



Heritage Impact Assessment

Ysgol-y-Deri and ,
Lower Cosmeston
Farm, Cosmeston,
Vale of Glamorgan,
CF64 3RP

HCUK Group is a multi-disciplinary environmental practice offering expert advice in archaeology, heritage, landscape, arboriculture, and planning. It began life in 2010 as Heritage Collective LLP, before becoming Heritage Collective UK Limited in 2014. In the coming years diversification saw the addition of Archaeology Collective, Landscape Collective and Planning Collective, before all strands came together to be branded under a single umbrella: HCUK Group, based on the acronym for the original company. A home working company since the beginning, we are pleased to employ a talented workforce of consultants and support staff, who are on hand to advise our clients.



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1. Introduction

Project Background

- 1.1** This Heritage Impact Assessment has been prepared by James Meek MCIFA, Director at Archaeology Collective, part of the HCUK Group, on behalf of AECOM. The report provides an addition to a previous Historic Environment Desk-Based Assessment¹ prepared by HCUK (December 2020, updated 2021) which considered impacts to the both built heritage and below ground archaeological remains. Since the desk-based assessment was first completed, the adjacent original farmhouse at Lower Cosmeston Farm, has been considered for listing status (and is thus afforded interim protection) and this report provides a Heritage Impact Assessment specifically relating to the impacts of the proposed Ysgol-y-Deri on the building.
- 1.2** Lower Cosmeston Farm is located directly east of the proposed Ysgol-y-Deri site on Lavernock Road, Cosmeston, Penarth, Vale of Glamorgan, CF64 3RP (centred on ST1792068950) (Figure 1). The proposed Ysgol-y-Deri site lies in the field to the west of the farm and east of Fort Road and centred at NGR 317874 168839.
- 1.3** The purpose of this Heritage Impact Assessment is to consider the possible impacts of the development on the potentially designated historic assets of Lower Cosmeston Farm based on the development plans that have now been prepared for the new school.
- 1.4** For the purposes of Planning Policy in Wales TAN 24 – The Historic Environment, the **historic environment** is defined as: *All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed* (para 1.7, Welsh Government 2017²).
- 1.5** A **historic asset** is: *An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.*³

¹ Vale of Glamorgan Council Planning Policy Team 2020

² Welsh Government 2016, Planning Policy Wales TAN 24 The Historic Environment 2017

³ Ibid

Development Proposals

- 1.6** The proposed development comprises the construction of a new primary school within the field west of Lower Cosmeston Farm, to be called Ysgol-y-Deri,. The school site occupies an area of 2.18ha. The school is to be located on the northeastern side of the field, close to the farm. Access roads and parking will lead south from the B4267 close to the northeastern corner of the Site and provide parking to the northwest and southwest of the proposed school building.
- 1.7** A Multi Use Games Area (MUGA) will be constructed to the south of the school building. A further soft outdoor area on the northeastern side of the MUGA.
- 1.8** Much of the southern half of the site is shown as open ground on the proposals plan, suggesting it will not be developed or landscaped.
- 1.9** A nature / habitat area is proposed for the southwestern corner of the site adjacent to the disused railway embankment, with woodland retained.
- 1.10** The school building will be aligned roughly northwest to southeast.
- 1.11** The Design and Access Statement prepared by HLM Architects⁴ states the following regarding the design and materials to be used within the building: *'The materials to be used will include facing brickwork at ground level, with an overlapping pitched roofs and a second storey with metal composite cladding panel facings.*
- The design of the building and choice of materials to be used have been determined to create a pleasant and modern looking structure.*
- External Materials: The design proposals feature a mainly brick volume, with a contrasting material on the upper floor, and large areas of classroom windows allowing natural daylight and ventilation, supplemented by punched windows to smaller areas.*
- The predominant facade materials in the locality are various colours of brick and stone, used predominantly in the residential areas close to the site, and as detailing on many nearby farm buildings.*
- The palette of materials has been selected for a number of key objectives:*
- *Complement and have a relationship with the surrounding area.*
 - *High quality and robust scheme that is affordable.*

⁴ Ysgol y Deri Expansion – Cosmeston: Design and Access Statement Revision: P05 Suitability: S3 - Suitable for Review and Comment (10.06.2021)

