



# Land at St. Deiniol's Ash Farm, Mancot, Flintshire

## Heritage Asset Setting Assessment



**Report No: 3410.R01a**  
**July 2018**

Nexus Heritage Controlled Document – Commercial-in-Confidence

Document Number	3410.R01a	
Document Status	<b>FIRST DRAFT</b>	
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Client Check:	Helen Howie	Date: 24.07.18
Client comment on First Draft	Edits required to reflect the emerging Local Development Plan (eLDP) and the conclusion to be expanded.	
Rev. a	Anthony Martin	Date: 30.07.18
Client Acceptance		Date:

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## 1. INTRODUCTION

1.1 The Hawarden Estate (hereafter the Client) has commissioned Nexus Heritage to prepare a Heritage Setting Assessment to assess the consequences of residential development of a c. 10.8ha parcel of land at Ash Lane, Mancot, Flintshire, Wales, (hereafter the Site) for which an interest is expressed with respect to the Local Plan process.

1.2 The Client has identified a historic environment asset it considers to be potentially affected by development of the Site:

St. Deiniol's Ash Farm – a Grade I Listed Building

1.3 The aim of this assessment is to provide the Client with independent, sufficient, and proportionate information to allow an assessment of the likely impact of residential development within the Site on the setting of the identified heritage asset which may be affected by development, and to identify the existence, scale and nature of any impact arising from such impacts to the significance of the asset. It should be noted impact is sometimes also known as harm and that substantial harm is a high test which has been held to be “tantamount to destruction” (Bedford v SOS and Nuon [2013] EWHC 2847 (Admin)).

1.4 The Assessment has been advanced by means of examination of evidence secured from Flintshire Record Office, (Hawarden) and a number of on-line sources such as the Archwilio (<http://www.cofiadurcahcymru.org.uk/arch/>), Cof Cymru (<http://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en>), Coflein (<http://www.coflein.gov.uk/>), Cynefin (Welsh Tithe maps) (<http://cynefin.archiveswales.org.uk/en/tithe-maps/>) and Historic Wales (<http://historicwales.gov.uk/>) databases. In addition, a walk-over survey encompassing the Site and the publically accessible areas and thoroughfares in the vicinity was undertaken.

1.5 It important to note the use of language in the heritage sector. Unfortunately considerable confusion can arise as a result of the same word or phrase by different authorities, but with alternative nuances or even meanings. For the purposes of this assessment the following definitions apply:

Cultural Heritage Value	The worth(s) which contribute to Heritage Significance
Evidential Value	The extent to which the physical fabric tells how and when a heritage asset was built, how it was used and how it has changed over time.
Historical Value	the way a heritage asset illustrates a particular past way of



life or be associated with a specific person or event

Aesthetic Value	the design, construction and craftsmanship of a heritage asset. This can also include setting and views to and from the historic asset, which may have changed through time.
Communal value	the particular significance to people for the commemorative, symbolic or spiritual value of a heritage asset, or for the part it has played in local cultural or public life.
Heritage Significance	The sum of the cultural heritage values ascribed to the asset

## **2. SITE LOCATION AND DESCRIPTION**

- 2.1 The Site is located on land adjacent to Ash Lane, Mancot, Flintshire, Wales (Fig. 1), centred, approximately, on Ordnance Survey grid reference SJ SJ 31698 66611.
- 2.2 The Site (Fig. 2) is characterised as agricultural land, used for livestock grazing and slopes from south-west to north-east.

### 3. LEGISLATIVE AND PLANNING POLICY CONTEXT AND APPLICABLE GUIDANCE

- 3.1 At the international level endeavours to ensure the safeguard and conservation of the world's cultural heritage include measures to acknowledge the contribution of setting to the significance of heritage assets, understand document and interpret the settings and to develop tools and practices to manage settings. These measures are defined within the ICOMOS *Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas*, adopted in 2005.
- 3.2 At the national level, the principal legislation governing the protection and enhancement of the cultural heritage of the built environment is the *Planning (Conservation Areas and Listed Buildings) Act 1990*. The 1990 Act sets out the legislative framework within which development affecting listed buildings must be considered. This states that:-
- 3.3 *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"* (s66(1))
- 3.4 In Wales the applicable legislative framework is provided by the *Historic Environment (Wales) Act 2016*. The 2016 Act amends the *Planning (Listed Buildings and Conservation Areas) Act 1990* in a number of ways, but does not disengage or alter the statutory duty under (S66(1)) of the 1990 Act with respect to the effects on a listed building or its setting..
- 3.5 Consideration for all heritage assets within the planning system, whether they be designated or undesignated is provided for in Planning Policy Wales (hereafter PPW).
- 3.6 Various principles and policies related to cultural heritage are set out in the Planning Policy Wales (PPW), Chapter 6 (edition dated 9 Nov. 2016) which guide local planning authorities and other decision takers with respect to the wider historic environment. With respect to development and the settings of listed buildings the policy states that

*There should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. Para 6.5.11*

- 3.7 It is acknowledged that the Welsh Government, in light of the *Well-being of Future Generations (Wales) Act 2015*, is proposing to revise Planning Policy Wales (PPW). PPW has been restructured into policy themes around the well-being goals and policy updated

to reflect new Welsh Government strategies and policies. A consultation draft was issued in February 2018 and the Welsh Government is now reviewing responses to the consultation.

- 3.8 The consultation draft includes a number of objectives for the historic environment which include safeguarding the character of historic buildings and managing change so that their special architectural and historic interest is preserved. With respect to historic assets the draft states that any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way and that management should include consideration of the setting of the asset, which might extend beyond its curtilage. With respect to listed buildings the draft statement repeats the current provision in para. 6.5.11 of PPW.
- 3.9 Cadw also publishes a series of documents to supplement *Planning Policy Wales* and *Technical Advice Note 24: The Historic Environment*. These include *Heritage Impact Assessment in Wales* (Cadw 2017a) and *Managing Change to Listed Buildings in Wales* (Cadw 2017b). Cadw observes that *heritage impact statements are not required when applying for planning permission, including for development within the setting of a listed building* but adds that *in these circumstances, it is good practice to adopt the principles of the heritage impact assessment process*. Cadw notes that all aspects of a listed building *may be part of its story and contribute to its significance, including its setting* and that *changes that are likely to affect the fabric of a listed building or its setting may affect its significance and character as a building of special architectural or historic interest*. In addition Cadw stresses that *isolating historic buildings from their surroundings can affect their economic viability as well as their character, and can rob them of much of their interest and the contribution they make to townscape and countryside*. The most pertinent Cadw publication is *Setting of Historic Assets in Wales* (Cadw 2017c) which provides guidance on when setting should be assessed and a methodology for how to assess the impact of change or development within the setting of heritage assets. The published methodology has been adopted for this assessment (see below).
- 3.10 At the local level this assessment has been prepared with respect to a site it is proposed to identify in the emerging Local Development Plan (eLDP). The provisions of current policies in the UDP<sup>1</sup>, will be replaced by the eLDP, and therefore do not apply. It is worth noting that, with respect to heritage issues, the current local policy provision is inconsistent with national policy provision and will fall away and be replaced by a policy provision that is consistent.

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<sup>1</sup> Flintshire County Council Unitary Development Plan 2000-2015, policy HE2



## **4. AIMS AND METHODOLOGY**

4.1 In response to a request from the Client the aim of this work is to provide information about the possibility of residential development at the Site, heritage significance of the listed building of St. Deiniol's Ash Farm and the contribution (if any) that the settings make to the significance of the building. From that baseline the objective is to determine if development would affect the significance of the building.

4.2 As mentioned above, guidance on assessing changes to heritage assets is available. The suggested methodological framework through which an assessment of the impact of change arising from development on the setting of historic assets can be made has been adopted.

4.3 In line with current guidance from Cadw the specific approach to the assessment takes the form of a sequential process:

Stage 1: Identify the heritage assets that might be affected by a change or development and their significance.

Stage 2: Define and analyse the settings to understand how they contribute to the ways in which the heritage assets are understood, appreciated and experienced.

Stage 3: Evaluate the potential impact of a change or development on those settings.

Stage 4: Consider options to mitigate the potential impact of a change or development on those settings.

4.4 In order to complete Stage 1 the significance of each heritage asset is to be determined. The significance is the sum of the cultural heritage values ascribed to the asset (Cadw 2011, 38). The cultural heritage value is, in turn, the sum of four component values - evidential, historical, aesthetic and communal (Cadw 2011, 39). Not every heritage asset is provided with a detailed record of significance (the listing descriptions for those buildings entered list of buildings under section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are primarily for the purposes of asset identification and do not provide an exhaustive declaration on the particular significance of individual buildings or structures). Some assets have a Statement of Significance, but this is not the case for St. Deiniol's Ash Farm and, as with many heritage assets, a profound examination of the significance of the asset is usually only triggered as part of the planning process. Therefore, in order to ensure the setting assessment complies with the recommended approach the significance of each of St. Deiniol's Ash Farm is determined.

4.5 This assessment document includes a series of illustrations at Appendix A, including a location map (Fig. 1), a detailed plan of the current disposition of the Site (Fig. 2) and a map

relating the Site to the identified heritage assets and to related topographical and landscape features (Fig. 3). A series of historic maps are also presented at Figures 4 to 12 to show the evolution of the landscape since the early 19<sup>th</sup> century.

- 4.6 The Site and its environs were inspected during the course of walk-over surveys conducted during July 2018. Photographs (Appendix B) showing general sightlines towards, across and away from the Site and towards, across and away from St. Deiniol's Ash Farm are provided to give an overall impression of the general area and the settings of the assets. The locations from which the photographs were taken are mapped on Figure 13.

