

**Proposed log cabin development,
Adjacent to Poplar Drive, Leighton,
Welshpool, Powys, SY21 8HJ
Impact on Setting
(Historic Environment)
Planning Application: 20/2103/FUL**



Report by: Trysor

For: Roger Parry & Partners

April 2021



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By

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Trysor

Trysor Project No. 2021/765
HER Event Record PRN – CPAT 164256

For: Roger Parry & Partners

April 2021

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Cover photograph: From the Poplar Drive, looking east-northeast towards the development site in the far corner of the field.

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DYDDIAD 11^{eg} o Ebrill 2021 **DATE** 11th April 2021

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

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Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.

We welcome any comments on the content or structure of this report.

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Event Record PRN – CPAT HER

PRN	CPAT 164256
Name	Proposed log cabin development, Adjacent to Poplar Drive, Leighton, Welshpool, Powys, SY21 8HJ
Type	HERITAGE ASSESSMENT
NGR	SJ2469305150
Easting	324693
Northing	305150
Summary (English)	During February and March 2021 Trysor carried out an assessment of the impact on the setting and significance of designated historic assets from a proposed development on land adjacent to Poplar Drive, Leighton, Welshpool, Powys SY21 8HJ © Trysor 2021
Crynodeb (Cymraeg)	Yn ystod Chwefror a Mawrth 2021, fe gariwyd allan asesiad gan Trysor ar effaith datblygiad arfaethedig ar leoliad a phwysigrywdd asedau hanesyddol dynodedig ar dir sydd yn ffinio â Rhodfa'r Poplys, Tre'r Llai, Y Trallwng, Powys SY21 8HJ. © Trysor 2021
Description	During February and March 2021 Trysor carried out an assessment of the impact on the setting and significance of designated historic assets from a proposed development on land adjacent to Poplar Drive, Leighton, Welshpool, Powys SY21 8HJ © Trysor 2021
Sources	Trysor, 2021, Proposed log cabin development, Adjacent to Poplar Drive, Leighton, Welshpool, Powys, SY21 8HJ Impact on Setting (Historic Environment) Planning Application: 20/2103/FUL.
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Summary

This report was prepared by Trysor for Roger Parry & Partners on behalf of their client during March 2021. It assesses the impact of a proposed log cabin development on land adjacent to Poplar Drive through the four stages of the Impact on Setting in Wales process. It assesses potential impacts on listed buildings within the immediate area as well as on the Leighton Centre Conservation Area and the Registered Historic Park and Garden, following the relevant Cadw guidance.

The proposed development will take place on the northern edge of a small hamlet of buildings dating to the pre 19th century, mid 19th century and post 1970. The older buildings were all either built or reconfigured by John Naylor during his period of estate development at Leighton and form an important estate group along the side of a stream which was modified and diverted by the estate works.

The development is smaller in scale and mass than the existing buildings. The older buildings are all now used for residential/accommodation purposes, even those such as Brook House Tank which was formerly a slurry tank, and Old Cable House which housed winding for the funicular railway and for the single line railway in a detached tower.

The setting and significance of each of five listed buildings, a conservation area and a registered historic Park and Garden was described and the impact on the setting and significance was assessed.

On the first application of the assessment process, it was found there was a low impact on setting of two listed buildings – Brook House and Brook House Tank. Although this was not sufficient to alter their significance, mitigation was suggested in the form of restoring a copse of trees. This copse was shown on later 19th century and early 20th century maps and on aerial photographs up to the 1970s. In restoring this historical planting, the impact on setting was reduced to none and the significance still maintained

No other mitigations are thought necessary.

1. Introduction

- 1.1 This document has been prepared by Trysor at the request of Roger Parry & Partners, on behalf of their client, to assess the impact on the setting of designated historic assets and the Leighton Centre Conservation Area from a proposed log cabin development on land adjacent to Poplar Drive, Leighton, Welshpool, SY21 8HJ at SJ2469305150.
- 1.2 The proposed development would consist of three, single storey, log cabins and access track. The cabins would be aligned east to west and each one measuring 12.19m x 6.10m x 4.11m. The cabins themselves need no foundations but the ground would need to be terraced into the slope to create level areas for them.
- 1.3 A site visit was made by Trysor on 29th January 2021 to examine the proposed development site and its environs.
- 1.4 After an initial assessment of the development site some mitigation was suggested in the form of replanting trees in an area where trees stood from the mid 19th century to the 1970s and retaining the iron fencing along the eastern side of the site. This Impact Assessment on Setting therefore comments on the revised proposals (see Client Plans in Appendix I) not the plan published on the Powys planning portal on 18th January 2021 (plan dated 04/12/2020).

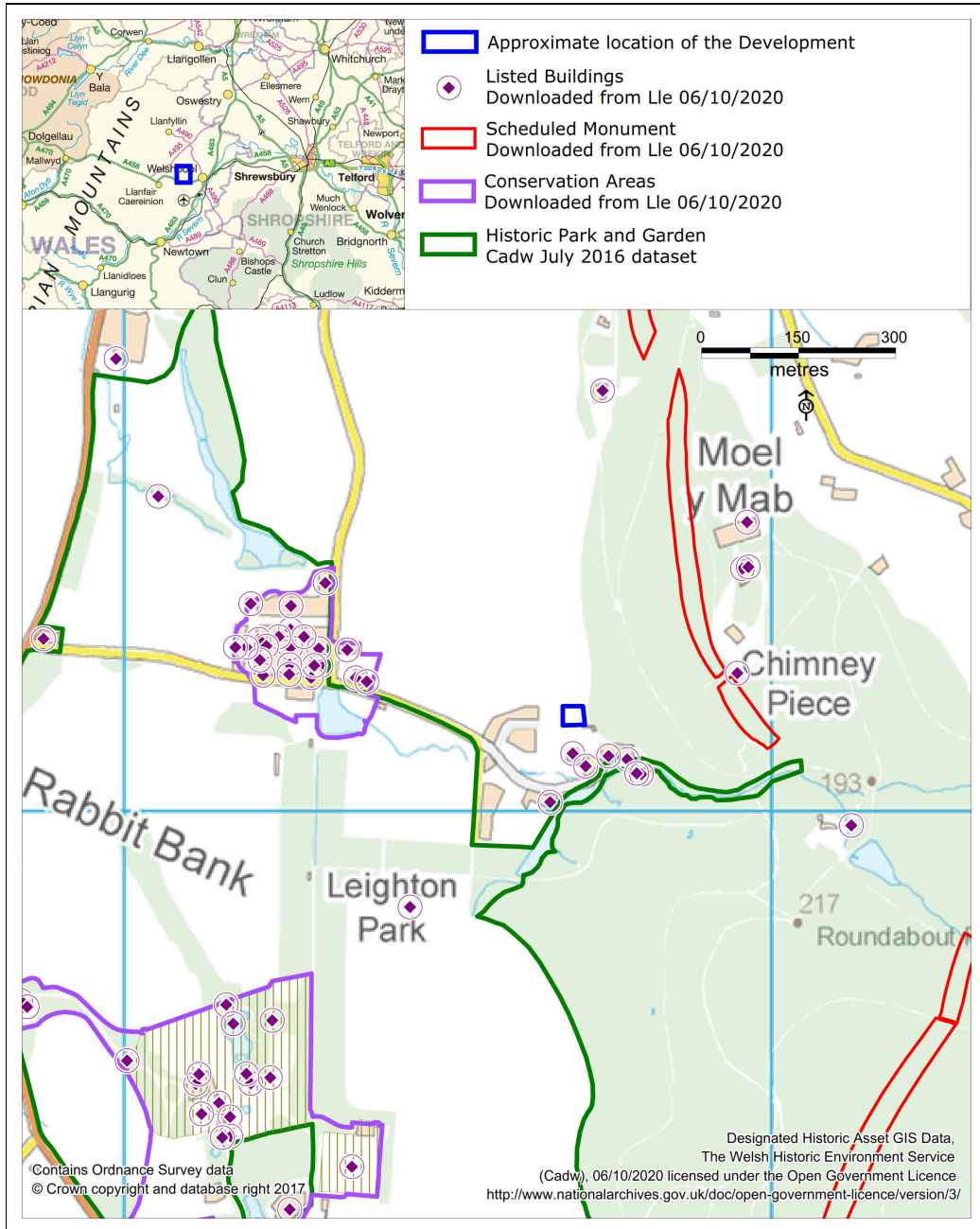


Figure 1: Location of the development. The Scheduled Monument

2. The Proposed Development Site

- 2.1 The proposed development site is located in the northeast part of a pasture field. The field lies on a west facing slope. A footpath, once a parish road, runs along its eastern side and above that the slopes are densely wooded. To the south are a group of listed buildings in a stream valley that were connected with the Leighton estate during the mid to late 19th century. To the south and southwest of the pasture field are modern developments. The northern side of the development site is bordered by a line of poplar trees and beyond are fields laid out as part of the estate development in the mid 19th century.
- 2.2 The underlying geology is made up of rocks of the Trewern Brook Mudstone Formation, deposited between 427 and 433 million years ago in the Silurian period. These mudstones were laid down in deep seas forming graded beds. The bedrock is covered by Devensian till laid down during the last 2 million years. The soils here are categorised as *Slowly permeable seasonally wet acid loamy and clayey soils* on the LandIS soil map (Cranfield University, 2019). Soils of this type are of low fertility and characterised as seasonally wet pastures and woodlands.

3. Leighton Estate: Historical & Archaeological overview

- 3.1 The Leighton estate in its current form was created in the mid 19th century when John Naylor was gifted the estate and began to transform it. A new house was designed by WH Gee, and gardens, designed by Edward Kemp, were laid out around it, with an extensive wider parkland. A model farm, also designed by WH Gee, was built to the north of the house and parkland and the whole fieldscape remodelled, including the closure of parish roads and re-routing of other roads. Fields were made bigger and more regular shape, replacing the earlier field system.
- 3.2 Some earlier buildings were incorporated into this grand scheme but remodelled and often with their ancillary buildings removed. There are two of these buildings in the vicinity of the development: Brook House and Park House.
- 3.3 The model farm was built on such a grand scale that a broad-gauge railway was used to move goods within the farmyard. A separate single line railway ran from the farmyard east-southeast towards a building at the foot of the west facing escarpment from which a funicular railway ascended the slope to further farm buildings at the top of Moel y Mab. The purpose of the railway is still disputed. Some authorities suggest it was used by visitors as part of the extended walks created on the slopes to the south. However, this area of the estate appears to have been connected with the running of the model farm. The buildings in the vicinity of the development were made to look attractive to passers-by but they mainly housed estate workers according to 19th century census returns. It is more likely that the railways were used to move animal feed from the model farm to the farm buildings at the top of the hill.
- 3.4 The single line railway formerly ran through the southwest corner of the development site but it had been removed by the time of the 1887 1:2500 Ordnance Survey map, although a section remains in the fields to the west.
- 3.5 A brick slurry house was built to the rear of Brook House, part of the of manure management system where manure at the model farm was mixed with bonemeal and water and pumped to storage tanks in the slurry house. From there it was spread to the fields.

4. Methodology

4.1 This document has been prepared by Trysor, at the request of Roger Parry & Partners on behalf of their client, to assess the impact on the setting of designated historic assets and the Leighton Centre Conservation Area from a proposed log cabin development on land adjacent to Poplar Drive, Leighton, Welshpool, SY21 8HJ at SJ2469305150.

4.1.1 The process outlined in "Setting of Historic Assets in Wales" (Cadw, 2017) has been followed in order to assess impacts on the setting of the historic asset and any impacts on its significance.

4.1.2 This process has four stages;

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

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

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

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

5. Impacts on Setting Stage 1: *Identify the historic assets that might be affected by a proposed change or development.*

5.1 No Scheduled Monuments are included in this assessment. A scheduled section of Offa's Dyke (MG035) lies on higher ground 200 metres to the east of the proposed development. It lies on the very edge of theoretical intervisibility with the development site and is hidden in dense woodland/forestry and therefore would not experience any impacts, direct or indirect, from the proposed development.

5.2 The assessment considers the impact on the setting of five listed buildings, a Conservation Area and a Registered Historic Park & Garden;

5.2.1 Detailed notes on the setting of these historic asset and impacts on that setting are found in appendices B to H of this report.

5.2.2 The Old Cable House, (Listed Building 8665) – This building was originally the winding house at the bottom of the funicular railway built by the Leighton estate in the 1850s. It has now been converted into a dwelling.

5.2.3 Park Cottage, (Listed Building 19502) – This cottage was built for the Leighton estate in the 1850s.

5.2.4 Park House (Listed Building 19500) - Park House has its origins in the 17th century. It was originally a farmhouse but was converted into the gamekeeper's residence during John Naylor's ownership of the Leighton Hall estate.

5.2.5 Brook House (Listed Building 19501) - Brook House was a property on the Leighton Hall estate with 17th century origins.

5.2.6 Brook House Tank (Listed Building 19572) - The Brook House Tank was built in the early 1850s as part of a pioneering slurry distribution system installed for the Leighton Park model farm. In recent times it has been converted into holiday accommodation.

5.2.7 Leighton Centre Conservation Area - Leighton Park Farm was established as a wholly new venture within the landscape of the Leighton Hall estate. The first buildings were constructed during 1849 and by the mid-1850s the complex was largely complete. This remains one of the best examples of an early Victorian model farm in existence. The complex is still in use as a horse stud, with some

buildings reused as business units, though it is no longer associated with the Leighton estate.

5.2.8 Leighton Park Registered Historic Park & Garden - The Registered Park & Garden designation relates to the landscape designed for John Naylor during the mid-19th century. It includes 118.5 hectares of the former parkland focused on Leighton Hall mansion and its gardens, the model farm at Leighton Park and some land to its northwest as well as the leat and Park Pool at the eastern side of the parkland. It does not include the whole of the former estate demesne however and excludes the former stable block southeast of the hall.

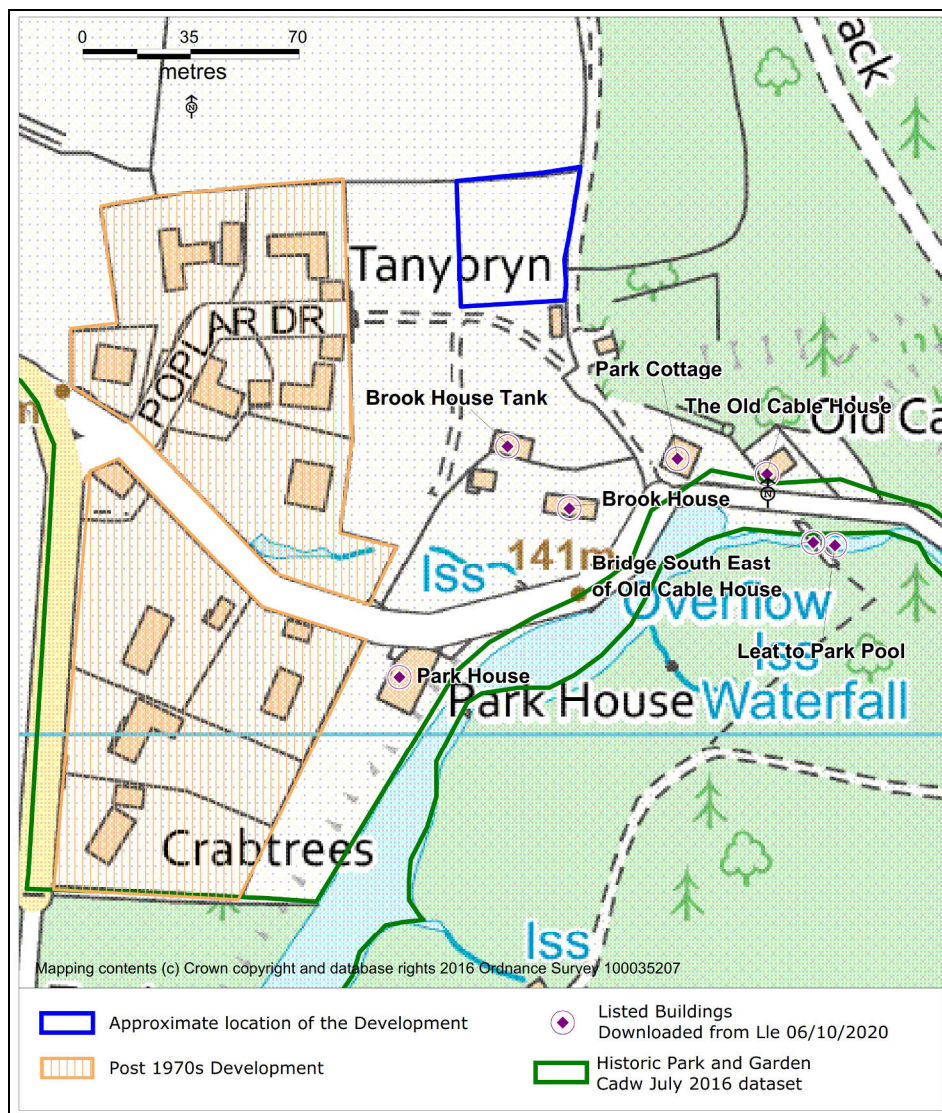


Figure 2: The Listed Buildings assessed in this report. The impact on "Bridge South East of Old Cable House" and "Leat to Park Pool" was not assessed formerly as they are not intervisible with the development, either directly or indirectly.

