positioning of the castle allows it to be seen as an impressive structure from lower ground to the west, east and north-east.

- 4.9. *Reason for designation: as a magnificent large scale example of a Romantic castellated mansion; particularly important for its relationship with its site and its spectacular and extensive Picturesque composition, one of the finest examples of its date in Britain.*

Lady Eleanor's Tower

- 4.10. This grade II listed building (national number 19036) comprises a square tower of two-and-a-half stories constructed in local limestone rubble and built on a rock outcrop on the western edge of the park in a commanding position that is visible for many miles around. It was erected c.1915 by Countess Dundonald as one of the last of a number of folly towers and gates, in memory of her son who had died at sea during the First World War.
- 4.11. *Reason for listing: Included as a striking folly tower on the Gwrych estate, part of this nationally important Picturesque composition.*

Tan-yr-Ogof lodge

- 4.12. Grade II* (national number LB 232) Tan yr Ogof Lodge was built in limestone as a "*Medieval-style defensive gateway with large flanking drum towers in symmetrical arrangement. Large Tudor-arched entrance set centrally within a tall castellated wall, some 10m high and 30m wide.*" It is located at the north-western corner of the park, facing on to the main road the A547, with the impressive gateway lodge forming a break within the long perimeter wall surrounding the park.
- 4.13. *Reason for designation: Included as a striking folly tower on the Gwrych estate, part of this nationally important Picturesque composition.*

Northern Towers

- 4.14. These features form an imposing inner entrance gate from Tan y Ogaf Lodge at the north-western corner of the park. Built of limestone rubble with limestone dressings. the flanking square towers are adorned with crenellated and corbelled battlements. Set between the towers is a tall Tudor-arched entrance with corbelled storey above. (Grade II national number 19043).
- 4.15. *Reason for designation: Included for group value with other listed items at Tan-yr-Ogof as part of the nationally important Picturesque composition of Gwrych Castle.*

Hen Wyrch Lodge and Farm, Barn, agricultural range, garden walls and towers

- 4.16. These buildings are located at the central northern part of the park, with an entrance through the perimeter wall provided by the grade II* Hen Wyrch lodge and crenellations (national number 19039).
- 4.17. *Reason for designation: an especially fine Picturesque lodge composition associated with Hesketh and Rickman's nationally important works at Gwrych Castle.*
- 4.18. Hen Wyrch is a grade II house, originally from the late 16th century with early C17 additions. As part of the construction of the castle in Romantic Gothic style, the Hen Wyrch complex became a home farm with further garden walls and buildings added during the later part of the 19th century (national number 19038).

- 4.19. *Reason for designation: Listed for the special historic interest of its origins as a sub-medieval gentry house and as the childhood home of the poet Felicia Hemans. Group value with other listed items at Hen Wrych.*
- 4.20. Described in the listing description as a "Large rubble barn with semi-ruinous slate roof and stone-coped and kneelered gable parapets" and "a castellated stone outer wall with Gothic embellishments" this grade II building (national number 275) and the earlier walled gardens at Hen Wrych were probably erected in the 18th century to provide produce and storage for the country house, the predecessor of Gwrych Castle and the ancient seat of the Lloyd family.
- 4.21. *Reason for designation: Included as a fine ensemble of castellated walls, towers, gateways and barn, as a remarkable interrelated example of ancillary structures to the house, and for Group Value with other listed items at Hen Wrych.*

Estate Boundary Wall

- 4.22. Built of uncoursed local limestone, 3.2m high, and capped with an oversailing stone-on-edge coping, the parkland perimeter wall is grade II listed (national number 18659). The stones were laid alternately vertically and lengthways to produce a rugged effect sometimes known as "cock and hen" pattern, and the listed section runs from the south-east north-eastwards to King's Lodge, and west along the A547 to Hen Wrych. A second stretch of boundary wall is also listed (19044) which runs along the northern edge of the parkland between Hen Wrych and Tan y Ogaf Lodge.
- 4.23. *Reason for designation: Included for group value with other listed items at Tan-yr-Ogof as part of the nationally important Picturesque composition of Gwrych Castle.*

