

CPAT Report No. 1587

Proposed Cemetery in Machynlleth, Powys




Heritage Impact Assessment



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CLWYD-POWYS ARCHAEOLOGICAL TRUST

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CONTENTS

SUMMARY	ii
1 INTRODUCTION	1
2 SOURCES OF INFORMATION & GUIDANCE	1
3 THE CULTURAL HERITAGE HISTORY OF THE AREA.....	6
4 BASELINE ASSESSMENT	13
5 IMPACT ASSESSMENT.....	17
6 CONCLUSIONS	23
7 SOURCES	23
8 ARCHIVE DEPOSITION STATEMENT	24

Summary

A Heritage Impact Assessment has been conducted by the Clwyd-Powys Archaeological Trust, on behalf of Powys County Council, in connection with proposals for a new cemetery on the outskirts of Machynlleth, within the area of the registered park associated with Plas Machynlleth.

The assessment has revealed two undesignated assets within the Development Area, the line of a former drive and a mound of unknown function, both of which are considered to be of low significance. On the basis of existing evidence the archaeological potential of the area is considered to be low.

While the development proposals have yet to be formulated it is clear that there is some potential for impacts to designated and registered assets. The Development Area occupies 2.35% of the registered park and the proposed change of use could result in moderate impact on the park as a whole. While one of the principal views from Plas Machynlleth is in the direction of the Development Area, this is largely screened by mature evergreens within the formal gardens. However, the eastern end of the proposed cemetery would be visible both in views from the building and in views of Plas Machynlleth from the north-eastern approach. Consideration should therefore be given to excluding the eastern end of the area from development to maintain the parkland vista.

1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust (CPAT) was engaged by Powys County Council to undertake a heritage impact assessment for the site of a proposed cemetery in Machynlleth.
- 1.2. The proposed site occupies 1.6ha, lying to the south-west of the town, east of the A483 and south of Y Plas (Fig. 1; SH 7445 0040).



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Fig. 1 Location of the proposed cemetery

- 1.3. The assessment was conducted according to the Chartered Institute for Archaeologists' (CIfA) and *Standard and Guidance for Historic Environment Desk-based Assessment* (2014).

2 Sources of Information & Guidance

- 2.1. Cultural heritage is deemed to include the complete range of man-made features that have been introduced into the landscape from the Palaeolithic, more than two hundred and fifty thousand years ago, up to and including the 20th century. Some of these features will be visible as upstanding remains on the ground; others will be buried and only become apparent during ground disturbance, whilst others may be objects that have been discarded, lost or deliberately deposited. Some will have an

archaeological interest and importance; others will be more historical in their origin. In addition, some natural features will be relevant because of the information they contain; peat bogs, for instance, hold pollen that can throw light on past human activity in the area. Collectively, all these features are known as heritage assets.

Administration

- 2.2. At a national level, it is Cadw, the historic environment service within Welsh Government, which holds the remit for the cultural heritage resource. Another national body, Natural Resources Wales, has a particular interest in historic landscapes.
- 2.3. At a regional level, the cultural heritage resource is monitored by the Heritage Sections of the regional archaeological trusts. The Historic Environment Advisory Service of the Clwyd-Powys Archaeological Trust (CPAT) act as archaeological advisers to Powys County Council.
- 2.4. While the broad concern of all these bodies is with the preservation of the cultural heritage, there are inevitably differences in emphasis between regional and national organisations, and in the laws and regulations that govern the ways in which they operate.

Legislation and guidance

- 2.5. The legislative framework for the historic environment in Wales was revised by The Historic Environment (Wales) Act 2016. The 2016 Act amended the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. It extended the definition of scheduled monuments and enhanced their protection, as well as making changes to the process of scheduled monument consent. Changes were also made to the protection of listed buildings. The 2016 Act also provided for a statutory register of historic landscapes, a statutory list of place names, and imposed a statutory duty on Welsh Ministers to compile and maintain Historic Environment Records (HERs). Most of the provisions of the 2016 Act had come into force by 31 May 2017.
- 2.6. Chapter 6 of Planning Policy Wales was revised and re-issued in November 2016. Technical Advice Note 24: *The Historic Environment* (TAN 24) came into force on 31 May 2017, and replaced previous Welsh Office Circulars 60/96 *Planning and the Historic Environment: Archaeology*; 61/96 *Planning and the Historic Environment: Historic Buildings and Conservation Areas*; and 1/98 *Planning and the Historic Environment: Directions by the Secretary of State for Wales*.
- 2.7. The revised Design Manual for Roads and Bridges (DMRB), Volume 11 Section 3 Part 2, HA 208/07 (August 2007), though not specifically focused on developments of this nature, provides a suitable, general framework for assessing the cultural heritage. The approach to the cultural heritage which it promotes, although designed for road developments, is relevant as a methodology for the proposed development and has been adopted here. The relevant sections relating to determining the value of assets and the magnitude and significance of potential impacts is reproduced in Appendix 1.

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- 2.8. The desk-based assessment was undertaken with reference to the principles and methods for assessing heritage assets laid out in the *Standard and Guidance for Archaeological Desk-based Assessments* (2014) produced by the Chartered Institute for Archaeologists (CIfA), the regulatory body for the profession.
- 2.9. Welsh Government's (2017) *Heritage Impact Assessments in Wales* sets out the general principles to consider when planning changes to historic assets and applying for listed building, conservation area and scheduled monument consent. This document, together with Cadw's (2011) *Conservation Principles for the Sustainable Management of the Historic Environment in Wales*, provides guidance on understanding historic assets, their significance and assessing potential impacts on them. The results of a heritage impact assessment should be summarised in a heritage impact statement and this process must be adopted in all cases where your proposals require listed building consent or conservation area consent.
- 2.10. Heritage impact statements are not required when applying for planning permission, including for development, in the following cases: within the setting of a listed building; within the setting of a scheduled monument; in a registered historic park and garden, or its setting; in a conservation area; and in a World Heritage Site. Nevertheless, in these circumstances, it is good practice to adopt the principles of the heritage impact assessment. There is a separate process for considering the impact of development in registered historic landscapes.
- 2.11. Planning Policy Wales (9th edition, 2016) identifies the desirability of preserving the setting of a World Heritage Site, a nationally important ancient monument (whether scheduled or unscheduled), a listed building, a Conservation Area and a site on the Register of Historic Parks and Gardens in Wales. This desirability will be a material consideration when assessing the potential impact of a development proposal on the historic environment. Recent guidance published by Welsh Government (2017) in *Setting of Historic Assets in Wales* defines the setting of a historic asset as including '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. Setting is not itself a historic asset, though land within a setting may contain other historic assets. The importance of setting lies in what it contributes to the significance of a historic asset. The setting of a historic asset can also include less tangible elements. These may include function, sensory perceptions or historical, artistic, literary and scenic associations'.
- 2.12. For the landscape in its entirety LANDMAP is the formally adopted landscape assessment tool for Wales, and is consulted in order to inform the baseline assessment of the study area. LANDMAP comprises of five evaluated Aspects, one of which – the Historic Landscape – is relevant to cultural heritage assessments, and a second – the Cultural Landscape – is partially relevant. All five aspects, the other three being Geological Landscape, Landscape Habitats and Visual & Sensory, are normally taken in conjunction (rather than individually) to assess the importance of a landscape under consideration (see CCW 2012), a process normally undertaken by a specialist in landscape and visual issues.