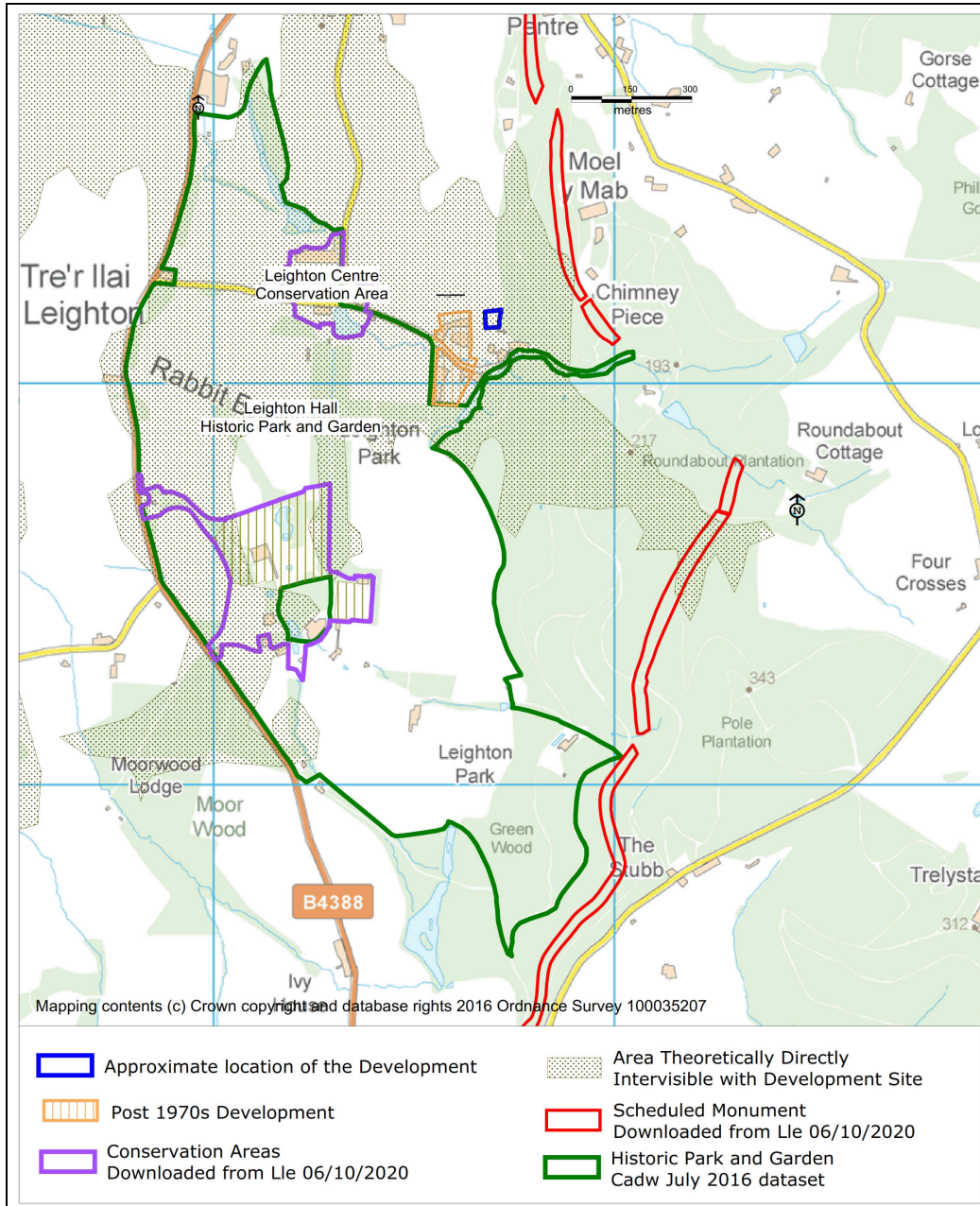


Figure 3: The Leighton Conservation Area and Leighton Park Registered Historic Landscape assessed in this report. The Zone of Theoretical Visibility from the Development Site is also shown and this shows why the linear Scheduled Monument of Offa's Dyke was not assessed as only a small section is theoretically intervisible and that is within dense woodland..

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

6.1 The significance of an historic asset is derived from the sum of four heritage values according to *Conservation Principles (Cadw, 2011, p.10)*. These four values are:

- Evidential value
- Historical value
- Aesthetic value
- Communal value

6.1.2 Conservation principles outlines that setting is part of the Aesthetic Value (Cadw, 2011, p.10, section 2.3 and p.17 *Aesthetic Value*).

6.1.3 Guidance on assessing the setting of historic assets was introduced in 2017 (Cadw, 2017). Cadw states that: *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.* (Cadw, 2017, p.2, Section 1, second para).

6.1.4 In sections 6.2 to 6.8 below, the setting and significance of each of the historic assets listed in 5.2 will be outlined.

6.2 The Old Cable House (Listed Building 8665) (see Appendix B)

6.2.1 Historic Setting

The Old Cable House was built as part of the extensive and well-planned Leighton Park Farm, a model farm constructed for John Naylor of Leighton Hall estate in the 1850s. Architecturally the building reflects the red-brick style of the model farm designed by the architect WH Gee, but it is not known if he was responsible for the Old Cable House. The position of the building was determined by the need to construct a functioning railway and funicular railway system on the working model farm. It therefore stood in the shelter of a small, wooded stream valley, facing down the valley to the southwest and up the slope to the northeast. This put it at the mid-point of the farm railway system, between two separate railway lines which connected the farmyard area to cowhouses on the hill above Moel y Mab. The Old Cable House consists of two separate structures connected by a wall at ground level, and a brick tunnel at basement level. At the northwestern side of the complex is a red-brick tower which housed the winding drum which received the cable of the single-track railway which ran up an inclined plane from the model farm. To the southeast of the tower is a much larger rectilinear building in which was housed the winding gear for a funicular railway which ran northeastwards upslope onto the hill at Moel y Mab. This was powered by a water turbine housed within the building. The railway was disused by the late 19th century and the track is said to have been taken up by the early 20th century. The two linked structures are now in separate ownership and the larger, rectangular building has been converted for residential use in modern times.

6.2.2 Modern Setting

The Old Cable House is a standing building which has been repurposed. It is a visual element in the former Leighton Hall estate landscape, though it is no longer owned by the estate. The building stands in a sheltered, inconspicuous location, with thickly wooded slopes to the north, south and east, and boundary trees screening views to the west. It is best viewed in close proximity from the minor road to the southwest, alongside Park Pool. From here it is seen alongside Park Cottage, with the line followed by the funicular railway still evident up the wooded slope behind the Old Cable House. Both parts of the Old Cable House complex, the main cable house and the separate winding drum tower, can only be seen clearly from the road immediately in front of the buildings, to the southeast of Park Cottage. There are now some 15 dwellings to the west of The Old Cable House forming a discrete hamlet group.

These include several historic estate buildings as well as modern dwellings which have been added to the former estate landscape.

6.2.3 The **significance of the building** is drawn from each of the four heritage values.

- a) In terms of evidential value, the building stands modified internally but retaining its external character to a large extent and identifiable as an early Victorian estate building. There are no known plans or early drawings or photographs of the building in public archives although a survey of the building was carried out by students from the Ironbridge Institute in 1986 (Coode, LM et al, 1986). The evidential value of The Old Cable House is high due to its good state of external preservation.
- b) The historical value of The Old Cable House is high, as it was a purpose-built building associated with an innovative farm railway system of the mid-19th century. As a surviving estate building it is an important reminder of a defining phase in the development of Leighton Hall estate. It is a symbol of the advancement of agriculture during the period, being intimately associated with one of the finest model farms of the period.
- c) The aesthetic value of the building is high, as its external architecture is largely intact, despite its internal modification. The historic and modern settings of The Old Cable House are also factors in determining its significance as setting is an element contributing to the aesthetic value of the building. The sheltered position of The Old Cable House means that the character of the immediate landscape has changed relatively little, with wooded slopes still forming much of the background in views of the building. The line of the former funicular railway on the slope to the northeast is still traceable within the wood. There has also been no physical interruption affecting its relationship with the nearest estate buildings, such as Park Cottage, Brook House and Park House or the nearby Park Pool and the leat which supplies it with water, which are both estate features. Nevertheless, the landscape surrounding the listed building has undergone some important changes, with the removal of the railways associated with the building breaking the link to the model farm, the breakup of the Leighton Hall estate putting this and neighbouring properties under different ownership, as well as the addition

of up to a dozen modern dwellings a short distance to the west.

- d) The communal value of the building is low as the building was constructed by a private estate purely for estate use. It remains in private ownership and has no public access apart from being visible from the adjacent road.

6.3 Park Cottage (Listed Building 19502) (see Appendix C)

6.3.1 Historic Setting

The 1847 Leighton parish tithe map shows the land where Park Cottage was later built as a field named Upper Orchard, part of the Leighton Hall estate. This field was to the east of Brook House and Park House, which evidently predated the ownership of John Naylor. Park Cottage was probably built in the 1860s, in a relatively secluded area on the margins of the field system of Leighton Hall farm. Census returns from the period do not clearly show Park Cottage until 1881, when a blacksmith lived there. In 1871 the same blacksmith, Richard Morris, was listed as living at "The Park" which is likely to be the same cottage. It is not named on the 1861 census however. The cottage stands to the north side of a wooded dingle which runs down from the east and opens out at this point to overlook the wide Severn valley to the west. The house faces Park Pool to the south-southwest, an estate pond created during the 1850s and fed by the modified minor stream which flows down the dingle from the east. Immediately to the east of the cottage is The Old Cable House, which in the 1860s housed the winding machinery of the farm railway system connecting Leighton Park model farm with the cowhouses on the high ground above Moel y Mab to the northeast. The red-brick architecture of the cottage is in the style adopted across the Leighton Hall estate. Park Cottage and its neighbouring cottages were all occupied by Leighton Hall estate workers and labourers during the heyday of the estate and the association with Leighton Hall dominates the historic setting of the cottage.

6.3.2 Modern Setting

In some respects, little has changed in the immediate vicinity of the cottage since the 19th century. Mature trees screen views in most directions and Park Pool is still intact on the opposite side of the road to the front of the cottage. The property, like its neighbouring houses, was however sold off by the estate during the 20th century, breaking the link with the estate. Park Cottage and the neighbouring houses of Park House and Brook House are therefore now in separate ownership. Other buildings in close proximity have seen significant changes in modern times. The Old Cable House fell out of use when the railway system associated with the model farm was abandoned. The building has now been converted into a dwelling. Similarly, the Brook House Tank, which was a mid-19th century slurry tank on the model farm is also now a holiday cottage. To the west, beyond Brook House, there is a small estate of modern houses at Poplar Drive and another small group of modern dwellings has appeared to the western side of Park House. Park Cottage

therefore now lies at the eastern side of a small hamlet of largely modern date. Private residential properties now characterise an environment which was formerly influenced by the activity of Leighton Hall estate and its model farm when the cottage was first built. The cottage has no significant views and there are no significant views of which it is part. It has a pleasant view over Park Pool to the south. There is also a partial view of the gable to the northwest beyond the roof of Brook House towards the modern housing development at Poplar Drive. Park Cottage is best viewed at close quarters from the road to the south-southwest, where it can be viewed alongside The Old Cable House.

6.3.3 The **significance of the building** is drawn from each of the four heritage values.

- a) In terms of evidential value, the building stands relatively unchanged externally and is a good example of a mid-Victorian estate cottage, displaying the character of many Leighton Hall estate cottages and buildings. Its evidential value is therefore high.
- b) The historical value of Park Cottage is high, as a surviving building which dates to the most important period in the history of Leighton Hall, when John Naylor oversaw the remodelling and expansion of the entire estate.
- c) The aesthetic value of the building is high, as its external architecture is largely intact. It reflects Naylor's influence in its red-brick fabric and architectural style. Setting is an element within the aesthetic value of the building and the relationship between Park Cottage and the Old Cable House is specifically mentioned in the listing description of the cottage. The setting of the property has changed with the surrounding landscape being subject to a number of important changes, including the removal of the railways associated with the building breaking the link to the model farm, the breakup of the Leighton Hall estate putting this and neighbouring properties under different ownership, the conversion of The Old Cable House and Brook House Tank into dwellings and the addition of up to a dozen modern dwellings a short distance to the west.
- d) The communal value of the building is low as the building was constructed by a private estate purely for estate use. It remains in private ownership and has no public access apart from being visible from the adjacent road.

6.4 Park House (Listed Building 19500) (see Appendix D)

6.4.1 Historic Setting

Park House has its origins in the 17th century. A house is shown at this approximate location on an estate map of the Leighton Hall estate dating to 1663. The 1816 Ordnance Survey Original Surveyors Drawing shows the house standing alone, just to the south of a minor stream and at the eastern side of a trackway which ran north to south. Until the first half of the 19th century Park House and neighbouring Brook House, which stands just to the north, were the only properties in this part of the estate. The 1841 census shows that Park was a farm occupied by tenants of the estate. The 1847 parish tithe map shows that the farmhouse stood amongst a large group of outbuildings (up to 10, plus two detached barns in fields to the south). The tithe apportionment shows that one Richard Edmonds was the occupier of the holding, farming 471 acres in total. The listing of this building is however based on the association of the house with Leighton Hall in the period following 1847, when the estate was held by John Naylor. During this period many of the existing estate cottages and farmhouses were remodelled, including Park House. The holding was transformed, and the outbuildings shown on the 1847 tithe map had all disappeared by the time of the 1886 1:2500 scale Ordnance Survey map. By the 1880s, Park had been converted into the large, two-pile dwelling that is seen today. The house faced west-northwest across the Severn Valley. Wooded slopes rose to its eastern side at the entrance to a small, wooded dingle which runs to the east. The brook which flowed out of this dingle passed just to the north of the house was formalised as a leat within the dingle and diverted to feed Park Pool. This was a reservoir created to supply water to Leighton Hall and was located less than 20 metres to the eastern side of Park House, within its garden area, defined by a high embankment which means that the water level of the pond is higher than the ground level of the house. Park Pool still exists. Park House became one of the more significant residences on the Leighton Park estate and census returns from the period 1871 to 1901 show that it was home to the estate gamekeeper.

6.4.2 Modern Setting

The landscape in which the original farm was established was completely transformed by John Naylor after 1847-48. The surrounding field system was remodelled, the farm buildings at Park House were removed, the road that ran to its east side was removed and the stream which flowed nearby was diverted and used to create Park Pool adjacent to the eastern side of house. Further afield, the high tower of Leighton church was added and the

large model farm was built to the northwest. A railway system was added to the farm which ran to the Old Cable House winding house, a short distance to the northeast of Park House. Brook House Tank was built near neighbouring Brook House during the 1850s as part of a slurry distribution system associated with the model farm, whilst Park Cottage was built nearby in the 1860s. Further significant changes were made during the 20th century, after the breakup of the Leighton Hall estate in 1931. A number of modern dwellings have been built within the former gardens of Park House, to the west, and the small Poplar Drive housing development has appeared more recently to the north-northwest. Park House now stands in a very different landscape to that which existed in the 18th century. It now stands to the southeastern edge of a small hamlet of with the majority of dwellings being of modern date. Private residential properties now characterise an environment which was formerly influenced by the activity of Leighton Hall estate and its model farm when the cottage was first built. Park House is largely hidden by surrounding woodland or garden trees and a substantial boundary hedge and has no significant outward views. There is a partial view to the northwest towards the modern housing development at Poplar Drive and a partial view to the north-northeast towards Brook House and Brook House Tank, although boundary trees largely screen these views. There are no significant views of Park House. It is best viewed at close quarters from within its garden. It can be partially viewed from the road to the north-northeast, where it can be viewed alongside Park Pool, although only the north gable and rear of the house are visible from this location.

