

**LAND AT UPPER COSMESTON FARM,
LAVERNOCK ROAD, PENARTH**

ENVIRONMENTAL STATEMENT - ADDENDUM

VOLUME 2

CHAPTER 12: HERITAGE

New chapter

12.0 HERITAGE

INTRODUCTION

- 12.1 This chapter of the Environmental Statement (ES) has been researched and prepared by The Environmental Dimension Partnership Ltd (EDP).
- 12.2 It identifies and then assesses the potentially significant effects of the Proposed Development in respect of cultural heritage resources, in accordance with Chapter 6 of Planning Policy Wales (PPW) Edition Eleven (Welsh Government, 2021a).
- 12.3 Potentially significant effects associated with construction activities and the Proposed Development once completed are identified as appropriate, and then, where they are necessary, mitigation and compensation measures are outlined to eliminate or reduce the magnitude of any adverse effects. The long-term residual effects of the proposed development (following the application of those mitigation measures) are identified and assessed to confirm whether or not they are 'significant'.
- 12.4 It has been prepared in light of the approach previously taken to the preparation and submission of Outline Application Reference 2020/01170/OUT. In that case, it was agreed in advance with the Vale of Glamorgan Council (VoGC), in its role as the Local Planning Authority (LPA), that the implementation of the proposed development was unlikely to have a 'significant' effect on archaeological remains or cultural heritage assets. Therefore, both topic areas were scoped out of the ES which was prepared to inform and support the determination of the planning application.
- 12.5 Instead, the preparation, submission, evaluation and then determination of Outline Application 2020/01170/OUT was informed and supported by an Archaeological and Heritage Assessment report prepared for the applicant (Welsh Government) by EDP in August 2020 [**edp5187_r003e**]. It is included here as **Appendix 12.1**.
- 12.6 Accordingly, all direct and indirect impacts arising from the implementation of the proposed development of the site, including those identified in respect of the unlisted buildings at Lower Cosmeston Farm (as they were then), were at that time robustly identified and assessed in **edp5187_r003e**.
- 12.7 The Glamorgan-Gwent Archaeological Trust (GGAT) Historic Environment Record (HER) has been consulted in March 2022 to establish whether any new archaeological sites, monuments, features or findspots have been added to this regional database of recorded archaeological and heritage information from the site and its surroundings since August 2020 that would change the previous baseline position.
- 12.8 It has been established that no new archaeological sites, monuments, features or investigative site works of sufficient significance to change the previously defined baseline position have been added to this comprehensive database of historic environment information since Report Ref **edp5187_r003e** was completed in late summer 2020. As a result, it is considered to remain the case that any impacts on non-designated archaeological features, deposits and remains resulting from the proposed development would be 'not-significant' and continue to be adequately considered and assessed in Report Ref **edp5187_r003e**.

- 12.9 At the same time, a review has concluded that the baseline position has not changed in any significant way in terms of likely impacts on 'off-site' designated historic assets in its wider surroundings and so therefore (a) it still remains correct to 'scope out' the identification and assessment of effects on designated historic assets in the landscape around the site from the ES process, as they are unlikely to be significant and (b) it is still the case that the Archaeological and Heritage Assessment which was prepared in August 2020 (Report Ref **edp5187_r003e**) continues to provide a robust evidence base upon which to evaluate and determine the outline planning application.
- 12.10 The only potentially significant change in the baseline position since Outline Planning Application 2020/01170/OUT and Report Ref **edp5187_r003e** were submitted to the Council in October 2020 is the designation of the *Original house at Lower Cosmeston Farm* as a Grade II listed building [ID 87852] on 15 October 2021 (**Appendix 12.2**).
- 12.11 This building is located in the south-western corner of the site and so the proposed development could *potentially* impact upon it directly, in terms of its built form and fabric, and indirectly, in terms of changes to its setting.
- 12.12 In light of that single change of potential significance to the baseline position, which is set out in Report Reference **edp5187_r003e** dated 10 August 2020 and submitted with the Outline Application [2020/01170/OUT], this identification and assessment of heritage effects arising from the proposed development focuses **solely** on the *Original House at Lower Cosmeston Farm* Grade II listed building on the basis this is the only heritage receptor within the site or its surroundings which could incur a potentially significant effect from the development.
- 12.13 The nature and significance of potential effects on *Original House at Lower Cosmeston Farm* as a Grade II listed building; whether directly through construction activities or indirectly as a consequence of post-completion changes within its setting; will be defined and then assessed in the paragraphs that follow hereafter.
- 12.14 The same is true of the three other 'historic' ranges that collectively make up Lower Cosmeston Farm in the south-western corner of the site, in view of the fact that that they are considered to meet the definition of '*curtilage listed buildings*' under s1(5)(b) of the *Planning (Listed Buildings and Conservation Areas) Act* (DoE 1990); on the basis of their spatial, historic and functional interrelationships with the former farmhouse designated as a Grade II listed building on 15 October 2021.
- 12.15 However, this assessment does not extend to the 'new' house located to the north of Lower Cosmeston Farm constructed in the later 19th century, in view of the fact it is not assessed as meeting the criteria set out in guidance (HE 2018) to be treated as part of the Original House's 'curtilage'.
- 12.16 This assessment is made on the basis that there is no indication or evidence that the late 19th century 'new' house performed or now performs an ancillary function to the Grade II listed building. Instead, the available evidence is that the 'new' house was a replacement dwelling built when the Original House was converted into a stable range and therefore it was never ancillary to the building in its original or subsequent uses. It is therefore not considered to be 'curtilage listed'.

- 12.17 Instead, the ‘new’ house at Lower Cosmeston Farm is assessed as representing an historic asset of just ‘negligible’ sensitivity, based on the criteria in **Table 12.1** below. Therefore, it is concluded that the development of the site could not have a significant impact upon it and it is scoped out of the assessment process accordingly.
- 12.18 The nature and magnitude of all other impacts on archaeological and cultural heritage receptors continue to be identified and assessed in the Archaeological and Heritage Assessment [**edp5187_r003e**] included as **Appendix 12.1**. It should be consulted for additional information in that respect.

ASSESSMENT METHODOLOGY

Relevant Guidance

- 12.19 This assessment employs the methodology detailed in Cadw’s publication *Heritage Impact Assessment in Wales* (Cadw, 2017a).
- 12.20 It has also been prepared in line with the professional guidance in the *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (CIfA, 2019).
- 12.21 The identification and assessment of ‘significance’ for the various historic assets draws on the four ‘heritage values’ defined by Cadw in *Conservation Principles* (Cadw, 2011). These values consist of:
- The asset’s *evidential value*, which is defined as those elements of the historic asset that can provide evidence about past human activity, including its physical remains or historic fabric;
 - The asset’s *historical value*, which is defined as those elements of an asset which might illustrate a particular aspect of past life or might be associated with a notable family, person, event or movement;
 - The asset’s *aesthetic value*, which is defined as deriving from the way in which people draw sensory and intellectual stimulation from the historic asset; and
 - The asset’s *communal value*, which is defined as deriving from the meanings that a historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory.
- 12.22 The contribution (if any) that the building’s wider setting makes to its significance, and the impact which development could have indirectly in that respect, has been defined and evaluated in line with the guidance set out in *The Setting of Historic Assets in Wales* (Cadw 2017b), which provides a robust framework.
- 12.23 The identification and assessment of potential impacts upon the historic buildings at Lower Cosmeston Farm involved a mixture of desk-based research and the completion of site inspections and site walkovers.
- 12.24 The results of this research have previously been presented in the following reports drafted on behalf of the applicant:
1. EDP (2020) *Land at Upper Cosmeston Farm, Lavernock Road, Penarth: Archaeological and Heritage Assessment* [**edp5187_r003e**]; and

2. EDP (2021) *The Original House at Lower Cosmeston Farm, Vale of Glamorgan, Representations made in respect of its proposed designation as a Grade II Listed Building* [edp5187_r010] (included here as **Appendix 12.3**).

12.25 In addition, further background research and three additional site visits/walkovers have been completed in drafting this ES chapter.

Consultation

12.26 Discussion of the scope of assessment and the impact of the proposed Development on historic assets focused on a meeting at Lower Cosmeston Farm with Peter Thomas on 16 May 2022, in his capacity as the Conservation Officer at the Local Authority. As well as inspecting each of the farm buildings in turn and considering the opportunities for their restoration and conversion, the meeting extended to the assessment of their setting and the impacts arising from this development in that respect.

12.27 It was agreed that the implementation of the proposed Development brings forward opportunities for the enhancement of the farm buildings in the short term because it can secure conservation and restoration of their historic fabric as they are converted to sustainable new uses.

12.28 However, at the same time, it was agreed that, in the longer term, the implementation of the proposed Development is likely to have more negative effects arising from the changes within the setting of the farm buildings. It is a question of balancing the long-term impact on the buildings’ setting against the benefits arising from the delivery of physical improvements to the farm buildings.