King's Lodge, also known as Abergele Lodge

- 4.24. Built of uncoursed limestone rubble the Grade II* King's Lodge (national number LB 233) has twin drum towers around a gateway facing towards the town of Abergele. This was the principal entrance set in the north-eastern corner of the parkland boundary wall and in appearance it emulates the typical Edwardian castles of north Wales.
- 4.25. *Reason for designation: Included as a conspicuous landmark, and Graded II* as the main entrance to the park; an exemplar of the fashion for castellated structures of the time, and with important group value with the castle and other structures on the Gwrych Estate.*

Nant – y – Bella Lodge

- 4.26. This lodge and south-eastern gateway into the park is built of local limestone rubble and comprises a lodge on one side of the drive entrance and a squat cylindrical tower on the other (national number 19037). The lodge building was designed as a square tower with crenellated battlements and has a tall cylindrical watch-tower attached to the front. It faces onto the small lane Tan y Gopa that follows the park boundary on its south-eastern side
- 4.27. *Reason for designation: Included as a C19 castellated gate lodge associated with the nationally important Picturesque work of Rickman and Hesketh at Gwrych Castle.*

5 Stage 2: Define and Analyse Significance and Setting

- 5.1. Stage 2 of the Cadw guidance requires an analysis of what makes the historic assets of significance and how their setting contributes to that historic significance, so that the impact of a proposed development within the setting can be assessed. Appendix 2 summarises the assets.

Designated assets with potential to be affected by development

- 5.2. **Gwrych Castle** (231) draws its **heritage significance** from the special architectural and historic interest that made it eligible for designation as a listed building. These characteristics are summarised in the reason for designation as "*a magnificent large-scale example of a Romantic castellated mansion; particularly important for its relationship with its site and its spectacular and extensive Picturesque composition, one of the finest examples of its date in Britain.*"
- 5.3. The **setting** of the Grade I listed building contributes greatly to its heritage significance. The positioning of the extensive limestone castle is an important part of its design, so that the Gothic architecture can be seen from long distances against the backdrop of a wooded and rocky hillside. This location, in an elevated position overlooking the sea to the north-east, is also a fundamental design feature, allowing the owners and visitors long distance views over the parkland to the coast and beyond (Figure 5). The immediate setting for the castle is the lower-lying parkland to the north-east (now largely changed through construction of a golf course), and the higher woodland to both sides and behind the building. The wider setting is the coastal strip between the sea to the north, and the hills to the south, a landscape in which the castle is a dominating feature. The growth of Abergele as an urban zone to the north-east, and the 20th century development of road and rail infrastructure running parallel to the coast, have eroded much of the original rustic charm and acoustic tranquillity that would originally have been part of the contemporary environment when the castle was built (Figure 3).



Figure 5 View towards the site from Gwrych Castle showing parkland in foreground

- 5.4. **Gwrych Historic Park and Garden** derives its **heritage significance** from its historical roots as the ancestral seat of the Lloyd family at Plas yn y Gwryc, and registered for its 19th century development as a *"spectacular and romantic flight of gothic fancy, with picturesque gothic park walling, lodges, and towers, around the prominent picturesque landmark of Gwrych Castle, with a large-scale walled and turretted terraced garden"* the parkland and gardens at Gwrych form a carefully designed landscape that, although altered through modern land-use, retains many elements of its historic past, allowing the design concept to be understood and appreciated in its current form.
- 5.5. The **setting** for the RHPG is formed by the natural landscape and seascape of the surrounding coastal strip and inland hills, providing a naturalistic stage in which the castle and other elements can be experienced. As parkland much of the land-use is grazed pasture in the north, with woods dominating the rising land to the south, and historically this bucolic environment would have been interrupted by distant views of Abergele, and the communications infrastructure along the coast. By the 21st century these elements have become much more prominent, with the urban expansion of the town encroaching up to the listed boundary wall of the park on its south-eastern and north-eastern sides, whilst a caravan park, Manorafon Farm Park, and a golf course have converted the north-eastern part of the park into recreational space.