6.4.3 The **significance of the building** is drawn from each of the four heritage values.

- a) In terms of evidential value, the building stands modified but well-preserved. It appears to retain some pre-19th century fabric but is largely of red-brick construction, reflecting the remodelling and extension of the house by the Leighton Hall estate in the mid-19th century. The evidential value is high.
- b) The historical value of Park House is high, as this was an important estate building, used as the residence of the estate gamekeeper in the second half of the 19th century. It is therefore closely associated with the estate during the period it was owned by John Naylor.
- c) The aesthetic value of the building is high, as it retains some pre-19th century fabric but also reflects the changes and styles introduced by John Naylor during the height of his

remodelling of the Leighton Hall estate. Setting is an element within the aesthetic value of the building but not a factor in the listing of Park House. The landscape surrounding the listed building has undergone significant changes, firstly with the removal of the outbuildings which accompanied the house when it was an estate farm during the 1850s and then, more recently, the construction of several private dwellings within the garden to the west of the house, with another group of modern houses partially in view to the northwest at Poplar Drive.

- d) The communal value of the building is low as the building was constructed by a private estate purely for estate use. It remains in private ownership and has no public access apart from being visible from the adjacent road.

6.5 Brook House (Listed Building 19501) (see Appendix E)

6.5.1 Historic Setting

Although its origins are not clear, Brook House was a property on the Leighton Hall estate during the 17th century. A house is shown at this approximate location on an estate map of the Leighton Hall estate dating to 1663. Curiously, no building is shown at this location on the 1816 Ordnance Survey Original Surveyors Drawings or the 1836 1 inch to 1 mile First Series Ordnance Survey map, but Brook House is mentioned in a mortgage deed of 1819 (Shropshire Archives D3651/B/32/2/5/25). The house is shown clearly for the first time on the 1847 parish tithe map, standing in its present location. It was built close to the north bank of a minor stream, which explains its name, and within the shelter of the stream valley. The land rises from the house to the east, north and south. The house was aligned on a roughly east-west axis with its main façade facing the wooded slope to the south. The only views of the wider landscape were gained looking westwards, although views may have been blocked by trees along the stream valley in that direction and the alignment of the house suggests that the shelter of the valley was more important than the views which could be gained from this location. Even in the 17th century the house stood close to a road which connected it with other parts of the Leighton Hall estate. The listing of this building is however based on the association of the house with Leighton Hall in the period following 1847, when the estate was held by John Naylor. The major changes to the Leighton Hall estate initiated by John Naylor after 1847-48 had a significant impact on the area around Brook House. Over the next decade a large model farm was built to the west, complete with its own railway system. A railway line was constructed in the field just to the north of Brook House, running from the model farm to a purpose-built winding house at Old Cable House, which stands just to the east of Brook House. Here a second winding house was built to power a funicular railway climbing the slopes up to the top of Moel y Mab, where cowhouses were also built by Naylor. Slurry from the model farm was stored in large tanks and then pumped around the farm by an innovative system of pipes. A large slurry tank building associated with this system was built at the edge of the garden of Brook House, just 10 metres away from the house, and is today known as the Brook House Tank. A new estate workers cottage, Park Cottage, was also built just 25 metres to the northeast of Brook House during this period of estate expansion and modernisation.

6.5.2 Modern Setting

Brook House has continued in occupation as a dwelling to the present day, but its setting has changed markedly. The railways associated with the former building and the slurry distribution system associated with the latter, both of which were in close proximity to Brook House to the north, had fallen out of use by the late 19th century and then removed. During the first half of the 20th century the cottages and land here were sold off by the estate as the financial pressures experienced by most estates during the inter-war period began to tell. The link with Leighton Hall was therefore broken. During the later 20th century, a number of modern dwellings were added to the garden of Park House, to the southwest and then by the opening of the 21st century a new housing estate was built at Poplar Drive in the field to the west of Brook House. The modern houses of this latter development now block westward views from the property. Brook House is set on the floor of a minor stream valley which shelters it from many views and it is further screened by boundary trees and shrubs to the west and south. It is best seen through this screen of trees and vegetation from the minor road to the south, from where it is seen to stand alongside the now converted Brook Tank House. The modern houses of this latter development now block westward views from the property, trees also block southward and eastward views. The land also rises slightly to the north and this combines with a line of poplar trees at the edge of the neighbouring fields to shorten views in that direction considerably.

6.5.3 The **significance of the building** is drawn from each of the four heritage values.

- a) In terms of evidential value, the Brook House remains in use and in good condition. It includes pre-19th century fabric as well as details which probably date to the changes brought about during the ownership of John Naylor. The evidential value is therefore high.
- b) The historical value of Brook House is also high, as this was an estate building associated with Leighton Hall during the period it was owned by John Naylor.
- c) The aesthetic value of the building is high. It is listed due to the fact that it has 17th century origins and retains some pre-19th century fabric but also reflects the changes and styles introduced by John Naylor during the height of his remodelling of the Leighton Hall estate. Setting is an element within the aesthetic value of the building but not a factor in the listing of

Brook House. The landscape surrounding the listed building has undergone significant changes, including the loss of the railways and slurry system associated with Leighton Park model farm and the addition of modern dwellings within the garden of Park House to the southwest and at Poplar Drive to the west. Two neighbouring historic, functional estate buildings, the Old Cable House and the Brook Tank House, have both been converted into dwellings in modern times.

- d) The communal value of the building is low as the building was constructed by a private estate purely for estate use. It remains in private ownership and has no public access apart from being visible from the adjacent road to the south and a public footpath to the east.

6.6 Brook House Tank (Listed Building 19572) (see Appendix F)

6.6.1 Historic Setting

The Brook House Tank is thought to have been built in the early 1850s as part of a pioneering slurry distribution system installed by the Leighton Hall estate in conjunction with the establishment of the Leighton Park model farm. Manure was mixed with water and bone meal at the farm and then mechanically pumped through copper pipes to slurry tanks in adjacent fields. Brook House Tank was one of three slurry tanks in this part of the estate. It was constructed against a natural bank at the northwestern corner of the garden of Brook House. The building was terraced into the slope, with the slurry tank set below the red-brick tank house. The tank house therefore appears as a two-storey structure on the southern side but is a single-storey building when viewed from the north side. When it was first built, the railway line connecting the model farm with the winding house at Old Cable House would have been in operation and passed some 30 metres to the north of the tank house. The choice of location for this tank house was determined purely to meet the needs of the slurry distribution system. The presence of a suitable slope at this point may have determined this to be a particularly suitable location, despite its proximity to Brook House and any inconvenience which may have arisen for the tenants of the property. Views to and from the tank house were not of concern in the siting or form of the structure.

6.6.2 Modern Setting

The slurry tank was in use for a relatively short period and was out of use by the late 19th century. It was maintained for agricultural purposes thereafter. During the 20th century it was sold by the Leighton Hall estate and apparently became an outbuilding owned by Brook House. The tank house survived relatively intact into the 21st century when it was converted into a holiday cottage. The position of the tank house at the edge of the garden of Brook House means that it is best viewed from the road to the south, when it is seen alongside Brook House. However, this view is screened by trees and vegetation along the property boundary of Brook House. The use of red-brick in its construction, which contrasts with the subtler stone and timber-framed walls of Brook House, and its relatively elevated position on the bank at the northern side of the stream valley, makes the tank house a visually dominant feature within the garden setting of Brook House when viewed from the south. It can also be viewed from the footpath to the north or the field to the west or south, but these views are not as important and do not give a clear view of the building in its setting adjacent to Brook House and within its private garden.

6.6.3 The **significance of the building** is drawn from each of the four heritage values.

- a) In terms of evidential value, the building stands relatively well-preserved, externally, although it has been changed significantly internally to convert it for residential use. Its evidential value is still high.
- b) Its historical value is also high, as it was a highly specialised building installed as part of an innovative slurry distribution system dating to the 1850s, associated with the Leighton Hall estate and the development of its Leighton Park model farm, developed by John Naylor. The model farm was designed by the architect W.H. Gee who may have designed this building also.
- c) The aesthetic value of the building is high, as its external architecture is largely intact. It is a plain and functional building, but its red-brick walls under a slate roof are characteristic of most of the estate buildings from the 1850s and provide a visual link to the favoured architectural style of the estate dating to John Naylor's period of occupancy. Setting is an element within the aesthetic value of the building but not a factor in the listing of the Brook House Tank.
- d) The communal value of the building is low as the building was constructed by a private estate purely for estate use. It remains in private ownership and has no public access apart from being visible from the adjacent road to the south and a public footpath to the east.

6.7 Leighton Centre Conservation Area (see Appendix G)

6.7.1 Historic Setting

Leighton Park Farm was established by John Naylor as a wholly new venture within the landscape of the Leighton Hall estate. The first buildings were constructed during 1849 and by the mid-1850s the complex was largely complete. It is viewed as one of the best examples of an early Victorian model farm in existence. The farm was highly innovative and had its own railway system and slurry pumping system by the 1850s, though both of these had ceased operation by the start of the 20th century. The farm was built on meadow and pasture fields within the estate demesne, some 600 metres to the north of Leighton Hall and at the eastern side of the broad Severn Valley. The farm was established on relatively flat land between two minor streams. The availability of flat land and water may have been requirements for the site selection, but no other features appear to have influenced the location of the farm as the surrounding landscape, road system and drainage system were remodelled to accommodate the development. In the listing description for the model farm, Cadw state that the complex was designed to be visually impressive when viewed from the roads approaching from the north or west.

6.7.2 Modern Setting

Leighton Hall and its estate was sold off by the Naylor family in 1931 and broken into separate lots. This included the model farm, which went into the ownership of Montgomeryshire County Council, who maintained it as a working farm. The main buildings of the complex still stand, therefore, though many have been repurposed. In recent times it has been sold into private hands and now serves as a horse stud with some buildings used for business units. The essential character of the farmland and park landscape surrounding the model farm has not changed significantly since the 19th century, but by the early 21st century there had been some increase in residential developments at several points within the surrounding landscape, though not in close proximity to the model farm. These have occurred to the north and northwest at Leighton as well as to the east-southeast around Brook House and Park House. The model farm complex is still an impressive collection of Victorian farm buildings which dominates its immediate area. The best view of the complex is gained from the road which approaches from the north and also from the roads to the west and east of the complex.

6.7.3 The **significance of the historic asset** is drawn from each of the four heritage values.

- a) In terms of evidential value, the model farm complex still stands very well-preserved, and is recognised as one of the finest Victorian model farms in the country. Plans and elevation drawings of the building are held at the National Monuments Record of Wales. The evidential value of the complex is very high.
- b) Its historical value is also very high, due to the association of this highly innovative model farm with John Naylor of Leighton Hall and the architect W.H. Gee. The cutting-edge technologies applied to the complex are rarely seen in farms of the period and included the use of water turbines to power machinery, a railway system to move animal feeds and a slurry pumping system to move slurry away from the buildings to fertilise the land.
- c) The aesthetic value of the conservation area is very high, as its architect-designed buildings are largely intact and outstanding examples of the early Victorian period. Setting is an element within the aesthetic value of the building and does contribute to the significance of the model farm, which still stands within its associated field system and remains highly visible from the roads which approach it from the north, west and east as intended by its designer.
- e) The communal value of the complex is moderate as the building was constructed by a private estate purely for estate use. It remains in private ownership but has more public access than was historically possible due to the use of some buildings as business units. The complex is also highly visible from the adjacent public roads.

6.8 Leighton Park Registered Historic Park & Garden (see Appendix H)

6.8.1 Historic Setting

This Registered Historic Park & Garden designation relates to 118.5 hectares of the parklands and gardens designed for John Naylor at Leighton Hall during the mid-19th century, including the hall and its ornamental gardens and surrounding parkland, the main drives approaching the hall, the model farm at Leighton Park and some land to its northwest as well as the leat and Park Pool at the eastern side of the parkland. These features were laid out anew after Naylor took possession of the estate in 1847-48 and replaced the earlier mansion and gardens owned by the Corbett family. There were some designed views in the parkland created for John Naylor. It appears that there was a significant view from the direction of Naylor's new mansion and gardens towards Leighton parish church, which was also rebuilt by W.H. Gee to include a very tall spire that was visible from the area of the hall. The view of the model farm from the direction of the church and the road that approaches the farm from the north was also significant. There were also important internal views within the ornamental and formal gardens of the estate in its heyday.

6.8.2 Modern Setting

The main changes to the local landscape relate to the transition of the area from being wholly owned by the Leighton Hall estate to being managed by multiple owners. The main character of the landscape has not changed significantly since the 19th century, but as the hall, model farm and other properties and lands became separated from the management of the estate, there has been increase in residential developments at several points within the surrounding landscape. These have occurred to the north and northwest at Leighton as well as to the east-southeast around Brook House and Park House. Many of the key buildings within the registered area are intentionally hidden by parkland trees or plantations. The fields and parkland are generally visible from public roads and footpaths however. An exception to this is the Leighton Park model farm which is in a relatively open area and highly visible from public roads. The lodges and entrances into the core of the estate also tend to be visible from adjacent roads.

6.8.3 The **significance of the building** is drawn from each of the four heritage values.

- a) In terms of evidential value, the Registered Historic Park & Garden of Leighton Hall still retains much of its character and

charm, as intended by its founder. Most of its key buildings are intact and in good condition. Some historic records, photographs, plans and documents relating to the history of the park & garden are held at the National Monuments Record of Wales. The evidential value of this Registered Historic Park & Garden is therefore very high.

- b) Its historical value is very high. The connection to John Naylor of Leighton Hall and the architects W.H. Gee, John Wilkes Poundley and David Walker as well as the landscape designer Edward Kemp (who laid out the gardens at the hall) are the main historical associations. There are old photographs available in various collections of Leighton Hall in its garden setting. The National Monuments Records hold some building plans and estate maps relating to the development of the model farm.
- c) The aesthetic value of the Registered Historic Park & Garden is very high due to the survival of most key buildings, the parkland and gardens as well as associated farmland. Setting is an element within aesthetic value. In the case of the Registered Historic Park & Garden at Leighton Hall it contributes to the overall significance of the historic asset. The boundaries of the registered area are focused on the hall and its formal gardens as well as the parkland either side of the main drive which runs to the north of the hall to the area of the model farm, which is also included. The boundary does not however include significant areas of estate woodlands to the south and east (which have been described as the essential setting of the registered area) as well as a large area of estate farmland to the east of the model farm, which includes the area around Park House, the former funicular railway and the cowhouses above Moel y Mab. These areas should be seen as contributing to the historic and modern settings of the Registered Historic Park & Garden.
- d) The communal value of the Registered Historic Park & Garden is moderate. It was created by a private estate purely for estate use. It remains in private ownership but has more public access than was historically possible as parts of the area are now visible from the public roads and footpaths which cross the former estate landscape. Information and photographs relating to the history and architecture of the hall, its associated buildings and parklands and gardens are also now available in publications and through the internet, including the public heritage record.

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

7.1 The surrounding landscape of the development site has already seen modest residential development. The core of the group of dwellings to the south of the proposed development date to the mid to late 19th century or earlier and were associated with the Leighton Park estate. These include Park Cottage, Brook House and Park House. During the 20th century modern dwellings have been added to the landscape to the west of both Park House and Brook House, with as many as 10 additional properties now present. Therefore, the proposed chalets would sit at the edge of a built environment.

7.1.1 The development would sit within the existing boundaries of the eastern half of an historic field parcel which has seen modern housing development in its western half. The cluster of residential properties to the south, east and west of the proposed development site occupies an area measuring approximately 2.5 hectares, of which approximately 0.5 hectares remains as undeveloped pasture. The proposed development would lie within approximately 0.2 hectares of this undeveloped parcel, although the log cabins have a smaller footprint. The cumulative impact of the proposed development is therefore relatively slight.

7.1.2 The proposed development will not add any unusual smells or noises to the local environment. The nearest building to the proposed development, Brook House Tank, was built as a slurry store in the 1850s, but went out of use in the 19th century and is now converted so the smells of the locale are now residential not agricultural.

7.1.3 The proposed development would be located alongside modern residential developments and would not be in a remote or wild situation. The railway track from the farm to the Old Cable House formerly crossed the same field – this was once part of a busy, working Victorian farm which would also have had a water turbine working the nearby funicular railway. This activity appears to have ceased by the end of the 19th century.

7.1.4 There is already artificial lighting in the surrounding landscape with up to 14 dwellings in close proximity.

7.1.5 The development would be expected to be in use for at least a generation but could be removed entirely after it ceased operation.

7.1.6 The development would not remove any existing historic environment features. It would clip the line of the former single-track

railway, but there is no evidence on the ground for this feature remaining.

7.1.7 There would be two positive impacts from the proposed development, which has been revised to reinstate the iron fencing along the eastern side of the development site, as well as reinstate a small stand of deciduous trees to the south of the development site which were removed after the 1970s, but were present on 19th century maps and earlier 20th century aerial photographs.

7.2 The Old Cable House (Listed Building 8665) (see Appendix B)

7.2.1 The proposed development is modest in scale and would have a much lower profile than the Old Cable House. It would be relatively inconspicuous in the landscape and would be located in a field 130 metres to the northwest of the Old Cable House from which it would be detached by mature woodland and the topography.