## **5. THE SITE, ITS LANDSCAPE AND HISTORIC CONTEXT**

- 5.1 The Site is undeveloped land, laid to a surface covering of grass pasture.
- 5.2 With respect to the visual and sensory dimension of the landscape LANDMAP identifies the Site within the Shotton Farmland Fringe Aspect Area with an Aspect Area Classification of Lowland/Rolling Lowland/Mosaic Rolling Lowland (Level 3). The Aspect Area Code is FLNTVS072.
- 5.3 With respect to the landscape habitat dimension LANDMAP identifies the Site within the Sealand Grassland Aspect Area with an Aspect Area Classification of Dry (Relatively) Terrestrial Habitats/Grassland & Marsh/Improved Grassland (Level 3). The Aspect Area Code is FLNTLH025.
- 5.4 With respect to the historic dimension within the landscape LANDMAP places the Site within the St Deiniol's Ash & Aston Hall Aspect Area with an Aspect Area Classification of Associations/Notional Expressions/Places/Other Places (Level 4). The Aspect Area Code is FLNTCL009. The LANDMAP evaluation matrix provides five criteria against which historic landscape value is estimated. For the landscape in which the Site sits the following is reported: integrity (moderate), potential (high), rarity (high), survival (high) and condition (moderate). The broad moderate-high value classification indicates that the Site is within an area of historic landscape with regional or county importance.
- 5.5 With respect to the cultural dimension within the landscape LANDMAP identifies the Site within the Sealand Aspect Area with an Aspect Area Classification of Rural Environment/Agricultural/Regular Fieldscapes (Level 3). The Aspect Area Code is FLNTHL538.
- 5.6 The broad historic background to St. Deiniol's Ash Farm is sketched in the Cadw listing description (Appendix C) and a perusal of the Archwilio (the on-line database of tens of thousands of historic sites or investigative work across Wales supported by the regional Archaeological Trusts) confirms that there are no recorded discrete historic environment assets within the Site available in the public domain. However, within 1km of the Site's centre there are multiple non-designated and designated historic environment assets (Fig. 3).
- 5.7 It is not possible to define the precise character of the landscape in this location at the likely date of construction for St. Deiniol's Ash Farm (principally a late 16<sup>th</sup> century structure with some 17<sup>th</sup> century additions) and so any claim it is a building in its original setting is a simplistic and unsupportable assertion. However, the character and evolution of the landscape which provides the setting is discernible through a sequence of cartographic sources (Figs. 4-12) from 1733 through to the present.

- 5.8 The plan of Sir John Glynne Baronet's Lordship of Hawarden of 1733 (Fig. 4) details the disposition of the Site in the mid-18<sup>th</sup> century. The farmstead of St. Deiniol's Ash is depicted and is also mentioned in the accompanying book or reference compiled by Josiah Boydell. A transcription of the relevant plots is provided below. The landscape of the Site, especially to the north is almost wholly rural and the Site appears to have smaller, but more individual fields. Esq. Whitley was a freeholder. Ash Lane had not been fully established, but at some point its alignment has been added to the plan.

Extract from <i>A Book of Reference to the Plan of the Lordship of Hawarden in Flintshire 1833</i>			
Plot No.	Name	Owner	Occupier
-	Field Above the Town	-	-
aa14	No apparent entry		
Mm1	Homestead, Orchard and Lane	Lady Glynne	Io. Leach*
mm2	Croft	Lady Glynne	Io. Leach
mm3	Nearer Heys	Lady Glynne	Io. Leach
mm4	Far Heys	Lady Glynne	Io. Leach
mm5	Peg	Lady Glynne	Io. Leach
mm6	Nearer Pegs	Lady Glynne	Io. Leach
* Possibly an abbreviation of Ioan or lowerth			

- 5.9 The Ordnance Survey Surveyor's Drawing of 1834 (Fig. 5) is a relatively small-scale effort and although it shows Ash Lane it offers few indications as to the detailed disposition of the Site in the early 19<sup>th</sup> century. The Site remains part of the open, cultivated landscape between Hawarden and Great and Little Mancot.
- 5.10 The plan of the Hawarden Castle Estate, Property of Sir Stephen Richard Glynn Baronet, 1836 (Fig. 6) is not, unfortunately, accompanied with a schedule detailing the particulars of the numbered plots. However, the plan is at a usefully large scale and indicates that there are now smaller, but more individual fields within the Site than recorded a century earlier by Boydell. The surveyor for the 1836 plan is anonymous but as with the OS map of 1834 the Site is part of the open, cultivated landscape between Hawarden and Great and Little Mancot. St. Deiniol's Ash farm is clearly mapped.
- 5.11 The Tithe Map of the Township of Mancot in the Parish of Hawarden, 1841 is a detailed map the accompanying schedule to which provides information on the land-owner, occupier and a description of the land and premises. The field names for the Site indicate that much of the land was given over to pasture, a use which remains active into the 21<sup>st</sup> century. The thoroughfare of Queensferry Road (later renamed as Gladstone Way) has been established – providing a break in the agricultural land and helping to form the western of the Site.



Extract from <i>the</i> Schedule Accompanying the Tithe Map of the Township of Mancot in the Parish of Hawarden, 1841				
Plot No.	Name	State of Cultivation	Owner	Occupier
1426		-	Sir Stephen Richard Glynne	
1427	Croft	-	Sir Stephen Richard Glynne	John Ellis
1428	Croft	-	Sir Stephen Richard Glynne	John Ellis
1436	Lower Dale Field	-	Reverend Willett Wright	John Ellis
1438	Upper Dale Field	-	Reverend Willett Wright	Edward Jones
1439	Far Hey	-	Sir Stephen Richard Glynne	Ann Minshull
1440	Near Hey	-	Sir Stephen Richard Glynne	Ann Minshull
1441	Near Hey	-	Sir Stephen Richard Glynne	Ann Minshull
1442	Flags Head Field	-	Sir Stephen Richard Glynne	Ann Minshull
1445	Little Meadow	-	Sir Stephen Richard Glynne	Ann Minshull
1446	Road	-	Sir Stephen Richard Glynne	Ann Minshull
1447	Barn Croft	-	Sir Stephen Richard Glynne	Ann Minshull
1448	Three Acre	-	Sir Stephen Richard Glynne	Ann Minshull
1449	Three Acres	-	Sir Stephen Richard Glynne	Samuel Hughes
1450	Three Corners	-	Sir Stephen Richard Glynne	Samuel Hughes
1451	Four Acre	-	Sir Stephen Richard Glynne	Ann Minshull
1452	Well Field	-	Sir Stephen Richard Glynne	Ann Minshull

- 5.12 The Ordnance Survey, Flintshire, Sheet XIV.3, 1:2,500, 1871 (Fig. 8) shows some loss of field boundaries and the corresponding enlargement of the fields within the Site. The communication route that was to become Park Avenue is mapped as a foot path.
- 5.12 Ordnance Survey, Flintshire, Sheet XIV.3, 1:2,500, 1900 (Fig. 9) shows yet further loss of field boundaries.
- 5.13 The Ordnance Survey, Flintshire, Sheet XIV.3, 1:2,500, 1912 (Figs. 10) shows the Queensferry Road, but Park Avenue has not yet been established. There are some field boundaries present which have now been grubbed out.
- 5.14 The Ordnance Survey, Flintshire, Sheet XIV.NE, 1948 (Figs. 11) shows that Park Avenue has

been partially constructed and houses built on both sides of its carriageway. The Site remains as agricultural land.

5.15 The Ordnance Survey, Flintshire, Sheet XIV.NE, 1954 (Fig. 12) shows no changes.

5.16 The current mapping and aerial imagery (front cover) shows that the enclosure in which St. Deiniol's Ash Farm sat, historically, has been reduced, by enlargement of the field to its west. Therefore, the curtilage of the premises has been diminished.

## **6. IDENTIFICATION OF THE HERITAGE ASSET AND ITS SIGNIFICANCE (STAGE 1)**

6.1 For the purposes of this assessment the identified heritage asset is:

St. Deiniol's Ash Farm – a Grade I Listed Building, CADW ref: 3

6.2 The location of the identified asset is shown on Figure 3 and the listing description for the asset is provided at Appendix C.

6.3 An appraisal of the significance of the identified historic asset has been undertaken.

St. Deiniol's Ash Farm – a Grade I Listed Building, CADW ref: 3

### Component Values

6.4 Evidential – St. Deiniol's Ash Farm has a high potential to yield evidence about past human activity and this reservoir of evidence, in the main, resides in the fabric of the structure. The ability to understand and interpret the evidential value of St. Deiniol's Ash Farm is similarly high as the identification of the building and its function are secure.

6.5 Historical – St. Deiniol's Ash Farm has high illustrative value as past people, events and aspects of life can be connected through it to the present. The connection can be directly encountered and experienced through the accessible familiarity of the asset as a historic building, still used for the purpose for which it was designed and built. However, the immediate historical value is somewhat concealed from the wider community by the fact of private ownership and the absence of opportunities for experience and appreciation of the asset. The fabric of the building and its visibility is important and the structure is likely to have been built to a bespoke design, motivated by the specific functional needs of the commissioning family. Whilst the structure is a particular, and a one-off design, there are other examples of 16<sup>th</sup> century houses in Flintshire (Henblas, Llanasa, Nerquis Hall, Nercwys and Pentrehobyn Hall, Mold) and as such it is not chronologically unique, but it is a cardinal building in the history of the county. There are some especial qualities to St. Deiniol's Ash Farm such as the wall-paintings of the life of St. Deiniol. The building therefore, aids interpretation of the past through making connections with, and providing insights into, past communities and their activities. The later extensions are visible evidence of historic change, and therefore, authenticity, as a result of owners responding to changing circumstances. St. Deiniol's Ash Farm also has associative value related to St. Deiniol and the Glynne Baronetcy, established in 1661, and tangentially to William Gladstone, Prime Minister of the United Kingdom, spread over four terms in the second half of the 19<sup>th</sup> century. The building of St. Deiniol's Ash Farm and its ownership history provide insights into the personalities and religious convictions of the building's owners and occupiers.

- 6.6 Aesthetic - Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place and in this respect St. Deiniol's Ash Farm currently scores moderately. There is a clear, conscious hand of intent and design at St. Deiniol's Ash Farm encompassing siting, form, proportions and massing. The early 17<sup>th</sup> century origin does, however, mean that the intent of the builders to take advantage of or create specific sightlines away from, into and across it can only be a matter of supposition. Its evolution since its construction and the evolution of the wider landscape is, however, fortuitous and not always benign. The landscape has been wrought by artifice, as a consequence of a variety of economic, social and political drivers and it is now diluted and changed compared to the 16<sup>th</sup> century landscape. The passage of time has not enhanced the wider landscape which in turn has not always complemented the aesthetic value of the building. Nothing has been added to the range and depth of aesthetic value, but the immediate setting retains its undeveloped open characteristics and use as agricultural land. The wider setting has been imposed on the building and by means of its location, the wider setting borrows wide swathes of landscape providing long-duration sightlines towards and away from it. The enclosed gardens, providing the immediate setting, give a sense of isolation from the wider setting. The Cadw listing description does not mention the setting of the building in any way.
- 6.7 Communal - Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory and can be commemorative and/or symbolic. Few individuals would draw elements of their identity from St. Deiniol's Ash Farm or have emotional links to it – it is not a collective, community monument with immediate evocation of past lives and events and it does not symbolise wider social, political or identity values.
- 6.8 Overall Significance – St. Deiniol's Ash Farm is a structure of acknowledged and demonstrable special architectural and historic interest. St. Deiniol's Ash Farm may well have retained much of its original character, but it is not possible to say that the building sits in its original setting. In terms of ranking, the component values (ranked from higher to lower contributory value) are: evidential, historic, aesthetic and communal. The immediate and wider setting does contribute some positive elements to all four component values, and therefore the significance of St. Deiniol's Ash Farm is in part derived from its setting, but that contribution is compromised by landscape detractors and the contribution of the Site, in the form of open space, long standing boundaries and the survival of veteran trees, is influential (see section 8 below for further details).
- 6.9 The broad characteristics of the setting of St. Deiniol's Ash Farm and its environs are provided in a series of photographic plates (1-42) provided at Appendix C. A plan showing the locations from which the photographs were taken is provided at Figure 13.