- *Consider product maintenance requirements*
- *Consider sustainability credentials of products*

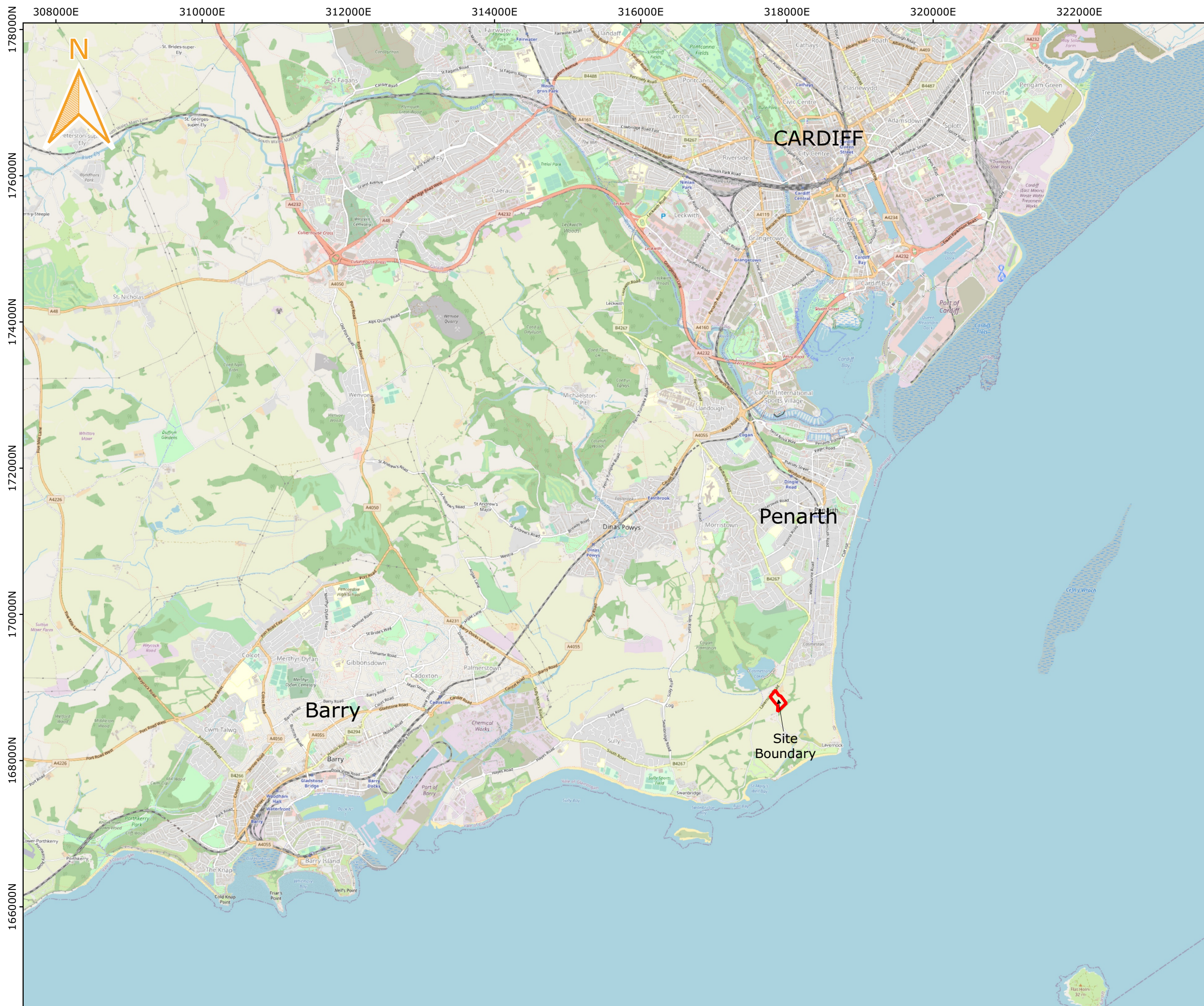
Brick: Brick requires little maintenance compared to other materials, and has high impact resistance, therefore should be the chief material used where it could be subject to impact, such as on the ground floor.