Designated assets without potential to be affected by development

- 5.6. Lady Emily's Tower (19036) lies 3.5km to the west of the application site. Although in an elevated position and an iconic structure within the local landscape, any views out from the location of the tower towards Abergele would not be able to distinguish the proposed development nestled within the urban environment at such a distance. The heritage significance of the tower as a folly and memorial to complement the Romantic Gothic picturesque aesthetic of Gwrych Castle and its park, would not be changed through development of the proposed scale within the existing business park.
- 5.7. Tan y Ogaf Lodge (232) and the Northern Towers (19043) were designed to be appreciated as an imposing Tudor-look north-western entrance to the park. At a distance of 3km west of the proposed development on a similar elevation and separated from it by the A547 and intervening structures and vegetation, the heritage significance of these listed buildings would not be changed by development of the proposed scale within the business park.
- 5.8. Hen Wrych Lodge (19039), Hen Wrych Farm (19038) and the barn (275) provide a focus for the home farm complex, and northern entrance to the park. The heritage significance of Hen Wrych Lodge lies in its formal appearance as a gateway off the main road into the park, in an aesthetic in keeping with the Romantic Gothic picturesque of the Castle, whilst the farm buildings draw their heritage significance from their role as produce gardens and as an estate agricultural centre, dating from a period prior to the existing castle was constructed. The proposed development lies over 1.5km to the east, within an urban zone on the outskirts of Abergele town, and the heritage significance of these listed buildings would not be changed by development of the proposed scale within the business park.
- 5.9. The Gwrych estate and parkland perimeter wall (19044 and 18659) provide a physical boundary between public space along the roads, and the private interior of the parkland. Their heritage significance lies in their fabric and height as an imposing barrier delimiting the Gwrych estate, preventing ground level views into the private land behind. The proposed development within the existing business park to the north-east would have no effect on this heritage significance.

- 5.10. King's Lodge (233) and Nant y Bela Lodge (19037) were designed as part of the impressive Romantic Gothic architecture style typical of Gwrych Castle, to act as formal gateways into the park from the north-east (from Abergele town) and from the south-east off Tan y Gopa Lane. Their heritage significance would remain unaffected by development within the existing urban expansion of Abergele, and intervening structures and vegetation would screen any intervisibility between the proposed development and these listed buildings.



Figure 6 View of the site looking north-east



Figure 7 View of the site looking east

6 Stage 3: Proposed development and impact assessment

Site description

- 6.1. The site comprises c.0.55ha of rough ground located on east of Cae Eithin in the North Wales Business Park (Figures 6 & 7). The eastern boundary follows a wood-lined stream, to the north

is a two-storey care home (Fairways Ty Cariad (Figure 6)) and to the south is a two storey office block (Cartrefi Conwy (Figures 8 & 9)). A flood attenuation feature and recreational pond lies opposite the site to the west, and residential housing is located at the northern end of Cae Eithin, beyond the care home. All the building stock dates from the 21st century.



Figure 8 View of the site looking south-east



Figure 9 View of neighbouring buildings to the site looking north-east



Figure 10 Draft footprint and elevation of new building

Development proposals and direct impacts

6.2. The proposed development would fall within land-use class C2 (residential care), but is within an area allocated for mixed housing/employment in the local development plan. The existing care home and business units on the Business Park are two-storeys high, whereas the draft proposals relate to a building potentially up to three storeys in height (Figure 10) to provide accommodation for up to 61 beds in two separate units linked by a glazed passageway on the first and second floors.

6.3. There would be no direct (physical) impacts on the designated historic assets at Gwrych.

Indirect impacts

6.4. The main potential impact could be a visual one detracting from the existing vista as seen from Gwrych Castle and thereby affecting the ability of an observer to appreciate and experience the listed building in its setting.



Figure 11 View towards Gwrych Castle (looking south-west) from the site at ground level

6.5. Figure 5 shows a representative view from the castle (from near the Conwy Tower) looking over the Writing Room, Formal Gardens, and parkland towards the sea, with the site embedded in the urban fringe to Abergele. By contrast Figure 11 illustrates the long distance view from the site towards the castle, with intervening vegetation preventing a view from ground level, although a two or three storey building would allow views from first and second floors.

6.6. Figure 12 shows the existing two storey care home zoomed in from the image in Figure 5. The scale and light colour of this building demonstrates there is intervisibility between the listed building and the proposed application site, and that a three storey building with glazing and materials/façade in a similarly light colour would be slightly more perceptible in the view.

6.7. This is one of the significant views from the castle for appreciation of the seascape beyond the coastal belt (number 304 in Drawing 2 at the end of this report), and an original deliberate design feature which contributed to where the castle should be positioned.