Identification and Assessment of Significant Effects

12.29 The evaluation of potentially significant effects on a historic asset depends on a combination of its designation, the heritage significance or sensitivity of the asset and the magnitude of change that is predicted to result from the development.

12.30 The assessment of likely significant effects as a result of the proposed development takes into account effects which may occur during the construction phase and those which may occur following its completion.

12.31 The assessment process detailed here attributes ‘sensitivity’ to archaeological and cultural heritage assets, as shown in **Table 12.1**.

Table 12.1: Sensitivity of Receptor.

Receptor	Sensitivity of receptor				
	Very High	High	Medium	Low	Negligible
World Heritage Site					
Scheduled Monument					
Grade I or II* listed					

Receptor	Sensitivity of receptor				
	Very High	High	Medium	Low	Negligible
building					
Grade I or II* registered park or garden					
Other nationally important archaeological asset					
Grade II listed building					
Grade II registered park or garden					
Conservation Area adopted by the LPA					
Other asset of regional or county importance					
Locally important asset with cultural or educational value					
Heritage site or feature with very limited value or interest					

- 12.32 The classification of the magnitude of change to historic assets is based on consistent criteria and takes account of such factors as the physical scale and type of disturbance and whether features or evidence would be lost that are fundamental to their historic character, integrity and therefore, significance.
- 12.33 Both physical and non-physical (e.g. visual) changes to historic assets are identified, considered and assessed. The magnitude of impact on individual historic assets is assessed using the criteria detailed in **Table 12.2**.

Table 12.2: Magnitude of Change

Magnitude of Change	Description
Large	Change to a historic asset, either in terms of its form/fabric or its setting, so that its significance profoundly enhanced or diminished.
Medium	Change to an historic asset, either in terms of its form/fabric or its setting, so that its significance is substantially enhanced or diminished.

Magnitude of Change	Description
Small	Change to an historic asset, either in terms of its form/fabric or its setting, so that its significance is markedly enhanced or diminished.
Negligible	Change to an historic asset, either in terms of its form/fabric or its setting, that is material, but where its significance is hardly altered.
None	No loss of significance from an historic asset.

12.34 Following the evaluation of the sensitivity for each specific cultural heritage receptor and the magnitude of change which they would experience through the development, the significance of the effect will be assessed using the criteria in **Table 12.3** below.

12.35 It should be noted that there are no receptors of ‘very high’ sensitivity within the scope of the assessment and therefore this category is not included in the matrix which is presented in **Table 12.3**.

Table 12.3: Significance of Effect

Magnitude of Change	Sensitivity of Receptor			
	High	Medium	Low	Negligible
Large	Severe	Major	Moderate	Minor
Medium	Major	Moderate	Minor	Negligible
Small	Moderate	Minor	Minor	Negligible
Negligible	Minor	Negligible	Negligible	Negligible

12.36 The assessment matrix defined in **Table 12.3** is not intended to be ‘prescriptive’, but rather it allows for the employment of professional judgement to determine the most appropriate level of effect for each historic asset that is identified.

12.37 All effects are categorised with regard to their nature (adverse, beneficial or neutral) and their permanence (permanent, temporary or reversible). For all forms of historic asset (receptor); including archaeological sites and remains; historic buildings, places and areas; and historic landscapes; the sensitivity of the receptor is combined with the predicted magnitude of change to arrive at the significance of effect.

12.38 The combination of ‘sensitivity of receptor’ and ‘magnitude of change’ is undertaken for each asset with reference to the matrix in **Table 12.3**, with those effects which are defined as **severe, major** or **moderate** being deemed significant in terms of the EIA Regs. All other effects are determined to be not significant in EIA terms.

LEGISLATIVE AND PLANNING POLICY CONTEXT

12.39 The following paragraphs set out the legislative and planning policy context which is relevant to the current application.

Current Legislation

12.40 In March 2016, the Historic Environment (Wales) Act came into force, whilst it provides a number of new provisions to existing legislation, the changes do not

specifically affect the way in which historic assets (such as listed buildings) are assessed throughout Wales.

- 12.41 The *Planning (Listed Buildings and Conservation Areas) Act 1990* is the primary legislative instrument addressing the treatment of listed buildings through the planning process in both England and Wales.
- 12.42 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting:
'...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'
- 12.43 The 'special regard' duty of the 1990 Act has been tested in the Court of Appeal and confirmed to require that *'considerable importance and weight'* should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust* (2014) EWCA Civ 137.

National Planning Policy

- 12.44 The Welsh Government published *Future Wales: The National Plan 2040* on 24 February 2021 (see WG 2021b) and highlights in the foreword from the Minister for Housing and Local Government that it forms a *'framework for planning the change and development our country will need over the next two decades'*.
- 12.45 In terms of the Welsh Government's objectives, No. 6 of 'Future Wales Outcomes' on P55 states that:
'Development plans will have a forward thinking, positive attitude towards enabling economic development, investment and innovation. Increased prosperity and productivity will be pursued across all parts of Wales, building on current activity and promoting a culture of innovation, social partnership, entrepreneurialism and skills-development in sustainable industries and sectors. The culture, heritage and environment of Wales will play a positive, modern role in the economy by attracting the interest and expenditure of tourists and providing a distinctive and trusted brand for Welsh businesses.'
- 12.46 National planning guidance for the treatment of the historic environment in Wales, is detailed in Section 6.1 of Chapter 6 Distinctive and Natural Places of *Planning Policy Wales Edition Eleven*, which was published on 24 February 2021 (WG 2021a).
- 12.47 Paragraph 6.1.7 observes that:
'It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.'

- 12.48 As such, with regard to decision making, it is stated that: *'Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place'*.
- 12.49 With specific regard to listed buildings, at Paragraph 6.1.10 PPW Edition 11 (2021) states that:
'...there should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage' and adds that *'For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.'*
- 12.50 It then adds that: *'The aim should be to find the best way to protect and enhance the special qualities of listed buildings, retaining them in sustainable use'*.
- 12.51 Additional guidance covering a range of archaeology and heritage matters in Wales is set out in *TAN 24: The Historic Environment* (Welsh Government, 2017). This states that it provides *'guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building Consent applications'*.
- 12.52 Of relevance to the current application is Section 5; concerned with listed buildings, and specifically Paragraphs 5.9, 5.12, 5.13 and 5.14 which discuss listed building consent. Paragraph 5.9 clearly states the following:
'The Planning (Listed Buildings and Conservation Areas) Act 1990 requires any works of demolition, alteration and/or extension which would affect the character of a listed building to be authorised through the process of listed building consent. It is a criminal offence to carry out such works without consent, which should be sought from the local planning authority. When considering any applications for listed building consent, the local planning authority or the Welsh Ministers must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Consent is not normally required for repairs, unless they involve changes that would affect the character of the listed building. If in any doubt owners are advised to contact their local planning authority to seek clarification on whether or not consent is needed.'
- 12.53 Paragraph 5.12 of TAN 24 highlights that:
'Applicants for listed building consent are required to provide a heritage impact statement. This presents the results of a heritage impact assessment, which is a process designed to ensure that the significance of the building is taken into account in the development and design of proposals for change. Heritage impact assessment should be proportionate both to the significance of the listed building, and to the degree of change proposed, and the statement should provide enough information to allow the local planning authority to judge significance and impact when considering applications for listed building consent.'
- 12.54 Paragraph 5.13 identifies the factors which the decision maker, such as the Local Planning authority, should look for and evaluate in the evaluation and determination of Listed Building Consent applications.

12.55 Paragraph 5.14 then highlights that:
'Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building. When applicants and the local planning authority assess the heritage values and significance of a listed building, which is the subject of a consent application, they must consider the sensitivity of that building to the proposed changes. Sustaining the special interest and significance of a listed building through the process of alteration, extension or re-use is exacting, and should always be based on specialist knowledge and skill in order to realise the benefits that well-designed interventions can bring.'

12.56 As such, TAN 24 (Welsh Government 2017) clearly recognises that the requirements with regard to listed buildings can be exacting, although it also clearly advises that the level of assessment and approach to decision making should be proportionate to the proposed changes.

Local Planning Policy

12.57 Local planning policy for the Vale of Glamorgan is currently set out in the *Vale of Glamorgan Adopted Local Development Plan 2011-2026* (LDP) which was adopted on the 28 June 2017. The plan sets out the vision, objectives, strategy and policies for managing development in the Vale of Glamorgan. It contains local planning policies and makes provision for the use of land through allocation, such as Land at Upper Cosmeston Farm, Lavernock (MG2).

12.58 Two policies within the adopted LDP include elements which are relevant to the historic environment and are therefore relevant to the proposed development and the evaluation and determination of the outline application.
These include a Strategic Policy (SP10), which states that: *'Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan including... The architectural and/or historic qualities of buildings or conservation areas, including locally listed buildings'* and a more specific Managing Development policy (MD8) addressing the historic environment in its entirety and highlighting that: *'Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically....(1) For listed and locally listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possesses'*.