The categorisation and conservation of the cultural heritage resource

- 2.13. The cultural heritage resource is not a single body of equally significant assets, but an infinitely complex set of individual assets, the number of which increases and alters in form and relationships on a continual basis. They range in importance from internationally significant sites to features of minor and even negligible value, with those perceived to be of greater importance being categorised by designation (statutory) or registration (which may be statutory or non-statutory).

World Heritage Sites

- 2.14. This is the only category of international importance, although the designation of a World Heritage Site (WHS) does not confer additional statutory protection. Instead, the protection of World Heritage Sites in the UK is managed through existing designation (i.e. Conservation Areas) and planning regimes (i.e. Local Development Plans).

Scheduled Ancient Monuments

- 2.15. SAMs are designated features of national importance. They are protected under the Ancient Monuments and Archaeological Areas Act, 1979, as amended by the Historic Environment (Wales) Act 2016. The settings of SAMs are also protected, as articulated in Planning Policy Wales (9th edition, 2016), specifically Chapter 6 (Conserving the Historic Environment) which notes that 'the desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application' (6.5.1). Setting in relation to all heritage assets, whether designated or not, is discussed further below.

Listed Buildings

- 2.16. These are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Historic Environment (Wales) Act 2016. All listed buildings are nationally important, but are graded in order of significance as Grade I, II* or II. Grade I buildings are considered to be of equal status to Scheduled Ancient Monuments. Local planning authorities must have special regard to the desirability of preserving the setting of a listed building regardless of its grade, and it also requires planning proposals to meet the test of determining the extent to which a development affects views to and from a listed building. Planning Policy Wales (9th edition, 2016) requires a 'general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage' (6.5.10).

Conservation Areas

- 2.17. These are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. This Act requires local planning authorities to have special regard to the desirability of preserving the setting of a Conservation Area, and it also requires planning proposals to meet the test of determining the extent to which a development affects views to and from such an area. Planning Policy Wales (9th edition, 2016) states that there 'will be a strong presumption against the granting of planning permission for developments ... which damage the character or appearance of a conservation area or its setting to an unacceptable level' (6.5.19).

Registered Parks and Gardens, and Historic Landscapes

- 2.18. The Historic Environment (Wales) Act 2016 provides for the creation of a statutory Register of Parks and Gardens of Special Historic Interest in Wales. Parks and gardens are graded using the same categories as listed buildings (i.e. I, II*, II). Parks and gardens are therefore 'registered' rather than 'designated' assets, though for practical purposes this distinction appears to be of little significance. Planning Policy Wales (9th edition, 2016) states that local authorities should 'protect and conserve' registered parks and gardens and their settings, and that Cadw must be consulted on any development which is 'likely to affect the site of a registered historic park or garden or its setting' (6.5.24). Similarly, the inclusion of an area on the (non-statutory) Register of Historic Landscapes is a planning consideration, and again Cadw should be consulted on any development 'within a registered historic landscape area that requires an Environmental Impact Assessment' (6.5.25).

Battlefields

- 2.19. England has a Battlefields Register, but there is at present nothing comparable for Wales. A Welsh register is currently in preparation, but its form and composition is not known, nor when it will be made available.

Designated wrecks

- 2.20. The Protection of Wrecks Act 1973 allows the designation of a restricted area around a wreck to prevent uncontrolled interference. These protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance. There are six designated wrecks in Wales.

Aircraft Crash sites

- 2.21. All military aircraft crash sites in the United Kingdom, its territorial waters, or British aircraft in international waters, are controlled by the Protection of Military Remains Act 1986. Under this act it is an offence to tamper with, damage, move, or unearth any remains without a licence from the Ministry of Defence.

Undesignated assets

- 2.22. These are undesignated heritage assets which may survive both above ground where they are still visible and/or buried beneath the surface. These could range in date from the prehistoric era through to the 20th century.

Historic Hedgerows

- 2.23. Various criteria have been used to classify historic hedgerows. In the context of a current cultural heritage assessment those that are most relevant are where a hedgerow incorporates or is part of an archaeological site and where it marks a pre-1850 parish or township boundary. In this region there is generally so little published information on estate or manorial boundaries, another pair of criteria, that an assessment utilising them is not feasible.
- 2.24. A further criterion (as cited in The Hedgerows Regulations of 1997 – SI No.1160) is ambiguous in stating that the regulation applies to a hedgerow that is recorded in a document held '...at a Record Office as an integral part of a field system pre-dating

the Enclosure Acts'. This was qualified in guidance issued by DEFRA in May 2002 which stated that 1845 was the accepted cut-off date.

3 The Cultural Heritage History of the Area

- 3.1. This section provides a brief summary of the archaeology and history of the study area and its immediate surrounds, to enable the findings of the assessment to be placed in a wider context.

Prehistory

- 3.2. Evidence for early activity in the Machynlleth area is limited. A polished stone axe (PRN 712/1274) is recorded as having come from house foundations in 1885 opposite the Chest Hospital or perhaps from Gallt y Gog, north of the town. A standing stone, Maen Llwyd (PRN 715), now lying on a traffic island, may have been a Bronze Age standing stone though its original position is unknown, and there is a supposed Iron Age hillfort, Gallt y Gog (PRN 711), overlooking the town.

Roman

- 3.3. Any link with the Roman settlement of Maglona, for long a favourite antiquarian speculation, has been comprehensively refuted.

Medieval

- 3.4. The earliest form of the name is Machenthleith which was recorded sometime between 1201 and 1213. Other later forms such as Machenloyd (1254) and Machynllaith (1385) all reflect only minor variations. The most recent commentators on Welsh place-names suggest that mach should be equated with 'plain' and that Cynllaith is a personal name, though nothing is known about such an individual.
- 3.5. The town was founded by the Welsh prince, Owain de la Pole, supposedly late in the 13th century, for in 1291 he was granted the right to hold a weekly market and two annual fairs there, with Machynlleth usefully placed on the trade route between Aberystwyth and Gwynedd. If other mid-Wales towns are any guide, there was probably some settlement already in existence earlier in the century, a contention supported by the earlier place-names cited above. By the end of the 13th century there were 61 tax payers resident in the town. The original perimeter of the churchyard can still be recognised on the ground and its sub-circular appearance suggests that there may have been a pre-Conquest foundation here.
- 3.6. The layout of the new town was a regular T-shape with an east-west road (Maengwyn Street) meeting a north-south road at a market place. The former was the principal thoroughfare. The earlier settlement is likely to have been in the vicinity of the church and might be reflected in the alignment of Pen-yr-allt Street which is not in keeping with the rest of the regular planned layout and may, at least in part, already have been in existence.
- 3.7. One of Machynlleth's principal claims to fame is that Owain Glyndŵr called a parliament here in 1404. Though short-lived it has left an indelible mark on Machynlleth's history. The building now known as Parliament House, which has

traditionally been seen as the location for the 1404 parliament is, however, later in date, having been built around 1470.