Brick is available in a variety of colours, and the design team will explore multiple combinations to achieve an overall finish that suits the local character.


Timber: The brick base will be supplemented by other materials, such as metal cladding for the roof and timber for the upper floors.

Charred timber is pre-treated to protect it from the weather, and provide a subtle natural variation across the building, and also reflect many farm buildings in the locality.

These have been arranged over a 2-storey building, for the most efficient building shape, whilst keeping the footprint compact to retain as much external space as possible.



Key:

 Site Boundary

500 0 500 1000 m

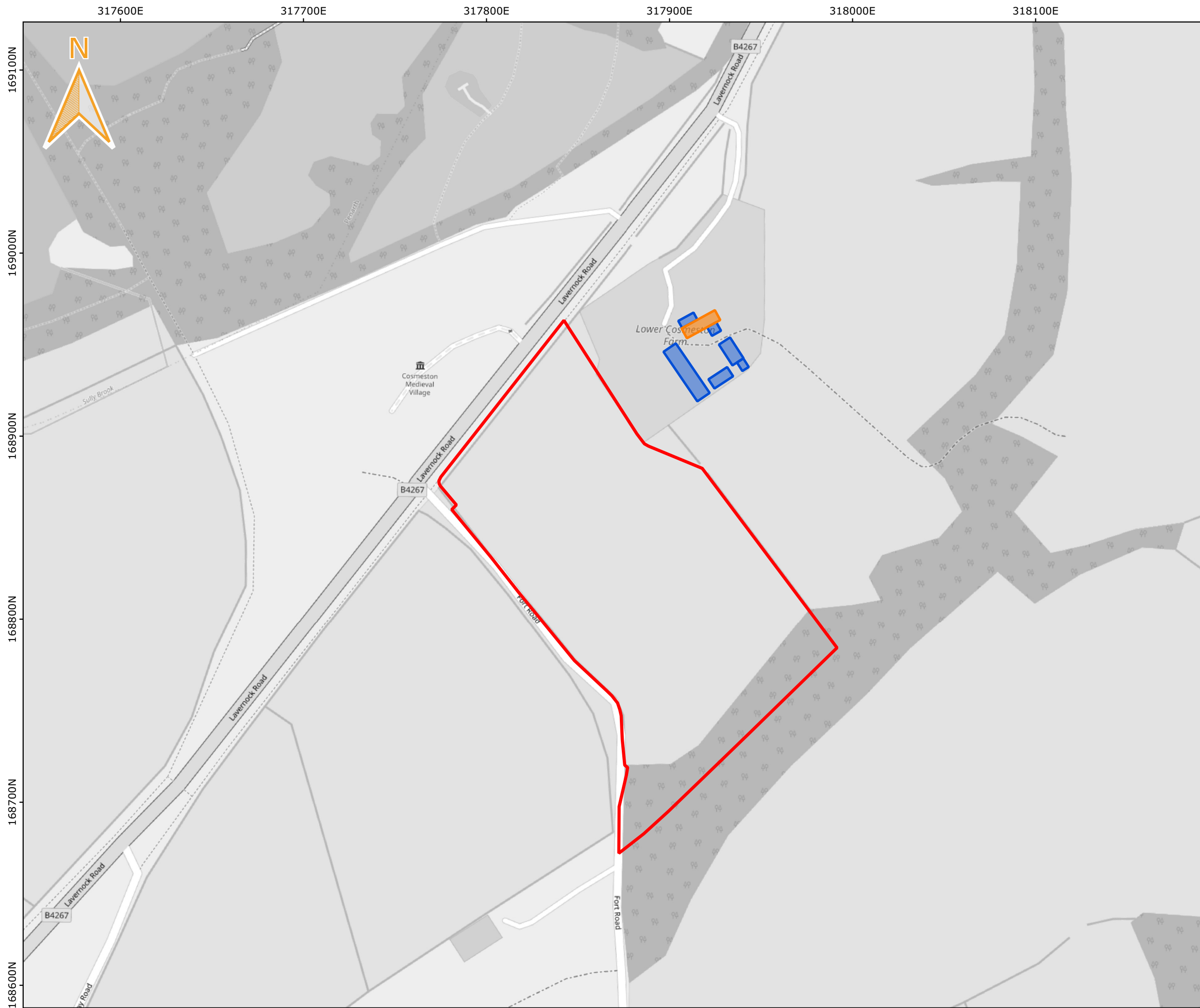
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Ysgol-y-Deri, Fort Road, Cosmeston, Vale of Glamorgan, CF64 3RP