12.59 The wording of Policy MD8 (in Paragraph 12.59 above) should be compared with the wording of s66(1) and the approach to listed buildings detailed in Paragraph 6.1.10 of PPW (WG 2021a) and Paragraph 5.9 of TAN 24 (Welsh Government 2017).

BASELINE CONDITIONS

Relevant Historic Assets (Stage 1 of Cadw 2017b)

- 12.60 As set out in Paragraph 12.10 (above), the site contains one 'designated' historic asset, comprising the Grade II listed Original House at Lower Cosmeston Farm and where it would comprise an historic asset of 'medium' sensitivity based on **Table 12.1**.
- 12.61 The justification for a 'medium' categorisation (rather than 'high') of this asset can be found in **Appendix 12.3**, which reproduces EDP (2021).
- 12.62 The citation for the Original House at Lower Cosmeston Farm [ID 87852] states that the Grade II listed building forms '*Part of the complex of farm buildings at Lower Cosmeston Farm, to the E of the B4267 approximately 300m S of the entrance to Cosmeston Lakes Country Park*' before describing its history as follows:
'Multi-period house, nucleus of a single-unit house built C17 or C16, either originally end-entry or with lateral chimney and later truncated (evidence for precise arrangements not visible). This was later extended in the C17 against the fireplace with a longer direct entry range with gable fireplace and stair creating a 2-unit plan with gable and ridge stacks and the older part becoming a parlour to the new hall. Further range added in C18/C19 and the whole later converted c1890 into animal use (stabling, cow-house) with complete re-facing / rebuilding of the main S wall and single storey extension added on this side. This conversion would have been at the point a new farmhouse was constructed to the N, downgrading the early house into farm use. Reroofed in corrugated tin in C20.'
- 12.63 The listing citation (see **Appendix 12.2**) also gives a brief description of the building's external appearance and identifies the features of the interior which underpin and justify its statutory designation as a *Building of Special Architectural or Historic Interest* against nationally defined and applied criteria.
- 12.64 As set out in Paragraph 12.15, the other buildings around the farmyard at Lower Cosmeston Farm are assessed as being 'curtilage listed' as a result of the designation of the Original House and their spatial, historic and functional associations.
- 12.65 However, none of the other 'historic' buildings at Lower Cosmeston Farm have been assessed as being of special architectural or historic interest in and of themselves, even though they were considered at the same time as the Original House, and hence any sense of the three outbuilding ranges being of 'special' interest stems from their relationships with the Grade II listed building and not from their built form and fabric in itself.
- 12.66 Therefore, whilst it could be argued that the three buildings could be categorised as historic assets of 'medium' significance in common with the Original House in view of these associations, it is considered that they represent 'low' sensitivity assets because in reality none of them meets the criteria to be a *Building of Special Architectural or Historic Interest* and it is considered that they are relatively poorly preserved examples of relatively common agricultural building forms (**Appendix 12.1**).

The Assets' Significance and Setting (Stage 2 of Cadw 2017b)

- 12.67 Cadw (2017b) states in Section 4.2 (Pages 6 to 8) that Stage 2 of its four-stage guidance aims to *'Define and analyse the settings [of the historic assets identified in Step 1] 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'*.
- 12.68 In line with this 2017 Cadw guidance, the following paragraphs will first of all identify the overall significance of the historic buildings of Lower Cosmeston Farm in line with Cadw guidance (Cadw 2011) and then (secondly) define and analyse their setting; describing whether, to what extent and in what way(s) it contributes to the historic assets' significance or enables the asset's significance to be experienced, understood and/or appreciated.

The Assets' Significance

- 12.69 Descriptions of the 'historic' buildings at Lower Cosmeston Farm and an assessment of their significance are set out in **Appendix 12.1** and so the following paragraphs are focused on the Original House as a result of its changed status since its designation as a Grade II listed building on 15 October 2021.
- 12.70 In common with the other 'historic' structures at Lower Cosmeston Farm adjacent, it is considered that the **majority** of the Grade II listed building's significance is bound up in its physical form and fabric, where it possesses and exhibits the following 'values' identified by Cadw in its guidance (see Cadw 2011, 2017b).

Evidential Value

The citation for the Original House at Lower Cosmeston Farm [ID 87852] states that it is designated as being a *Building of Special Architectural or Historic Interest* because *'Included for its special architectural and historic interest as a rare surviving pre-1700 farmhouse with its form and layout largely legible, retaining clear evidence of its early origins (with surviving features) and its development in the C17'*.

- 12.71 The asset's form and fabric are therefore assessed as possessing 'moderate' evidential value as a result. This is on the basis that the ground plan of the building is relatively intact and easy to read as a modest 16th or early 17th century farmhouse which then developed in the later 17th century with the addition of an extension to the south west and again in the 18th century (or the earlier 19th century) with the addition of a range to the north east (**Appendix 12.3**).
- 12.72 The survival of 'domestic' features such as the projecting chimney stack at the south west end and the two fireplaces shows that this 19th century 'stable range' started life as a residential dwelling, with the surviving internal architectural features and the stratigraphic relationships illustrating the developmental and chronological sequence.
- 12.73 However, whilst the origins and chronological development of the farmhouse can be identified and understood from the building's standing form and fabric, it is more challenging to understand and appreciate the changing functions of the internal spaces as the building developed because of the extent to which historic fabric has been lost or damaged as a result of its re-use as a stable range.

- 12.74 This loss of fabric includes the internal floor structure, which appears to have been added in the later 17th century as part of the second phase of development and would have been accessed via the curving flight of stairs at the south western end, and the original roof structure which has been replaced throughout.
- 12.75 It also extends to include the loss of external features such as doors and windows from the south east elevation in particular, so that the listed building's evidential value is restricted as a consequence.
- 12.76 It should also be noted that the building's current condition represents a 'threat' to its evidential value, with recent visits clearly showing that the north-west wall of the original farmhouse has partially collapsed. Further deterioration and dilapidation are considered to be likely without the identification and implementation of a use for the building that can sustain and conserve its historic fabric.

Historical Value

- 12.77 Similarly, the Original House at Lower Cosmeston Farm is assessed as possessing and exhibiting 'moderate' historical value because it represents a farmhouse dating from at least the early 17th century, if not in fact actually the later 16th century.
- 12.78 There is no indication or evidence that Lower Cosmeston farmhouse possesses any associations with '*notable people or events*', but in its surviving built form, fabric and architectural features it does still provide an interesting illustration of the origins and development of a post-medieval rural agricultural dwelling in the Vale of Glamorgan from circa 1600 onwards.
- 12.79 As far as the Original House at Lower Cosmeston Farm's historical value is concerned, in deciding to designate the asset as a Grade II listed building, it was initially proposed by Cadw that the building represents: '*likely [the] sole surviving element of the shrunken medieval settlement of Cosmeston*'.
- 12.80 This matter is dealt with in detail in **Appendix 12.3**, where Paragraph 4.74 initially sets out that '*the former farmhouse at Lower Cosmeston Farm would post-date the apparent abandonment of the medieval village on the west (opposite) side of the B4267 by up to circa 200 years, making it more likely that this farmstead was established at the same time as the other post-medieval farmsteads were established on the land formerly occupied by the tightly grouped buildings comprising the medieval village*' and then Paragraph 4.75 states that:
'The original house at Lower Cosmeston Farm can reasonably be attributed to Phase 4 of the excavations summarised by Andrews (see Andrews 1996) and the reoccupation of the former village and its immediate hinterland in the early post-medieval period. There is no indication that the original house at Lower Cosmeston Farm holds any specific relationship to the medieval village, other than forming one of a dispersed scatter of new farmsteads which sprang up some time following its demise in the 14th or early 15th century and thus illustrating a new episode of agricultural exploitation in the local landscape.'
- 12.81 Therefore, in response to Cadw's initial identification of the house's historic interest as being focused on an alleged/purported connection with the nearby Cosmeston

shrunk medieval village on the south western side of Lavernock Road (the B4267), Paragraph 5.8 of EDP (2021) clearly concludes as follows:

'Unless there is new and compelling evidence that the original house is substantially earlier than is otherwise understood to be the case or further analysis of the stratigraphic and/or artefactual data from the Cosmeston medieval village excavations demonstrates that occupation continued beyond the 14th or 15th centuries, it is challenging to understand how this building derives any special interest from its proximity to the medieval village, let alone enough to justify its inclusion on the statutory list.'

- 12.82 It is recognised that, in response, Cadw subsequently omitted this purported historic connection with Cosmeston shrunk medieval settlement from the listing citation summarising the farmhouse's *special architectural or historic interest*.

Aesthetic Value

- 12.83 Taken as a whole, the Grade II listed building is assessed as holding 'low' aesthetic value for the following reasons:

1. In its 'original' phases of construction and use, the Original House appears to have comprised a modest and relatively unprepossessing rural, agricultural dwelling, initially constructed as a single-celled structure and with a second cell added on later to provide additional domestic accommodation;
2. In light of that 'status' it is uncertain how much architectural provision and/or decorative adornment the post-medieval farmhouse may have had, but in any event few features of aesthetic value appear to have survived its subsequent conversion to a stable range, with the roof and internal first floor structures both being secondary replacements of no heritage significance and the main elevations all being plain and unsophisticated, both inside and out; and
3. The few features of aesthetic value which the building possesses, and exhibits are located internally and focus on the two fireplaces with their neat, decorative chamfers, whereas the door and window openings are rather plain and functional. The external elevations express the more recent use of the building as a stable range with a hayloft and tack room over, without obvious or apparent architectural pretension or decoration.