- 3.8. The town declined in the late medieval period, although John Leland, who passed this way in the 1530s, classed it as the second town of Montgomeryshire, and with both a market and assizes it was considered amongst the most important twenty-five towns in Wales in the 16th and 17th centuries. It seems to have had a strong commercial base and as the Dyfi was navigable to within a mile and a half of the town, water-borne transport was of some importance.

Post-medieval

- 3.9. The Dyfi was bridged in 1533, providing easy access to the north and the bridge was apparently the site of a minor Civil War skirmish in 1644.
- 3.10. When the cattle droving era was in its heyday between the 17th and 19th centuries, Machynlleth emerged as one of the most important collecting centres for stock making the journey to England. A coach link with Shrewsbury was established in 1798 and the railway reached Machynlleth in 1864.
- 3.11. The pattern of long narrow tenements leading off the two main streets is still clearly represented on the ground. Beyond this zone, artisans' and workers' dwellings had sprung up by the later 19th century. In 1763, for instance, the site of Brickfield Street below the church was represented by a linear sheet of water, perhaps a mill pond.
- 3.12. The earliest available map for Machynlleth is a 1763 survey of the estate of Sir Watkin Williams Wynn, which cannot be reproduced here for reasons of copyright. The map shows part of the Development Area but provides no useful information.
- 3.13. The 1833 Ordnance Survey Surveyor's drawing (Fig. 2) provides no useful information for the Development Area, but does identify Greenfields, which later became Plas Machynlleth. The land here was purchased by John Edwards in the 1750's, who built the original house.
- 3.14. The history of Plas Machynlleth is intimately connected to that of nearby Llynloedd, a substantial farmhouse situated towards the south-east side of the park. Llynloedd was in the possession of the Owen family from at least the 15th century. In the early 18th century Thomas Owen of Llynloedd married Anne Edwards, daughter of Lewis Edwards of Talgarth and brother of John Edwards. John married his sister's granddaughter, Cornelia, thus forming a strong link between the two families. In the 1750s John Edwards bought the Plas Machynlleth property and by about 1765 had built a brick three-storey, double-pile house called 'Greenfields'. This was a brick-faced, double-pile town house of three storeys with cellars beneath, and appears to have been the first house in Machynlleth to use brick. Short, three-storey extensions were added to the north and south sides in the late 18th/early 19th centuries (Barfoot 1997, 5).
- 3.15. The fabric of 'Greenfields' was subsequently incorporated into the large and complex mansion that developed around it, and now forms the core of the main east block of the present building. Remnants of earlier buildings have been found during building works. Sir John Edwards retired to Plas Machynlleth in 1841 and devoted the next nine years, until his death in 1850, to the improvement of the house and estate. Sir

John extended and remodelled the house, adding the north and south wings and the east front facade. This period of rebuilding included the diversion of Heol Pentrethedyn and presumably the destruction of houses along it to make way for the house and grounds.



Fig. 2 Extract from the 1833 Ordnance Survey Surveyor's drawing, showing the Development Area outlined in red.

- 3.16. The entrance was switched from the north to the east side and the portico added. The last addition, after 1845, was a north range, now demolished. On Sir John's death Plas Machynlleth passed to George Vane-Tempest, later the 5th Marquess of Londonderry who had married Sir John's daughter and heiress, Mary Cornelia, in 1846. By 1888 the house had been renamed Plas Machynlleth. In 1896 and 1911 Plas Machynlleth received royal visits and on both occasions the royal party planted trees in the grounds. In 1931 the vast landholdings of the Londonderry family were sold off following the death of Lord Herbert Vane-Tempest. During the 1930s the house was closed up and in the Second World War was used as a girls' school. In 1948 the 7th Marquess gave the Plas and 40 acres of parkland to the town of Machynlleth. The grounds were opened as a public park and the Plas run as council offices. During the 1990s the Plas was remodelled and opened as 'Celtica', an interactive museum and major Welsh tourist attraction.

- 3.17. Sir John Edwards created a grand landscape park to provide a fine setting for his mansion and grounds. Most of the landscaping work, including planting, dates from the 1840s. The gardens of Plas Machynlleth were about four acres in extent and surrounded the house on the north-east, the east and the south, with a further woodland in the south-west. The gardens remain in form but much has been lost to development or redesign. The earliest known record of the park occurs on a map of 1828 by G.T. Whitfield of the Machynlleth Estates.
- 3.18. The tithe map of 1844 (Fig. 3) shows the area of the park at its maximum extent and there was little change to it after that date. The Development Area was then divided between two ownerships, Sir Watkin Williams Wynn (field 576, cae union wyth) and Sir John Edwards (field 582 cae dan y coed), separated by a road or track.



Fig. 3 Extract from the 1844 Tithe Survey for Machynlleth parish, showing the Development Area outlined in red.

- 3.19. The dry-stone park boundary wall can be traced for much of its length and entrances are flanked by simple, round-topped, upright stone piers. The main approach was from entrance gates on Maengwyn Street, to the north-east of the house, along a

- gently curving drive to the east front of the house. A lodge, North, or Norbury Lodge, stands to the east of the drive. Another drive ran westwards from the east front, on the edge of the garden, to an entrance and lodge, West Lodge, on the west boundary. On the south-east boundary there was originally a drive from Forge Road to Llynllloedd, which ran through the Development Area, but this has now gone.
- 3.20. Level parkland rolls gently from the garden boundary towards Llynllloedd. Ornamental planting within the park was concentrated on the level ground near the house. Deciduous trees, mostly oak, are planted informally. Beech and sycamore are planted along the south and south-east boundaries and the rocky outcrops at the south and south-east ends of the park are planted with oak, beech, ash and cherry. Today most of the ornamental planting remains at the west end of the park, in Lodge Field. The majority of the trees are oaks but along the boundary with Coed Llynllloedd there are some huge mature beech trees.
- 3.21. The large-scale Ordnance Survey mapping of the late 19th and early 20th centuries (Figs 4-5) show the Development Area lying within the parkland, adjacent to the West Lodge. A drive (site 1) to Llynllloedd is shown in 1889, but had gone by 1901.