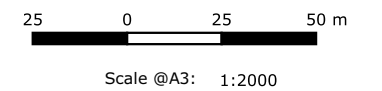
Figure 1
Site Location Plan of Ysgol-y-Deri development

Project No.06365B | 16/9/2021 | Drawn By: JM



Key:

- Site Boundary
- Lower Cosmeston Farmhouse
- Courtyard Buildings



**Ysgol-y-Deri, Fort Road,
Cosmeston, Vale of
Glamorgan, CF64 3RP**

Figure 2
Site Location Plan of
Lower Cosmeston Farm
and Ysgol-y-Deri
development



2. Relevant Policy Framework

National Legislation

- 2.1** The Ancient Monuments and Archaeological Areas Act 1979 was previously the primary legislation for protecting archaeological remains and Scheduled Ancient Monuments in Wales. This has been consolidated by the Historic Environment (Wales) Act 2016 which has three main aims as defined by Cadw:
- a) to give more effective protection to listed buildings and scheduled monuments;
 - b) to improve the sustainable management of the historic environment; and
 - c) to introduce greater transparency and accountability into decisions taken on the historic environment.
- 2.2** The new Act consolidates the Ancient Monuments and Archaeological Areas Act 1979 and also the Planning (Listed Buildings and Conservation Areas) Act 1990. It is supported by a number of planning guidance documents, a number of which are still in preparation. The Act most specifically provides better safeguards for the protection of Scheduled Monuments, Listed Buildings and Historic Parks and Gardens. It also includes further guidance on place names.
- 2.3** The Act also affords any building/structure 'interim protection' as a listed building when they have officially been considered for designation as a listed building. The consultation list available online through Cadw states that '*A building being considered for listing will enjoy interim protection as if already listed under the Planning (Listed Buildings and Conservation Areas) Act 1990. Interim protection will last from the beginning of the consultation period until the Welsh Ministers reach a decision on the designation⁵.*' This is most relevant to the original farm building at Lower Cosmeston Farm

Planning Policy Wales – Technical Advice Note 24: The Historic Environment

- 2.4** Planning Policy Wales Technical Advice Note 24 The Historic Environment was adopted on 31st May 2017 which replaced Circular 60/96 'Planning and the Historic Environment and Circular 61/96 'Planning and the Historic Environment: Historic Buildings and Conservation Areas'. This states that '*The purpose of this TAN is to provide guidance on how the planning system considers the historic environment*

⁵ <https://cadw.gov.wales/advice-support/historic-assets/listed-buildings/statutory-listed-building-consultation-notice>

during development plan preparation and decision making on planning and Listed Building (LBC) applications. This TAN provides specific guidance on how the following aspects of the historic environment should be considered:

- a) World Heritage Sites*
- b) Scheduled monuments*
- c) Archaeological remains*
- d) Listed buildings*
- e) Conservation areas*
- f) Historic parks and gardens*
- g) Historic landscapes*
- h) Historic assets of special local interest' (Ibid para 1.4)⁶*

2.5 Advice and decisions on planning applications affecting nationally significant historic environment features (or designated historic assets) is provided by Cadw acting on behalf of Welsh Government.

2.6 TAN 24 also notes the importance of The Conservation Principles document (Cadw 2011)⁷ being used for the Sustainable Management of the Historic Environment in Wales *'and provide the basis upon which Cadw discharges certain statutory duties on behalf of the Welsh Ministers'⁸*. It notes that *'Conservation Principles should be used by others (including owners, developers and other public bodies) to assess the potential impacts of a development proposal on the significance of any historic asset/assets and to assist in decision making where the historic environment is affected by the planning process'⁹*.

2.7 Conservation Principles includes the following six principles.

1. Historic assets will be managed to sustain their values.
2. Understanding the significance of historic assets is vital.
3. The historic environment is a shared resource.
4. Everyone will be able to participate in sustaining the historic environment.