- 12.84 Overall, in terms of its aesthetic value, Lower Cosmeston farmhouse is a 19th century stable range that retains evidence for an earlier origin and use as a rural agricultural dwelling or modest status and pretension.

- 12.85 When seen in that context, it is not surprising that the asset is of low aesthetic value because (a) it would most likely have had only limited architectural and decorative interest to begin with and then (b) it would most likely have lost at least some of that interest through alteration, re-working and deterioration in its most recent and more low-key use as a stable range from at least the 19th century onwards.

Communal Value

- 12.86 The Original House at Lower Cosmeston Farm is assessed as holding 'low' communal value for the simple reason that it comprises a private building to which there is no formal public access, located on the western edge of a farmyard 60 metres south east of the B4267 between Penarth and Sully as the nearest two adjacent settlements.

- 12.87 It presumably holds some communal value for the property's existing tenants, who use the buildings of Lower Cosmeston Farm for stabling horses and live in the adjacent residential dwelling to the north, which was built in the late 19th century.
- 12.88 It also draws some communal value from its inclusion on Page 270 of the *Inventory of the Ancient Monuments in Glamorgan Volume IV: Domestic Architecture from the Reformation to the Industrial Revolution*, which was published by the Royal Commission on Ancient and Historical Monuments in Wales (RCAHMW) in 1988 because this indicates at least some degree of recognition for its architectural and historic interest at the national level and going back to the late 20th century.

The Assets' Setting

- 12.89 The Original House at Lower Cosmeston Farm is located circa 60 metres south-east of the B4267, where it occupies and characterises the north west side of a rectangular farmyard that is otherwise defined on its north east, south east and south west sides by single-storey agricultural outbuildings.
- 12.90 These 'historic' outbuildings are labelled as Structures B to D on **Figure 12.1** and they are all described and assessed in **Appendix 12.1** and so the plan and report should be reviewed for additional information.
- 12.91 The building comprises an elongated, north-east to south-west aligned, single storey range which has a pitched and gabled roof structure finished with a covering of rusty corrugated iron sheets, which means that from outside the farmyard it appears to comprise a pretty unprepossessing and unspectacular agricultural shed.
- 12.92 Built from the typical local lias limestone rubble, the external elevation closest to the B4267 is relatively unadorned and this absence of characteristic external features is further accentuated by the mid-20th century lean-to against the north-west elevation. The south-east facing elevation (addressing the 'internal' spaces of the farmyard) shows the use of red brick dressings to the later door and window openings, but the one external feature that identifies the range as having domestic (and not agricultural) origins is the substantial chimney stack on the south-western elevation. This is shown clearly in **Plate 12.1**.
- 12.93 In part due to its single-storey construction and 'agricultural' external appearance, but also because of the local topography and extent of vegetation in the hedgerows which characterise the adjacent fieldscape, the Original House at Lower Cosmeston Farm is not generally experienced from beyond its immediate surroundings.
- 12.94 The same is equally true of the other 'historic' buildings that make up the farmstead, with the threshing barn on the north-east side of the farmyard being the only one of the farm buildings that exhibits any scale. Even then, it is not a widely experienced or characteristic feature of the landscape beyond its immediate surroundings, no doubt due to a combination of its modest architectural sophistication, the extent to which historic fabric and character have been lost as a result of modernisation and alteration and the screening effect of other adjacent buildings and intervening vegetation.
- 12.95 This assessment is illustrated in **Plates 12.2** and **12.3**, which show the experience of the farm buildings in the surrounding landscape.

- 12.96 Within the site to the east the land rises up towards the Bristol Channel in a series of relatively level terraces created by the exploitation of the lias limestone here in the early-mid 20th century and the construction of the branchline railway curving through the site on its route between Penarth and Barry.
- 12.97 Together the existing topography and former railway line restrict the 'experience' of the farmstead within the footprint of the site to the lowest terrace in the west, where it is sandwiched between the B4267 and the railway. This is highlighted on **Figure 12.1** and in **Plates 12.4** and **12.5**.
- 12.98 The experience of the farm buildings from the south is typically restricted by the scale and bulk of the later 20th century agricultural barns and other structures which adjoin the margins of the farmyard; with the most eye-catching being the substantial blue, cylindrical, slurry storage tank that stands adjacent to the south-west corner. This and the adjacent Dutch barns positioned to the south serve to close off views from the northbound B4267 and Fort Road running up towards Lavernock Point. This is clearly illustrated in **Plate 12.6**.
- 12.99 The 'historic' farm buildings can be experienced from Cosmeston Country Park, on the opposite side of the B4267 to the west, although the quality of the inward views is best described as being variable and principally available from the more eastern areas located closer to the main road.
- 12.100 Whilst it is possible to discern the Grade II listed building from the rising ground on the north-western flank of the Country Park (beyond the lakes), its modest scale and limited architectural pretension are such that it is challenging to either understand or appreciate its significance from this distance (nearly 500 metres away).
- 12.101 The same is broadly true of the other 'historic' buildings around the farmyard, with longer distance views from the elevated ground west of the two lakes offering little or nothing in the way of an understanding or appreciation of the values which underpin and contribute to their significance. Only the threshing barn stands out amongst the intervening trees and vegetation and only then because of its height and scale in comparison with the typically low, one storey agricultural buildings.
- 12.102 This is shown in **Plates 12.7 to 12.9** and so (for that reason) it is considered that the surroundings in which the historic assets are experienced remain much more closely defined to the south-eastern flank of the Country Park adjacent to the B4267 where the reconstructed buildings of the medieval village also illustrate and preserve the former alignment of Lavernock road straightened out during the 1930s (**Plate 12.10**).
- 12.103 The extent of the experience from the north is defined by the agricultural fields which flank the eastern side of the B4267 running north into Penarth, with the car park for the Cosmeston Country Park, the Glamorganshire Golf Club and the late 20th century housing estates on the southern fringe of the town combining to restrict the ability to either understand or appreciate these assets from beyond the immediate environs.
- 12.104 Hence, the consideration of how, in what way(s) and to what extent the setting of the Original House at Lower Cosmeston Farm and the adjacent agricultural outbuildings

contributes to their significance as historic assets, or enables that significance to be understood or appreciated, will focus on the land and buildings in their immediate surroundings and the more distant aspects of the experience will be scoped out of the assessment process because their contribution to the assets' significance is minimal at the most.

Historic Map and Other Evidence

12.105 The available historic maps (see **Figures 12.2 to 12.6**) illustrate that, until the B4267 was straightened to create its current smoothly curving alignment in the 1930s, Lower Cosmeston Farm was located on the southern flank of an 'S-shaped' curve in the road between Penarth and Sully. The alteration of the road left the remnants of that sharply curving section as a layby between the new road and the farmyard. Across the road, the remains of the former road from Penarth to Sully can still be seen running between the reconstructed buildings of the Cosmeston medieval village.

12.106 A series of maps were commissioned by the Marquis of Bute and issued in 1824 to show the layout of his lands and estates around Cardiff. These include a *Map of Cosmeston and Swanbridge Farms in the Parish of Lavernock* which is dated 1824 and identifies the farm where the listed building is located as being 'Little Cosmeston'.

12.107 The original house is shown on the north west side and two barns or outbuilding ranges are depicted to the south east and defining the north east and south west sides of a sub-rectangular farmyard, accessed along a track from Lavernock Road, as shown on **Figure 12.2**.

12.108 The original house at Lower Cosmeston Farm is also depicted on the Lavernock Tithe map of 1845 (see **Figure 12.3**), where it formed the north-west side of the farmyard to Lower Cosmeston Farm and where the farmstead included three building ranges defining the north-eastern, south-eastern and south-western sides of a broadly rectangular and centrally positioned farmyard off the sinuously curving course of the road between Penarth and Sully from the north.

12.109 The farm buildings at Lower Cosmeston Farm are labelled '26' on the map, with the associated apportionment providing the following information:

Parcel No.	Occupant	Description	Use
26	William Hawker	Upper Cosmeston House	-

12.110 The immediate surroundings of Lower Cosmeston Farm are depicted as comprising a patchwork of irregularly shaped agricultural enclosures stretching to the east, north and south, with the buildings of Upper Cosmeston Farm depicted to the north and three isolated buildings along the course of the Penarth to Sully road occupying the remains of what was historically Cosmeston medieval village.

12.111 The first edition Ordnance Survey (OS) 25" map of 1879-80 (**Figure 12.4**) shows the projecting single-storey range at the north-east end of the south-facing elevation, but otherwise it depicts no obvious changes to the plan form of the farmhouse since the production of the Tithe map of 1845.