7.2.2 The development would not be intervisible with the Old Cable House or appear in any meaningful views of the listed building.

7.2.3 The assessment finds that there would be no impact on the setting of The Old Cable House. There would be no impact on the significance of this listed building.

7.3 Park Cottage (Listed Building 19502) (see Appendix C)

- 7.3.1 The original plan for the proposed development was for a low-profile development which would have been partially visible in the peripheral view when looking at Park Cottage from the minor road to its south-southwest side. The plan was revised to include the reinstatement of a tree stand to the north of Brook House Tank and addition boundary tree planting along the eastern side of the development site. This mitigation will screen views of the development in the view of Park Cottage.
- 7.3.2 The revised proposed development would therefore not impact on the key view of Park Cottage, which is defined in the Cadw listing description as being from the south-southwest, forming a group with the Old Cable House to its eastern side.
- 7.3.3 The assessment finds that revised proposal for the development would see no impact on the setting of Park Cottage. There would be no impact on the significance of this listed building.

7.4 Park House (Listed Building 19500) (see Appendix D)

- 7.4.1 The development, as originally proposed, would have been partially intervisible with Park House. Historically, the view would have been screened by a stand of deciduous trees to the north of Brook House Tank, which was removed in the late 20th century. The revised proposal for the development would reinstate this stand of trees and once again screen this view.
- 7.4.2 The reinstatement of the stand of trees to the north of Brook House Tank may also screen views towards Park House from the public footpath which runs along the eastern side of the proposed development site. This is only partial view of the northern end of Park House, however, already screened by trees and vegetation, and not a key view of the listed building. Historically there were trees present at this location which screened the view.
- 7.4.3 The revised proposal for the development would therefore not impact on any key view of Park House, which can only be appreciated and understood from within its private gardens.
- 7.4.4 The assessment finds that revised proposal for the development would see no impact on the setting of Park House. There would be no impact on the significance of this listed building.

7.5 Brook House (Listed Building 19501) (see Appendix E)

- 7.5.1 The development, as originally proposed, would have been partially intervisible with Brook House. However, Brook House is set down in a sheltered stream valley and the development would be in the field to the north at a higher level, which means that the roof of Brook House would be in view but not the lower part of the house. Historically this view would also have been blocked by a stand of deciduous trees to the north of Brook House Tank, which was removed in the late 20th century. The revised proposal for the development would reinstate this stand of trees and once again screen this view.
- 7.5.2 The reinstatement of the stand of trees to the north of Brook House Tank may screen some views towards Brook House from the public footpath which runs along the eastern side of the proposed development site. This is only a view of the roof of Brook House however and not a key view of the building. Historically there were trees present at this location which screened the view. As Plate 18 in Appendix A shows, there would still be a good view of Brook House looking south from the footpath as it approaches the house from the north (near the field gate into the development site), having passed the proposed development site and reinstated tree stand, which would not impact on views from this area.
- 7.5.3 There may be a partial view of the development in views of Brook House from the road to the south, though boundary trees and shrubs as well as the Brook House Tank building combine to largely screen these views. The reinstatement of the tree stand to the north of Brook House Tank included in the revised proposal would strengthen the screening of views from the south.
- 7.5.4 The revised proposed development would therefore not impact on any key view of Brook House, which can only be fully appreciated and understood from within its private gardens.
- 7.5.5 The assessment finds that revised proposal for the development would see no impact on the setting of Brook House. There would be no impact on the significance of this listed building.

7.6 Brook House Tank (Listed Building 19572) (see Appendix F)

- 7.6.1 The development, as originally proposed, would have been intervisible with Brook House Tank as the development would take place within the same field. Historically the area between the proposed development and the Brook House Tank was the location of a stand of deciduous trees, which was removed in the late 20th century. The revised proposal for the development would reinstate this stand of trees and once again screen this view.
- 7.6.2 The reinstatement of the stand of trees to the north of Brook House Tank as well as tree planting along the boundary at the eastern side of the development site may screen some views towards the listed building from the public footpath which runs along the eastern side of the proposed development site. As can be seen in Plate 18 in Appendix A, there would still be a good view of Brook House Tank looking south-southwest from the footpath as it approaches from the north (near the field gate into the development site), having passed the proposed development site and reinstated tree stand. The development would therefore not impact on the best views of the listed building from the footpath and it would still be seen in its setting with partial views of Park House to the rear and Brook House to its eastern side.
- 7.6.3 There may be a partial view of the development site in views of the Brook House Tank from the road to the south, though boundary trees and shrubs as well as the Brook House Tank building itself combine to largely screen these views. The reinstatement of the tree stand to the north of Brook House Tank included in the revised proposal would strengthen the screening of views from the south.
- 7.6.4 The revised proposed development would therefore not impact on any key view of Brook House Tank, which can only be fully appreciated and understood from close proximity within Brook House garden to the south or within the field to the north. The detail of the building only become apparent on close inspection, such as the position of the slurry tank beneath the upper floor which is seen through the western gable wall. When viewing the building from this location the proposed development would not be in view as screening trees would separate the two sites.
- 7.6.5 The assessment finds that revised proposal for the development would see no impact on the setting of Brook House. There would be no impact on the significance of this listed building.

7.6.6 The assessment finds that revised proposal for the development would have some impact on the setting of Brook House Tank due to the introduction of people and vehicles, albeit screened from view, into the same field parcel. However, the level of impact is Very Low in view of the fact that Brook House Tank has itself had permission granted for conversion into a holiday let, and its proximity to other dwellings with similar activity. The reinstatement of a tree stand to the north of the Brook House Tank will remove visual impacts caused by the development. There would also be no impact on the significance of this listed building.

7.7 Leighton Centre Conservation Area (see Appendix G)

- 7.7.1 The proposed development would be intervisible with part of the Conservation Area. It would be partially visible from the roadside at the northern edge of the Conservation Area, outside Leigh and Glanllyn Cottages (LB No.19520) as well from the eastern side of the sheep and piggery range in the farm complex (LB No.19509) and the eastern range of sheds associated with Stockyard I (LB No. 19510). This view is at a distance of over 300 metres to higher ground and through a screen of mature poplars along the northern edge of the proposed development site.
- 7.7.2 The scale of the proposed development is very modest and consists of three low-profile chalets, greatly contrasting with the much larger buildings of the extensive model farm complex.
- 7.7.3 The development would also be located behind (east of) the modern houses of the Poplar Drive development, which are also partially visible from the eastern side of the Conservation Area. It would not be located in an undeveloped landscape.
- 7.7.4 The visual impact of the development on the Conservation Area would therefore be Very Low, but this would not equate to an impact on the setting of the Conservation Area is negligible. It is also not an important view from the farm buildings, or of the farm buildings, which were designed to be viewed primarily from the north or west.
- 7.7.5 The assessment finds that the proposed development would see no impact on the setting or significance of the Conservation Area.

7.8 Leighton Park Registered Historic Park & Garden (see Appendix H)

7.8.1 The Registered Park & Garden is a large area within which are scattered a number of large buildings, including the large model farm, as well as the large hall and its associated stables and outbuildings, as well as a number of historical estate cottages and more modern residential properties. These are set in a farmed landscape characterised by large, regular fields and some woodland plantations. Within the former estate landscape there are a number of discrete groups of residential properties and the proposed development would sit adjacent to one of these clusters of dwellings.

7.8.2 The development would not alter the character and extent of the built environment in the wider landscape to a significant degree. It would not cause the removal of any element of the historic environment and would be very modest in scale and proportion. It would also fit within a block of landscape which is characterised by residential properties.

7.8.3 The proposed development would be intervisible with only a small part of the Registered Historic Park & Garden, which extends over 118.5 hectares of countryside. It would be partially visible from the roadside at the northern edge of the Leighton Park model farm, though at a distance of over 300 metres to higher ground and through a screen of mature poplars which grow along the northern edge of the proposed development site. It would possibly have had partial visibility with the leat feeding Park Pool and Park House, to the south, which also lie within the Registered area. These are already screened from view by boundary trees at Brook House however, and the reinstatement of a stand of deciduous trees at the southern edge of the proposed development site would block to and from with this area.

7.8.4 The scale of the proposed development is very modest and consists of three low-profile chalets, greatly contrasting with the extensive area of the Registered Historic Park & Garden and the large buildings which are included within it, such as Leighton Hall and the model farm at Leighton Park.

7.8.5 The development would be located outside the boundary of the Registered Historic Park & Garden but within in an area which should be considered to be part of the setting of the registered area. It would, however, stand just east of the modern houses of the Poplar Drive development, which are also partially visible from

the road between Leighton Park modern farm and Leighton village to the north. It would not be located in an undeveloped landscape.

- 7.8.6 The visual impact of the development would affect only a limited area of the extensive Registered Historic Park & Garden and is assessed to be Very Low, but this would not equate to an impact on the setting of the Registered Historic Park & Garden. There would therefore be no impact on the setting or significance of the Registered Historic Park & Garden.

8. Impacts on Setting Stage 4: *If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.*

- 8.1 The impact assessment process was undertaken and then adjustments made to the proposed scheme to reduce impact and the assessment rerun. No further mitigations are suggested. The significance of none of the assessed historic assets would be reduced.

9. Conclusion

- 9.1 The proposed development will take place on the northern edge of a small hamlet of buildings dating to the pre 19th century, mid 19th century and post 1970. The older buildings were all either built or reconfigured by John Naylor during his period of estate development at Leighton and form an important estate group along the side of a stream which was modified and diverted by the estate works.
- 9.2 The development is smaller in scale and mass than the existing buildings. The older buildings are all now used for residential/accommodation purposes, even those such as Boork House Tank which was formerly a slurry tank, and Old Cable House which housed winding for the funicular railway and for the single line railway in a detached tower.
- 9.3 The setting and significance of each of five listed buildings, a conservation area and a registered historic Park and Garden was described and the impact on the setting and significance was assessed.
- 9.4 On the first application of the assessment process it was found there was a low impact on setting of two listed buildings – Brook House and Brook House Tank. Although this was not sufficient to alter their significance, mitigation was suggested in the form of restoring a copse of trees. This copse was shown on later 19th century and early 20th century maps and on aerial photographs up to the 1970s. In restoring this historical planting the impact on setting was reduced to none and the significance still maintained
- 9.5 No other mitigations are thought necessary.

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10.4 Aerial Photographs

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Ordnance Survey, 1970, 7084, 70_401 133

Ordnance Survey, 1972, 72100 72324 383

J Storey, 1984, 8401, JAS0884 157

NRSC, 1997, 9741 0884 065

Appendix A: Photographs

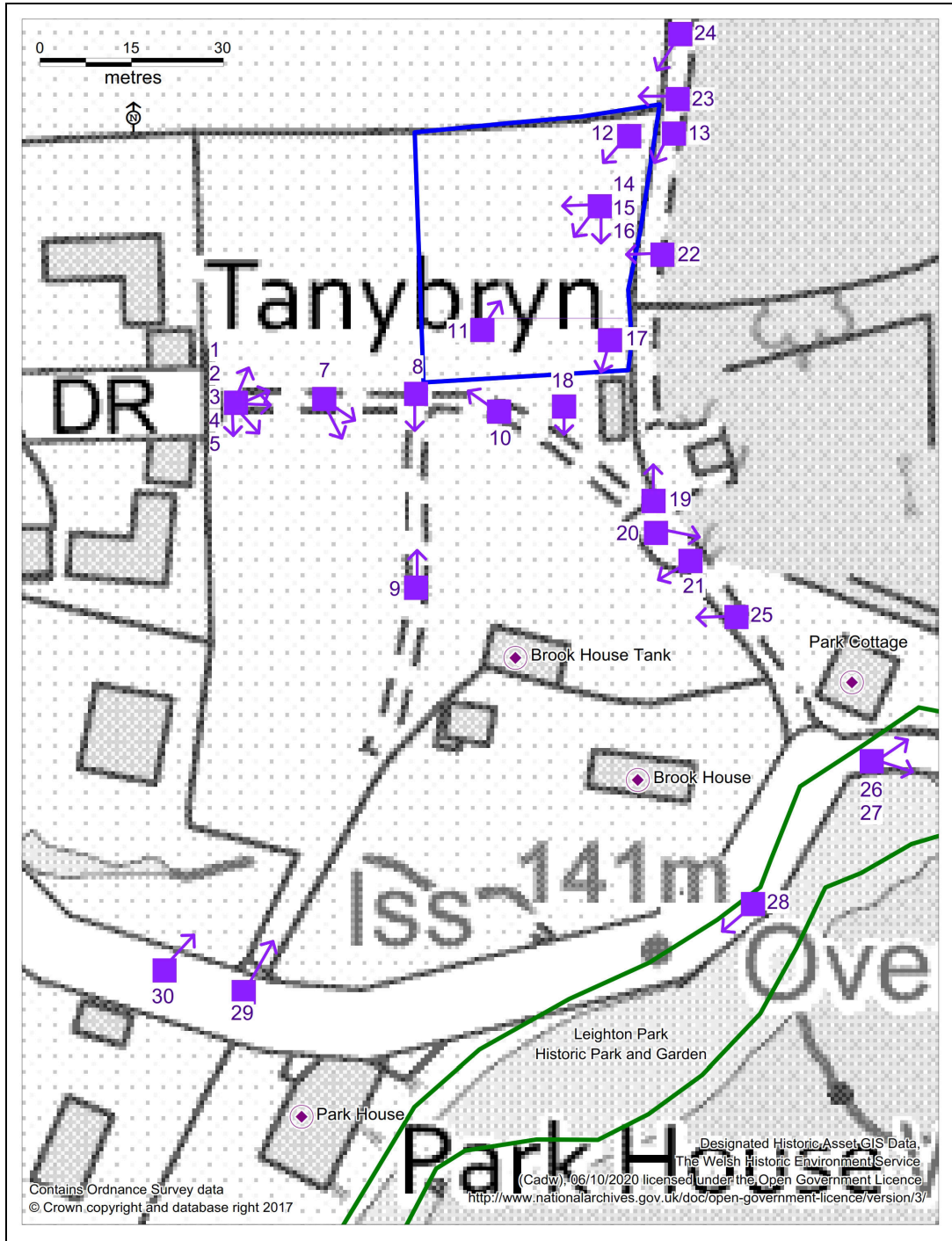


Figure 6: Location of photographs



Plate 1: A view from the gateway at the eastern end of Poplar Drive into the development field. The poplars line the northern side of the field, the log cabins would not be in this view, looking north-northeast.



Plate 2: A view from the gateway at the eastern end of Poplar Drive into the development field. The poplars line the northern side of the field, the log cabins would be in the centre of this view with the access track following the grass covered track, looking east-northeast.



Plate 3: A view from the gateway at the eastern end of Poplar Drive into the development field. The log cabins would be in the left of this view, to the left of the collapsed shed with the access track following the grass covered track, looking east.



Plate 4: A view from the gateway at the eastern end of Poplar Drive into the development field, looking southeast. The log cabins would not be in this view. The building in the centre is the Brook House Tank. Brook House is behind it and out of view. The brick gable to the left is Park Cottage with the Old Cable House just visible beside it.



Plate 5: A view from the gateway at the eastern end of Poplar Drive into the development field, looking south. The log cabins would not be in this view. The building in the trees in the centre is Park House.



Plate 6: A view from the western edge of the log cabins, looking south. The Brook House Tank can be seen on the left hand edge of the photograph, with Park House in the centre behind trees.



Plate 7: A view from the proposed access track, looking southeast. The log cabins would not be in this view, being just to the left of the photograph. Brook House Tank is visible to the right with gable of Park Cottage in the centre.



Plate 8: A view from the proposed access track looking south, Brook House Tank is on the left with the roof of Brook House starting to become visible behind it. Park House is just right of centre in the trees.



Plate 9: A view towards the area of the log cabins from the south of the field, looking north. The log cabins would be beyond the person and to the right. The slope of the field means the cabins will be terraced into the slope.



Plate 10: A view across the development field, looking northwest. The modern building of Poplar Drive partially block the view to Leighton Park Farm beyond. The log cabins would be visible on the far right of this photo.



Plate 11: The northeast corner of the area the log cabins would occupy, looking northeast. Dense woodland/forestry blocks any views on rising ground to the east and the existing poplars break up views to the north.



Plate 12: View from the northeast corner of the development area, looking southwest. All the buildings in this view are modern, with the Registered Historic Park and Garden beyond them.



Plate 13: A view from the footpath to the east of the development site, looking south-southwest. The footpath was the part of the parish road network before Naylor reconfigured the landscape. Brook Tank House can be seen to the right with Park House behind. The log cabins would be just the right of this view.



Plate 14: A view from the east of the development area, looking west. The cabins would occupy the foreground. The buildings to the right are the modern development of Poplar Drive. Beyond are the buildings of Leighton Park Farm.