## **7. DEFINITION AND ANALYSIS OF THE SETTING AND ITS CONTRIBUTION TO THE UNDERSTANDING, APPRECIATION AND EXPERIENCE OF THE HERITAGE ASSET (STAGE 2)**

### **Setting**

- 7.1 For the purpose of the document the definition of setting will follow the Cadw advice and guidance (2017c) which relies on the Historic England description of setting which in turn is reliant on NPPF – namely *the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset.* It should be acknowledged, however, that setting is not a heritage asset, nor a heritage designation. Setting cannot be definitively and permanently described and its extent is not fixed.. In this instance the assessment is, by its nature, advanced on a landscape scale and includes a single heritage asset with shared, nested and overlapping settings with other heritage assets as well as a setting that can be described as individual. These nuances and particulars of the specific Site context have been taken into account. The photographs in Appendix B provide an indication of the setting of the heritage asset and the visual relationship between the asset, the Site and the immediate and wider setting.
- 7.2 The heritage asset under assessment is in a landscape into, out of and across which there are sightlines of various depth, breadth and duration. The setting contains some eye-catchers, some of which are subjectively 'pleasing' and others of which are 'unpleasing'. In addition, as with many landscape locations there is a degree of occasional incoherence within the landscape arising from less appealing visual stimuli.
- 7.3 There are no recognised formal views from, towards, into, out of or across settings of the identified heritage asset. A view is the consequence of a formally constructed landscape in which vantage points and observable features have been created or modified in order to engender a visual response. There is no evidence of any such view in the immediate or wider environment of the asset and the landscape. There is no suggestion that there were or are any formal views from St. Deiniol's Ash Farm but there are a number of interwoven coincidental and serendipitous visual relationships involving the asset and its setting.
- 7.4 In addition heritage assets within any given landscape may be visible from a number of locations – publicly accessible areas such as footpaths, streets and the open countryside and also private spaces such as dwellings and private land. The majority of sightlines from, to, into and across assets and their settings can be, therefore, incidental and are not intrinsically or intimately associated with the significances assigned to the asset. Nevertheless, there are instances where the characteristics of sightlines may have been intentionally designed as part of the setting or have evolved to become integral to the significance.

- 7.5 This assessment has carefully considered the asset, the Site and the possibility of residential development at the Site and their respective loci. The assessment has defined and analysed the setting and reviewed the contribution of the setting to the understanding, appreciation and experience of the relevant heritage asset. The assessment has fully considered the evidential, historic, aesthetic and communal values. The definition, analysis and contribution of setting is detailed in Appendix D.
- 7.6 An appreciation of the appearance of development in the landscape can be achieved by visualisation. No camera matched CGI photo montage images were available, or any visualisations or verified views. No zones of theoretical visibility or zones of visual influence for a potential residential development at the Site were available.

## **8. EVALUATION OF THE POTENTIAL IMPACTS OF DEVELOPMENT ON THE SETTING (STAGE 3)**

- 8.1 An objective review of the proposals to verify to the potential impacts of the potential development on the setting– detrimental or beneficial – has been undertaken and is detailed in Appendix D.
- 8.2 In broad terms development at the Site would lead to a permanent change in land cover and replace open fields with houses and thoroughfares and new access points from the existing road network. Development would therefore, lead to frustration of historic land-use and further suburbanising of the landscape between Hawarden and Lower Mancot/Big Mancot, and during hours of darkness, some light-spill into a lightly illuminated rural lane. Any development on the Site is likely to have theoretical and actual lines of sight to and from the asset under consideration and the hard edge of the built-form, even if softened by the use of landscaping swathes would be drawn close to the asset along the western and northern margins of its immediate setting. However, development would not physically or visually isolate the asset in its entirety or interrupt or sever any meaningful visual relationship the asset has with any other asset. However, the open land to the north and west of the asset, which contributes to its significance would be transformed, and its contribution to the significance of the asset would be eliminated.
- 8.3 The general character of the area will be altered, by customary and acceptable elements of a residential development introduced to an environment with substantial suburbanised form. Residential development would be an introduction to the landscape, but it would not be a *sui generis* introduction and its characteristics are commonplace and familiar. The available visual envelope from the immediate settings of the asset includes, from specific locations, sightlines to the north-east and the mid-ground, providing a backcloth to the constrained foreground. Much of the back-clothing of the existing sightlines, it should be noted, is residential in character, providing hard-edge to the margins of the open fields. Development on the Site would add to this existing element of the built-environment, and so the change in the setting of the asset represented by development is matter of degree, not principle. Development at the Site would, however, represent a prevailing change in the setting of the asset and development, by its scale, would be conspicuous and would compete with and distract from the asset. Changes to the setting of the identified asset arising from development on the Site would not reduce accessibility to it nor would such changes adversely impact on its evidential, historic or communal values but the aesthetic value would be impacted upon and the overall significance would be partly diminished.

## **9. MITIGATION OPTIONS (STAGE 4)**

- 9.1 Detailed design for any development on the Site is not available but any legitimate and responsible design would include elements for the use and amount of development, open spaces, built form, movement and a visual strategy. The development vision would contain a number of design measures incorporating inherent and active mitigation including:
- Provision for green infrastructure across the Site
  - Integration of the development with local landscape character
  - Minimising the potential visibility of the development from the surrounding landscape
- 9.2 These measures would include set-back of the development envelope from Ash Lane and new planting to create/reinforce arboreal margins, thereby establishing purposeful visual screening which provides a soft edge to the Site's articulation with the surrounding landscape. The change in the general character of the landscape from open rural land to permanent suburban built form is however, undeniable.
- 9.3 A residential development on the Site would have some detrimental effect on the significance of St. Deiniol's Ash Farm so active mitigation, off-setting and compensation may also be considered appropriate.

## 10. CONCLUSIONS

- 10.1 This document has carefully considered the potential for development at a Site at Ash Lane, Mancot. The consideration has also explored the evidential, historic, aesthetic and communal values of a designated heritage asset the setting of which is considered to include the Site. It has identified the setting of the asset and the potential impact on the setting and therefore the impact on the significances of the asset. Opportunities for and approaches to mitigation have also been identified. The document has addressed the aims and objectives of the project adequately.
- 10.2 St. Deiniol's Ash Farm is a structure of special architectural and historic interest but the building does not sit in its original setting. Nevertheless, the immediate and wider setting does contribute some positive elements to its heritage significance and therefore the significance of St. Deiniol's Ash Farm is in part derived from its setting. Dismissing the antagonistic impact of landscape detractors on that contribution should not, however, be underplayed. Development of the Site would not fatally undermine the heritage significance of St. Deiniol's Ash Farm by means of changes to its setting. However, some adverse impact on the heritage significance would be caused, as demonstrated in Appendix D. The heritage significance of St. Deiniol's Ash Farm would not be vitiated by development on the Site and, as identified in section 9 above, the facility would be available for the Council to establish development principles to guide development on an allocated site, including the application of suitable mitigation in the form of design quality, landscaping and visual stratagems to assuage any perceived harms.
- 10.3 Statutory provision does not prohibit development which harms the settings of a listed building, but it does require that decision maker should have special regard to the desirability of preserving the settings. With respect to the significance of the identified listed building, and the contribution which the setting makes to this significance, development on the Site would cause some harm but the setting would be partially preserved notwithstanding development on the Site.
- 10.4 Promotion of the Site for development would not be inconsistent with the statutory provision requiring the decision-taker to have special regard to the desirability of preserving settings of listed buildings. Indeed allocation of the Site would quite rightly foreshadow the application of such regard at the appropriate time in response to any planning application for a proposed development. Promotion of the Site for development would, also, not be inconsistent with current national policy or the draft national policy composed in light of the *Well-being of Future Generations (Wales) Act 2015*. The policy endorses objectives to protect, conserve and promote the historic environment as a resource for the general well-being of present and future generations and also requires historic assets to be managed in a sensitive and sustainable way. By commissioning this heritage asset setting assessment the Client has demonstrated its commitment to responsible, sensitive and suitable management of the historic dimension to the landscape



and in the light of viable, evolving uses of land, compatible with local needs, encourages the need for flexibility in the application of planning and listed building controls, as recognised in statutory provision and national planning policy.