⁶ TAN 24, para 1.4

⁷ Cadw 2011, Conservation Principles

⁸ TAN 24, para 1.10

⁹ Ibid

5. Decisions about change must be reasonable, transparent and consistent.

6. Documenting and learning from decisions is essential.

2.8 The significance of a historic asset is defined in TAN 24 as comprising four heritage values which need to be understood before the significance of the asset can be assessed: Evidential value; Historical value; Aesthetic value and Communal value.

2.9 TAN 24 discusses Heritage Impact Assessments and notes *'that they are a structured process that enables the significance of a designated asset to be taken into account when considering proposals for change. Heritage impact assessments should be proportionate both to the significance of the historic asset and to the degree of change proposed, and should include sufficient information to enable both the significance of the asset and the impact of change to be understood. A Heritage Impact Assessment should be summarised in a heritage impact statement which must form part of any listed building consent, conservation area consent and, when requested, scheduled monument consent applications.'*

2.10 Guidelines for the preparation of Heritage Impact Assessments in Wales have been prepared by Cadw¹⁰.

2.11 TAN 24 discusses what the setting of a historic asset comprises in para 1.25: *'The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset.'*¹¹

2.12 It notes that the principles used for determining setting impact *'are equally applicable to all historic assets, irrespective of their designation. For any development within the setting of a historic asset, some of the factors to consider and weigh in the assessment include:*

- *The significance of the asset and the contribution the setting makes to that significance*
- *the prominence of the historic asset*

¹⁰ Cadw 2017, Heritage Impact Assessments in Wales, May 2017

¹¹ TAN 24 para 1.25

- *the expected lifespan of the proposed development*
- *the extent of tree cover and its likely longevity*
- *non-visual factors affecting the setting of the historic asset such as noise.*¹²

2.13 Further it recognises that ‘There will be cases where a proposed development will enhance the setting of a historic asset and this will be treated as a benefit resulting from the development. Mitigation of damaging effects could be achieved through good design and in some cases screening or landscaping.’¹³

Relevant Local Policies

Vale of Glamorgan Local Development Plan 2011 – 2026

2.14 The Vale of Glamorgan Local Development Plan is the spatial development strategy for the area and was formally adopted in June 2017. The Local Development Plan contains policies to protect and enhance the contribution of listed buildings, historic landscapes, archaeology and World Heritage sites as part of managing change in the Council area.

2.15 The Local Development Plan pre-dates the Historic Environment Act (Wales) 2016, but the approach is similar. The following policies are relevant to this assessment.

Table 1: Relevant Local Policies

Relevant Section	Details
Policy SP10 - Built And Natural Environment	<p>Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan including:</p> <ol style="list-style-type: none"> 1. The architectural and / or historic qualities of buildings or conservation areas, including locally listed buildings; 2. Historic landscapes, parks and gardens; 3. Special landscape areas; 4. The Glamorgan Heritage Coast; 5. Sites designated for their local, national and European nature conservation importance; and

¹² TAN 24 para 1.26

¹³ TAN 24 para 1.28

	6. Important archaeological and geological features
Policy MD8 - Historic Environment	<p>Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically:</p> <ol style="list-style-type: none"> 1. Within conservation areas, development proposals must preserve or enhance the character or appearance of the area; 2. For listed and locally listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possesses; 3. Within designated landscapes, historic parks and gardens, and battlefields, development proposals must respect the special historic character and quality of these areas, their settings or historic views or vistas; 4. For sites of archaeological interest, development proposals must preserve or enhance archaeological remains and where appropriate their settings.