Plate 15: A view from the east of the development area, looking southwest. The cabins would occupy the foreground. The buildings in the centre of the photo are the modern development of Poplar Drive.



Plate 16: A view from the east of the development area, looking south. The cabins would be to the right of the photograph. The buildings to the left of the photo are the modern development. Brook House Tank is the brick building with Park House behind it.



Plate 17: From the southern edge of the development area looking southwest over the collapsed barn/shed. Brook House is visible to the left, with Brook House Tank left of centre and Park House behind. The other buildings are modern development.



Plate 18: From the southern edge of the development area, looking south. The log cabins would be behind the viewer, Brook House Tank is to the right and Brook House to the left.



Plate 19: A view up the footpath to the east of the development area, looking north. The roof of the collapsed shed/barn can be seen on far left, the log cabins would be beyond that.



Plate 20: A view from the gateway onto the footpath to the east of the development area, looking east-southeast towards the circular tower formerly connected to the Old Cable House.



Plate 21: A view from the footpath to the east of the development area, looking at Brook House Tank. Park House is just visible in trees on the left of the photograph. The other buildings are modern development. The log cabins would not be in this view.



Plate 22: From the footpath to the east of the development, looking west. The log cabins would occupy the foreground. The buildings in the centre of the photograph are modern development. Parts of Leighton Park Farm can be seen beyond.



Plate 23: A view from the footpath to the east of the development, looking west. The buildings on the left are modern development, the buildings in the centre in the distance are parts of Leighton Park Farm. The log cabins would be to the left of the poplars.



Plate 24: From the footpath to the northeast of the development, looking southwest. The log cabins would be on the other side of the poplars.



Plate 25: A view from the footpath to the southeast of the development, looking west. The cabins would not be in this view. Brook House Tank is visible with modern development of Poplar Drive beyond.



Plate 26: The view of the Old Cable House from the road, looking east-northeast. The leat and pool system is to the right. Park Cottage is just out of view to the left.



Plate 27: A view of the leat and pool system looking east-southeast.



Plate 28: A view of the leat and pool system, looking southwest, towards Park House (not visible)



Plate 29: A view from a gateway to the north of Park House and west-southwest of Brook House. The log cabins would be beyond the electricity pole in the field and before the poplars. Looking north-northeast.



Plate 30: A view over a hedge, looking northeast. The log cabins would be in the field beyond the hedge and trees and to the right of the photograph.

APPENDIX B

SETTING ASSESSMENT NOTES
STAGE 2

**THE OLD CABLE HOUSE,
LEIGHTON**

(Listed Building Number 8665)

THE OLD CABLE HOUSE Listed Building Number 8665 Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	<p>The Old Cable House dates to the late 1850s. It consists of two separate structures connected by a wall. At the northwestern side of the complex is a red-brick tower which housed the winding drum which received the cable of the single-track railway which ran up an inclined plane from Leighton Park Farm. To the southeast of the tower is a much larger rectilinear building which was housed the winding gear for a funicular railway which ran northeastwards upslope onto the hill at Moel y Mab. The 1882 1:2500 scale Ordnance Survey map shows that the railway was already disused. The track is said to have been taken up in 1902.</p> <p>The purpose of the railway is not understood. It may be that feed and bedding was transported via the railway to cowsheds positioned at a large slurry tank on Moel y Mab.</p> <p>The Old Cable House was undoubtedly intimately associated with the management of the model farm build by C.J. Naylor at Leighton Park during the second half of the 19th century.</p>
What topographic or earlier features influenced its location?	<p>The steep slope of Moel y Mab determined the location of the funicular railway and the winding houses at the top and bottom of the line.</p>
What was its relationship to the surrounding landscape/ streetscape?	<p>It was linked by railway to the model farm and to a second winding house at the top of the funicular railway.</p>
Was it constructed to take advantage of	<p>No. The position of the building was determined by the need to construct a functioning railway</p>

<p>significant views or to be a part of a significant view? Although there may be a 360-degree view, some areas of the view may be more significant than others.</p>	<p>and funicular railway system on the working model farm.</p>
<p>Has its function or use changed?</p>	<p>Since it fell out of use by the 1880s, the main building (the winding house for the funicular railway) has been converted into a dwelling.</p>
<p>What changes have happened to the surrounding landscape/streetscape?</p>	<p>The railway system ceased operation during the late 19th century. The railway lines were removed over a century ago. This part of the estate has seen the addition of a number of dwellings in modern times, to the west of the Old Cable House.</p>
<p>Have changes happened because of changes to the historic asset or to its historical setting?</p>	<p>The building has been converted for residential use.</p>
<p>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</p>	<p>No.</p>
<p>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</p>	<p>The Old Cable House is a redbrick complex built in the estate style and therefore in a similar character to other estate buildings associated with the model farm.</p>
<p>Have historic and designed views to and from the historic asset changed?</p>	<p>No. The building was erected in a secluded location at the edge of a wooded slope and the woodland remains in place.</p>

<p>• Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p>	<p>The Old Cable House was built as part of an extensive and well-planned mid-19th century model farm. It was specifically designed as the mid-point on two separate railway lines – connecting the farmyard area to cowhouses on the hill above.</p> <p>By the late 19th century the system had ceased operation and it is possible that the funicular railway at the upper end of the complex was used for a period for the pleasure of the owners of the estate only. During the later 20th century the Old Cable House was converted for residential use.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>The Old Cable House is a standing building which has been repurposed. It is a visual element in the former Leighton Park estate landscape, though it is no longer owned by the estate.</p>
<p>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>Architecturally the building reflects the style of the Leighton Park estate. It is thought that the architects WH Gee & JW Poundley were responsible for many of the model farm buildings but it is not known if they designed the Old Cable House. There are no known contemporary descriptions, drawings or photographs of the building when in use.</p>

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>There are no known designed views of the Old Cable House. Its positioning was determined to enable the funicular railway to operate up the slope to its northeast.</p>
<p>• views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>There are no known historic artistic depictions or photographs of this building.</p>
<p>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>The building stands in a sheltered, inconspicuous location. It is best viewed from the minor road to the southwest, alongside Park Pool. From here it is seen alongside Park Cottage, with the line followed by the funicular railway still evident up the wooded slope behind the Old Cable House. Both parts of the Cable House complex, the main cable house and the separate winding drum tower, can only be seen clearly from the road immediately in front of the buildings, to the southeast of Park Cottage.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	The proposed development is modest in scale and would have a much lower profile. It would be relatively inconspicuous in the landscape.	None The development would not be intervisible with the Old Cable House or appear in any views of the listed building.	None
The visual impact of the proposed change or development relative to the location of the historic asset	The development would take place in a field 130 metres to the northwest of the Old Cable House from which it would be detached by mature woodland and the topography.	None	None
Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains	The development would be of a lower profile and not be intervisible with the Old Cable House or appear in any views of the listed building.	None	None

<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>The core of the group of dwellings to the south of the proposed development date to the mid to late 19th century and were associated with the Leighton Park estate. These include the three dwellings, Park Cottage, Brook House and Park House.</p> <p>During the 20th century much of the estate land was sold off. Modern dwellings have been added to the landscape to the west of both Park House and Brook House, with as many as 10 additional properties now present.</p>	<p>Neutral</p>	<p>None</p>
<p>The lifespan of the proposed change or development and whether or not the impact might be reversible</p>	<p>The development would be expected to be in use for at least a generation, but could be removed entirely after it ceased operation.</p>	<p>Neutral</p>	<p>None</p>
<p>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</p>	<p>There are thickly wooded slopes to the east, a line of mature poplars to the north in the modern landscape. There are also</p>	<p>Neutral</p>	<p>None</p>

	deciduous trees to the south between Brook House and Park House and to the south of Park House. These are well-established woodlands.		
The impact of artificial lighting – for example, on night-time views	There is already artificial lighting in the surrounding landscape with up to 14 dwellings in close proximity.	Neutral	None
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	<p>The surrounding landscape has already seen modest residential development therefore the proposed chalets would sit at the edge of a built environment.</p> <p>The development would not remove any existing characteristic features and would see the re-establishment of some traditional boundary features (an old cast-iron boundary fence would be reset and stands of trees to the south which were present until the later 20th century will be recreated)</p>	<p>Neutral</p> <p>Low Positive</p>	None
The impact of the proposed change or development	The proposed development would be located alongside	None	None

<p>on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</p>	<p>modern residential developments and would not be in a remote or wild situation. The railway track from the farm to the Old Cable House formerly crossed the same field – this was once part of a busy, working Victorian farm which would also have had a water turbine working the nearby funicular railway.</p>		
<p>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</p>	<p>The nearest building to the proposed development was built as a slurry store. The proposed development will not add any unusual smells or noises to the local environment.</p>	<p>Neutral</p>	<p>None</p>
<p>Cumulative effect of the proposed change or development – sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</p>	<p>The cluster of residential properties to the south, east and west of the proposed development occupies a block measuring approximately 2.5 hectares, of which approximately 0.5 hectares remains as undeveloped pasture. The proposed development would occupy about 0.15 hectares of this</p>	<p>Neutral</p>	<p>None</p>

	<p>undeveloped parcel. Its cumulative impact is relatively slight. The development would sit within the existing boundaries of the eastern half of an historic field parcel which has seen modern housing development in its western half</p>		
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APPENDIX C

SETTING ASSESSMENT NOTES
STAGE 2

PARK COTTAGE, LEIGHTON
(Listed Building Number 19502)

PARK COTTAGE (Listed Building 19502) Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	<p>Park Cottage was built in the 1860s as a summer house on the Leighton Park estate. It was built close to the Old Cable House, which was the location of the winding machinery of the farm railway system connecting Leighton Park farm with the cowhouses on the high ground of Moel y Mab to the northeast.</p> <p>The Old Cable House was already in place by the time Park Cottage was built, therefore. Census returns from the period do not clearly show Park Cottage until 1881, when a blacksmith lived there. In 1871 the same blacksmith, Richard Morris, was listed as living at "The Park" which is likely to be the same cottage. It is not named on the 1861 census however.</p> <p>It is striking that this cottage and neighbouring cottages were occupied by estate workers and labourers during the heyday of the estate. The estate gamekeeper lived nearby at Park House. The dwellings in this area seem to have been constructed for employees only.</p>
What topographic or earlier features influenced its location?	<p>The 1847 Leighton parish tithe map shows the land where Park Cottage was later built as a field named Upper Orchard. This field was to the east of Brook House and Park House, which evidently predate the ownership of John Naylor.</p> <p>It seems that Naylor chose this relatively secluded corner of the estate to add several new features during the 1850s and 1860s, including the winding houses for his railway system and more estate workers' cottage.</p>

What was its relationship to the surrounding landscape/streetscape?	The cottage was built in a relatively secluded area on the margins of the field system of Leighton Park farm and at the lower edge of the wooded slopes, rising up onto Moel y Mab to the northeast. It was built to face over one of a series of estate ponds to the east and south of Park House, which had been created along the course of a minor stream which flows down a wooded valley from the east.
Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.	The cottage has no significant views and there are no significant views which it is part of. It has a pleasant view over the pond to the south. It is best viewed at close quarters from the road to the south-southwest, where it can be seen as apart of a discrete building group with the Old Cable House.
Has its function or use changed?	Originally built as an estate cottage to house an estate worker, it was sold off by the estate in the first half of the 20 th century and is now a private residence.
What changes have happened to the surrounding landscape/streetscape?	Little has changed in the immediate vicinity of the cottage and mature trees screen views in most directions. The exception to this is the view to the northwest which offers a partial view of the modern housing development at Poplar Drive. Another change which happened during the later 19 th century was the cessation of use of the Leighton Park Farm railway system and the adjacent Old Cable House winding engines. The Old Cable House was later converted into a dwelling.
Have changes happened because of changes to the historic asset or to its historical setting?	The changes relate to changes to the historic setting of the cottage.
Has the presence of the historic asset influenced changes	No.

<p>to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</p>	
<p>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</p>	<p>The red-brick architecture of the cottage is in the style adopted across the Leighton Park estate and the presence of the cottage today emphasises the former importance and influence of Leighton Park to the history of the landscape and early dwellings here.</p>
<p>Have historic and designed views to and from the historic asset changed?</p>	<p>Not significantly, apart from the development of the Poplar Drive housing estate to the northwest. The cottage has always been tucked away in an environment highly characterised by woodland.</p>

<p>● Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p>	<p>Park Cottage was built as a planned workers' cottage on the Leighton Park estate.</p> <p>The cottage was sold off by the estate in the 20th century and is now in private hands.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>These are visual features.</p>
<p>● Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>The cottage was built in the style of the Leighton Park estate when it was held by John Naylor. There are no known early representations or photographs of the building or other associations of historic importance.</p>

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>Park Cottage was best viewed from the minor road to the south-southwest, from where it formed an interesting, discrete estate building group with the neighbouring Old Cable House.</p> <p>There are no other views of significance towards the building or from the building.</p>
<p>• views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>There are no known historic artistic depictions or early photographs and no known views of significance.</p>
<p>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>Park Cottage is still best viewed from the minor road to the south-southwest, from where it forms an interesting, discrete estate building group with the neighbouring Old Cable House.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	<p>The proposed development would be a low-profile development which, screened by the planting of trees along the eastern boundary of the development site.</p> <p>Cadw, in the listing description for this building, state that it "forms part of a strong visual group with Old Cable House". This view would not be affected.</p>	<p>None</p> <p>It would not impact on the key view of Park Cottage with the Old Cable House to its right (east) side.</p>	None
The visual impact of the proposed change or development relative to the location of the historic asset	As above	As above	None
Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical	<p>No. It would be partially visible in a peripheral view and be much lower in profile and would not compete in terms of architectural style and scale.</p> <p>The development will not interrupt any relationship between</p>	None	None

<p>relationship with the surrounding landscape and associated structures and/ or buried remains</p>	<p>Park Cottage and any other building or impact on the ability to understand and appreciate the cottage.</p>		
<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>There are several key buildings close to Park Cottage; The Old Cable House, Brook House, Brook House Tank as well as the bridge and wall associated with the pond to the south of the cottage. A barn which stood to the northwest (in the direction of the development) has now collapsed completely.</p> <p>The modern houses of Poplar Drive are partially visible to the northwest.</p> <p>The proposed development would be outside the group of historic structures and not visible from the cottage itself, nor interrupt any key view of the cottage.</p>	<p>None</p>	<p>None</p>
<p>The lifespan of the proposed change or development and whether or not the impact might be reversible</p>	<p>The development would be expected to be in use for at least a generation, but could be removed entirely after it ceased operation.</p>	<p>Neutral</p>	<p>None</p>

<p>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</p>	<p>There are thickly wooded slopes to the east, a line of mature poplars to the north in the modern landscape. There are also deciduous trees to the south between Brook House and Park House and to the south of Park House. These are well-established woodlands.</p>	<p>Neutral</p>	<p>None</p>
<p>The impact of artificial lighting – for example, on night-time views</p>	<p>There is already artificial lighting in the surrounding landscape with up to 14 dwellings in close proximity.</p>	<p>Neutral</p>	<p>None</p>
<p>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</p>	<p>The surrounding landscape has already seen modest residential development therefore the proposed chalets would sit at the edge of a built environment.</p> <p>The development would not remove any existing characteristic features and would see the re-establishment of some traditional boundary features (an old cast-iron boundary fence would be reset and stands of trees to the south which were present until</p>	<p>Neutral</p> <p>Low Positive</p>	<p>None</p>

	the later 20 th century will be recreated)		
The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses	The proposed development would be located alongside modern residential developments and would not be in a remote situation. The railway track from the farm to the Old Cable House formerly crossed the same field – this was once part of a busy, working Victorian farm which would also have had a water turbine working the nearby funicular railway.	None	None
The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell	Originally, the nearest buildings to the proposed development were winding houses for the Leighton Park railway system and a slurry tank for the model farm. The development will not add any unusual smells or noises to the local environment.	Neutral	None
Cumulative effect of the proposed change or development – sometimes	The cluster of residential properties to the south, east and west of the proposed	Neutral	None

<p>relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</p>	<p>development occupies a block measuring approximately 2.5 hectares, of which approximately 0.5 hectares remains as undeveloped pasture. The proposed development would occupy about 0.15 hectares of this undeveloped parcel. Its cumulative impact is relatively slight. The development would sit within the existing boundaries of the eastern half of an historic field parcel which has seen modern housing development in its western half.</p>		
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APPENDIX D

SETTING ASSESSMENT NOTES
STAGES 2 & 3

PARK HOUSE, LEIGHTON

(Listed Building Number 19500)