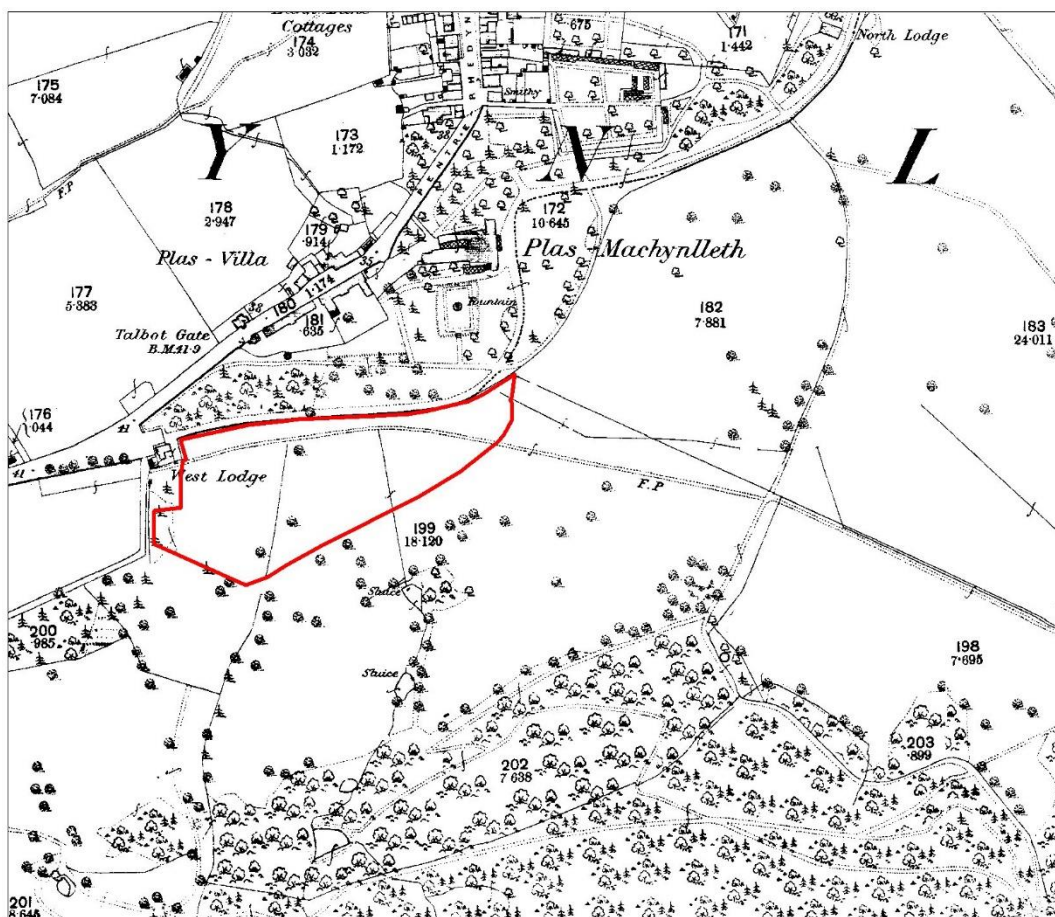


Fig. 4 Extract from the 1889 Ordnance Survey 1st edition 25'' map showing the development area outlined in red

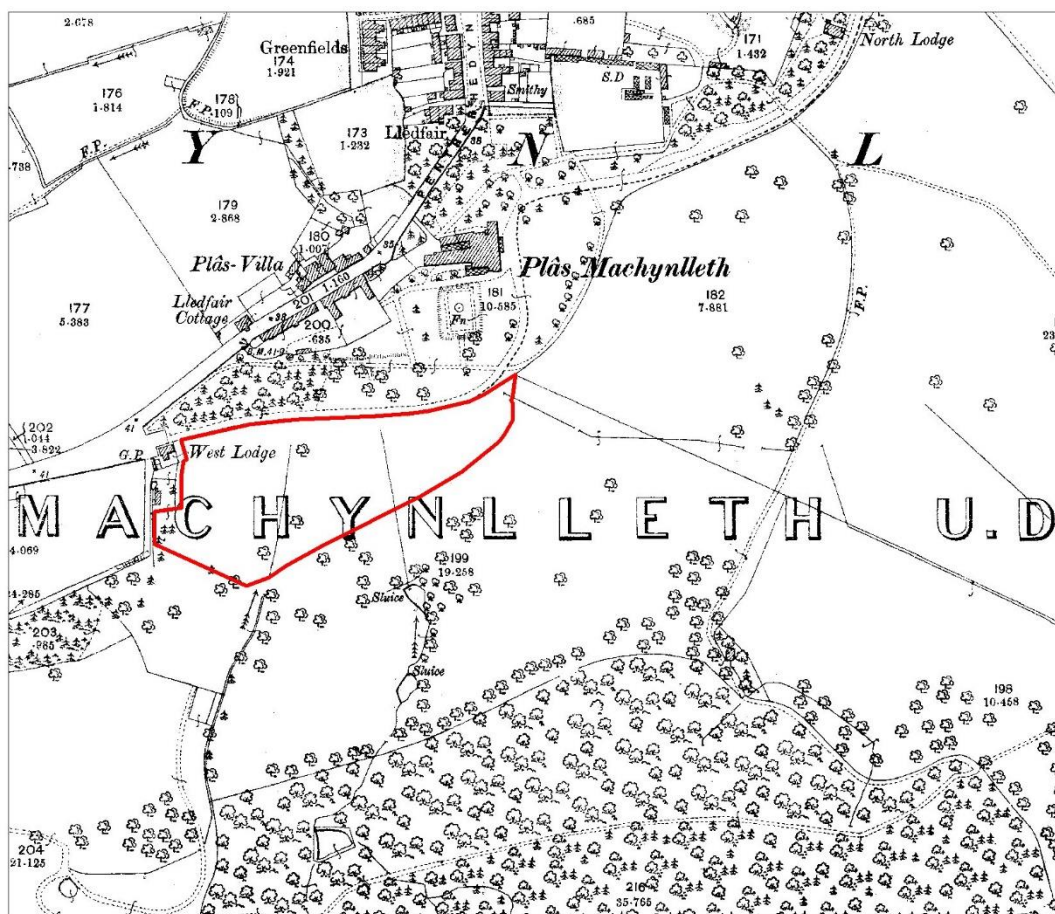
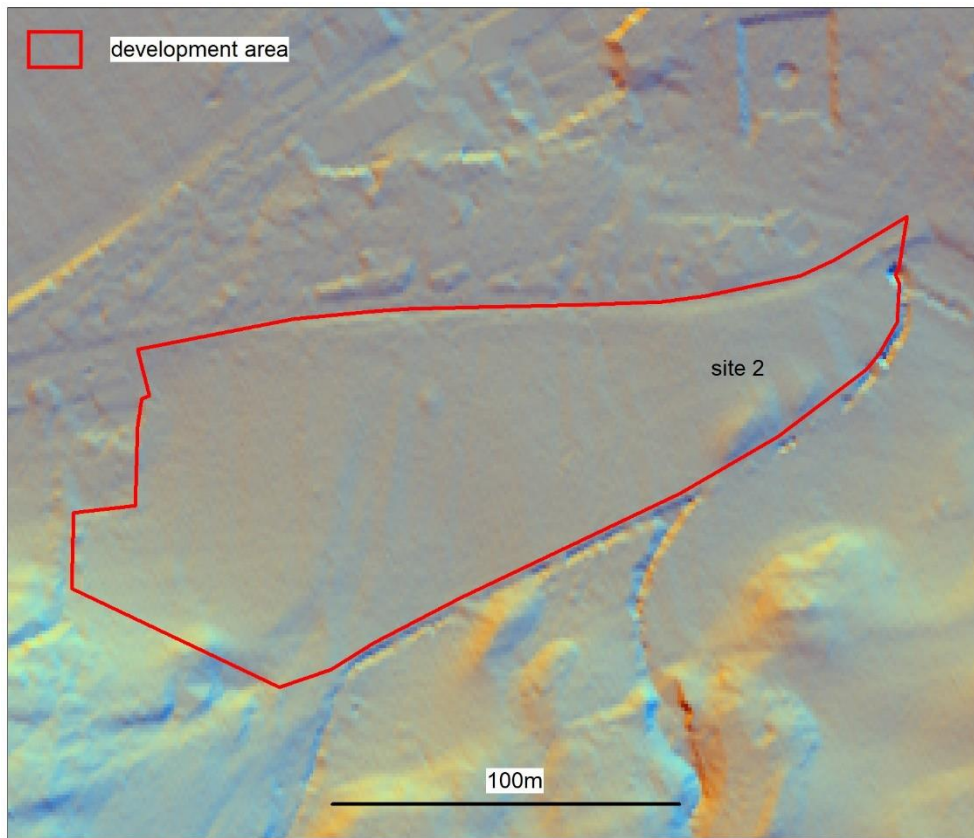