3. Methodology

Setting Assessment Methodology

- 3.1** This Heritage Impact Assessment has given due consideration to Cadw guidance on setting as laid out in Managing Setting of Historic Assets in Wales¹⁴ and Heritage Impact Assessment in Wales¹⁵ and similarly within the Welsh Government's Planning Policy Wales Technical Advice Note 24: The Historic Environment¹⁶.
- 3.2** As noted in the previous section, when assessing the impact of proposals on designated historic assets (or those afforded 'interim protection' by the Historic Environment Act), it is not a question of whether there would be a direct physical impact on that asset, but instead whether change within its 'setting' would lead to a loss of 'significance'.
- 3.3** In simple terms, setting is defined as 'the surroundings in which a historic asset is understood, experienced and appreciated'. It therefore must be recognised from the outset that 'setting' is not a historic asset, and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the historic asset and the extent to which it allows that significance to be understood, experienced and appreciated.'
- 3.4** Welsh Government guidance¹⁷ identifies that '*change in the historic environment is inevitable*', but it is only harmful when significance is damaged.
- 3.5** In that regard, the Cadw Conservation Principles document states that significance of an historic asset '*embraces all of the cultural heritage values that people associated with it, or which prompt them to respond to it*'¹⁸.
- 3.6** As such, when assessing the impact of proposals on designated historic assets beyond the boundary of a development site, it is not a question of whether setting would be affected, but rather a question of whether change within an asset's 'setting' would lead to a loss of 'significance' or the ability to understand, experience and appreciate 'significance' based on the above 'heritage interest' as defined by Cadw.
- 3.7** Set within this context, where the objective is to determine the impact of proposals on designated historic assets beyond the boundary of a development site, it is

¹⁴ Cadw 2017a

¹⁵ Cadw 2017b

¹⁶ WG 2017

¹⁷ Ibid

¹⁸ Cadw 2011

necessary to first define the significance of the asset in question - and the contribution made to that significance or the ability to appreciate that significance by its 'setting', in order to establish whether there would be a loss, and therefore harm. The guidance identifies that change within a historic asset's setting need not necessarily cause harm to that asset - it can be positive, negative or neutral.

3.8 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in 'Managing Setting of Historic Assets in Wales' by Cadw¹⁹. Part 1 of this guidance defines setting and observes that the setting of a historic asset is:

"The surroundings in which a historic asset is understood, experienced and appreciated, embracing present and past relationships and the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive negative or neutral contribution to the significance of an asset."

3.9 The guidance is clear that the importance of setting lies in what it contributes to the significance of the historic asset or the ability to appreciate that significance.

3.10 On a practical level, the Cadw guidance identifies an approach to assessing setting in relation to development management which is based on a four-stage procedure; i.e.:

- i Identify the historic assets;
- ii Define and analyse the setting which is made up of:
 - o Its current surroundings
 - o Our present understanding and appreciation of the historic asset
 - o What (if anything) survives of its historic surroundings.
- iii Evaluate the potential impact of change or development; and
- iv Consider options to mitigate the impact of a proposed change or development.

3.11 The Heritage Impact Assessment in Wales document²⁰ states that the heritage values (significance) of a historic asset can be defined in the following terms:

- i) **evidential value:** the extent to which the physical fabric tells how and when your historic asset was made, how it was used and how it has changed over

¹⁹ Cadw 2017a

²⁰ Cadw 2017b

time. There may be buried or obscured elements associated with your historic asset which may also be an important potential source of evidence.

- ii) **historical value:** your historic asset may illustrate a particular past way of life or be associated with a specific person or event; there may be physical evidence for these connections which it could be important to retain.
- iii) **aesthetic value:** the design, construction and craftsmanship of your historic asset. This can also include setting and views to and from the historic asset, which may have changed through time.
- iv) **communal value:** your historic asset may have particular significance to people for its commemorative, symbolic or spiritual value, or for the part it has played in local cultural or public life. This will be particularly important in the case of buildings in public use or sites where public access must be maintained or improved.

3.12 Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon 'setting'; i.e.:

"Factors to be considered when assessing the impact of a proposed change or development within the setting of a historic asset include:

- *the visual impact of the proposed change or development relative to the scale of the historic asset and its setting*
- *the visual impact of the proposed change or development relative to the location of the historic asset*
- *whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it — for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains*
- *the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this*
- *the lifespan of the proposed change or development and whether or not the impact might be reversible*
- *the extent of tree cover, whether it is deciduous or evergreen, and its likely longevity*
- *the impact of artificial lighting — for example, on night-time views*
- *the capability of a landscape setting to absorb change or new development without the erosion of its key characteristics*
- *the impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness,*

evocation of the historical past, sense of place, cultural identity or spiritual responses

- *the impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell.”*

3.13 In light of the above, the assessment of potential setting effects, employed in the preparation of this report included a site visit in November 2020:

- Identifying those historic assets that are capable of being affected by the proposed scheme and the manner (if any) in which they would be affected, through initial desk-based works and subsequent field visits;
- Defining the contribution made to their significance by their setting; and
- Assessing the likely impact upon their significance or the ability to appreciate it as a result of the form of development proposed being implemented.