PARK HOUSE LISTED BUILDING NUMBER 19500 Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	<p>Park House has its origins in the 17th century. A house is shown at this approximate location on an estate map of the Leighton Hall estate dating to 1663, when the estate was held by Sir Richard Corbett. Part of the original stone house is still visible in the western elevation of the dwelling.</p> <p>It appears that Park was originally a farm on the Leighton estate. The 1816 Ordnance Survey Original Surveyors Drawing shows it to stand on its own, just to the south of a minor stream and at the eastern side of a trackway which ran north to south. Until the first half of the 19th century Park House and neighbouring Brook House, which stands just to the north, were the only properties in this part of the estate. The 1841 census shows that Park was a farm occupied by the Bryan family, who farmed the holding as tenants to the estate. Up to nine servants and farm workers are listed with them at the holding.</p> <p>The 1847 parish tithe map shows that the farmhouse stood amongst a large group of outbuildings (up to 10, plus two detached barns in fields to the south). The tithe apportionment shows that one Richard Edmonds was the occupier of the holding, farming 471 acres in total. The 1851 census does not provide the names of the cottages and farms in Leighton parish, but Richard Edmonds is listed as farming 300 acres and may still have been the occupier of Park.</p> <p>From 1847 onwards, the Leighton Park estate was held by John Naylor, who invested substantial resources to remodel the estate</p>

	<p>demesne. From the 1850s onwards, many of the existing cottages and farmhouses were remodelled. Park House, however, is thought to have been enlarged before Naylor took over the estate. The holding nevertheless appears to undergone a transformation during the period Naylor was active. The outbuildings shown on the 1847 tithe map had all disappeared by the time of the 1886 1:2500 scale Ordnance Survey map. By the 1880, Park had been converted into large, two-pile dwelling that is seen today. Moreover, the small stream which flowed to the north of the house had been diverted to feed a large pond known as Park Pond. This pond still exists and is located less than 20 metres to the eastern side of Park House, defined by a high embankment which means that the water level of the pond is higher than the ground level of the house. The Park became one of the more significant residences on the Leighton Park estate and census returns from the period 1871 to 1901 show that it was home to the estate gamekeeper.</p>
<p>What topographic or earlier features influenced its location?</p>	<p>It is not certain why the site was originally selected. It stood alongside a parish road and just to the south of a minor stream valley. The farm appears to have been set on the northeastern edge of the parkland originally surrounding Leighton Hall, from where the name "Park" presumably originates. The house faced west-northwest across the Severn Valley, with wooded slopes rising to its eastern side.</p>
<p>What was its relationship to the surrounding landscape/streetscape?</p>	<p>Originally the farmhouse appears to have stood alongside a north-south parish road, though it is shown to the east of the road on the 1816 Ordnance Survey Original Surveyors Drawings but to the west of the road on the 1847 tithe map. It is not clear whether the road was realigned or whether the house was replaced between 1816 and 1847. The house faces west-northwest across the Severn Valley, with wooded slopes rising to its eastern side.</p>

Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.	The house was originally built as a farmhouse but there is no evidence to suggest that there were any designed views to or from the building. It faces west-northwest across the Severn Valley, and when first built there would have been no features of significance in that view as it predated the construction of the Leighton Park Model Farm or the high tower of Leighton church.
Has its function or use changed?	Yes. Originally, the house served as a farmhouse, but changes to the Leighton Hall estate in the second half of the 19 th century saw it transformed into a comfortable residence for the estate gamekeeper and his family.
What changes have happened to the surrounding landscape/ streetscape?	The landscape in which the original farm was established was completely transformed by John Naylor after 1847-48. The field system was remodelled, the farm buildings at Park House were removed, the stream which flowed nearby was diverted and used to create Park Pond adjacent to the eastern side of house. Further afield, the high tower of Leighton church was added and the large model farm was built to the northwest. A railway system was added to the farm which ran to the Old Cable House winding house, a short distance to the northeast of Park House. The area surrounding Park House has also seen the addition of a number of dwellings, including 19 th century buildings such as Park Cottage and the Old Cable House to the northeast, Brook House Tank to the north, as well as the more modern dwellings within the former gardens of Park House to the west and the small Poplar Drive housing development to the north-northwest. It now stands in a thoroughly different landscape to that which existed in the 18 th century.
Have changes happened because of	Both. The house was enlarged and gentrified in the second half of the 19 th century and its

<p>changes to the historic asset or to its historical setting?</p>	<p>landscape setting completely remodelled during the same period and during the 20th century also.</p>
<p>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</p>	<p>No. The estate landscape was remodelled around the house, but it was one of the few features to be retained.</p>
<p>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</p>	<p>The presence of the farmhouse was influential only in as much as it was remodelled as the residence of an important estate employee and furnished with large gardens in place of the former farm outbuildings.</p>
<p>Have historic and designed views to and from the historic asset changed?</p>	<p>Yes. The house was once the focus of a working estate farm, but it became a rather gentrified residence and is now rather secluded, surrounded by mature trees and the large Park Pond, with modern houses in its former garden area to the west. The house is not highly visible in the modern landscape.</p>

<p>• Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p>	<p>Originally it was the house on an estate farm, but the landscape would not have been as highly designed as it became in the mid-19th century. From the mid-19th century several additional estate buildings appeared close to Park House, such as Park Cottage, Old Cable House and Brook House Tank, which formed a discrete group of dwellings and other structures at the edge of the estate's parkland. The house ceased being used as a farmhouse by the 1870s and its associated farm buildings were removed. The house then became an estate gamekeeper's residence. During the 20th century the estate sold the property and it has been a private residence in modern times. Modern dwellings were built in the garden area to the west, detaching it somewhat from the former estate landscape. It is now a rather secluded property with mature trees growing around three sides of its garden screening it from view to a large extent.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>These are all visual features.</p>
<p>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>None are known. The architecture of the building is rather dissimilar to other estate cottages and buildings. It is likely to be due to the fact that the house predated the period when John Naylor invested heavily in the estate.</p>

Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:	
● views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure	No designed views are known. The house has a west-northwest aspect over adjacent farmland but when it was first built there were no features of significance in view. Leighton Hall stands to the southwest and the house was not built to face it.
● views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site	None are known.
● important modern views to, from and across the historic asset – for example, popular visitor viewing points.	The house is set to the southern side of a minor public road but is not highly visible due to mature trees and a hedgerow to its western side. Only glimpses of the front elevation are gained from the road as it is approached from the west. From the roadside a clear view of the northern gable end wall is possible. From the road to the northeast of the house the views of the eastern (rear) elevation are blocked by trees and a hedge. There is no clear, comprehensive view of the house which allows it to be fully appreciated and understood, other than from within the private garden.

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	<p>The proposed development is modest in scale and would have a much lower profile than the three-storey Park House. The development would be relatively inconspicuous in the landscape. The development would not affect any key view of the house.</p> <p>The development would be partially intervisible with Park House. Historically this view was not available as deciduous trees to the north of Brook House Tank would have screened the view. The mitigation of reinstating this stand of trees, which was removed in the late 20th century, would once again screen this view.</p>	None	None

<p>The visual impact of the proposed change or development relative to the location of the historic asset</p>	<p>As above.</p>		
<p>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains</p>	<p>The proposed development would be in a separate field, 140 metres to the north-northeast, with Brook House Tank and some trees offering some screening. The proposed chalets would be low structures (4.1 metres to ridge) and would not compete with the three-storey Park House in any way as features in the local landscape.</p> <p>Park House faces the west-northwest and the development is to the east-northeast and therefore not in any sight line of importance to the house in historic or modern terms. The development would also not impact on any important modern view of the house, which is best understood and appreciated from within its private gardens.</p>	<p>None</p>	<p>None</p>

	<p>The proposed mitigation of reinstating deciduous trees in the field to the north of Brook House Tank would screen any views between the development and Park House.</p>		
<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>Park House was probably a single dwelling originally, with Brook House to the north-northwest being its only close neighbour. By the mid-19th century several other buildings were built nearby, including Park Cottage, The Old Cable House and the Brook House Tank, as well as the embanked Park Pond. During the later 20th century several new dwellings were built in the former garden of Park House, to its western side. By the early 21st century another six houses were added in the Poplar Drive development to the northwest of Park House.</p> <p>Park House therefore now stands at the</p>	<p>Neutral</p>	<p>None</p>

	<p>southeastern side of a relatively dense, discrete group of dwellings which are not highly visible from the road approaching from the west.</p> <p>The proposed development extends the area of development but the chalets would be single-storey, low-ridge structures which would be very modest in scale compared to the existing houses in the settlement.</p> <p>The mitigation of tree-planting in select locations will ensure that the development will remain relatively secluded.</p>		
<p>The lifespan of the proposed change or development and whether or not the impact might be reversible</p>	<p>The development would be expected to be in use for at least a generation, but could be removed entirely after it ceased operation.</p>	<p>Neutral</p>	<p>None</p>
<p>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</p>	<p>There are thickly wooded slopes to the east. There are also coniferous and deciduous trees around the boundaries of the property and in neighbouring</p>	<p>Neutral</p>	<p>None</p>

	properties which are well-established and offer a high level of screening from most directions.		
The impact of artificial lighting – for example, on night-time views	There is already artificial lighting in the surrounding landscape with up to 14 dwellings in close proximity.	Neutral	None
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	<p>The surrounding landscape has already seen modest residential development therefore the proposed chalets would sit at the edge of a built environment.</p> <p>The development would not remove any existing characteristic features and would see the re-establishment of some traditional boundary features (an old cast-iron boundary fence would be reset and stands of trees to the south which were present until the later 20th century will be recreated)</p>	<p>Neutral</p> <p>Low positive</p>	None
The impact of the proposed change or development on non-visual elements of the setting and	The proposed development would be located alongside modern residential developments and would not be in a	None	None

<p>character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</p>	<p>remote or wild situation. The railway track from the farm to the Old Cable House formerly crossed the same field – this was once part of a busy, working Victorian farm which would also have had a water turbine working the nearby funicular railway.</p>		
<p>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</p>	<p>The nearest building to the proposed development was built as a slurry store. The proposed development will not add any unusual smells or noises to the local environment.</p>	<p>Neutral</p>	<p>None</p>
<p>Cumulative effect of the proposed change or development – sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</p>	<p>The cluster of residential properties to the south, east and west of the proposed development occupies a block measuring approximately 2.5 hectares, of which approximately 0.5 hectares remains as undeveloped pasture. The proposed development would occupy about 0.15 hectares of this undeveloped parcel. Its cumulative impact is relatively</p>	<p>Neutral</p>	<p>None</p>

	slight. The development would sit within the existing boundaries of the eastern half of an historic field parcel which has seen modern housing development in its western half		
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APPENDIX E

SETTING ASSESSMENT NOTES
STAGES 2 & 3

BROOK HOUSE, LEIGHTON

(Listed Building Number 19501)

BROOK HOUSE LISTED BUILDING NUMBER 19501 Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	<p>Although its exact origins are not clear, Brook House was a property on the Leighton Hall estate from the 17th century until it was sold into private hands in the 20th century.</p> <p>A house is shown at this approximate location on an estate map of the Leighton Hall estate dating to 1663, when the estate was held by Sir Richard Corbett. Curiously, no building is shown at this location on the 1816 Ordnance Survey Original Surveyors Drawings or the 1836 1 inch to 1 mile First Series Ordnance Survey map, but is mentioned in a mortgage deed of 1819 (Shropshire Archives D3651/B/32/2/5/25).</p> <p>Brook House clearly for the first time by the 1847 parish tithe map, standing in its present location. The house was built close to the north bank of a minor stream and within the shelter of the stream valley. The land therefore rises from the house to the east, north and south. The only views of the wider landscape were gained looking westwards, although the house is aligned on a roughly east-west axis with its main façade facing the wooded slope to the south, suggesting the view to the west was not considered important. Views may have been blocked by trees along the stream valley in that direction and the alignment of the house suggests that the shelter of the valley was more important than the views which could be gained.</p>
What topographic or earlier features influenced its location?	<p>The stream valley in which the house stands was undoubtedly an important influence in the siting and alignment of the cottage. The building stands roughly parallel to the old stream course and within the shelter of its</p>

	<p>valley. It seems to have been built to face the stream to the south, which is a short view, rather than to enjoy any longer views which may have formerly existed of the landscape of the broad Severn Valley to the west.</p>
<p>What was its relationship to the surrounding landscape/streetscape?</p>	<p>Situated in a sheltered valley position, the cottage seems to have been built to face the stream to the south, which is a short view, rather than to enjoy any longer views which may have formerly existed of the landscape of the broad Severn Valley to the west. Since the 17th century a roadway had passed the cottage, linking with other roads connecting it with other parts of the Leighton Hall estate, including roads leading to Leighton Hall to the southwest.</p>
<p>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.</p>	<p>No. The sheltered position of the cottage and its east-west alignment indicate that it was not built to be highly visible in the landscape or to enjoy any long views. The position is quite secluded today.</p>
<p>Has its function or use changed?</p>	<p>The cottage has been occupied as a dwelling since the 17th century. In the heyday of the Leighton Hall estate, estate workers lived here. When the house was sold into private hands during the 20th century it continued in occupation as a private residence.</p>
<p>What changes have happened to the surrounding landscape/streetscape?</p>	<p>The major changes to the Leighton Hall estate initiated by John Naylor after 1847-48 had a particularly significant impact on the area around Brook House. Over the next few decades a large model farm was built to the west, complete with its own railway system. A railway line was constructed in the field just to the north of Brook House, running from the model farm to a purpose-built winding house at Old Cable House, which stands just to the east of Brook House. Here a second winding house was also built to</p>

	<p>power a funicular railway climbing the slopes up to the top of Moel y Mab, where cowhouses were also built by Naylor. Slurry from these cowhouses was stored in a large tank and then pumped around the farm by an innovative system of pipes. A large slurry tank building associated with this system was built at the edge of the garden of Brook House, just 10 metres away and is today known as the Brook House Tank. A new estate workers cottage, Park Cottage, was also built just 25 metres to the northeast of Brook House during this period of expansion and modernisation.</p> <p>During the first half of the 20th century the cottages and land here were sold off by the estate as the financial pressures experienced by most estates during the inter-war period began to tell. The link with Leighton Hall was therefore broken. During the later 20th century, a number of modern dwellings were added to the garden of Park House, to the southwest and then by the opening of the 21st century a new housing estate was built at Poplar Drive in the field to the west of Brook House. The modern houses of this latter development now block westward views from the property. The area surrounding Brook House has therefore been transformed from a small group of estate cottages and buildings in the early 20th century into a discrete hamlet group of private residences by the early 21st century.</p>
<p>Have changes happened because of changes to the historic asset or to its historical setting?</p>	<p>The changes have happened due to changes to the setting of the cottage, initially due to changes to the Leighton Hall estate and more recently due to housing developments on former estate land.</p>
<p>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in</p>	<p>No. The house has been retained but the changes in the 19th and 20th centuries paid little regard to its presence. The positioning of a large slurry tank at the edge of its garden in the 19th century and the addition of a modern housing estate closing off its westward views demonstrate this.</p>

<p>the layout of a field enclosure?</p>	
<p>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</p>	<p>The cottage retains the character of an estate cottage, as does the neighbouring Park House, Park Cottage, Old Cable House and Brook Tank Cottage. Collectively these give an estate flavour to the character of the area. It appears that some of the more modern houses attempt to reflect this in the choice of red-brick in their construction.</p> <p>However, Brook House is an earlier stone building, and does not share to the red-brick character of the estate buildings constructed for Naylor in the mid-19th century. It is perhaps less influential than some of its neighbouring properties therefore.</p>
<p>Have historic and designed views to and from the historic asset changed?</p>	<p>There is no evidence that there were any designed views from, or of, this cottage. The façade faced the stream and wooded slopes to the south, which was a very short view. There may have been more open views from the western end of the cottage and its garden looking to the Severn Valley to the west, but this has been blocked by modern housing and may originally have been closed off by trees along the stream valley.</p>

<p>• Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p>	<p>The position and alignment of the cottage appears to have been deliberately chosen to exploit the shelter offered within the minor stream valley in which it stands.</p>
<p>How did these relationships change over time?</p>	<p>During the ownership of John Naylor, the stream to the south of Brook Cottage was diverted slight to the south and transformed into a large, embanked pool known as Park Pond, which is a locally prominent, picturesque estate feature.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>These are visual relationships, though trees along the property boundary to the south of Brook House now act to screen the view.</p>
<p>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>There are no known artistic or photographic representations of the cottage. Its main historical association is with the history of the Leighton estate, though it appears that its character and appearance was determined mainly by events which pre-dated the ownership of John Naylor after 1847-48 when the main remodelling of the estate occurred.</p>