- 12.112 The 1st edition OS map is, however, interesting for the way it illustrates a path across a small garden enclosure to the north, which possibly suggests that it was still in use and occupied as a farmhouse, rather than comprising an agricultural outbuilding, through into the latter years of the 19th century before it was converted.
- 12.113 The first (1879-80) edition of the Ordnance Survey map depicts a characteristically rural scene around the farmstead, with just two discrete and isolated buildings along the minor road between Penarth and Sully to the south-west and the buildings of Upper Cosmeston Farm located further to the north.
- 12.114 The landscape around the farm continues to be depicted as an arrangement of irregularly shaped agricultural enclosures between the Penarth-Sully road and the Bristol Channel, with the local roads illustrating the network which existed before the commencement of mineral extraction at and around Cosmeston.
- 12.115 The second edition 25" Ordnance Survey map (dated 1900) shows the construction of the house north-east of the farmyard and the removal of the path and the garden enclosure north of the farmhouse (**Figure 12.5**).
- 12.116 Together this suggests that the farmhouse moved north-east away from the enclosed spaces of the farmyard between c.1880 and 1900 and presumably this also denotes the transition of the former farmhouse into an agricultural building.
- 12.117 The lean-to extension on the north west side of the Original House is also illustrated for the first time on the 1900 revision of the OS map.
- 12.118 More widely, the second edition (1900) Ordnance Survey map is the first to depict the railway line curving through the site and heading south to Lavernock Station. This map is also noteworthy for the way in which it illustrates the commencement of quarrying operations to the north of the site.
- 12.119 The landscape around the farm is shown as being distinctly 'rural', illustrating the arrangement of the network of roads before the commencement of quarrying west of the road at Cosmeston. Hence, the characteristically straight alignment of the road north towards Cogan is clearly identified and so is the former position of Cosmeston Castle to the south-west of the farmyard (**Figure 12.5**).
- 12.120 The 1940 edition of the 25" Ordnance Survey map (**Figure 12.6**) illustrates the South Wales Portland Cement and Lime Works on land to the north of Upper Cosmeston Farm, connected into the branchline railway running south through the site to Lavernock Station and beyond to reach Sully and Barry.
- 12.121 However, the more notable 'developments' to the surroundings of Lower Cosmeston Farm focus on (1) the straightening of the B6247 west and north of the farm buildings, so that the former bends were cut off and preserved as relict sections on either side and (2) the identification of an 'old quarry' in the centre of the site to the east of the railway line and some evidence for the commencement of quarrying operations on land between the farm and the railway, stretching north towards the rear of Upper Cosmeston Farm likewise.

- 12.122 This phase of development also involved the construction of the road running through the site, from the north side of Upper Cosmeston Farm to reach the cliff edge in the east, and thus requiring the construction of the bridge over the branchline.
- 12.123 A vertical aerial photograph which is dated 27 June 1941 illustrates the extent of mineral extraction within the site at that time, as well as the position and extent of the cement and lime works to the north.
- 12.124 Lower Cosmeston Farm is still shown as four ranges of buildings defining a rectangular farmyard, accessed along a track from the straightened course of the B4267. The lean-to extension on the north-west facing elevation of the listed building can clearly be seen and so to can the replacement house built in the later 19th century, where it is contained within a comparatively extensive area of well treed gardens.
- 12.125 It can also be seen that the south-western flank of the farmyard was defined by an area of trees and shrubs enclosed by a hedgerow to separate it from the surrounding agricultural fields.
- 12.126 Vertical images dated 25 June 1942 and 4 December 1946 illustrate the extents of the mineral extraction proceeding to the north-west of Lower Cosmeston Farm, but an image taken on 19 May 1947 still illustrates that the arrangement of the buildings themselves and the immediately surrounding farmland landscape had not changed to any significant extent since the start of WWII.
- 12.127 A series of high-level vertical photographs show the expansion of mineral extraction north west of the site and across the B4267 through the early 1960s, but there is no indication that the arrangement or use of the buildings at Lower Cosmeston Farm changed during this period and also no indication of a change in the use and layout of the farmland rising up the slope towards the clifftop.
- 12.128 However, a vertical image that is dated 16 August 1966 (**Figure 12.7**) illustrates for the first time (since 1963) the alteration and expansion of the yard at Lower Cosmeston Farm and the associated rearrangement of the fields which adjoined it. The alterations focused on the clearance of the trees and shrubs to the south west in order to create space for the erection of large barns, as well as some clearance within the gardens of the new farmhouse which was constructed to the north-east.
- 12.129 A vertical image dated 7 September 1971 is notable for showing the increased extent of mineral workings north of the main road and the fact that the majority had by now been flooded to create the two lakes of Cosmeston Country Park. It also depicts the closure of the branchline railway and the removal of the track and the clearance of buildings from the cement and lime works north of Upper Cosmeston Farm.
- 12.130 A high-level vertical dated 30 July 1981 depicts the construction of the golf course to the north of the site and the creation of the Cosmeston Country Park across the main road. A further photograph dated 13 July 1990 illustrate the formation of the medieval village on the north side of the road and the completion of the car park adjacent. This photograph also depicts the completion of the residential housing estates that define the site's northern edge, as well as the commencement of construction on the Upper Cosmeston Farm close of houses where the historic farmstead used to be positioned.

12.131 A low-level colour image that was taken in 1991 provides a detailed depiction of Lower Cosmeston Farm as it was at then. It highlights the scale of the 1960s barns located to the south west of the farmyard most particularly and at the same time it illustrates the downgrading of the historic barn ranges around the main farmyard.

12.132 The most recent aerial photograph dates from 2000 (see **Figure 12.8**) and illustrates the form and appearance of the land within the site boundary and within its wider surroundings pretty much as they are at present.

Positive Contributors to the Assets' Significance

12.133 Taken as a whole, the Original House at Lower Cosmeston Farm's setting is considered to make a positive contribution to its significance, primarily in terms of its evidential value and insofar as it is possible to experience, understand and appreciate the asset as being an agricultural building situated within a landscape of agricultural farmland between Sully to the south and Penarth to the north and where it has historic and spatial relationships associations with the historic village of Cosmeston.

12.134 Even so, its setting is considered to make up no more than a 'small' component of this Grade II listed building's overall significance.

12.135 This is on the basis that the building is listed because it is a '*rare surviving pre-1700 farmhouse with its form and layout largely legible, retaining clear evidence of its early origins (with surviving features) and its development in the C17*' and those aspects of its significance as an historic asset cannot easily be experienced, understood or in fact appreciated from its wider surroundings.

12.136 The same is considered to also be true of the 'curtilage-listed' buildings that define and enclose the farmyard at Lower Cosmeston Farm; in other words the majority of their significance is drawn from the evidential and historical values of the built form and fabric, but a small portion is drawn from the inter-relationships they enjoy with their wider surroundings as an historic farmstead which was developed either in the later 18th or early 19th centuries.

12.137 Whilst the 'overall' contribution might be 'small', there are aspects of the assets' wider surroundings that do make a positive contribution to their heritage significance. These are considered to be as follows:

1. The spaces of the historic farmyard (including the 'new' house);
2. The old road;
3. Cosmeston village; and
4. The adjoining fields.

12.138 The statutorily and curtilage-listed buildings are each assessed as drawing significance from their functional and historic relationships with the other buildings and spaces together making up Lower Cosmeston Farm, including the 'new' house located on the northern side.

12.139 This is on the basis that these aspects of their setting enable their collective origins and development as an agricultural enterprise from the late 16th or early 17th century onwards to be experienced, understood and appreciated.

- 12.140 It is also true to say that the adjoining spaces within the farmyard represent the best place from which to understand and appreciate the elements of the buildings' form and fabric that make the greatest contribution to their significance.
- 12.141 The inter-relationships between the different buildings and the central space of the farmyard are illustrated here in **Plates 12.11 to 12.13** in particular.
- 12.142 The Archaeological and Heritage Assessment (**edp5187__r003e**) provides more detail on the forms and functions of the various other agricultural outbuildings that are arranged around the centrally positioned, rectangular farmyard and it is not intended to repeat that information, as it can be found reproduced in **Appendix 12.1**.
- 12.143 It is clear that the historic 'outbuildings' at Lower Cosmeston Farm, even if none of them is in itself of sufficient significance to warrant statutory designation in and of itself, maintain the primary setting for the Grade II listed 'Original House'. Moreover, the collective historic and functional relationships between the buildings and spaces that make up the farmstead also each make a contribution to the heritage significance of the three curtilage listed buildings (Structures B, C & D).
- 12.144 The 'new' house to the north of the farmyard is considered to make a contribution to the significance of the other buildings to the south because it serves to illustrate and highlight an important developmental shift in the arrangement and administration of Lower Cosmeston Farm. This dates from the later part of the 19th century and focused on the conversion of the Original House into a stable range and the construction of a replacement farmhouse facing on to Lavernock Road further to the north.
- 12.145 As set out in Paragraph 12.17, the 'new' house at Lower Cosmeston Farm is assessed as comprising an historic asset of negligible sensitivity in itself, but at the same time it is also identified as representing an element of the setting of the other buildings that makes a positive contribution to their heritage significance.
- 12.146 The straightening of the B4267 in the 1930s drove a divide between Lower Cosmeston Farm and the dispersed cluster of other buildings within Cosmeston village that were left on the opposite (south west) side of the new road. It did however leave relict traces of the former road network on either side of the B4267 that serve to retain connections between the surviving fragments of the former settlement.
- 12.147 The remaining traces of the historic village of Cosmeston, including the two stretches of the minor road which connected Sully and Penarth either side of the B4267, collectively represent aspects of the farm buildings' wider setting that positively contribute to their significance because they enable the evidential and historical values of Lower Cosmeston Farm as an historic, rural agricultural complex to be experienced, understood and appreciated in spite of the close proximity of the modern town of Penarth just to the north and north east.
- 12.148 However, as things stand presently, from the outside (outside the farmyard), the Grade II listed Original House at Lower Cosmeston Farm is both understood and appreciated as a 19th century stable range and not a late 16th or early 17th century

residential dwelling. It is only from closer-to that the indications of its historic origins as a farmhouse can be understood and also appreciated.