3.14 In light of the above, the setting assessment of this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

Assessment of Significance and Importance

3.15 Historic assets are assessed in terms of their significance and importance, following the requirement in PPW, and taking account of the Welsh Government’s guidance in TAN24²¹ and Cadw’s Conservation Principles²². Significance, in relation to heritage policy, is defined by the Conservation Principles as

“embrace[ing] all of the cultural heritage values that people associated with it, or which prompt them to respond to it.”²³

3.16 Where potential impacts on the settings of historic assets are identified, the assessment of significance includes assessing whether, how and to what degree these settings make a contribution to the significance of the historic asset(s). The methodology for assessing setting is described within the Setting Assessment Methodology below.

3.17 The importance of a historic asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 2). Nationally and internationally designated assets are assigned to the highest two

²¹ WG 2017

²² Cadw 2011

²³ Ibid

levels of importance. Grade II Listed Buildings and Grade II Registered Parks & Gardens are considered of medium importance. Conservation Areas are not assigned to either level of importance by PPW but their status as local designations and their omission from the National Heritage List justifies their classification here as assets of medium importance. Other non-designated assets which are considered of local importance only are assigned to a low level of importance. An historic feature which lacks a degree of significance meriting consideration in planning decisions, because of its heritage interest is not considered to be a historic asset; it may also be said to have negligible importance.

Table 2: Criteria for Assessing the Importance of Historic assets

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Landscapes of Outstanding Historic Interest, Grade I and II* Listed Buildings, and undesignated historic assets of equal importance
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, Registered Landscapes of Special Historic Interest, historic assets on local lists and undesignated assets of equal importance
Low	Undesignated historic assets of lesser importance

4. Identification of Historic Assets

Designated Historic Assets

4.1 This document specifically assesses the heritage impact of the Ysgol-y-Deri new school proposals on the Lower Cosmeston Farmhouse, a historic asset which has 'interim protection' as it is being put forward designation as a listed building.

4.2 The building is being put forward for being listed at Grade II (reference number 87852; granted interim protection on 10/06/2021).

4.3 The following information is taken from the online description for the farmhouse:

Location: 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.

Broad Class: Domestic

Period: Multi-period

History: 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 South wall and single storey extension added on this side. This conversion would have been at the point a new farmhouse was constructed to the North, downgrading the early house into farm use. Reroofed in corrugated tin in C20.

Exterior: Two storey farm building range (former house), aligned roughly East-West. Gabled single storey wing added at right angles to South 'front' elevation. Rubble limestone with brick and block dressings, repairs and additions. Probably originally thatched roof or part-slated, but now under corrugated tin roof.

Southeast corner rebuilt in block (around the C17 gable stair). Extension added to right, mono-pitch roof, wide door in angle with main range. Further (much later) extension added on East side. Right gable with steps and door to upper floor. Door to lower right to East end. East gable with large projecting stack (rebuilt to South corner) and capped by brick. North elevation largely obscured by vegetation but with corrugated tin lean-to at West end, blocked window openings to C17 part visible.

South elevation with 3 doors to the ground floor, wide cart door to right, narrow central door and wider door to left with flanking window and window (former loading door?) above. Small square window above central door. Single storey extension to right.

Interior: Entry to the earliest part is through the right hand cart door on South elevation. Large fireplace and stepped stack in East wall, with boarded-over doorway opening to Northeast corner (an early entrance); beam built into East wall, recessed above and with joist sockets, lintel and small blocked opening in wall above. Doorway opening and evidence of central window opening in North wall (heavily damaged).