Figure 12 Zoomed in view of care home next to the site taken from Gwrych Castle

- 6.8. Applying the criteria in Appendix 1 Table 1 the heritage significance of the castle and park is of the **highest value**. The existing baseline, however, has varied considerably from the historic setting as shown in Figure 3. The expansion of Abergele's built environment has already eroded the original rural setting in and around the location for the proposed development, and construction of the A55 has added significantly to the previous communications infrastructure as a distracting element in the view.
- 6.9. The proposed three storey building would not break the skyline, or even project into the view of the sea from the castle, and would merge largely into the existing urban background. Trees in near proximity to it would help screen much of the building from the castle view as is evident in Figures 5 and 12. Applying the criteria in Appendix 1 Table 2, despite a slight perceptible visual change in a long-distance view, the magnitude of impact due to the new build slightly standing out from the existing context suggests any potential harm to the heritage significance of the listed building or registered park and garden would be **negligible**. It would therefore result in a **neutral effect** as described in Table 3.
- 6.10. Fleeting views of Gwrych Castle from the A55 are possible but interrupted by roadside vegetation and the built environment at the business park. The addition of a new building roofline within this viewshed would make a negligible change from the existing baseline.

7 Stage 4: Mitigation Options

- 7.1. No mitigation options are recommended due to the result of the assessment. The natural growth of intervening trees might completely mask the business park in years to come.

8 Conclusions

- 8.1. This assessment has applied Cadw guidance to complete a targeted appraisal of the proposed development's potential impact on the designated historic assets in the Gwrych Castle estate.
- 8.2. The result of this assessment has not found potential harm to the heritage significance of the listed buildings or registered park and garden from the proposed development.

Appendix 1: Assessment Criteria

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

Table 1: Heritage Significance

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

Table 2: Magnitude of Impact

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

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

The significance of effect is presented in Table 3. This provides a matrix that relates the heritage significance to the magnitude of impact (incorporating contribution from setting where relevant) to establish the likely significance of effect. A significant effect would be one that was identified as substantial in Table 9.4. A moderate effect could also be considered as significant according to professional judgement.

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

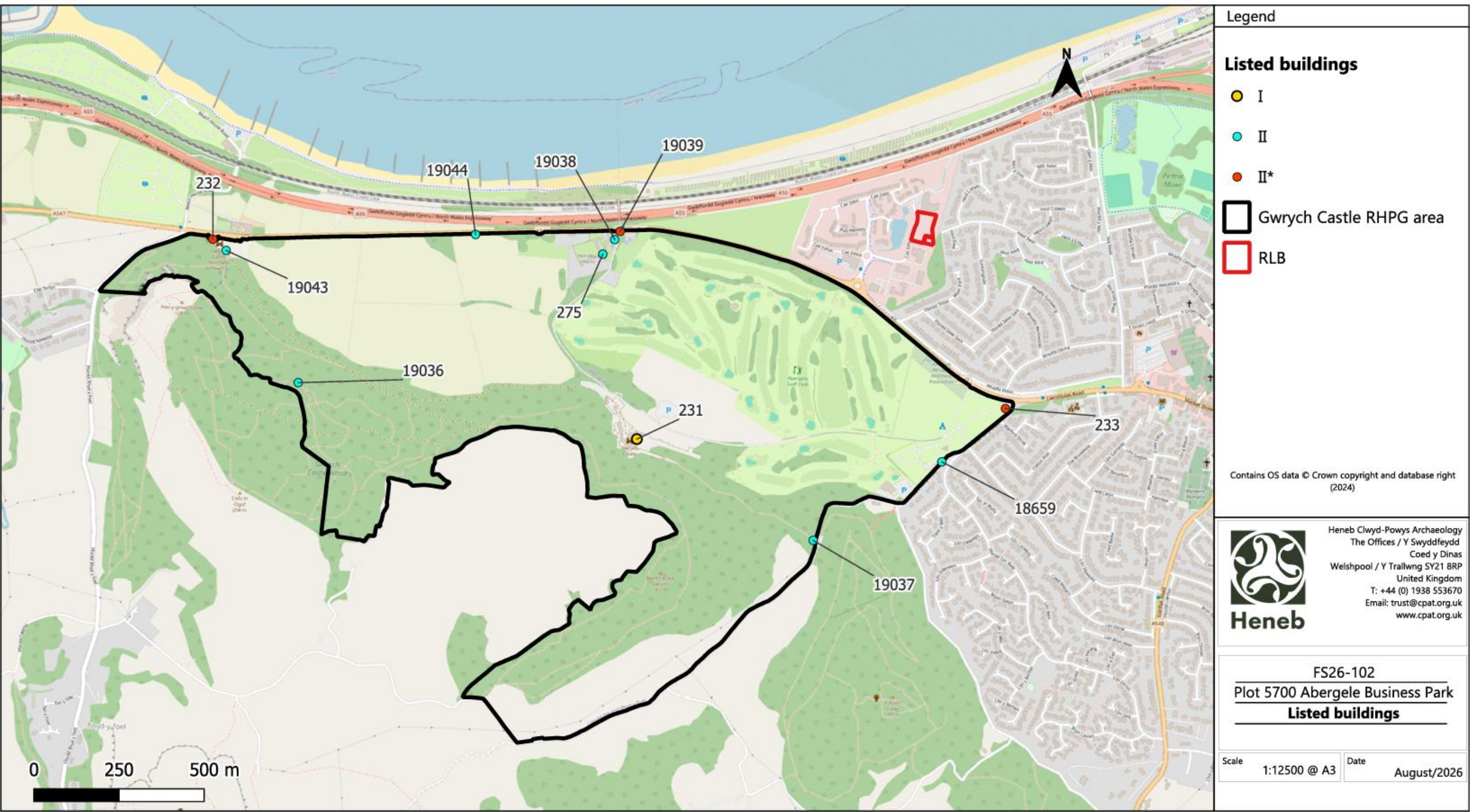
Magnitude of impact	Heritage significance				
	Highest	High	Medium	Low	
High beneficial	Substantial	Substantial	Slight	Very slight	Enhancement
Medium beneficial	Substantial	Moderate	Slight	Very slight	
Low beneficial	Moderate	Slight	Very slight	Very slight	
Very low beneficial	Slight	Very slight	Negligible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