Fig. 5 Extract from the 1901 Ordnance Survey 2nd edition 25" map showing the development area outlined in red

- 3.22. Since being given to the town, several peripheral parts of the northern and eastern sides of the park have been developed. To the east of the garden an area of about acres has been enclosed to make a rugby pitch and football field. This area is surrounded by a beech hedge, larch-lap fencing and stock fence. In the north of the park, just to the north-west of the Llynloedd farm gates, a new housing development has been constructed on about 1 acre of ground. Before the housing there was a Methodist chapel here and then an aircraft factory. A hospital has been built on the northern edge of the park, further east and a larger area at the east end of the park, on Forge Road, has been developed as an industrial estate.
- 3.23. Excavations in 1994 in advance of the redevelopment of Plas Machynlleth as the Celtica centre revealed traces of buildings, including a malt-house, as well as the former line of Heol Pentrehedyn. Pottery associated with the buildings dated from c. 1650-1820 (Gibson and Barfoot 1997).
- 3.24. An examination of the 1m-resolution LiDAR digital terrain model (DTM) (Fig. 6) has revealed an earthwork mound (site 2) in the south-east corner of the Development Area, measuring around 40m long, 10m wide and up to 0.7m high (Fig. 7). There is no obvious interpretation for the mound, which does not appear on any of the cartographic sources. It may be significant that it is adjacent to a watercourse and

could be associated in some way with the pond (PRN 80265) further upstream, or may be more recent.



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Fig. 6 1m-resolution LiDAR DTM with hillshading from 16 directions



Fig. 7 View of the earthwork mound (site 2) from the north-east

4 Baseline Assessment

4.1. The assessment involved the examination of all the readily available primary and secondary sources at the following repositories:

- the regional Historic Environment Record
- the National Library of Wales, Aberystwyth
- the National Monuments Record, Aberystwyth
- Powys County Archives

4.2. Information regarding scheduled ancient monuments, listed buildings, registered historic landscapes and registered parks and gardens, is based on a dataset provided by Cadw, dated July 2017.

4.1. The baseline assessment has considered all known heritage assets within the development area, together with designated and registered assets which lie within 250m.

Designated and Registered Heritage Assets within 250m of the Development Area

4.2. The following provides details of all designated and registered cultural assets within 250m of the Development Area, summarised in Table 1. It should be noted at this stage that all nationally designated assets are automatically considered to be of high value (see Annex 2, Table 2.1).

Table 1: Summary of Designated and Registered Heritage Assets within 250m of the Development Area

Designated asset	Within the Development Area	Within 250m
World Heritage Sites	0	0
Scheduled Ancient Monuments	0	0
Listed buildings	0	10
Registered historic parks and gardens	1	1
Registered historic landscapes	0	0
Conservation areas	0	1

World Heritage Sites

4.3. There are no World Heritage Sites within 250m of the Development Area.

Scheduled Ancient Monuments

- 4.4. There are no scheduled ancient monument within 250m of the Development Area.

Listed Buildings

- 4.5. There are 10 listed buildings within 250m of the Development Area.

Table 2: Listed buildings within 250m of the Development Area

LB No	Name	Grade
8501	Pedestal and bust of Marchioness of Londonderry in the gardens of Plas Machynlleth, Plas Drive	II
8500	Fountain in the gardens of Plas Machynlleth, Plas Drive	II
8499	Plas Machynlleth, Plas Drive	II*
8488	Deildy (also known as West Lodge) Heol Pentrehedyn, A476 (E Side)	II
8487	Gates and Gatepiers at the SW entry to Plas Machynlleth Park	II
8486	Two sections of boundary wall to Plas Machynlleth from the former Coach House and Stables	II
8485	Former Coach House and Stables to Plas Machynlleth (Plas Kennels) Heol Pentrehedyn	II
8484	Section of rubble wall bordering the outer entrance courtyard	II
8483	Section of boundary wall at Plas Machynlleth from & including the Main Entrance up to the former Coach House	II
8482	Former Smithy to Plas Machynlleth, Heol Pentrehedyn	II