- 12.149 Nonetheless, the farm buildings' spatial relationships with the buildings and spaces of the former village of Cosmeston continue to remain legible in the modern landscape in spite of the re-working of the local road network and the suburban expansion of Penarth into its immediate surroundings.
- 12.150 The relationships between the farm buildings and the surviving aspects of Cosmeston are depicted here in **Plates 12.14 to 12.16**.
- 12.151 There is no evidence that Lower Cosmeston Farm formed part of the medieval village at Cosmeston, but it does appear to have formed one element of a subsequent phase of rural settlement during the post-medieval period that also included a scatter of dwellings along the main roads passing through the former village.
- 12.152 Of course, all bar one of the existing buildings of the medieval village (the museum) are re-creations of buildings excavated in the 1980s and so therefore the relationships between Lower Cosmeston Farm and the buildings and spaces of the village are rather spatial and associative (rather than functional or aesthetic) because they illustrate the re-occupation of the medieval settlement in the post-medieval period onwards into the later 19th century, culminating in the conversion of the House to a stable and the construction of the new house adjacent.
- 12.153 Comparison of the available historic maps and aerial photographs (see above) with the arrangement of the field system within the site nowadays illustrates that the agricultural farmland at and around Lower Cosmeston Farm has been denuded of its historic integrity during the 20th century as a result of quarrying operations, housing development and the intensified management of the landscape.
- 12.154 Some elements of the 'historic' field pattern around the listed building do still survive, but these are now not much more than poorly maintained fragments of the former landscape of irregularly shaped agricultural enclosures (for which see **Figure 12.1**).
- 12.155 As a result, the agricultural landscape to the north and east of Lower Cosmeston Farm in particular has lost significance as a result of development, reinstatement in light of quarrying operations and to some extent the construction of the branchline railway as well. Even so, it still provides an open and undeveloped landscape around the fringes of the historic farmstead and therefore enables the listed building and the other adjacent ranges to be experienced, understood and appreciated in something like their original historic setting (as shown clearly in **Plates 12.17 and 12.18**).
- 12.156 Nonetheless, it needs to be recognised that there is no formal public access to the buildings at Lower Cosmeston Farm or the land at the site and so the opportunities to experience, understand and appreciate the relationships between them are restricted to views from Lavernock Road to the west and Fort Road to the south. In addition, the farmland to the north, north-east and south-east of the farmstead is all allocated for residential development in the *Vale of Glamorgan Local Development Plan 2011-2026* and so as a result the principle of development around the farm buildings has already been considered and accepted in an adopted Planning document (VoGC 2017).

- 12.157 More importantly, it is very challenging to understand or appreciate the origins of Original House at Lower Cosmeston Farm as a 16th or 17th century residential dwelling from within the farmland to the south, east or north because from the outside it exhibits the hallmarks of a post-medieval agricultural outbuilding. It is also typically screened from the north by the 'new' house of the late 19th century and its enclosed and well vegetated gardens and from the east and south by the later agricultural outbuilding ranges around the farmyard and occupying the adjoining spaces.
- 12.158 By virtue of its scale, the extent to which historic fabric and character has been lost; such as the complete replacement of the roof structure in particular; and the absence of any characteristic or distinctive architectural or decorative features to the external elevations facing out from the central farmyard, the building does not represent a distinctive or even particularly characteristic feature of the historic environment outwith the farmstead.
- 12.159 As such, it is considered that the listed building's historic and functional relationships with the adjoining farmland landscape on its north, east and south sides are assessed as making a just a limited contribution to its significance as a designated historic asset.
Negative Aspects of the Assets' Setting
- 12.160 As the Cadw guidance recognises (Cadw 2017b), not all aspects or elements of an historic asset's setting will contribute to its significance and indeed some may actually detract from that significance or the ability to understand or appreciate it.
- 12.161 Unsurprisingly, this is the case with both the statutorily and curtilage-listed buildings at Lower Cosmeston Farm, where the following aspects of their form, fabric and wider setting are assessed as actively detracting from their significance:
1. The dereliction and dilapidation of the buildings enclosing the farmyard, perhaps most noticeably the condition of the 18th or 19th century threshing barn and the addition of an unsympathetic lean-to extension of poor-quality materials on the north-eastern elevation, but also more generally in terms of the maintenance and the upkeep of the ranges situated to the south-east and south-west;
 2. The construction of the substantial Dutch barns on the south-west side of the historic farmyard because (a) they close off views towards the assets from the southern side and in the process restrict the extent to which they can each be experienced, understood and appreciated from the wider landscape in that direction, (b) their addition in the middle years of the 20th century has served to disfigure the scale and proportions of the farmyard at Lower Cosmeston Farm, and (c) these modern buildings are of such disproportionate scale to the historic structures located adjacent, so much so that their addition all but doubled the area of the farmyard when they were erected in the mid-1960s;
 3. The dereliction of the spaces and 'in-fields' around the edges of the farmyard, which appear to have become a dumping ground for a variety of non-agricultural detritus in the 20th and 21st centuries and to the extent that this has eroded the interrelationship between the farm and the agricultural farmland that would formerly have supported it and underpinned its operation; and
 4. The 'suburban' expansion of Penarth in the late 20th century, which means that the southern edge of the town is now less than 200 metres to the north-east of

Lower Cosmeston Farm and serves to characterise the experience of the listed building in that direction. It specifically reduces the extent to which this historic farm complex can be understood and appreciated as having originated and developed as a rural enterprise focused on the former village of Cosmeston and separated from the town of Penarth by an expanse of agricultural fields for the majority of its existence.

12.162 These aspects of the statutorily and curtilage-listed buildings' surroundings are each considered to weigh on the contribution which is made to their significance by their setting because they restrict the extent to which the historic assets are experienced, understood and appreciated as comprising an historic farmstead that originated in the late 16th or early 17th century and developed through into the 19th century as an aspect of the 'rural' landscape to the south of Penarth circa 1.6 kilometres to the north. This can be appreciated from **Plates 12.19 to 12.22** in particular.

ASSESSMENT OF POTENTIAL IMPACTS

12.163 The following paragraphs will identify the nature, magnitude and significance of any effects on the historic buildings at Lower Cosmeston Farm during construction, as well as following completion.

12.164 In the short term, the proposed Development provides for the physical retention of the four agricultural ranges around the farmyard at Lower Cosmeston Farm. All of the other buildings and structures that adjoin the edges of the farmyard on its north-east and south-western sides would be demolished.

12.165 This would include the 'new' house at Lower Cosmeston Farm, set within its own enclosed gardens on the northern side of the farmyard. This unlisted building is however assessed as being of negligible sensitivity and hence its loss through the development of the site is considered to also be of minor adverse significance in terms of the criteria in **Tables 12.1, 12.3 and 12.3**.

12.166 As described in Paragraph 12.17 (above), this effect would not be significant in terms of the EIA Regulations.

12.167 The demolition of the late 20th and early 21st century buildings and structures would not give rise to an impact in itself. However, it is assessed that the demolition and clearance of these unsympathetically designed and scaled barns and other buildings would serve to enhance this element of the setting of the retained historic buildings and deliver a slight enhancement to their heritage significance.

12.168 The Land Use and Density Plan [Dwg 0931 Rev P8] proposes that the retained buildings around the yard at Lower Cosmeston Farm would be re-used and then converted into Community, Commercial and Co-working facilities alongside the development of the new school on the land adjacent to the south-east.

12.169 More detail on the strategy for the retention, restoration, conversion and re-use of the Original House at Lower Cosmeston Farm and the other associated outbuildings is set out in the Design and Access Statement (DAS), which will be submitted alongside and in support of the outline planning application.