## 11. SOURCES

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<https://naturalresources.wales/planning-and-development/landmap/?lang=en>  
<http://www.cofiadurcahcymru.org.uk/arch/>  
<http://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en>  
<http://www.coflein.gov.uk/>  
<http://historicwales.gov.uk/>

### **Cartographic Sources**

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Ordnance Survey Surveyors Drawing, 1819  
Hawarden Castle Estate, Property of Sir Stephen Richard Glynn Baronet, 1836  
Tithe Map of the Township of Mancot in the Parish of Hawarden, 1841  
Ordnance Survey, Flintshire, Sheet XIV.3, 1:2,500, 1875  
Ordnance Survey, Flintshire, Sheet XIV.3, 1:2,500, 1899  
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Ordnance Survey, Flintshire, Sheet XIV.NE, 1948  
Ordnance Survey, Flintshire, Sheet XIV.NE, 1954



## Sources Identified but Not Consulted

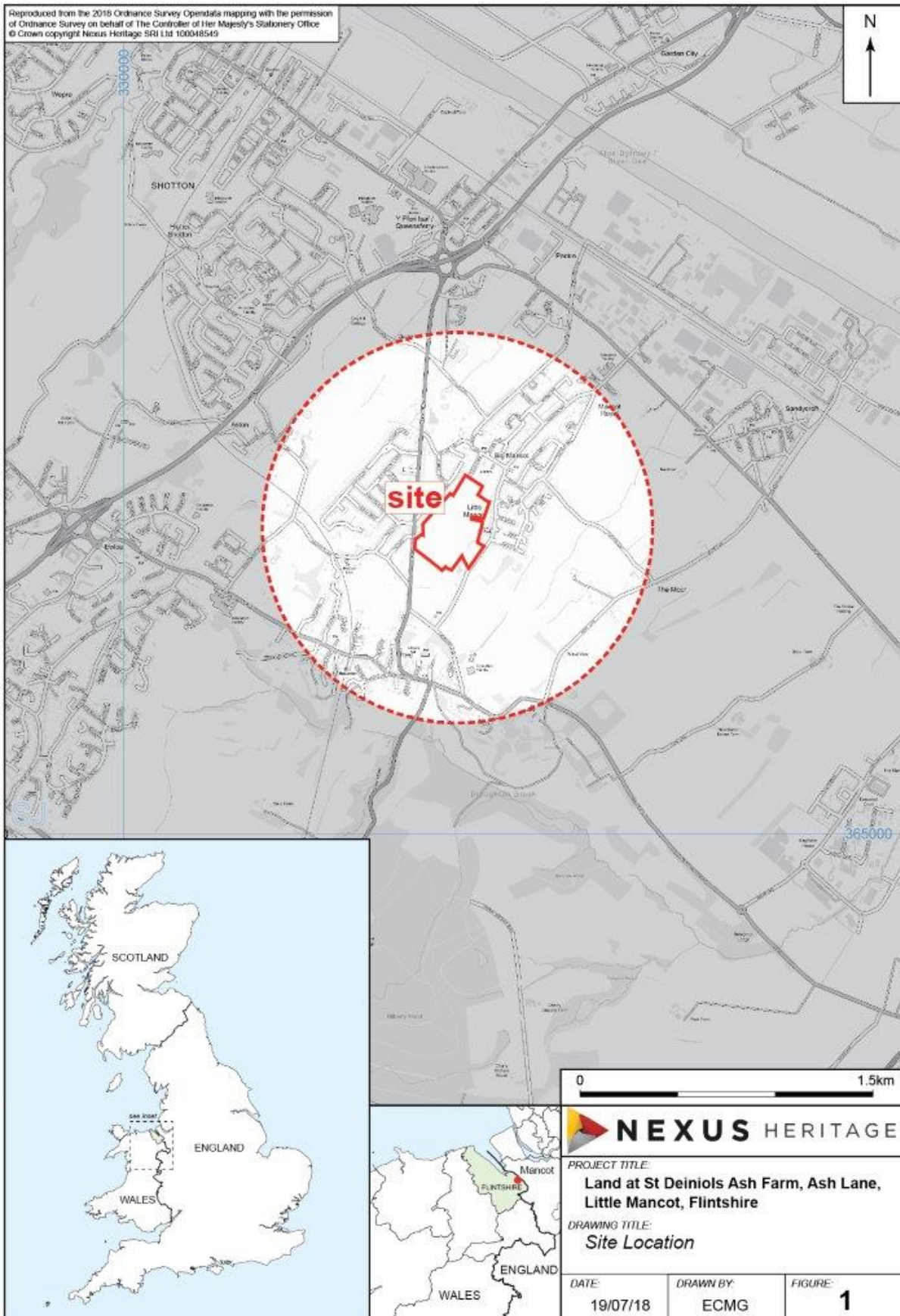
Cymraeg		Accessibilid	
Coflein		Find	All
Home About Sites Archive Galleries Map Contact			
Archive Records for DEINIOL'S ASH FARMHOUSE; DANIEL'S ASH; ST DEINIOL'S ASH			
Catalogue Number	Collection Record	Description	Medium
403097	RCAHMW Wall Paintings Collection	File concerning the wallpainting at Deiniol's Ash, Hawarden. Contains copy of a letter to P. Welford from A.J. Parkinson dated 18 July 1994; undated report by A.J. Parkinson (2 copies); 3 page letter to AJ Parkinson from PM Welford re. St. Deiniol's Ash Farm, Hawarden dated 18 July 1994; brief undated notes by A.J. Parkinson describing paintings.	text
615893	A.J. Parkinson Collection	Field notes/drawings relating to Deiniol's Ash, produced or collated by Tony Parkinson.	text;graphic
16157	Drawings Collection	RCAHMW drawing by Tony Parkinson, showing detail at Deiniol's Ash, Farmhouse, Hawarden.	graphic
16153	Drawings Collection	RCAHMW drawing showing elevation of Deiniol's Ash Farmhouse, Hawarden.	graphic
631036	RCAHMW Digitised Records	Digital copy of a nitrate negative showing general exterior view of Deiniol's Ash, Hawarden, Flintshire.	photo
16156	Drawings Collection	RCAHMW drawing by Tony Parkinson, showing detail at Deiniol's Ash, Farmhouse, Hawarden.	graphic
16154	Drawings Collection	RCAHMW drawing by Tony Parkinson, showing plan of Deiniol's Ash, Farmhouse, Hawarden.	graphic
419123	A.J. Parkinson Slide Collection	35mm colour slide showing a wall painting at Deiniol's Ash Farmhouse, Hawarden, Flintshire, produced by A.J. Parkinson, undated.	photo
631035	RCAHMW Digitised Records	Digital copy of a nitrate negative showing general exterior view of Deiniol's Ash, Hawarden, Flintshire.	photo
631039	RCAHMW Digitised Records	Digital copy of a nitrate negative showing view of gable end at Deiniol's Ash, Hawarden, Flintshire.	photo
16155	Drawings Collection	RCAHMW drawing by Tony Parkinson, showing detail at Deiniol's Ash, Farmhouse, Hawarden.	graphic
419187	A.J. Parkinson Slide Collection	35mm colour slide showing wall paintings on the fireplace lintel at Deiniol's Ash Farmhouse, Hawarden, Flintshire, produced by A.J. Parkinson, undated.	photo
631037	RCAHMW Digitised Records	Digital copy of a nitrate negative showing general exterior view of Deiniol's Ash, Hawarden, Flintshire.	photo
631038	RCAHMW Digitised Records	Digital copy of a nitrate negative showing exterior rear view of Deiniol's Ash, Hawarden, Flintshire.	photo
419188	A.J. Parkinson Slide Collection	35mm colour slide showing wall paintings on the fireplace lintel at Deiniol's Ash Farmhouse, Hawarden, Flintshire, produced by A.J. Parkinson, undated.	photo

## **APPENDICES**

## **APPENDIX A**

### **Illustrations**

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0 1.5km

**NEXUS** HERITAGE

PROJECT TITLE:  
**Land at St Deiniols Ash Farm, Ash Lane,  
Little Mancot, Flintshire**

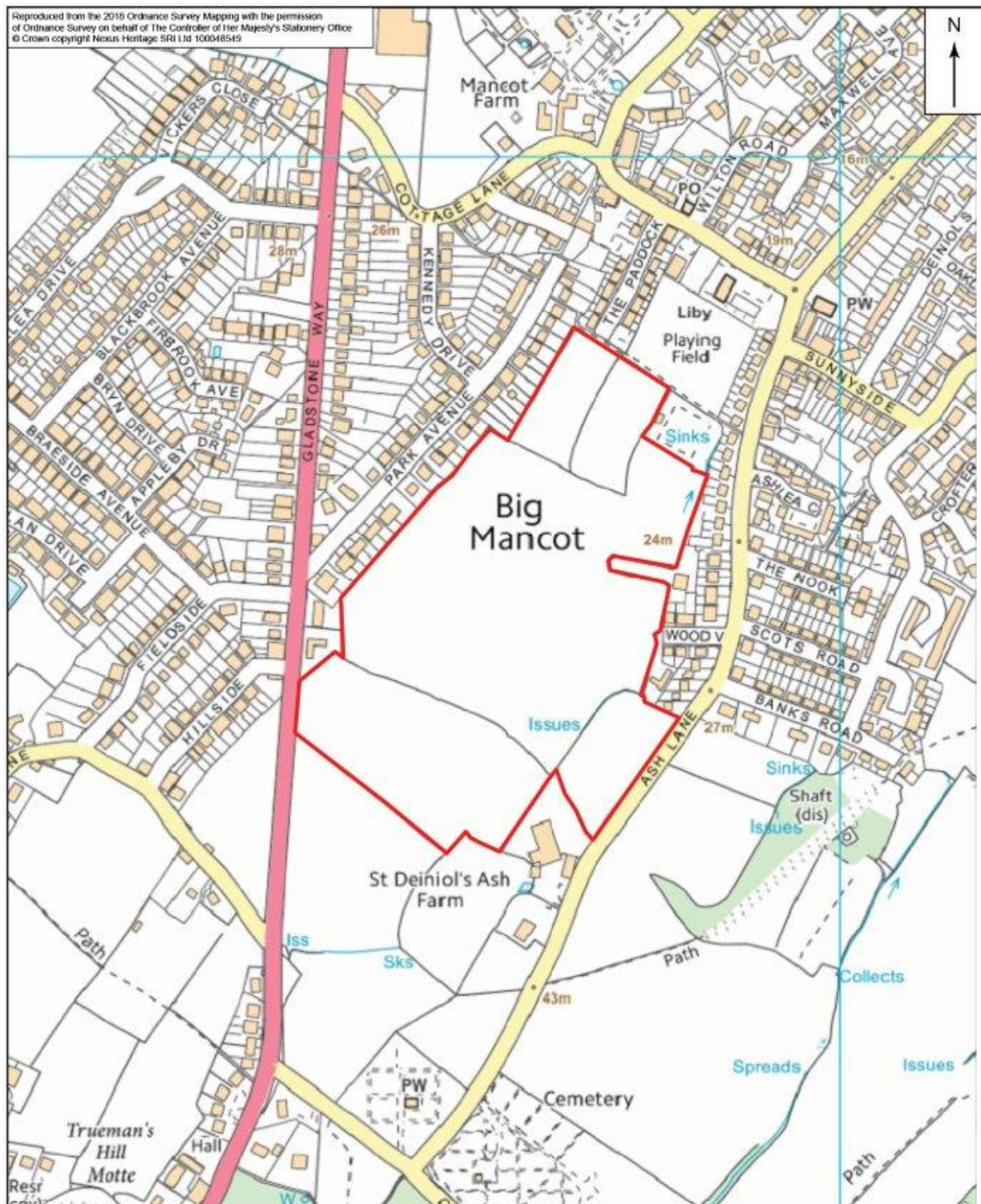
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**Site Location**