Appendix 2: Gazetteer

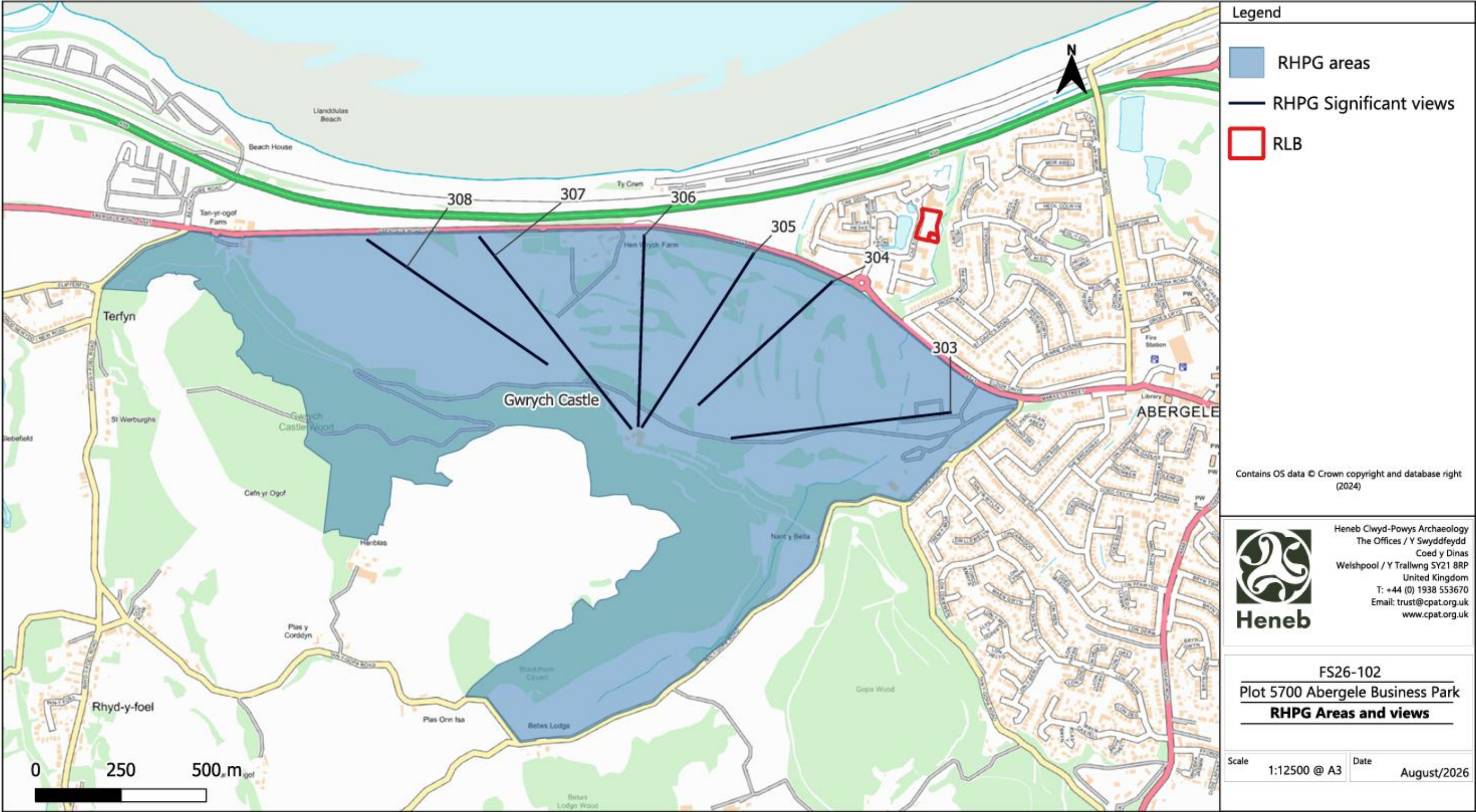
Designated Historic Assets					
National Number	ID	Site name	Period	Type	Status
231		Gwrych Castle including attached walls and towers and Stable Block.	19 th century	Stately Home	I
232		Tan-yr-Ogof Lodge including adjoining walls and towers to S, E and W	19 th century	Formal entrance	II*
233		King's Lodge, also known as Abergele Lodge	19 th century	Formal entrance	II*
18659		Estate Boundary Wall to Gwrych Castle Park (part in Abergele Community)	19 th century	Perimeter wall	II
19036		Lady Eleanor's Tower	20 th century	Folly and memorial	II
19037		Nant-y-Bella Lodge	19 th century	Formal entrance	II
19038		Hen Wrych	Post-medieval	Farmhouse and gardens	II
19039		Hen Wrych Lodge including adjoining crenellated boundary walls and towers	19 th century	Formal entrance	II*

19043	Northern Towers	19 th century	Formal entrance	II
19044	Gwrych Estate Boundary Wall from Tan-yr-Ogof to Gwrych Lodge	19 th century	Perimeter wall	II
PGW(Gd)58(CON)	Gwrych Castle	19 th century	Gardens and Parkland	II*

Appendix 3: Maps and drawings



Drawing 1 Designated Historic Assets