- 12.170 In the short term this would prevent the ongoing loss of significance from the historic buildings by addressing and then resolving the deterioration of their historic fabric; in particular the Original House in the north-west and the late 18th/early 19th century threshing barn in the south east because both structures exhibit demonstrable defects in their structural condition and integrity.
- 12.171 It would also remove the unsympathetic 20th century extensions and additions from around the principal elevations of the historic buildings to expose the main elements of architectural interest and as a result enable them to be experienced, understood and appreciated without being hidden behind the lean-tos added to the threshing barn and the Original House in particular.
- 12.172 At the same time, the stabilisation and restoration of the historic fabric, followed by the sensitive conversion and re-use of the four historic buildings, would secure their long-term conservation, maintenance and upkeep in a sound and stable environment moving forwards, as well as providing opportunities for increased public engagement with and enjoyment of these elements of the local historic environment in view of the increased access which would be available.
- 12.173 The detailed proposals for the retained historic buildings at Lower Cosmeston Farm will come forward through the preparation, submission and positive determination of a Reserved Matters (RM) application for this area of the overall site, with the works proposed to the individual farm buildings covered by Listed Building Consent (LBC) applications to secure approval for any impacts arising in terms of their '*special*' architectural or historic interest.
- 12.174 The proposed development would bring forward a direct change to the assets around the farmyard at Lower Cosmeston Farm (in terms of their form and fabric) that would markedly enhance their significance because, whilst the changes in themselves would not be substantial, they would focus on the elements of these historic buildings which contribute most to that significance.
- 12.175 Hence, it is assessed that, in line with the criteria set out in **Tables 12.1 to 12.3**, these works would bring forward and deliver a **minor beneficial** impact on the Grade II listed Original House at Lower Cosmeston Farm. It is also assessed that implementation of the Development would give rise to a **minor beneficial** impact on the curtilage listed outbuildings. This assessment is made on the basis that the physical improvements to the conservation of the statutorily and curtilage-listed buildings is a 'small' magnitude of change to these assets in terms of **Tables 12.1 and 12.2**, albeit one which has a direct effect on an aspect which makes up the majority of their significance as historic assets.
- 12.176 It is clearly concluded that each of these retained historic buildings would receive and enjoy an enhancement to its significance at the construction stage of the development as a result of the direct improvements to their physical form and fabric, which have suffered from damage, dilapidation and neglect.
- 12.177 With regard to Paragraph 12.38 above, it is assessed that these long-term effects after completion would not be significant as far as the EIA Regulations are concerned.

- 12.178 Of course, the commentary above only takes into account the direct, physical effects of construction activities on the retained buildings at Lower Cosmeston Farm and does not cover potential changes to the setting of these historic assets.
- 12.179 Instead, these will be identified and assessed under the ‘completed development’ phase below because, even though it is recognised and understood that they will first arise during construction (with the potential installation of cranes etc.), they will emerge over time as the development progresses and will ultimately reach their fullest extent following its completion.
- 12.180 In that regard, it is expected that effects on the assets’ setting during construction will either be short-term because of the temporary nature of the activity involved or they will represent ‘lower magnitude’ versions of effects which will be assessed in respect of the completed development.
- 12.181 Therefore, whilst the potential for a range of construction activities at the site to have indirect (setting) effects on the historic assets is by no means dismissed, the chapter identifies and assesses them at the ‘completed development’ stage in order to capture the worst-case scenario; in other words when they have reached their maximum extent and their impact has crystallised upon implementation.

Completed Development (Stage 3 of Cadw 2017b)

- 12.182 The Development provides for the retention of the farm buildings at Lower Cosmeston Farm and for their inclusion within the proposals in the south west corner set out on the Land Use and Density Plan [Dwg 0931 Rev P8] as:
- ‘Area 05: Community, Educational or Commercial’*
- 12.183 The land located to the north would be zoned for residential development, whilst the land rising to the south east is proposed for a one form entry primary school and the associated sports pitches, car parking and infrastructure that supports it.
- 12.184 The ‘Building Parameters’ plan [Dwg 0932 Rev P6] illustrates that the school buildings to the south east of Lower Cosmeston Farm would be of two or two and a half storey construction, whereas the residential development immediately to the north would reach a maximum of three storeys along the edges of the blocks, with typically two storey houses located within the central areas.
- 12.185 Within the overall site area, it is recognised that residential development of more than three storeys in height is only proposed on the uppermost (and most easterly) terrace, where it would be located no less than 500 metres from the retained historic buildings of Lower Cosmeston Farm and specifically concentrated in an area of the site which presently does not form a part of the surroundings in which these historic assets are experienced, understood or appreciated and makes no contribution one way or the other to their significance either.
- 12.186 In terms of the ‘access and movement’ parameter plan [Dwg 0934 Rev P6], it is noted that the development that is proposed envisages two primary vehicular accesses to the site from the B4267; with the main one to the north serving the central and eastern terraces and a second one routed immediately north of Lower Cosmeston

Farm in the south servicing the neighbouring parcels of residential development on the lowest (western) terrace immediately to the north.

- 12.187 A 'secondary' vehicular route would branch off the primary access just in from the B4267 and then sweep around the southern side of Lower Cosmeston Farm to access the new primary school in the south-eastern corner.
- 12.188 It is anticipated that the retained 'historic' buildings of Lower Cosmeston Farm would continue to define a central courtyard that is set within an arrangement of hard and soft landscaping to create a new setting within which they form the focalpoint, but where the mix reflects their agricultural function.
- 12.189 In that regard, the Illustrative Masterplan envisages an area of landscaped open space between Lower Cosmeston Farm and the straightened alignment of Lavernock Road, in order to maintain visual relationships between the statutorily and curtilage listed buildings and the medieval settlement of Cosmeston on the opposite (south-west) side of the B4267.
- 12.190 Thus, it is assessed that the interrelationships between the individual historic buildings of Lower Cosmeston Farm would not be lost, damaged or degraded by the proposed development and so this contribution made by that element of their setting to their significance as historic assets would be maintained and preserved.
- 12.191 Likewise, the relationship between the group of buildings of Lower Cosmeston Farm and the course of the old road and buildings within Cosmeston village on the opposite side of the B4267 would experience some degree of change as a result of the proposed development coming forward and being implemented, but in the main it is concluded that it would generally be positive.
- 12.192 In addition, the intention is to leave the land to the west and south of the retained historic buildings largely open and undeveloped, with just car parking and landscaping in between the farm complex and Lavernock Road to the west. This would evidently serve to retain and enhance the ability to experience, understand and appreciate the historic buildings of the farmstead in views from the road and from the adjacent areas of Cosmeston Country Park.
- 12.193 However, the proposed development would re-engineer the vehicular access to Lower Cosmeston Farm and in the process remove the remains of the old road from Penarth to Sully which presently sweeps round from south-west to the north. Accordingly, this aspect of the buildings' current setting would be lost as a result of the development proceeding and the relationship between the farm buildings and the main road would be deprived of historic character.
- 12.194 The Parameter Plans and the Illustrative Masterplan [Dwg 0930 Rev P9] that support the proposed development show that all of the agricultural land within the boundaries of the site area would be lost as a result of it coming forward. The land to the south-east of the buildings would be the proposed primary school and the land to the north would be developed for residential dwellings of up to three storeys.
- 12.195 Accordingly, the development of the site would sever the interrelationships between the historic farm buildings and the agricultural landscape that historically supported

them, and which was managed from the farmstead. This element of the farm buildings' wider setting would be entirely lost if proposals for the site's development come forward to implementation; being replaced with a variety of built form to the north, north east and south east and with it also being anticipated that the field to the south will be developed for a new school for special educational needs in due course.

12.196 In a similar way, the demolition of the 'new' farmhouse to the north of the farm group, albeit of negligible significance in itself, will sever another connection between these listed and curtilage listed buildings and the wider 'setting'.

12.197 The retained historic buildings of Lower Cosmeston Farm would (therefore) generally be experienced, understood and appreciated in a wider context of modern residential and educational development instead of agricultural enclosures; where views of the buildings would be against a backdrop of modern buildings on land to the north and east, so that the historic assets' origins and development within the rural landscape south of Penarth and as part of the settlement of Cosmeston would be markedly less appreciable as a consequence.

12.198 Nevertheless, it must be recognised that, whilst this aspect of the asset's setting would be completely lost to the proposed development if it is implemented, it represents no more than a 'small' portion of their total significance.

12.199 Hence, the overall loss of heritage significance it would generate would be relatively limited and needs to set against the retention of other aspects of the assets' setting, such as the inter-relationships between the individual buildings which define and also enclose the farmyard and between the retained farm buildings and other aspects of the historic landscape.

12.200 In terms of **Tables 12.1, 12.2 and 12.3** (above), the implementation of the development would have a long-term impact of **minor adverse** significance on the statutorily listed and curtilage listed buildings at Lower Cosmeston Farm.

12.201 This conclusion is reached on the basis that, whilst the proposed development would markedly diminish the assets' significance in the longer term, this is as a result of their landscape setting being taken away and that makes up just a small component of their overall significance as historic assets. Therefore, even though the setting of the assets would experience demonstrable change as a consequence of the development being brought forward, the majority of their significance (held mainly in their form & fabric) would be unaffected and preserved by its implementation.