DATE: 19/07/18	DRAWN BY: ECMG	FIGURE: <b>1</b>
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 Site

0 200 m



**NEXUS** HERITAGE

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Land at St Deiniol's Ash Farm, Ash Lane,  
Little Mancot, Flintshire

DRAWING TITLE:

Site Plan

DATE:

19/07/18

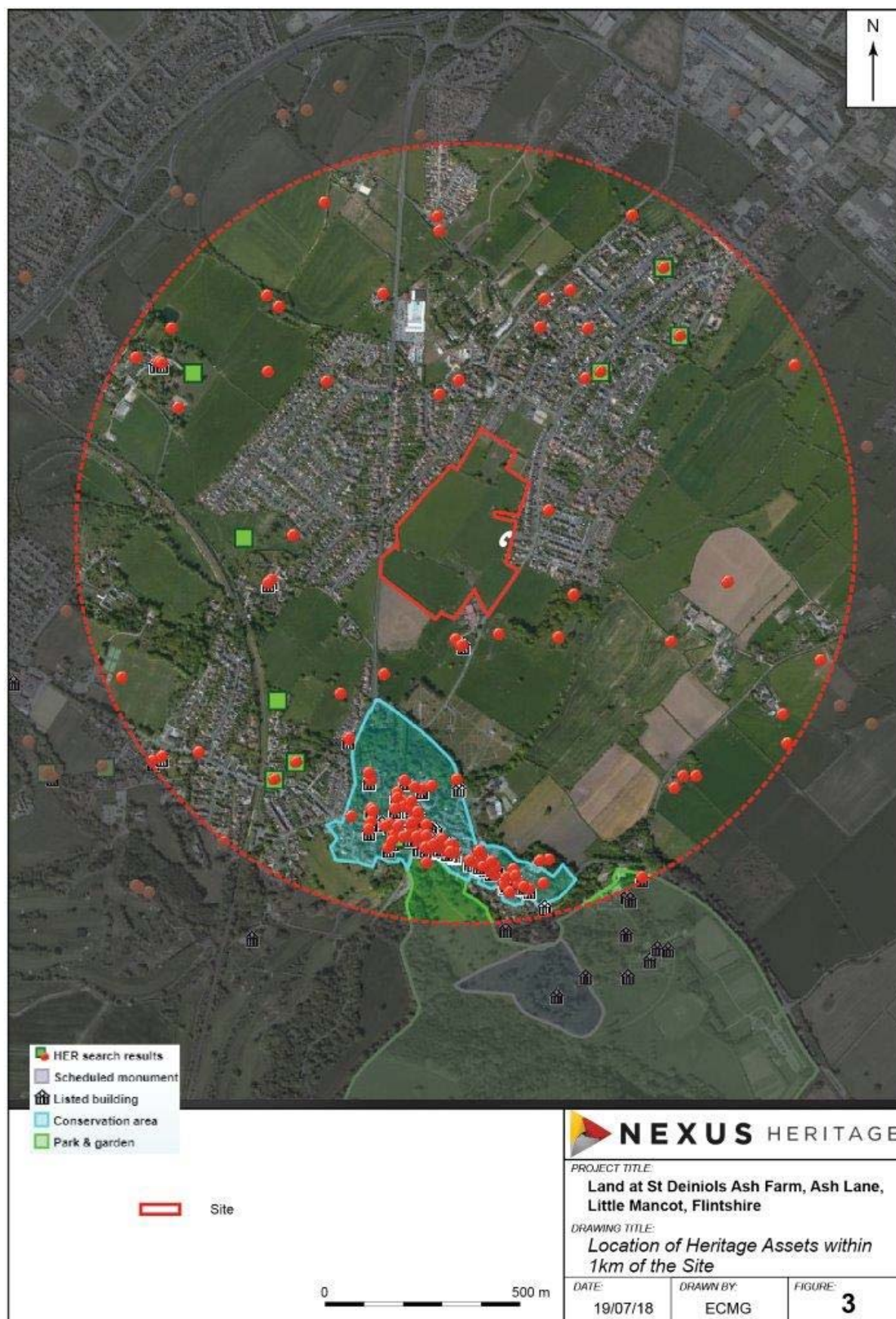
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ECMG

FIGURE:

2









Approximate Site

PROJECT TITLE:

**Land at St Deiniols Ash Farm, Ash Lane,  
Little Mancot, Flintshire**

DRAWING TITLE:

*Sir John Glynne Baronet's Lordship  
of Hawarden, 1733*

DATE:

19/07/18

DRAWN BY:

ECMG

FIGURE

4



**NEXUS**  
HERITAGE



Approximate Site



**NEXUS** HERITAGE

PROJECT TITLE:

Land at St Deiniols Ash Farm, Ash Lane,  
Little Mancot, Flintshire

DRAWING TITLE:

Ordnance Survey Surveyors  
Drawing, 1834

DATE:

19/07/18

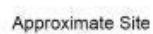
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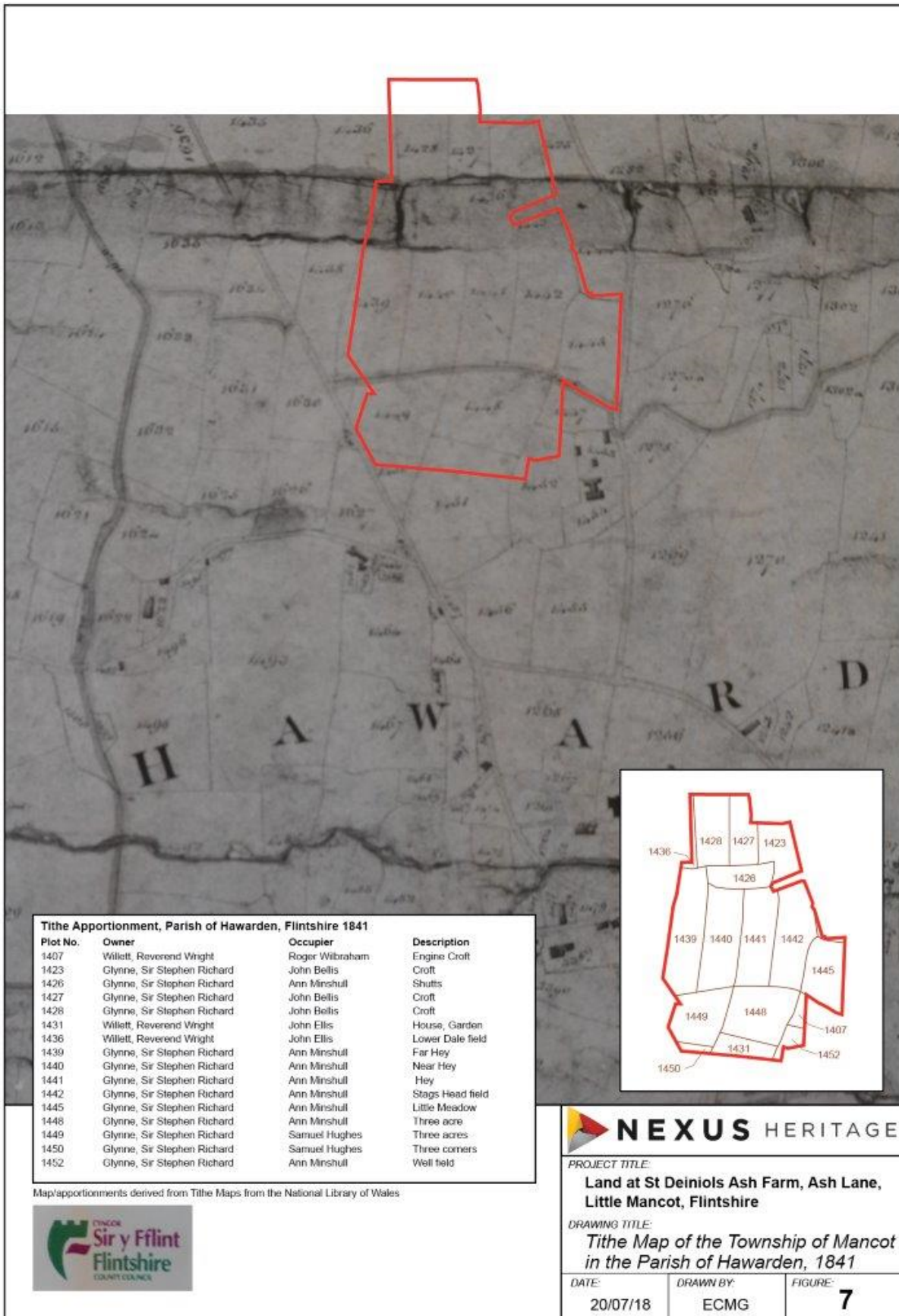
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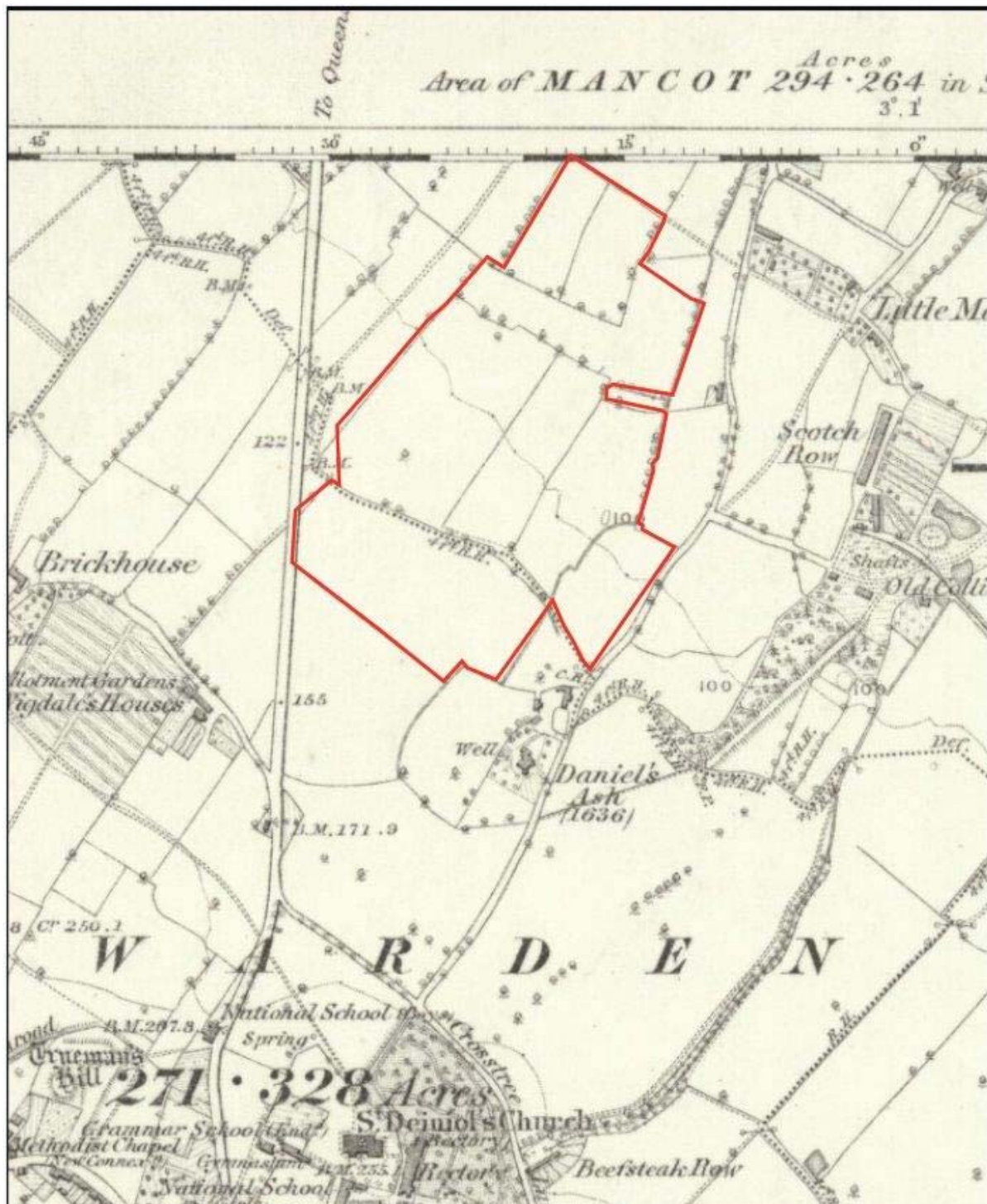
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 Approximate Site