Registered Parks and Gardens

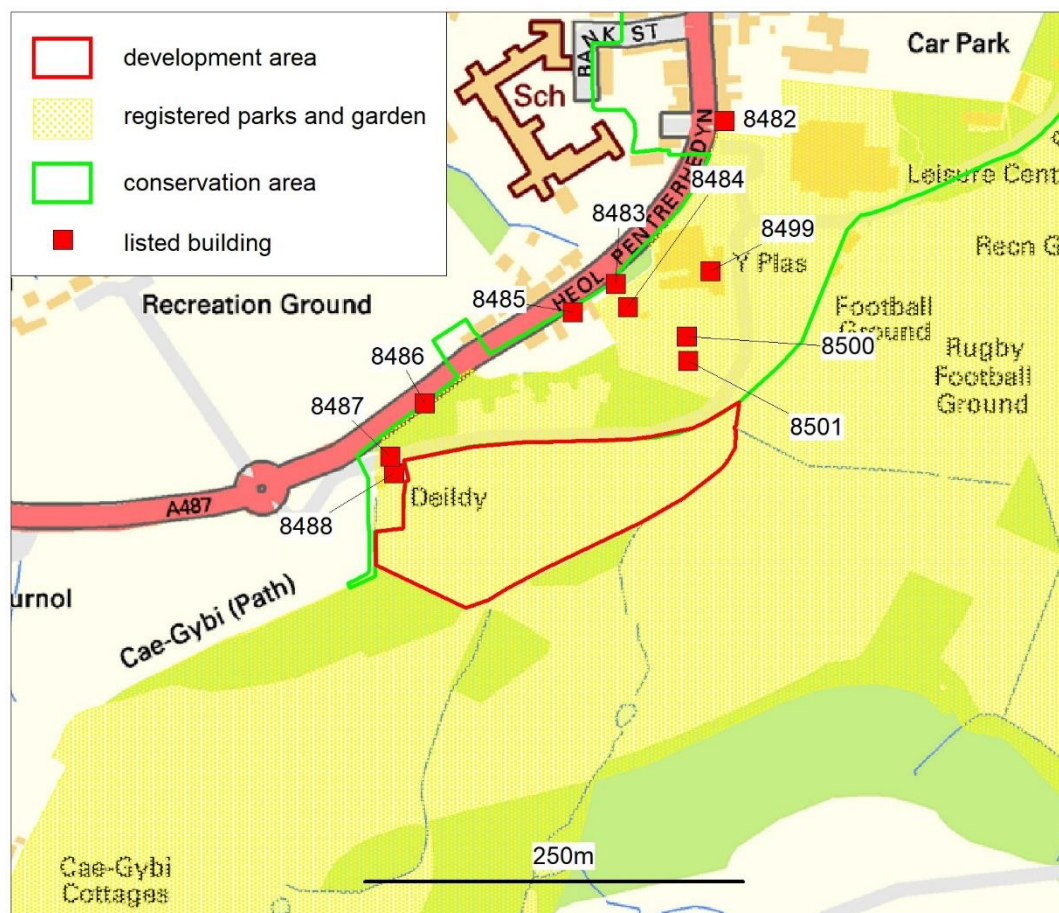
- 4.6. The development area lies within Plas Machynlleth Registered Parks and Garden, which has been afforded grade II status.

Registered Historic Landscapes

- 4.7. There are no Registered Historic Landscapes within 250m of the Development Area.

Conservation Areas

4.8. The Development Area lies immediately to the south of, but outside the Machynlleth Conservation Area.



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Fig. 8 Designated heritage assets within 250m of the Development Area

Undesignated Assets within 250m of the Development Area

4.9. The regional HER records 17 undesignated assets within 250m of the Development Area, while the NMR has provided six further assets and one was identified during the desk-based study

Table 3: Undesignated Assets within 250m of the Development Area

PRN NPRN	Name	Period	Type	Value
17186	Plas Machynlleth, ice house	Post-medieval	Icehouse	low
17977	Machynlleth Flint Find	Prehistoric	Find	low
19465	Plas Machynlleth, Heol Pentrehedyn road	Post-medieval	Road	low

19468	Plas Machynlleth, post medieval activity II	Post-medieval	Malt house	negligible
29135	Machynlleth Medieval Town	Medieval	Urban area	high
43110	Plas Machynlleth, 'Melin y Wig' sawmill	Post-medieval	Saw mill	negligible
57727	Plas Machynlleth, post medieval activity I	Post-medieval	Malt house	negligible
80264	Plas Machynlleth, summerhouse	Post-medieval	Gazebo	low
80265	Plas Machynlleth, ponds	Post-medieval	Pond	low
80309	Coed Llynloedd platform	Post-medieval	Platform	low
110888	Plas Machynlleth, cobbled yards	Post-medieval	Courtyard	low
110889	Plas Machynlleth, longbuilding	Post-medieval	Dwelling	low
110890	Plas Machynlleth, walled garden	Post-medieval	Walled garden	medium
110904	Plas Machynlleth, well	Medieval	Well	low
110917	Plas Machynlleth, outbuilding	Post-medieval	Outbuilding	low
131007	Plas Machynlleth, trackway	Post-medieval	Trackway	negligible
29344	Heol Pentrehedyn	Post-medieval	Dwelling	
29821	Plas Machynlleth-House nearby; ?Lledfair Hall	Post-medieval	House	unknown
32450	Plas Machynlleth, well nearby	Medieval	Well	low
96111	Pentrehedyn Street No 33	Post-medieval	Dwelling	medium
96112	Culvert in garden of Llety Gwyn, Pentrehedyn Street	Post-medieval	Conduit	low
407443	Greenfields, No 6, Machynlleth	Post-medieval	House	medium
Site 1	Llynloedd Drive	Post-medieval	Drive	Negligible