12.202 With regard to Paragraph 12.38 (above), it is assessed that this long-term impact after completion would not be significant as far as the EIA Regulations are concerned.

MITIGATION MEASURES

STAGE 4 OF CADW (2017B)

12.203 This aspect of the proposed development will come forward and be delivered through the Reserved Matters (RM) Application process and with Listed Building Consent (LBC) applications being needed prior to the commencement of any works to the individual listed and curtilage listed structures.

12.204 Hence, there will be opportunities to minimise harm and to maximise enhancements to the retained historic farm buildings within Lower Cosmeston Farm as the detailed design of the development crystallises and the planning process progresses.

12.205 However, it is considered that there are no additional mitigation measures which can be applied to eliminate or reduce the predicted impact of the proposed development on the significance of the historic assets.

12.206 Compensation could be brought forward, however, in the form of an interpretation panel at an appropriate location within the completed development to convey the heritage significance of the Original House and the other outbuilding ranges at Lower Cosmeston Farm to the community that comes to enjoy the new spaces, so their understanding and appreciation of that significance is enhanced.

12.207 Agreement on the location, form and content of this new interpretation panel could readily be secured through the imposition of an appropriately worded condition of planning permission.

RESIDUAL IMPACTS

12.208 In the short term (taking into account mitigation and compensation measures), it is still considered that there would be a 'minor' beneficial effect on the significance of the Grade II listed Original House in terms of the construction phase.

12.209 Likewise, it is concluded that there would continue to be a 'minor' beneficial effect on the significance of Structures B to D within the Lower Cosmeston Farm group during the construction phase of the project.

12.210 Although the installation of an interpretation panel somewhere within the farmyard at Lower Cosmeston Farm would be beneficial, it is still assessed that there would be a residual impact of minor adverse significance over the long term in view of changes within the wider setting of both the statutorily and curtilage listed buildings.

CUMULATIVE IMPACTS

12.211 The only committed or proposed development which is of sufficient proximity or scale to have a cumulative impact in association with the Development within the Site is the planning application that has been submitted for the construction of a **Specialised School and Associated Works** on land between Lower Cosmeston Farm and Fort Road to the south of the Site [App. Ref. 2021/00876/RG3].

12.212 The planning application, submitted to the VoGC on 11 June 2021 and then subsequently validated on 17 June 2021, is yet to be determined or taken to Committee, but it is supported by a number of plans, drawings and reports which together provide an indication of the likely nature and magnitude of its impact on the heritage significance of the historic buildings at Lower Cosmeston Farm.

12.213 The Proposed Site Layout Plan [Dwg Ref YD2-HLM-00-00-DR-L-00004 Rev. P04] shows that the new two-storey school building would be located on the north side of the site and orientated at a 45 degree angle south-east of the outermost (mid-20th century) agricultural sheds to the south east of the yard at Lower Cosmeston Farm. The access to the site would be from Fort Road in the south, where there would be a complex

internal road system located south-west of the proposed school building and a large car park on the south-eastern flank.

- 12.214 The rising ground to the east (accounting for about a third of the site area) would be given over to a range of new sports pitches and play areas, with new hard landscaping proposed for the areas within the site closest to the school building and the retention and strengthening of the soft landscaping around the perimeter of the site, in order to minimise any impacts on its wider surroundings.
- 12.215 Whilst there is no assessment available on the Vale of Glamorgan Council's planning website; as the statutory listing of the Original House at Lower Cosmeston Farm in October 2021 post-dates the completion of Heritage Collective's Historic Environment Desk-based Assessment which is dated December 2020; the position, extent and scale of the proposed development mean it is very likely that there would be at least some limited loss of significance from the historic farm buildings at Lower Cosmeston Farm through changes to their wider setting.
- 12.216 As such, it is concluded that there would be a cumulative impact on the Original House and the other (associated) historic agricultural buildings within the Site following the completion of these two developments.
- 12.217 This cumulative impact is assessed as being derived from the loss of the enclosed fields to the north, east and south of Lower Cosmeston Farm through a combination of the Upper Cosmeston Farm development (the focus of this ES) and the new school development adjacent coming forward together because this would serve to sever the historic farm buildings' inter-relationships with the wider rural, agricultural landscape which survives in these three directions.
- 12.218 This would exacerbate the impact of development within the Site on the setting and significance of Lower Cosmeston Farm.

SUMMARY

- 12.219 This chapter of the ES has sought to identify and assess the nature, magnitude and significance (in terms of the EIA Regs) of any impacts on heritage receptors during the construction of the proposed development and also following its completion.
- 12.220 In light of previous assessment for Outline Planning Application 2020/01170/OUT that was submitted to the VoGC for evaluation and determination in October 2020, it was concluded that the site's proposed development is very unlikely to have a significant effect on either (a) non-designated archaeological remains within the site's boundaries because of construction activities associated with its completion or (b) designated historic (assets such as scheduled monuments and listed buildings) located beyond the site's boundaries and within its wider surroundings because of changes to their setting.
- 12.221 These potential impacts were scoped out of this chapter of the ES and instead they continue to be robustly identified, considered and assessed by EDP's Archaeological and Heritage Assessment included here as **Appendix 12.1**.
- 12.222 This chapter focuses on the proposed development's likely effects upon the historic buildings of the Lower Cosmeston Farm complex in the south western corner, where

the Original House on the north western side of the farmyard was designated as a Grade II listed building [ID 87852] by Cadw on 15 October 2021, and where the three adjacent ranges are considered to be curtilage listed under s1(5)(b) of the 1990 Act as a result of their spatial, historic and functional relationships.

- 12.223 The assessment concludes that in each case the building's built form and fabric makes up the majority of their overall significance and their setting in the wider landscape at and around the site contributes the remaining smaller portion.
- 12.224 Having carefully considered the way(s) and extent to which the assets' setting makes a contribution to their significance, it is assessed that implementation of the proposed development would generate a small enhancement to their overall significance at the construction stage, where this would focus on improvements to the form and fabric which make the larger contribution in that regard.
- 12.225 In contrast, whilst it is considered that the proposed development would bring about substantive change within the assets' wider surroundings, particularly in terms of the construction of the school buildings to the south-east and the houses reaching up to three storeys in height to the north; it would still nevertheless represent no more than a minor adverse impact following completion, as the setting of these assets makes just a small contribution to their total significance.
- 12.226 In other words, overall, a 'small' loss of significance over the long term, resulting from substantive changes to the historic assets' setting, would be counter-balanced by the short-term enhancements in their standing form and fabric that would be generated during the construction stage.
- 12.227 Although these short and long term effects (which are not 'significant' in EIA terms) need to be evaluated and considered in the context of current legislation and planning policy for the conservation and management of the historic environment, it is clearly appropriate and reasonable to conclude that there is nothing in either the legislation or current national planning policy that would preclude the positive determination of the outline planning application for the site in terms of the heritage matters.
- 12.228 Consideration has been given to the potential for a cumulative impact between this Development and other proposed or committed development schemes located in the Site's wider surroundings. This exercise reaches the conclusion that the Development would have a cumulative impact with the Specialised School proposed for the land on the south side of Lower Cosmeston Farm, as this educational facility's construction is expected to give rise to an impact on the significance of the buildings through change within their setting and this would exacerbate the identified impact to the Original House and other historic buildings at Lower Cosmeston Farm following completion.
- 12.229 This assessment is made on the basis that, whilst the proposed Development within the Site would remove the agricultural enclosures north and east of the farm buildings and replace them with residential and educational buildings, the construction of the Specialised School would serve to also remove the surviving agricultural enclosure to the south, between the farm complex and the course of Fort Road. This would serve to eliminate the historic farm buildings' relationships with the wider rural, agricultural landscape to the north, east and south.

REFERENCES

- 12.230 Department of the Environment (DoE) 1990 Planning (Listed Buildings and Conservation Areas) Act
- 12.231 Cadw (2011) *Conservation Principles for the Sustainable Management of the Historic Environment in Wales*
- 12.232 Cadw 2017a *Heritage Impact Assessment in Wales*
- 12.233 Cadw 2017b *The Setting of Historic Assets in Wales*
- 12.234 Chartered Institute for Archaeologists (CIfA) 2019 *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*
- 12.235 Department of the Environment (DoE) 1990 *Planning (Listed Buildings and Conservation Areas) Act 1990*
- 12.236 Historic England 2018 *Listed Buildings and Curtilage: Historic England Advice Note 10*
- 12.237 Vale of Glamorgan Council (VoGC) 2017 *Vale of Glamorgan Local Development Plan 2011-2026*
- 12.238 Welsh Government 2017 *TAN 24: The Historic Environment*
- 12.239 Welsh Government (WG) 2021a *Planning Policy Wales Edition Eleven*
- 12.240 Welsh Government (WG) 2021b *Future Wales: The National Plan 2040*