**NEXUS** HERITAGE

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Land at St Deiniol's Ash Farm, Ash Lane,  
Little Mancot, Flintshire

DRAWING TITLE:

Ordnance Survey, Flintshire,  
Sheet XIV., 1871

DATE:

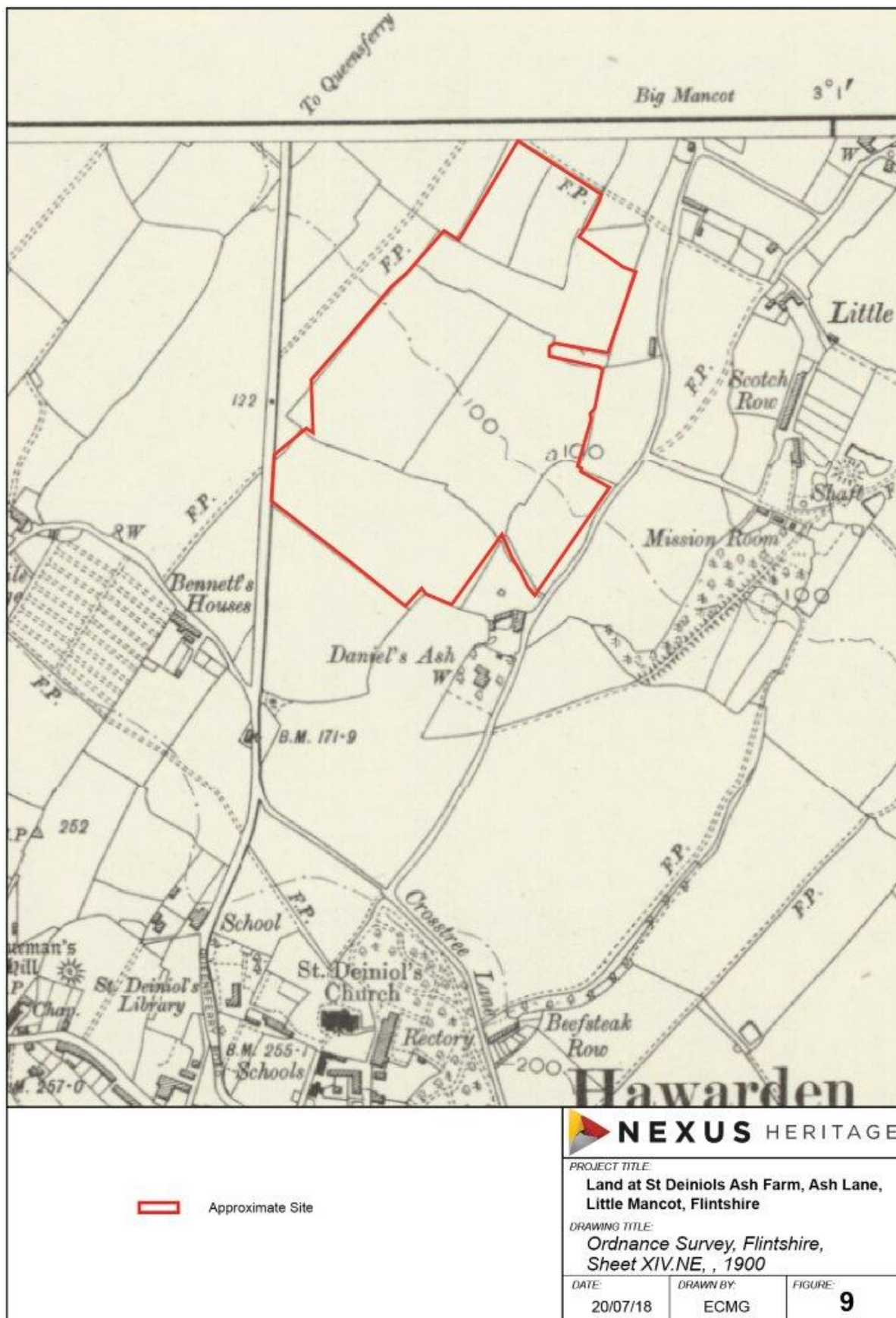
20/07/18

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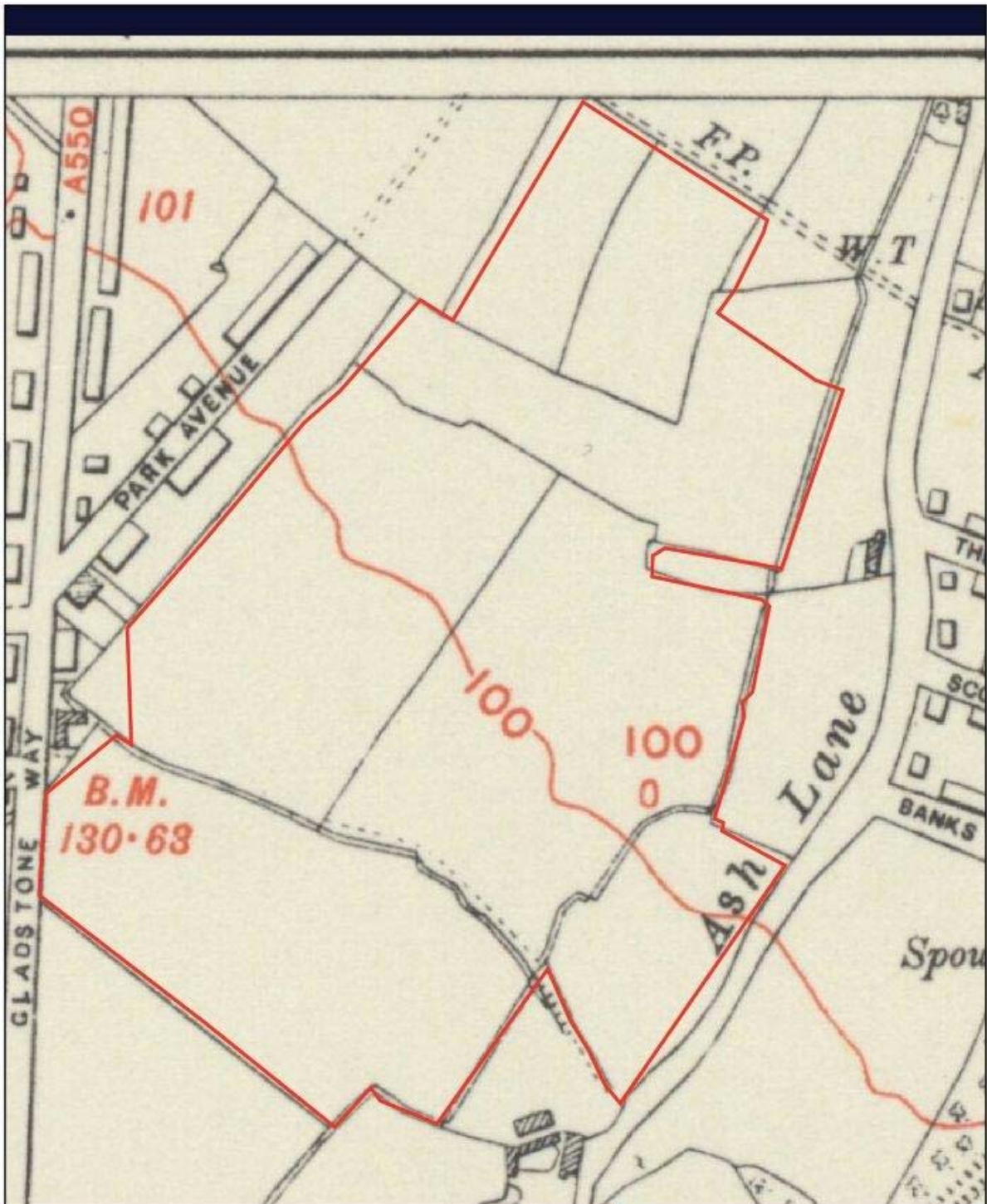
FIGURE:

**8**







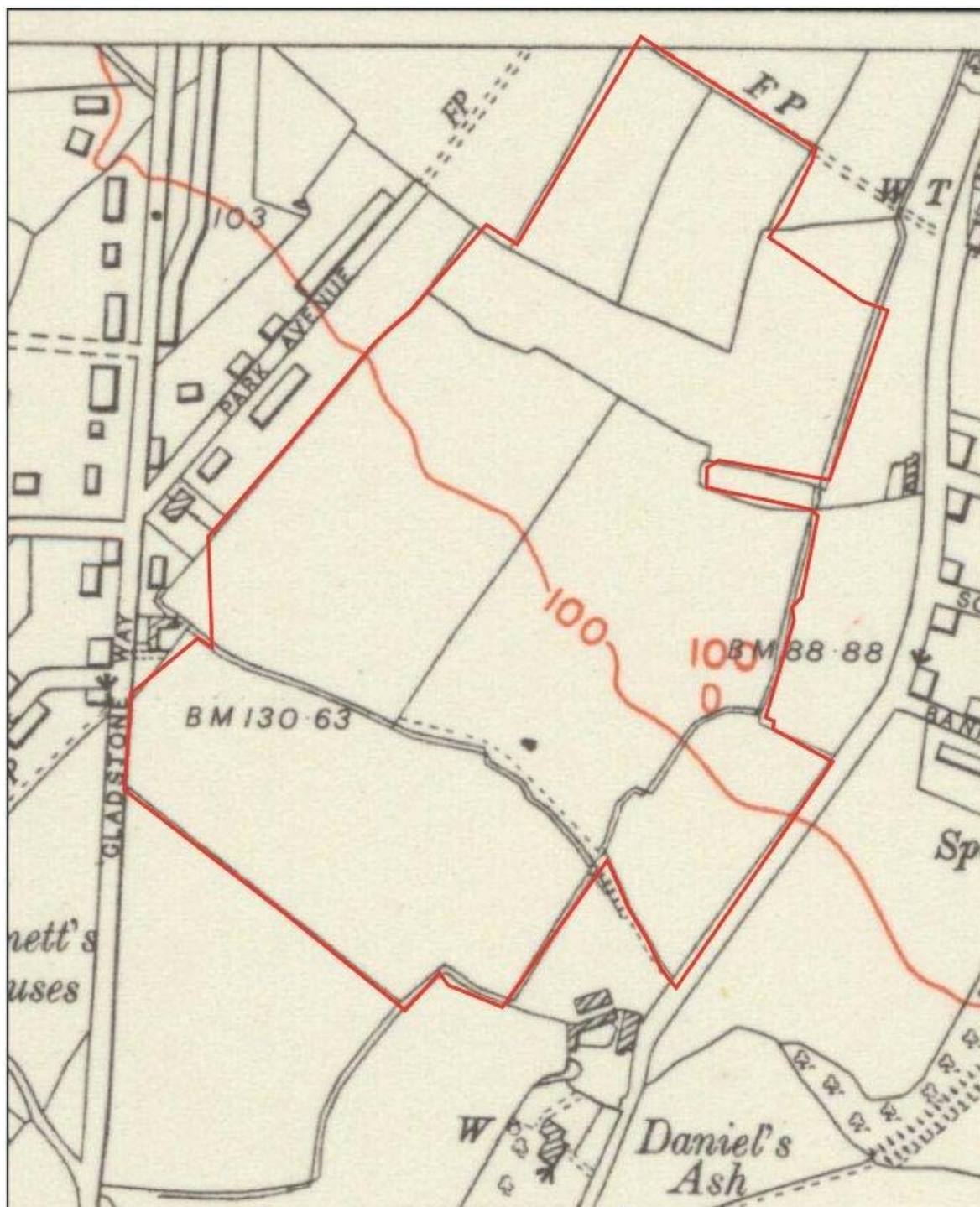



PROJECT TITLE:  
Land at St Deiniols Ash Farm, Ash Lane,  
Little Mancot, Flintshire

DRAWING TITLE:  
Ordnance Survey, Flintshire,  
Sheet XIV.NE, 1948

DATE: 20/07/18	DRAWN BY: ECMG	FIGURE: <b>11</b>
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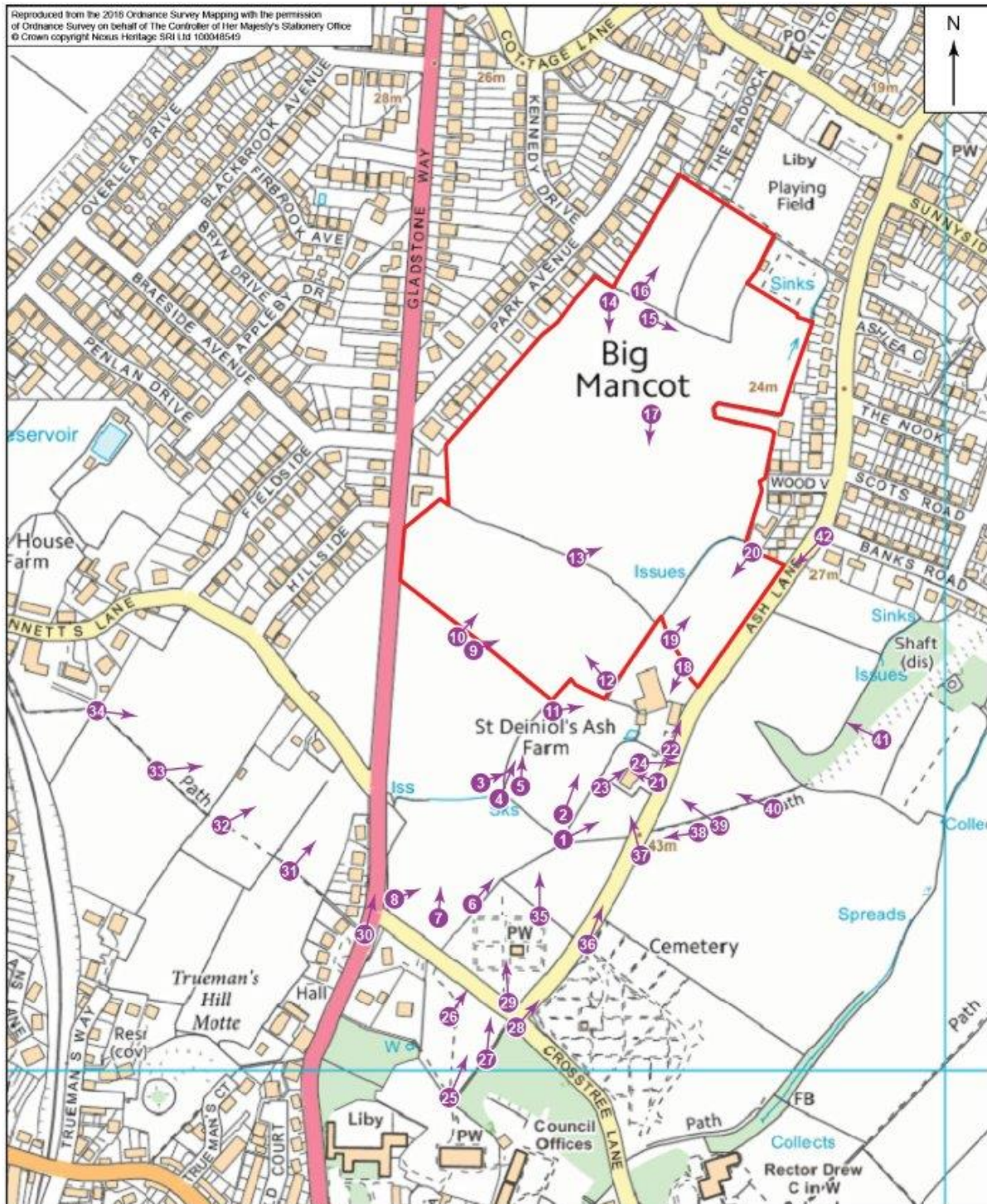




 <b>NEXUS</b> HERITAGE		
PROJECT TITLE: Land at St Deiniols Ash Farm, Ash Lane, Little Mancot, Flintshire		
DRAWING TITLE: Ordnance Survey, Flintshire, Sheet XIV.NE, 1954		
DATE: 20/07/18	DRAWN BY: ECMG	FIGURE: <b>12</b>




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-  Site
-  Location and direction of Photographs

0 200 m

 **NEXUS** HERITAGE

PROJECT TITLE:  
Land at St Deiniol's Ash Farm, Ash Lane,  
Little Mancot, Flintshire

DRAWING TITLE:  
Guide Plan for Photographic Plates

DATE:  
20/07/18

DRAWN BY:  
ECMG

FIGURE:  
**13**



## **APPENDIX B**

### **Photographic Plates**



**Plate 1: Sightline north-east towards St. Deiniol's Ash Farm**



**Plate 2: Sightline towards the north across the Site towards Park Avenue.**





**Plate 3: Sightline to the north-east towards St. Deiniol's Ash Farm.**



**Plate 4: Sightline to the north across the Site towards Mancot.**





**Plate 5: Sightline to the north across the Site.**



**Plate 6: Sightline to the north-east towards St. Deiniol's Farm which is back-clothed against the landscape of the Dee valley.**





**Plate 7: Sightline to the north towards the Site. Low-rise (max three-storey) residential development on the Site would be back-clothed against the Dee valley from this vantage point (on private land).**



**Plate 8: Sight-line to the north-east towards St. Deiniol's Farm, which is back-clothed against the landscape of the Dee valley.**





**Plate 9: Sightline to the east across the south-eastern portion of the Site.**



**Plate 10: Sightline to the north across the Site.**





**Plate 11: Sightline to north-east towards the barns associated with St. Deiniol's Ash Farm.**



**Plate 12: Sightline to north-west across the northern sector of the Site.**





**Plate 13: Sightline to the north-east across the Site towards residential dwellings on Ash Lane.**



**Plate 14: Sightline to north across the Site.**





**Plate 15: Sightline to the east across the northern sector of the Site.**



**Plate 16: Sightline to the north inot the northern-most sector of the Site.**





**Plate 17: Sightline to the south across the Site towards St. Deiniol's Ash Farm, which is back-clothed against the rising ground towards Hawarden (the built form of which is obscured by a belt of trees occupying the land to north of the Gladstone Library, St. Deiniol's Church and Hawarden Library).**