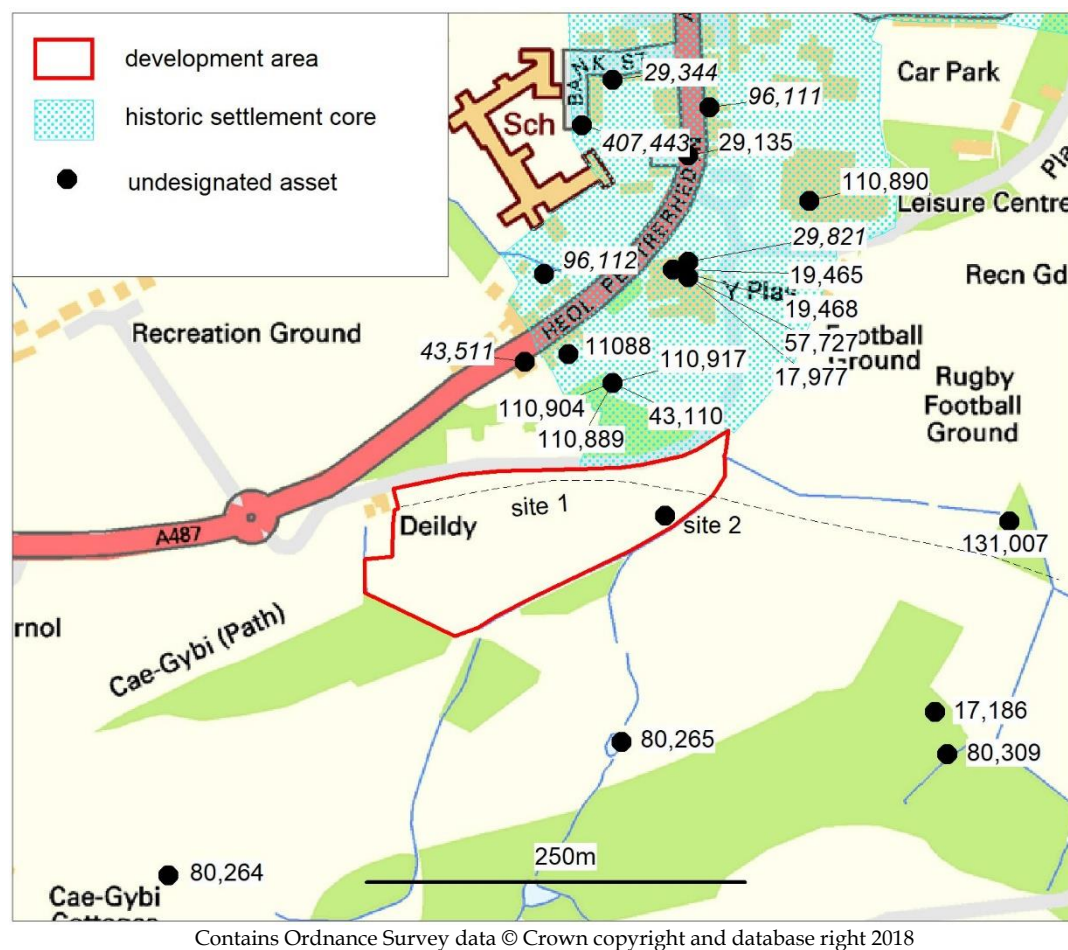


Fig. 9 Designated heritage assets within 250m of the Development Area

5 Impact Assessment

- 5.1. At the time of writing no details were available regarding the proposed layout of the cemetery, although information provided by the client indicates that it may include some small, low buildings, as well as access paths, tracks and the burial plots. At this stage it is therefore not possible to determine fully the extent of any visual impacts, although these are discussed below in general terms.
- 5.2. The potential impacts which may result from the development proposals have been assessed in accordance with the DMRB guideline for determining the value of an asset and the potential impacts (see Appendix 1).
- 5.3. The Development Area contains two undesignated heritage assets, a former drive to Llynllloedd (Site 1) and a mound (Site 2), which may be relatively recent in date. These is considered to be of negligible value and the significance of any direct impact upon them would be considered to be neutral or at most slight.
- 5.4. The Development Area occupies part of the grade II registered parkland associated with Plas Machynlleth, which also forms an important part of the setting for the

grade II* listed Plas Machynlleth, as well as other associate grade II listed structures such as the West Lodge and the adjacent gate piers.

- 5.5. The following section assesses the potential impacts on Plas Machynlleth and its parkland in accordance with Cadw's *Conservation Principles* (2010). This states that the potential impact of development or changes to a heritage asset should be assessed having first considered the significance of the asset, based on four component values, and the affect the proposals may have on each value. Welsh Government Technical Advice Note (TAN) 28 (2017) requires the assessment process to consider not only the significance of a heritage asset, but also the contribution the setting of that assets makes to that significance.

Evidential value

- 5.6. This derives from those elements of an historic asset that can provide evidence about past human activity and could include the physical remains or surviving fabric of an asset, the contribution of documentary sources, pictorial records and museum collections.
- 5.7. Plas Machynlleth itself is a good example of a multi-period gentry town house, originally built in the late 17th century, although its present appears is largely the result of late 18th- and particularly mid 19th-century remodelling. The house contains a wealth of architectural detail, but lies outside the Development Area and so its evidential value will be unaffected. The parkland retains a number of original features, such as the gatehouses, boundary walls and parkland trees, which will be unaffected by the proposals, although the creation of a new cemetery could result in the loss of 2.35% of the parkland.

Historical value

- 5.8. An historic asset might illustrate a particular aspect of past life or it might be associated with a notable family, person, event or movement. These illustrative or associative values of an historic asset may be less tangible than its evidential value but will often connect past people, events and aspects of life with the present and are not so easily diminished by change as evidential values and are harmed only to the extent that adaptation has obliterated them or concealed them.
- 5.9. The later phases in the development of Plas Machynlleth were associated with the local Member of Parliament, Sir John Edwards, and the property later passed through marriage to the Marquess of Londonderry. The proposals will have no adverse impact on the historic value of the building.

Aesthetic value

- 5.10. This derives from the way in which people draw sensory and intellectual stimulation from an historic asset through its form, external appearance or setting.
- 5.11. Plas Machynlleth includes elements of 'Gothick' architecture, as well as earlier influences, providing an example of changing architectural styles and fashions. The parkland presents an attractive Victorian parkland landscape, in a fine natural setting, on the edge of the town. The proposals will have no impact on the aesthetic value.

Communal value

- 5.12. This derives from the meanings that an historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory. Plas Machynlleth, and its predecessor, Greenfields, has been a prominent local landmark for several centuries, although its communal value is mostly associated with the gifting of the Plas and 40 acres of parkland to the town, after which the grounds were opened as a public park and the Plas was used as council offices. During the 1990s the Plas was remodelled and opened as 'Celtica', an interactive museum and major Welsh tourist attraction, although this was short-lived.
- 5.13. While Plas Machynlleth and its parkland are of considerable value to the local community the proposals are not considered to have any significant impact on this value.

Setting

- 5.14. The setting for Plas Machynlleth is provided by the formal gardens to the south and east, the extensive parkland to the south and south-east, and associated structures such as the coach house, boundary wall, gatehouses and gate piers. The individual elements, which are individually listed, all at grade II, are interrelated and each contributes to the overall setting for the group as a whole.

Statement of Significance*Summary description*

- 5.15. Plas Machynlleth is a good example of a multi-period mansion, built around a late 17th century house, although its present appears is largely the result of late 18th- and particularly mid-19th-century remodelling. The house contains a wealth of architectural detail and the building provides an example of changing architectural styles and fashions. The parkland presents an attractive Victorian parkland landscape, in a fine natural setting, on the edge of the town. The principal views from the Plas are south, across the formal garden, and south-east, across the parkland.

Heritage Values

- 5.16. The mansion house which is now Plas Machynlleth developed following the purchase by John Edwards of a property then known as Greenfield. By about 1765 he had built a brick three-storey, double-pile house, which now forms the core of the main east block of the present building. Remnants of earlier buildings have been found during building works. Sir John Edwards retired to Plas Machynlleth in 1841 and extended and remodelled the house, adding the north and south wings and the east front facade. The parkland developed at around the same time and retains a number of original features, including the gatehouses, boundary walls and parkland trees.
- 5.17. Following his death the house passed to the Marquess of Londonderry, whose family remained there until the 7th Marquess gave the Plas and 40 acres of parkland to the town of Machynlleth in 1948.