Drawing 2 Gwrych Registered Historic Park and Garden, and principal vistas from Gwrych Castle



YMDDIRIEDOLAETH ARCHAEOLEGOL CYMRU

THE TRUST FOR WELSH ARCHAEOLOGY

SWYDDFEYDD RHANBARTHOL / REGIONAL OFFICES

Bangor

Ar gyfer ymholiadau gwaith maes yn y gogledd-orllewin o
Cymru, cysylltwch â Tim Malim: tim.malim@heneb.org.uk or
07977 235984.

For fieldwork enquiries in the northwest of Wales please
contact Tim Malim: tim.malim@heneb.org.uk or 07977 235984

Y Trallwng / Welshpool

Ar gyfer ymholiadau gwaith maes yn y gogledd-ddwyrain o
Cymru, a'r ardaloedd cyfagos, cysylltwch â Tim Malim:
tim.malim@heneb.org.uk or 07977 235984.

For fieldwork enquiries in the northeast of Wales and adjacent
areas please contact Tim Malim:
tim.malim@heneb.org.uk or 01938 532770.

Llandeilo

Ar gyfer ymholiadau gwaith maes yn y
de-orllewin a de-ddwyrain Cymru, a'r ardaloedd
cyfagos, cysylltwch â Fran Murphy:
fran.murphy@heneb.org.uk or 01558 825986.

For fieldwork enquires in the southwest and
southeast of Wales and adjacent areas
please contact Fran Murphy:
fran.murphy@heneb.org.uk or 01558 825986



Constructionline
a Once For All company