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>The cottage is quite secluded in its stream valley position, but can be viewed to some degree from the minor road which passes to the south and east, albeit through a screen of mature trees and shrubs along the property boundary which preserve the privacy of the garden and house. This cottage was not built in a position where it could be easily viewed in its landscape setting and without any designed long views.</p>
<p>• views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>There are no known historic artistic or photographic depictions of the cottage.</p>
<p>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>There are no clear views of the cottage in its modern setting due to the screen of mature trees and shrubs along the property boundary which preserve the privacy of the garden and house.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	<p>There would be partial intervisibility between the proposed development and Brook House. However, Brook House is situated in a sheltered stream valley and the development would be in the field to the north at a higher level, which means that the roof of Brook House would be in view but not the lower part of the house.</p> <p>Historically this view was not available as deciduous trees to the north of Brook House Tank would have screened the view. The mitigation of reinstating this stand of trees, which was removed in the late 20th century, would once again screen this view.</p>	None	

<p>The visual impact of the proposed change or development relative to the location of the historic asset</p>	<p>The proposed development would be in a separate field, 70 metres to the north of Brook House. The rising ground in this direction would largely screen views between the two sites. The proposed chalets would be low structures (4.1 metres to ridge) and would not compete with Brook House, which is set in a secluded, sheltered position.</p> <p>Historically, views between the two locations would not have been further blocked by a small stand of deciduous trees which stood to the north of Brook House Tank. The mitigation of reinstating this stand of trees, which was removed in the late 20th century, would once again screen this view.</p>	<p>None</p>	<p>None</p>
<p>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for</p>	<p>The proposed development would be in a separate field, 70 metres to the north of Brook House. The rising ground in this direction would largely screen views</p>	<p>None</p>	<p>None</p>

<p>example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains</p>	<p>between the two sites. The proposed chalets would be low structures (4.1 metres to ridge) and would not compete with Brook House, which is set in a secluded, sheltered position.</p> <p>Historically, views between the two locations would not have been further blocked by a small stand of deciduous trees which stood to the north of Brook House Tank. The mitigation of reinstating this stand of trees, which was removed in the late 20th century, would once again screen this view.</p> <p>The development would not impact on any key views of Brook House, which is best viewed from within its private gardens at close quarters.</p> <p>There may be a partial view of the development in views of Brook House from the road to the south, though boundary trees and shrubs largely</p>		
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	<p>screen these views. The mitigation of reinstating a small stand of deciduous trees between the development site and Brook House Tank would block this view and reduce any visual impact.</p> <p>Longer views towards Brook House from the west are screened by modern houses of Poplar Drive. Shorter views of Brook House from the field to the west would not include the proposed development site to the north-northeast.</p>		
<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>Brook House was probably a single dwelling originally, with Park House to the south-southwest being its only close neighbour. By the mid-19th century several other buildings were built nearby, including, Park Cottage, The Old Cable House and the Brook House Tank, as well as the embanked Park Pond. During the later 20th century several new dwellings were built in the former</p>	<p>Neutral</p>	<p>None</p>

	garden of Park House, to the southwest. By the early 21 st century another six houses were added in the Poplar Drive development to the west of Brook House.		
The lifespan of the proposed change or development and whether or not the impact might be reversible	The development would be expected to be in use for at least a generation but could be removed entirely after it ceased operation.	Neutral	None
The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity	<p>There are thickly wooded slopes to the east. There are also evergreen and deciduous trees and shrubs around the boundaries of the property and in neighbouring properties which are well-established and offer a high level of screening from most directions.</p> <p>The mitigation of reinstating a small stand of deciduous trees between the development site and Brook House Tank would be in keeping with the character of the local environment.</p>	<p>Neutral</p> <p>Low Positive</p>	None
The impact of artificial lighting – for example,	There is already artificial lighting in the surrounding	Neutral	None

on night-time views	landscape with up to 14 dwellings in close proximity.		
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	<p>The surrounding landscape has already seen modest residential development therefore the proposed chalets would sit at the edge of a built environment.</p> <p>The development would not remove any existing characteristic features and would see the re-establishment of some traditional boundary features (an old cast-iron boundary fence would be reset and stands of trees to the south which were present until the later 20th century will be recreated)</p>	<p>Neutral</p> <p>Low positive</p>	None
The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place,	The proposed development would be located alongside modern residential developments and would not be in a remote or wild situation. The railway track from the farm to the Old Cable House formerly crossed the same field – this	None	None

<p>cultural identity or spiritual responses</p>	<p>was once part of a busy, working Victorian farm which would also have had a water turbine working the nearby funicular railway.</p>		
<p>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</p>	<p>The nearest building to the proposed development was built as a slurry store. The proposed development will not add any unusual smells or noises to the local environment.</p>	<p>Neutral</p>	<p>None</p>
<p>Cumulative effect of the proposed change or development — sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</p>	<p>The cluster of residential properties to the south, east and west of the proposed development occupies a block measuring approximately 2.5 hectares, of which approximately 0.5 hectares remains as undeveloped pasture. The proposed development would occupy about 0.15 hectares of this undeveloped parcel. Its cumulative impact is relatively slight. The development would sit within the existing boundaries of the eastern half of an historic field parcel</p>	<p>Neutral</p>	<p>None</p>

	which has seen modern housing development in its western half		
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APPENDIX F

SETTING ASSESSMENT NOTES
STAGES 2 & 3

BROOK HOUSE TANK, LEIGHTON

(Listed Building Number 19572)

BROOK HOUSE TANK LISTED BUILDING NUMBER 19572 Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	<p>The Brook House Tank is thought to have been built in the early 1850s as part of a pioneering slurry distribution system installed by the Leighton Hall estate in conjunction with the establishment of the Leighton Park model farm, which is located just under 400 metres to the west-northwest. At the farm manure was mixed with water and then mechanically pumped through copper pipes to slurry tanks within the field system. Brook House Tank is the smallest of three slurry tanks in this part of the estate. From these tank houses the slurry was then pumped through pipes into adjacent fields. Adjustable hoses were attached to the pipes to ensure an even spread of slurry was sprayed across each field. It is not known how the slurry was pumped from the tank house, but there must have been some form of engine or turbine at work.</p> <p>The tank house was constructed against a natural bank at the northwestern corner of the garden of Brook House, one of the cottages on the Leighton Estate. The building was terraced into the slope, with the slurry tank set below the red-brick tank house. The tank house therefore appears as a two-storey structure on the southern side but is a single-storey building when viewed from the north side. Interestingly, a large double door through the centre of the south elevation is located in the upper floor. The purpose of this double door is not clear, but it is now fronted by a modern wooden platform, accessed via a wooden stair. A single door opens through the centre of the northern elevation. Both the northern and southern</p>

	<p>elevations are symmetrical, with a central doorway flanked by windows on either side.</p> <p>Although this is a plain and functional building, its red-brick walls under a slate roof are characteristic of most of the estate buildings from the 1850s and provide a visual link to the favoured architectural style of the estate dating to John Naylor’s period of occupancy.</p> <p>The position of the tank house at the edge of the garden of Brook House and the use of red-brick which contrasts with the subtler stone and timber-framed walls of Brook House, also makes the tank house a visually dominant feature when viewed alongside Brook House from the road to the south.</p>
<p>What topographic or earlier features influenced its location?</p>	<p>The location of the tank house was determined purely to meet the needs of the slurry distribution system. The presence of a suitable slope at this point may have determined this to be a particularly suitable location, despite its proximity to Brook House and any inconvenience which may have arisen for the tenants of the property.</p>
<p>What was its relationship to the surrounding landscape/streetscape?</p>	<p>As outlined previously, the tank house was constructed into a natural slope at the northwestern edge of the garden of Brook House. It was linked to the farmyard and surrounding fields by a system of slurry pipes.</p>
<p>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.</p>	<p>No. It was constructed for purely functional reasons as part of a slurry spreading system. Views from and of the structure were not a consideration in its design or location.</p>
<p>Has its function or use changed?</p>	<p>The slurry tank was in use for a relatively short period it is thought. By the late 19th century it was certainly out of use although</p>

	<p>tank house appears to have been retained for some agricultural purpose and maintain, hence surviving intact into the 21st century. In 2018 an application was approved to convert the building into holiday accommodation and it since appears to have undergone conversion.</p>
<p>What changes have happened to the surrounding landscape/streetscape?</p>	<p>When the tank house was constructed in the early 1850s, the railway line between the Leighton Park model farm and the Old Cable House would probably have also been in place and working to carry animal feed to the cowhouse on the hill above Moel y Mab. This line passed within 30 metres to the north. The railway and the winding engines at the Old Cable House fell out of use by the later 19th century and was removed by the time of the First World War.</p> <p>By the middle of the 20th century a small brick and timber field barn was built in the field to the northeast of the tank house. This has collapsed in recent years.</p> <p>During the later 20th century, a number of modern dwellings were added to the garden of Park House, to the south-southwest. By the start of the 21st century a new housing estate was also built at Poplar Drive in the field to the west of Brook House Tank. The modern houses of this latter development now block westward views from tank house. The area surrounding Brook House Tank has therefore been transformed from a small group of estate cottages and buildings in the early 20th century into a discrete hamlet group of private residences by the early 21st century.</p>
<p>Have changes happened because of changes to the historic asset or to its historical setting?</p>	<p>The changes have happened due to changes to the setting of the tank house, initially due to changes to the Leighton Hall estate and more recently due to housing developments on former estate land.</p>
<p>Has the presence of the historic asset influenced changes</p>	<p>No. The tank house has been retained but the changes in the 19th and 20th centuries paid little regard to its presence.</p>

<p>to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</p>	
<p>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</p>	<p>The tank house retains the character of a mid-19th century estate building associated with the Leighton Park model farm, do the neighbouring Park House, Park Cottage, Old Cable House. Collectively these give an estate flavour to the character of the immediate area. It appears that some of the more modern houses attempt to reflect this in the choice of red-brick in their construction.</p>
<p>Have historic and designed views to and from the historic asset changed?</p>	<p>There is no evidence that there were any designed views from, or of, this slurry tank store building. Its location was determined for functional reasons alone.</p>

<p>• Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p>	<p>The relationship of this building with the wider fieldscape of the historic Leighton Halle estate was designed as it was established as part of a wide-ranging systems installed to distribute slurry to the fields of the estate. Its relationship with the surrounding estate cottages and buildings was incidental as its location was chosen for functional reasons.</p> <p>As the slurry pumping broke down by the later 19th century, the use of the building changed and it seems to have just been used as a store building. It became a simple outbuilding to Brook House, with which it is now closely associated. In recent times it has been converted into a holiday let on the property.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>It appears that some of the copper pipes which were used to bring slurry to the tank house and distribute it wider to the surrounding fields may be buried features, but it is not clear if these survive.</p> <p>The main relationship between the building and the surrounding landscape is a visual one. The tank house is visible from the road to the south but only through the boundary of Brook House garden, which is generally screened by trees as shrubs.</p>
<p>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>None known. Its main historical association is with the history of the Leighton estate.</p>

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>There were no designed views to or from this building. It was located here for functional purposes only. Its simple architecture reflects the general character of estate farm buildings of the period but it is plain and utilitarian in comparison to other estate buildings in the locality.</p>
<p>• views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>There are no known historic artistic or photographic representations of the building.</p>
<p>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>There are no popular, modern viewing points. The tank house is visible from the road to the south but only through the boundary of Brook House garden, which is generally screened by trees as shrubs.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	<p>When the tank house is viewed from the road to the south, there may be a partial view of the proposed development behind it.</p> <p>The proposed chalets would be low structures (4.1 metres to ridge) and would not compete with Brook House Tank, which is seen as a higher, two-storey building when viewed from the south.</p> <p>In mitigation, the reinstatement of a stand of trees in the field to the north of the tank house, which was removed in the late 20th century, would screen this view.</p>	None	None
The visual impact of the proposed change or development relative to the location of the historic asset	When the tank house is viewed from the road to the south there may be a partial view of the development behind it.	None	None

	<p>In mitigation, the reinstatement of a stand of trees in the field to the north of the tank house, which was removed in the late 20th century, would screen this view.</p> <p>Views from the public footpath the north of the tank house would be screened also by the tree planting, but this view would not have been possible in the past as a stand of trees blocked views from this direction. The tank house would still be visible from the footpath from the east, as it approaches Park Cottage.</p>		
<p>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains</p>	<p>The proposed chalets would be low structures (4.1 metres to ridge) and would not compete with Brook House Tank, which is seen as a higher, two-storey building when viewed from the south. The chalets would not therefore appear as higher structures and the mitigation of planting trees to the north the tank house will screen views of them.</p>	<p>None</p>	<p>None</p>

<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>There are a number of buildings in close proximity to the tank house, and in view from the location. These include earlier estate buildings such as Park Cottage, The Old Cable House and Brook House as well as later 20th century dwellings in the former garden of Park House to the south-southwest. and the modern houses of Poplar Drive to the west.</p>	<p>Neutral</p>	<p>None</p>
<p>The lifespan of the proposed change or development and whether or not the impact might be reversible</p>	<p>The development would be expected to be in use for at least a generation, but could be removed entirely after it ceased operation.</p>	<p>Neutral</p>	<p>None</p>
<p>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</p>	<p>There are thickly wooded slopes to the east. There are also evergreen and deciduous trees and shrubs around the boundaries of the property and in neighbouring properties which are well-established and offer a high level of screening from most directions.</p> <p>The mitigation of reinstating a small stand of deciduous</p>	<p>Neutral</p> <p>Low Positive</p>	<p>None</p>

	trees between the development site and Brook House Tank would be in keeping with the character of the local environment.		
The impact of artificial lighting – for example, on night-time views	There is already artificial lighting in the surrounding landscape with up to 14 dwellings in close proximity.	Neutral	None
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	<p>The surrounding landscape has already seen modest residential development therefore the proposed chalets would sit at the edge of a built environment.</p> <p>The development would not remove any existing characteristic features and would see the re-establishment of some traditional boundary features (an old cast-iron boundary fence would be reset and stands of trees to the south which were present until the later 20th century will be recreated)</p>	<p>Neutral</p> <p>Low positive</p>	None
The impact of the proposed change or development	The proposed development would be located alongside	None	None

<p>on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</p>	<p>modern residential developments and would not be in a remote or wild situation. The railway track from the farm to the Old Cable House formerly crossed the same field – this was once part of a busy, working Victorian farm which would also have had a water turbine working the nearby funicular railway. This building originally served as a slurry tank within the same busy model farm complex.</p>		
<p>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</p>	<p>This building was built as a slurry store. The proposed development will not add any unusual smells or noises to the local environment.</p>	<p>Neutral</p>	<p>None</p>
<p>Cumulative effect of the proposed change or development – sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</p>	<p>The cluster of residential properties to the south, east and west of the proposed development occupies a block measuring approximately 2.5 hectares, of which approximately 0.5 hectares remains as undeveloped pasture. The</p>	<p>Neutral</p>	<p>None</p>

	<p>proposed development would occupy about 0.15 hectares of this undeveloped parcel. Its cumulative impact is relatively slight. The development would sit within the existing boundaries of the eastern half of an historic field parcel which has seen modern housing development in its western half</p>		
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APPENDIX G

SETTING ASSESSMENT NOTES STAGE 2

LEIGHTON PARK FARM

Leighton Centre Conservation Area RCAHMW NPRN 80542

Including Listed Buildings;

Piggery and Sheep Shed, LB No. 8670 II*

**Fodder Storage Building N of former Root Shed, LB No. 8671
II***

**Fodder Storage Building NE of former Root Shed, LB No.8672
II***

Former Root Shed, LB No.8673 II*

Maes-y-gro, LB No.8674 II

Poolton and Gortheur, LB No.8675 II

Threshing Barn and Granary, LB No.19507 II

Cart Shed, LB No.19508 II*

Mill and Tank House, LB No.19509 II*

Stockyard I, LB No.19510 II*

Stockyard II, LB No.19511 II*

Stockyard III, LB No.19512 II*

Hay Storage Building, LB No.19513 II*

Stockyard IV, LB No.19514 II*

**Former Office and Stock Houses N of Poolton and Gortheur, LB
No.19515 II***

Stable, LB No.19516 II*

West Stockhouse, LB No.19517 II*

W Stockyard Wall, LB No.19518 II*

**Former Sheep-Drying Shed, with attached walls, LB
No.19519 II***

Hirddol, LB No. 19568 II

Rolah, LB No. 19569 II

LEIGHTON CENTRE CONSERVATION AREA LEIGHTON PARK FARM RCAHMW NPRN 8542	
Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	<p>Leighton Park Farm was established as a wholly new venture within the landscape of the Leighton Hall estate. The first buildings were constructed during 1849 and by the mid-1850s the complex was largely complete. This remains one of the best examples of an early Victorian model farm in existence. It was built for John Naylor, who had been gifted the Leighton Hall estate in 1847-48. The architect W.H. Gee was responsible for designing most of the buildings within the complex, which includes piggeries, sheep sheds, stockhouses and stockyards, storage buildings, root vegetable stores, threshing barn, granary, haystore, stable, cartshed, corn mill, bonemill, water turbine and water tank house and an engine house. Offices were also provided as well as some labourers' accommodation.</p> <p>The farm was built on meadow and pasture fields within the estate demesne, some 600 metres to the north of Leighton Hall and at the eastern side of the broad Severn Valley. To accommodate the new farm complex a road through the estate was realigned, the field system was remodelled and the natural drainage system altered.</p>
What topographic or earlier features influenced its location?	<p>The farm was established on flat land between two minor streams. These may have been requirements for the site selection, but no other features appear to have influenced the location of the model farm as the surrounding landscape, road system and drainage system was remodelled to accommodate the development.</p>

What was its relationship to the surrounding landscape/ streetscape?	As above.
Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360-degree view, some areas of the view may be more significant than others.	No. The selection of this site appears to have been purely functional. Any views from or two the farm complex are coincidental.
Has its function or use changed?	Yes. The farm was originally managed solely for the benefit of the Leighton Hall estate. The whole farm and surrounding fields were sold to Montgomeryshire County Council in 1931. It was sold into private hands in 2009 and much of the complex is used for a horse stud, with some buildings also used as commercial business units for a variety of small companies.
What changes have happened to the surrounding landscape/ streetscape?	The main changes to the local landscape relate to the transition of the area from being wholly owned by the Leighton Hall estate to being managed by multiple owners. The main character of the landscape has not changed significantly since the 19 th century, but as the Leighton Park model farm and other properties and lands became separated from the management of the estate, there has been increase in residential developments at several points within the surrounding landscape, though not in close proximity to the model farm. These have occurred to the north and northwest at Leighton as well as to the east-southeast around Brook House and Park House.
Have changes happened because of changes to the historic asset or to	The changes have largely happened because of the break-up of the Leighton Hall estate, which formed the historic setting of the model farm.

its historical setting?	
Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?	Yes. The surrounding landscape was largely remodelled when the farm was established between 1849 and the mid-1850s.
Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?	As above.
Have historic and designed views to and from the historic asset changed?	Not significantly.