Character-Defining Elements

- 5.18. Key elements that define the heritage character of Plas Machynlleth, its parkland and associated structures include:
- the mansion house
 - formal gardens including fountain and statue
 - the Lodges and gate piers
 - former coach house, stables and kennels
 - ice house
 - the mature parkland trees
 - principal views from the house towards the parkland

Potential Impacts on Designated and Registered Assets

- 5.19. The principal views of Plas Machynlleth are from the formal gardens to the south and the approach from the north-east. The principal views from the building are to the south, towards the Development Area, and to the south-east, in the direction of Llynloedd, away from the Development Area. In the former view the eastern end of the Development Area would be just visible beyond a childrens play area (Fig. 10). In the principal view from the house the Development area would be largely screened by mature trees within the garden, some of which are evergreen conifers, while others are deciduous (Fig. 11). However, the reverse-angle view (Fig. 12) shows that a stand of yew trees planted along the edge of the drive would provide effective permanent screening for most of the Development Area.
- 5.20. The principal view of the West Gatehouse and adjacent gate piers is from the west (Fig. 13), with the Development Area being largely screened by the gatehouse.
- 5.21. The Development Area is visible in views from the drive, beyond the gatehouse, looking across the parkland, although there is already a degree of planting which restricts the views. The magnitude of visual impacts here would depend on the position and appearance of the cemetery entrance, while screen planting could be used to reduce the visibility of the cemetery from the drive and also Plas Machynlleth. Consideration should also be given to excluding the eastern end of the Development Area to retain the parkland vista from Plas Machynlleth where it is not currently screened by mature trees within the garden.
- 5.22. The registered park encompasses an area of 68ha, while the Development Area occupies 1.6ha. The proposals would result in the loss of up to 2.35% of the registered parkland, such that the heritage resource would be clearly modified. On this basis the potential impact on the parkland would be seen as moderate, the significance of which being moderate/large.



Fig. 10 View of Plas Machynlleth from the north-east, with the eastern end of the Development Area just visible to the left. Photo CPAT 4501-0001



Fig. 11 The principal view south from Plas Machynlleth, across the formal gardens, looking towards the Development Area, which is largely screened by existing trees. Photo CPAT 4501-0017



Fig. 12 View north from the eastern end of the Development Area providing a reverse-angle view of that in Fig. 11, showing the screening effect of existing trees.
Photo CPAT 4501-0012



Fig. 13 The West Gatehouse and gatepiers, viewed from the west. Photo CPAT 4501-0003

6 Conclusions

- 6.1. A Heritage Impact Assessment has been conducted to determine the potential direct and indirect impacts on heritage assets which could result from proposals for a new cemetery on the outskirts of Machynlleth, within the area of the registered park associated with Plas Machynlleth.
- 6.2. The assessment has revealed two undesignated assets within the Development Area, the line of a former drive and a mound of unknown function, both of which are considered to be of low significance. On the basis of existing evidence the archaeological potential of the area is considered to be low.
- 6.3. While the development proposals have yet to be formulated it is clear that there is some potential for impacts to designated and registered assets. The Development Area occupies 2.35% of the registered park and the proposed change of use could result in moderate impact on the park as a whole. While one of the principal views from Plas Machynlleth is in the direction of the Development Area, this is largely screened by mature evergreens within the formal gardens. However, the eastern end of the proposed cemetery would be visible both in views from the building and in views of Plas Machynlleth from the north-eastern approach. Consideration should therefore be given to excluding the eastern end of the area from development to maintain the parkland vista.

7 Sources

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1901 Ordnance Survey 1:2500 2nd edition Meirioneth 47.12

8 Archive deposition Statement

- 8.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the CIfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance* (2014). The archive is entirely digital and will be deposited with both the Historic Environment Record, Clwyd-Powys Archaeological Trust and the National Monuments Record (RCAHMW).

Archive summary

CPAT Event PRN: 140241

23 digital images, CPAT film No 4501

Appendix 1 - Significance Criteria

Table 1: Definition of Value of Heritage Assets

Very High	World Heritage Sites (including those nominated) Assets of acknowledged international importance <ul style="list-style-type: none"> • Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Ancient Monuments (including those proposed) Undesignated monuments which could potentially be worthy of scheduling Listed Buildings - Grade I, II* and II Registered Historic Landscapes, Parks and Gardens <ul style="list-style-type: none"> • Undesignated assets that can contribute significantly to acknowledged national research objectives.
Medium	Conservation Areas <ul style="list-style-type: none"> • Undesignated assets that contribute to regional research objectives.
Low	Undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations <ul style="list-style-type: none"> • Assets of limited value, but with the potential to contribute to local research objectives.
Negligible	<ul style="list-style-type: none"> • Assets with very little or no surviving cultural heritage interest.
Unknown	<ul style="list-style-type: none"> • Importance of the asset not ascertained.

The assessment of the magnitude of effect considers the extent to which a heritage asset may be changed or affected by the proposed development through the introduction of new structures or the infrastructure. The thresholds for assessing magnitude of effect are set out in Table 1 which is derived from the DMRB Volume 11 Section 3 Part 2, Annex 5/13, 2007, although in a slightly form for each cultural heritage sub-topic (archaeology, buildings, etc) has its own set of determining factors, which are set out in detail in the DMRB.

Table 2: Definition of Magnitude of Effect

Major	<ul style="list-style-type: none"> • Changes to most or all of the key cultural heritage elements such that the assets <p>Comprehensive changes to setting</p> <ul style="list-style-type: none"> • Extreme visual effects
Moderate	<p>Changes to many key cultural heritage elements such that the asset is clearly modified</p> <p>Considerable changes to setting which affect the character of the asset</p> <ul style="list-style-type: none"> • Visual changes to many key elements
Minor	<p>Changes to key cultural heritage elements such that the asset is slightly altered or different</p> <p>Sight changes to setting</p> <ul style="list-style-type: none"> • Slight visual changes to a few key elements
Negligible	<p>Very minor changes to cultural heritage elements, or setting</p> <ul style="list-style-type: none"> • Virtually unchanged visual effects
No Change	<ul style="list-style-type: none"> • No change

A part of the assessment process is to extrapolate the degree of significance from the predictions of impact. No formal guidance from Welsh government currently exists for the assessment of significance of effects on heritage assets, but the DMRB does provide an alternative. The severity of the effect on heritage assets depends on both the magnitude of effect and the value or importance of the asset, as exemplified in the two tables above. Table 3 illustrates how information on the value of the asset and the magnitude of effect can be combined to arrive at an assessment of the significance of effect. This process ensures consistency in assessing the significance of effect, and serves as a check to ensure that judgements regarding value, magnitude and significance of effect are balanced. While the correlation of these two sets of criteria is a mechanical process, professional judgement provides the reasoned explanation of the rationale behind the conclusions that are drawn. For example, a highly valued heritage asset may require only a limited amount of change to result in an effect that is assessed as moderate or major, whereas a greater magnitude of change is likely to be required to result in equivalent effects on a less sensitive asset. In the context of the EIA Regulations an impact judged to be moderate or greater is deemed to be 'significant'.

Table 3: Matrix for assessing significance of direct and indirect impacts on heritage assets

Magnitude of Effect	Value of Heritage Asset				
	Very High	High	Medium	Low	Negligible
Major	Very Large	Large/ Very Large	Moderate/ Large	Slight/ Moderate	Slight
Moderate	Large or Very Large	Moderate/ Large	Moderate	Slight	Neutral/ Slight
Minor	Moderate/ Large	Moderate/ Slight	Slight	Neutral/ Slight	Neutral
Negligible	Slight	Slight	Neutral/ Slight	Neutral/ Slight	Neutral
No change	Neutral	Neutral	Neutral	Neutral	Neutral