**Plate 18: Sightline to the south towards the barns associated with St. Deiniol's Farm.**





**Plate 19: Sightline to the north-east across the portion of the Site adjacent to Ash Lane.**



**Plate 20: Sightline to the south-westt across the portion of the Site adjacent to Ash Lane.**





**Plate 21: Sightline towards St Deiniol's Ash Farm from Ash Lane, looking west**



**Plate 22: Sightline to the north along Ash Lane**





**Plate 23: Sightline to the north along the rear elevation of St. Deiniol's Ash Farm.**



**Plate 24: Sightline to the northeast from the lawn to the front of St. Deiniol's Farm.**





**Plate 25: Sightline to the north from the graveyard of St. Deiniol's Church, Hawarden. Site is partially visible. St. Deiniol's Ash Farm is not visible (it is noted that trees are in full leaf and the panorama may be different when the trees are denuded).**



**Plate 26: Sightline to the north-east from the graveyard of St. Deiniol's Church, Hawarden. Site is partially visible. St. Deiniol's Ash Farm is not visible (it is noted that trees are in full leaf and the panorama may be different when the trees are denuded).**





**Plate 27: Sightline to the north-east from the graveyard of St. Deiniol's Church, Hawarden. Site is partially visible. St. Deiniol's Ash Farm is not visible (it is noted that trees are in full leaf and the panorama may be different when the trees are denuded).**



**Plate 28: Sightline to the north-west towards the Site from the junction of Ash Lane and Crosstree Lane.**





**Plate 29: Sightline to north through the entrance gate to Hawarden No. 1 Cemetery towards the Site**



**Plate 30: Sightline to the north along Gladstone Way at the junction with Crosstree Lane**





**Plate 31: Sightline to the north-east towards the Site and St. Deiniol's Ash Farm from PRoW (FCC path no. 35)**



**Plate 32: Sightline to the north towards the Site and St. Deiniol's Ash Farm from PRoW (FCC path no. 35)**





**Plate 33: Sightline to the east towards the Site and St. Deiniol's Ash Farm from PRow (FCC path no. 35)**



**Plate 34: Sightline to the east towards the Site and St. Deiniol's Ash Farm from PRow (FCC path no. 35)**





**Plate 35: Sightline to the north, from the northern boundary of Hawarden No. 1 Cemetery towards the Site**



**Plate 36: Sightline to the north-east along Ash Lane towards the Site**





**Plate 37:** Sightline to the north-east along Ash Lane towards the Site. Attic storey, chimneys and roof of St. Deiniol's Ash Farm visible.



**Plate 38:** Sightline to the west towards the Site and St. Deiniol's Ash Farm from PRow (FCC path no. 45)





**Plate 39: Sightline to the north-west towards the Site from PRow (FCC path no. 45)**



**Plate 40: Sightline to the west towards the Site from PRow (FCC path no. 45)**





Plate 41: Sightline to the west towards the Site from PRow (FCC path no. 45)



Plate 42: Sightline to the south-west along Ash Lane towards St. Deiniol's Ash Farm.

## **APPENDIX C**

### **Cadw Listing Descriptions for St. Deiniol's Ash Farm**

## History

Legend states that St. Deiniol, the 4th century Irish saint<sup>2</sup> was shipwrecked near here in the Dee estuary and apparently planted his staff (of ash) on the site. This, the site of his first Christian meeting, was subsequently known as St. Deiniol's, or Daniel's ash. Initially the home of the Aldersey family and, from the late C17 in the possession of the Cratchleys. William Aldersey was mayor of Chester in 1560. He died in 1577, and it seems likely that the earlier core of the house was built by him as a timber-framed storeyed hall. Considerable additions appear to have been made in the early C17, including a storeyed porch and a new parlour wing, all of brick.

## Exterior

A large timber-framed and brick house of 2 main periods. Storeyed central timber-framed range, probably 3rd quarter C16, to which a tall parlour wing, garderobe tower and porch were added in the early C17. Main (E) front asymmetrical. Timber-framed range, box-framed with some close-studding and decorative braces to the upper storey. Medium-pitched slate roof. Brick infilling throughout with later fenestration. 6 and 9-pane fixed windows and one quarry-glazed leaded window. Storeyed porch with stone kneelers and tile coping, with a shallow gable. (Later) cambered entrance with C19 vertically-panelled door. C17 inner door with contemporary ironwork. 2-light mullion window above porch, leaded. To the L of the timber-framed range, a 2-storey brick garderobe tower, shallow gabled and kneelered as before. Finial to S gable of timber-framed range and later barge-boards. Reduced window to first floor, corbelled-out on wooden scrolled brackets. N gable-end jettied-out to first floor. The rear (W) facade advances from R to L in 5 sections, 3 and 5 gabled as before, though with stone copings. Rebuilt lateral chimney to the R of primary range. Then a gabled projecting wing to the L with a blocked single-light window and early-C19 cambered-headed flush casements. Parlour cross-wing, gabled as before and with end chimney with 3 stacks, diagonally set. Stone quoins and detailing throughout. Returned, moulded labels to 10-light cross windows to ground and first floor. Further (now blocked) 3-light attic window as before. N front of parlour wing originally with large cross-windows as before. Further gabled projection advancing to W. 2-light mullioned windows on 3 floors, the central one with wooden mullions, and the others with moulded and returned labels. Modern single-storey addition to rear.

## Interior

Ovolo-moulded beams with plain stops to hall ceiling, carried on brackets. Modern partition to hall. Fireplace with large, simple stone lintel. Off to the R a moulded square-headed doorway with scrolled bases and decorative roundels. Former parlour with stone fireplace overmantel. Moulded cornice and lintel carried on brackets with decorative heart motifs. Simple fluted pilasters flanking C20 fireplace. Moulded, arched-headed doorcases with pendentives to L of hall, one with (re-set) panelled door. Framed ceilings and ovolo-moulded beams to kitchen with large ingelnook and stop-chamfered bressumer. L-shaped stair to first floor. Former Great Chamber with moulded stone fireplace. High-quality contemporary wall painting on lintel depicting scenes from the life of St. Deiniol. Several further C17 panelled doors and chamfered ceiling beams to first floor. Secondary stair off hall with one surviving Newel post with ball finial and a flat, pierced and shaped baluster; mid C17.

## Reasons for Listing

An extremely important example of a C16/17 manorial house with many surviving contemporary features and important historical associations. The wall-paintings of the life of St Deiniol rank amongst the very best in Britain at their early C17 date.

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<sup>2</sup> No record of Irish descent can be found for St. Deiniol. The first mention of him comes from the 9<sup>th</sup> century Irish Martyrology of Tallaght where he is one of only three Welsh saints to be included. The *Annales Cambriae* records that he is thought to have died in AD 584, which makes a 4<sup>th</sup> century time-line unlikely.



## **APPENDIX D**

### **Heritage Asset Setting Assessment**

STAGE 1: Identify the historic assets that might be affected by a proposed change or development and their significance.			STAGE 2: Define and analyse the settings to understand how they contribute to the ways in which the historic assets are understood, appreciated and experienced.	STAGE 3: Evaluate the potential impact of a proposed change or development on those settings.	STAGE 4: Consider options to mitigate the potential impact of a proposed change or development on those settings.
Identifier	Name	Status			
CADW 3	St. Deiniol's Ash Farm	Designated Grade I Listed Building	<p>The farm building is set within enclosed grounds at the end of a vehicle drive providing access to the public highway at Ash Lane, to the east. The immediate setting is provided by lawns to the north, some hardstanding providing a vehicle circulation area and other farm buildings to the north. To the south is a thin belt of shrubbery, provides isolation. To the west is a more developed belt of trees and shrubs providing a sylvan thwart to the open spaces beyond. The wider landscape is rural in character and includes a communication network, the built environment of Mancot and Hawarden and includes long-distant landscape elements such as industrial premises on Chemistry Lane, the river Dee, and landform at Helsby Hill and Beeston Hill and the Peckforton Hills in Cheshire.</p> <p>The location choice for the farmhouse was more than likely influenced by the topographic aspect provided by the rising ground to the south—providing a measure of landscape dominance for the building and also long-distance sight-lines to the owners/occupiers over the landscape especially to the north and north-east. The location choice was therefore deliberate, not accidental and there are historical, literary, religious, cultural and scenic associations between the asset and the available sightlines. There is also a clear link in the place-name of the asset and a nominative association with a historically attested individual of the mid first millennium AD.</p> <p>The sightlines are variable in distance and in aesthetic character and are subject to change as the majority of their specifics cannot be controlled by the owners/occupiers of the asset. There are no corresponding ceremonial purposes to these sightlines. But there is a functional component – the asset is a farmhouse functionally related to the agricultural land which surrounds it.</p> <p>The asset itself and its immediate setting have changed since its original construction but it continues in its function as a residence. Elements of the setting have evolved, especially in the wider landscape. The wider landscape itself has evolved, with no reference to the .presence of the asset, but the immediate setting to date, has not been subject to any changes arising from economic or social pressures. This evolution has had some impacts on the significance of the asset, but its evidential and historic values remain strong.</p> <p>Despite its position, the asset is not prominent in sightlines available in the landscape and beyond a very limited visual presence, it has no other positive or negative sensory valences that are critical to the asset and its setting.</p> <p>The setting provides some contribution to understanding the asset, and the current disposition of the immediate setting aids appreciation and understanding, which is most fully perceived by the owners/occupiers of the asset, not the wider community. The key relationships between the asset and the wider landscape are presently diluted and are markedly different to the relationships which existed historically.</p>	<p>Residential development at the Site would be a permanent, visually pronounced introduction to the landscape which would be larger in terms of ground cover and massing than the asset. The shortest distance between the asset and development would be a matter of a few tens of metres. There would be some adverse impact on the significance of the asset but the landscape appears to be able to absorb the change represented by the development without unacceptable impact upon the heritage significance of the asset.</p> <p>Development on the Site would be built adjacent to, and would form a component of, the existing built environment. Residential development would be identical in character and scale to the existing residential margins of Mancot which frame the surroundings of the asset to the north.</p> <p>Development to the north of the asset would not dominate it or prevent an ability to understand it. Some allowance in the ability to appreciate the asset may be depressed. Development would not prohibit the asset being read as a historic residence and its relationships with the surrounding landscape and associated structures would be compromised but discernible.</p> <p>Residential development would have no apparent or significant non-visual impacts such as the creation of unacceptable auditory and olfactory components.</p> <p>Development would have some detrimental effect on the significance of this designated heritage asset. The development would not compromise the ability of the asset to evoke the historical past or diminish the community's broader cultural identity or sense of place.</p>	Development of the Site would have some detrimental effect on the significance of the asset and inherent mitigation (both passive and active) within the concept design, developed design and technical design would be considered beneficial, if not essential.