<p>● Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p>	<p>This highly planned development and the landscape was remodelled to accommodate the model farm.</p>
<p>How did these relationships change over time?</p>	<p>The link with the Leighton Hall estate was lost when the farm was sold off in 1931.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>It is a visual relationship with the model farm standing amongst the fields laid out when it was first established.</p>
<p>● Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>The connection to JohN Naylor of Leighton Hall and the architect W.H. Gee are the main historical associations.</p> <p>The National Monuments Records hold some building plans and estate maps relating to the development of the model farm.</p>

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>● views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>Cadw’s listing description for the model farm states that <i>“The buildings were carefully designed to achieve a strong visual impact when approached from the roads to the N or W. The landscape was carefully controlled so that Leighton Farm could not be seen from the main Buttington to Forden road to W, alongside which was a mixed woodland plantation. The main entrance to the farm was intended to be from the N side where there is an imposing gateway and lodge beside the church. The pig and sheep houses in particular create a grand facade when approached from the N, but Stockyards I and II, the Fodder Storage Buildings, Stable and Poolton at the south-west corner, are all designed to impress when viewed from the outside.”</i></p>
<p>● views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>There are no known artistic depictions of the farm linked to its history.</p>
<p>● important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>The farm consists of an extensive range of red-brick buildings which is best understood from within the complex or from the roads which pass by to the south and east.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	The Conservation Area covers 3.5 hectares, most of which consists of the densely packed, large buildings of the model farm complex, many of which are two storey structures. The proposed development would occupy about 0.15 hectares and consist of three low-profile chalets, which would rise to 4.1 metres at ridge height. The development would be located 320 metres to the east-southeast on land 30 metres higher than the model farm.	None	None
The visual impact of the proposed change or development relative to the location of the historic asset	The chalets would be partially visible from the roadside at the northern edge of the Conservation Area, outside Leigh and Glanllyn Cottages (LB No.19520) as well from the eastern side of the sheep and piggery range in the farm complex (LB	None	None

	<p>No.19509) and the eastern range of sheds associated with Stockyard I (LB No. 19510). This view is at a distance of over 300 metres to higher ground and through a screen of mature poplars along the northern edge of the proposed development site. The visual impact is therefore Very Low, but the impact on the setting of the model farm is negligible. It is also not an important view from the farm buildings, or of the farm buildings, which were designed to be viewed primarily from the north or west.</p>		
<p>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains</p>	<p>The scale of the model farm within the Conservation Area is much greater than that of the proposed chalets within the development area. The development would be on higher ground over 300 metres to the east-southeast and only partially visible from a small portion of the Conservation Area. The development would</p>	<p>None</p>	<p>None</p>

	in no way dominate the Conservation Area or the buildings of the model farm.		
The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this	The Conservation Area consists of a tightly-packed, discrete group of farm buildings and cottages, set in a farmed landscape characterised by large, regular fields and some woodland plantations. Within the wider landscape there are a number of discrete groups of residential properties and the proposed development would sit adjacent to one of these clusters of dwellings, over 300 metres to the east-southeast of the Conservation Area. The development would not alter the character and extent of the built environment in the wider landscape to a significant degree. It would be modest in scale and proportion and fit within a block of landscape which is characterised by residential properties.	None	None

<p>The lifespan of the proposed change or development and whether or not the impact might be reversible</p>	<p>The development would be expected to be in use for at least a generation, but could be removed entirely after it ceased operation.</p>	<p>Neutral</p>	<p>None</p>
<p>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</p>	<p>There are thickly wooded slopes to the east. There are also deciduous plantations to the north, west and south as well as individual parkland trees scattered throughout the fields surrounding the model farm.</p>	<p>Neutral</p>	<p>None</p>
<p>The impact of artificial lighting – for example, on night-time views</p>	<p>There is already artificial lighting in the surrounding landscape with up to 14 dwellings in close proximity.</p>	<p>Neutral</p>	<p>None</p>
<p>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</p>	<p>The surrounding landscape has already seen modest residential development therefore the proposed chalets would sit at the edge of a built environment.</p> <p>The development would not remove any existing characteristic features and would see the re-establishment of some traditional boundary features (an old cast-iron</p>	<p>Neutral</p> <p>Low positive</p>	<p>None</p>

	boundary fence would be reset and stands of trees to the south which were present until the later 20 th century will be recreated)		
The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses	The proposed development would be located alongside modern residential developments and would not be in a remote or wild situation. The railway track from the model farm to the Old Cable House formerly crossed the same field – this was once part of a busy, working Victorian farm which would also have had a water turbine working the nearby funicular railway.	None	None
The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell	The nearest building to the proposed development was built as a slurry store. The proposed development will not add any unusual smells or noises to the local environment.	Neutral	None
Cumulative effect of the proposed change or development – sometimes relatively small changes, can have	The cluster of residential properties to the south, east and west of the proposed development occupies a block	Neutral	None

a major impact on our ability to understand, appreciate and experience a historic asset.	measuring approximately 2.5 hectares, of which approximately 0.5 hectares remains as undeveloped pasture. The proposed development would occupy about 0.15 hectares of this undeveloped parcel. Its cumulative impact is relatively slight. The development would sit within the existing boundaries of the eastern half of an historic field parcel which has seen modern housing development in its western half		
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APPENDIX H

SETTING ASSESSMENT NOTES
STAGE 2

LEIGHTON HALL

Registered Historic Park & Garden
(PO34)

LEIGHTON HALL Registered Historic Park & Garden (PO34) Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/historic assets and natural features?	<p>The Registered Park & Garden designation relates to the landscape designed for John Naylor during the mid-19th century, largely by the garden designer Edward Kemp. It includes the 1850s model farm designed by W.H. Gee.</p> <p>The hall, gardens and parkland replaced an earlier mansion and gardens owned by the Corbett family, which had been purchased by Naylor's uncle, Christopher Leyland, in 1845. The estate was gifted to Naylor as a wedding present in 1847. The wealthy Naylor built a new hall, created an innovative model farm and remodelled the gardens and parkland completely in the decades following the purchase.</p> <p>The Registered Park & Garden includes 118.5 hectares of the former parkland focused on Leighton Hall mansion and its gardens. It includes the model farm at Leighton Park and some land to its northwest as well as the leat and Park Pond at the eastern side of the parkland. It does not include a large area of former parkland to the northeast which included the railway system associated with the model farm or the former cowhouses above Moel y Mab. The proposed development site therefore also lies outside the registered area.</p>
What topographic or earlier features influenced its location?	<p>The previously existing Corbett estate at the eastern side of the Severn Valley was already in existence and was remodelled by Naylor to create the parkland and gardens which are now included on the Register of Historic Parks & Gardens.</p>
What was its relationship to the surrounding	<p>As above.</p>

landscape?	
<p>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360-degree view, some areas of the view may be more significant than others.</p>	<p>There were some designed views in the parkland created for John Naylor. It appears that there was a significant view from the direction of Naylor’s new mansion and gardens towards Leighton parish church, which was also rebuilt by W.H. Gee to include a very tall spire that was visible from the area of the hall. The view of the model farm from the direction of the church and the road that approaches the farm from the north was also significant. However, in the modern landscape there are many mature woodland and coniferous plantations which have disrupted many historic views and it is difficult to experience the former estate in the manner originally intended.</p>
<p>Has its function or use changed?</p>	<p>Yes. The hall, farm and estate were managed as a single entity by a single owner in the mid-19th century. By the early 20th century land and farms were being sold off by the estate and in 1931 the Naylor family sold what remained, with the farm and core of the estate going into management of the county council and the hall and gardens being sold to new owners. Since 1931 the former estate has been managed by different entities and there has been no overall plan for its maintenance and development.</p>
<p>What changes have happened to the surrounding landscape/ streetscape?</p>	<p>The main changes to the local landscape relate to the transition of the area from being wholly owned by the Leighton Hall estate to being managed by multiple owners. The main character of the landscape has not changed significantly since the 19th century, but as the hall, model farm and other properties and lands became separated from the management of the estate, there has been increase in residential developments at several points within the surrounding landscape. These have occurred to the north and northwest at Leighton as well as to the east-southeast around Brook House and Park House.</p>

Have changes happened because of changes to the historic asset or to its historical setting?	The changes have largely happened because of the break-up of the Leighton Hall estate, which formed the historic setting of the hall and model farm.
Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?	Yes. The surrounding landscape was largely remodelled when the farm was established between 1849 and the mid-1850s.
Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?	As above.
Have historic and designed views to and from the historic asset changed?	The maturity of woodland plantations on the estate would appear to have disrupted many of the views which would have been possible within and of the estate in the mid-19 th century.

• Thinking about the original layout of the historic asset and its relationship to its associated landscape:	
<p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p>	<p>This highly planned development and the landscape was remodelled to accommodate the hall, its gardens and principal outbuildings, the model farm and the estate field system.</p> <p>The link with the Leighton Hall estate was lost when the farm was sold off in 1931.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>It is a visual relationship with the former elements of the estate landscape dominating the area.</p>
<p>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>The connection to John Naylor of Leighton Hall and the architect W.H. Gee are the main historical associations.</p> <p>There are old photographs available in various collections of Leighton Hall in its garden setting as well as photographs and engravings of the new church built by John Naylor at Leighton.</p> <p>The National Monuments Records hold some building plans and estate maps relating to the development of the model farm.</p>

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

• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure

When the estate was first established by John Naylor in the late 1840s and 1850s there was an evident intention to construct landmark buildings within the estate landscape. The best example is seen at Leighton Church, the high spire of which was probably visible from the core of the estate around the hall to the south. The hall itself was provided with a high tower and must have been locally dominant at one time, though the aspect of the house faces Welshpool to the north-northwest.

In modern times, the character of the estate remains influenced by parkland trees and woodland plantations which screen or block many views within the estate. The house is also largely hidden from view by surrounding trees.

Cadw’s listing description for the model farm states that *“The buildings were carefully designed to achieve a strong visual impact when approached from the roads to the N or W. The landscape was carefully controlled so that Leighton Farm could not be seen from the main Buttington to Forden road to W, alongside which was a mixed woodland plantation. The main entrance to the farm was intended to be from the N side where there is an imposing gateway and lodge beside the church. The pig and sheep houses in particular create a grand facade when approached from the N, but Stockyards I and II, the Fodder Storage Buildings, Stable and Poolton at the south-west corner, are all designed to impress when viewed from the outside.”*

<p>● views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>Most of the representations of the hall and its gardens come from photographs dating to the early 20th century or later. There are no known paintings of the present house. Photographs of the church as well as a mid-19th century engraving also survive.</p>
<p>● important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>The church is highly visible in the local landscape and publicly accessible. The model farm is at the junction of two public roads and can be seen easily. The hall is more sheltered from the public eye and is not highly visible in the landscape although the gates and lodges at the main entrances are visible, such as the entrance to the main drive to the north, near the model farm.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	The proposed development would occupy an area of 0.15 hectares, which is a tiny area compared to the 118.5 hectares of the Registered Park & Garden. The low-profile chalets proposed at the development site are contrast with the grand scale of the estate buildings and designed landscape.	None	None
The visual impact of the proposed change or development relative to the location of the historic asset	The development would be set in an area which is not part of an important view from the Registered Park & Garden. The chalets would be partially visible from the roadside at the northern edge of the Registered Park & Garden, outside Leigh and Glanllyn Cottages (LB No.19520) as well from the eastern side of the sheep and piggery range in the farm complex	None	None

	<p>(LB No.19509) and the eastern range of sheds associated with Stockyard I (LB No. 19510). This view is at a distance of over 300 metres to higher ground and through a screen of mature poplars along the northern edge of the proposed development site.</p> <p>From the south the development would not be visible from the bulk of the Registered Park & Garden, though there would be partial views from the roadside at Park Pool, which is just within the Registered area.</p> <p>The visual impact is therefore Very Low, but the impact on the setting of the Registered Park & Garden is negligible.</p>		
<p>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical</p>	<p>The scale of the Registered Park & garden, at 118.5 hectares, is much greater than that of the proposed chalets within the development area. The development would be on higher ground outside the northern boundary</p>	<p>None</p>	<p>None</p>

<p>relationship with the surrounding landscape and associated structures and/ or buried remains</p>	<p>of the Registered Park & Garden and only partially visible from a small portion of the registered area. The development would in no way dominate the Park & Garden or the buildings included within its boundaries.</p>		
<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>The Registered Park & Garden is a large area within which are scattered a number of large buildings, including the landmark building of Leighton church and the large model farm, as well as the large hall and its associated stables and outbuildings, as well as a number of historical estate cottages and more modern residential properties.</p> <p>These are set in a farmed landscape characterised by large, regular fields and some woodland plantations.</p> <p>Within the former estate landscape there are a number of discrete groups of residential properties and the proposed</p>	<p>None</p>	<p>None</p>

	<p>development would sit adjacent to one of these clusters of dwellings.</p> <p>The development would not alter the character and extent of the built environment in the wider landscape to a significant degree. It would be vdry modest in scale and proportion and fit within a block of landscape which is characterised by residential properties.</p>		
The lifespan of the proposed change or development and whether or not the impact might be reversible	The development would be expected to be in use for at least a generation, but could be removed entirely after it ceased operation.	Neutral	None
The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity	There are thickly wooded slopes to the east. There are also deciduous plantations to the north, west and south as well as individual parkland trees scattered throughout the fields surrounding the model farm.	Neutral	None
The impact of artificial lighting – for example, on night-time views	There is already artificial lighting in the surrounding landscape with up to 14 dwellings in close proximity.	Neutral	None

<p>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</p>	<p>The surrounding landscape has already seen modest residential development therefore the proposed chalets would sit at the edge of a built environment.</p> <p>The development would not remove any existing characteristic features and would see the re-establishment of some traditional boundary features (an old cast-iron boundary fence would be reset and stands of trees to the south which were present until the later 20th century will be recreated)</p>	<p>Neutral</p> <p>Low positive</p>	<p>None</p>
<p>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</p>	<p>The proposed development would be located alongside modern residential developments and would not be in a remote or wild situation. The railway track from the model farm to the Old Cable House formerly crossed the same field – this was once part of a busy, working Victorian farm which would also have had a water</p>	<p>None</p>	<p>None</p>

	turbine working the nearby funicular railway.		
The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell	The nearest building to the proposed development was built as a slurry store. The proposed development will not add any unusual smells or noises to the local environment.	Neutral	None
Cumulative effect of the proposed change or development — sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.	The cluster of residential properties to the south, east and west of the proposed development occupies a block measuring approximately 2.5 hectares, of which approximately 0.5 hectares remains as undeveloped pasture. The proposed development would occupy about 0.15 hectares of this undeveloped parcel. Its cumulative impact is relatively slight. The development would sit within the existing boundaries of the eastern half of an historic field parcel which has seen modern housing development in its western half	Neutral	None

APPENDIX I

CLIENT PLANS