Later C17 extension retains gable fireplace (now infilled) with massive timber lintel and stone jams, gable staircase survives to left, but upper floor inaccessible. Blocked doorway to earlier house. East gable with projecting stack and with corbel table at ceiling height. East extension with door from early part and secure room built into Southwest corner. Floor replaced (probably in late C19 conversion, when timber stair inserted) but end beams with joist sockets survive suggesting narrow framing floor structure.

Extension on South with gable fireplace and small cast iron grate.

Reason for designation: Included for its special historic interest as a pre-1700 farmhouse, and special architectural interest in retaining clear evidence of its early origins and its development in the C17, surviving with its form and layout largely legible.

This structure has been afforded Interim Protection under the Planning (Listed Building and Conservation Areas) Act 1990. It is an offence to damage this structure and you may be prosecuted.

Site Visit

- 4.4** A site visit was undertaken on August 18th 2021 by James Meek of HCUK Group to view the farm buildings and the adjacent site to enable a better assessment of the potential impact of development on the significance of the interim protected historic asset of Lower Cosmeston farmhouse.
- 4.5** Weather at the time of the visit was overcast but dry and visibility was very good.
- 4.6** The following photos are used to illustrate elements of the listing description and provide an overview of the farm house. Unfortunately the central (earliest) part of the building was not accessed during the site visit, due to health and safety concerns but photographs have been seen of this area from a recent Archaeology and Heritage

Assessment undertaken by EDP²⁴ for the proposed Upper Cosmeston Farm residential development (which runs from Lower Cosmeston Farm to the residential area to the north and the coastal edge to the southeast). The photographs are not reproduced, but are described to follow the listing description.

- 4.7** The early Lower Cosmeston farmhouse is the northern building of the loose courtyard arrangement of stone farm buildings which presently exists. It is aligned roughly east to west and is of two storeys. The southern façade is of rubble limestone with brick dressings around the windows (Photo 1). It has a corrugated sheet metal pitched roof. Gable ends lie to the west and east.



Photo 1: Overview of southern façade of Lower Cosmeston Farmhouse

- 4.8** On its eastern side a later wing has been added running north to south (Photo 2). This is of single storey and also built of limestone rubble with some brick dressings and mono-pitch roof.
- 4.9** On the northeastern side of the farmhouse was a later extension (Photo 3), with a brick wall to north and east, open to the west and with a metal framed roof.

²⁴ The Environmental Dimension Partnership Ltd, 2020. Land at Upper Cosmeston Farm, Lavernock Road, Penarth: Archaeological and Heritage Assessment Prepared on behalf of Welsh Government, Report Reference: edp5187_r003e



Photo 2: Looking west across the farmhouse showing the later extension projecting from the earlier building



Photo 3: Western gable end of farmhouse with northern lean-to metal farmed extension, with chimney stack and rebuilt southwestern corner, and brick above

4.10 The proposed listing description notes that the southern façade has 3 doors to the ground floor, with a wide cart door to the east (Photo 1), a narrow central door to the earliest part of the building and a wider door to the west with flanking window further west and a window (former loading door?) above (Photos 1 and 4). There is also a small square window above the central door.

4.11 The proposed listing description may have an error in its orientation when discussing the 'Southeast corner' of the building. The description would indicate it is meant to be the southwestern corner as this has clearly been rebuilt in block and abuts the limestone rubble southern wall of the 17th century original farmhouse and specifically in the location of the gable stair that lay southwest of the western fireplace (Photo 4). This error may also be present in the part of the description which discusses the 'East gable with large projecting stack (rebuilt to south corner) and capped by brick' as this would again fit with the visible western gable end (Photos 3 and 4).



Photo 4: Southwestern side of 17th century farmhouse showing central and western wide door, with flanking window and windows above doorways and with rebuilt western gable end

4.12 The description notes that the 'right' gable end (eastern) has steps and a door leading to the upper floor and that there is a door to the lower right at the east end. This area was covered in vegetation at the time of the site visit, but part of the metal banister for the exterior stairs was possibly visible on the eastern gable end.

4.13 The farmhouse was first identified as a probable 17th century building by the Royal Commission on the Ancient and Historical Monuments in Wales (RCAHMW) and identified as such in 1988 when a plan of the early part of the building was included in an Inventory of farmhouses and cottages in Glamorgan²⁵ (Figure 3).

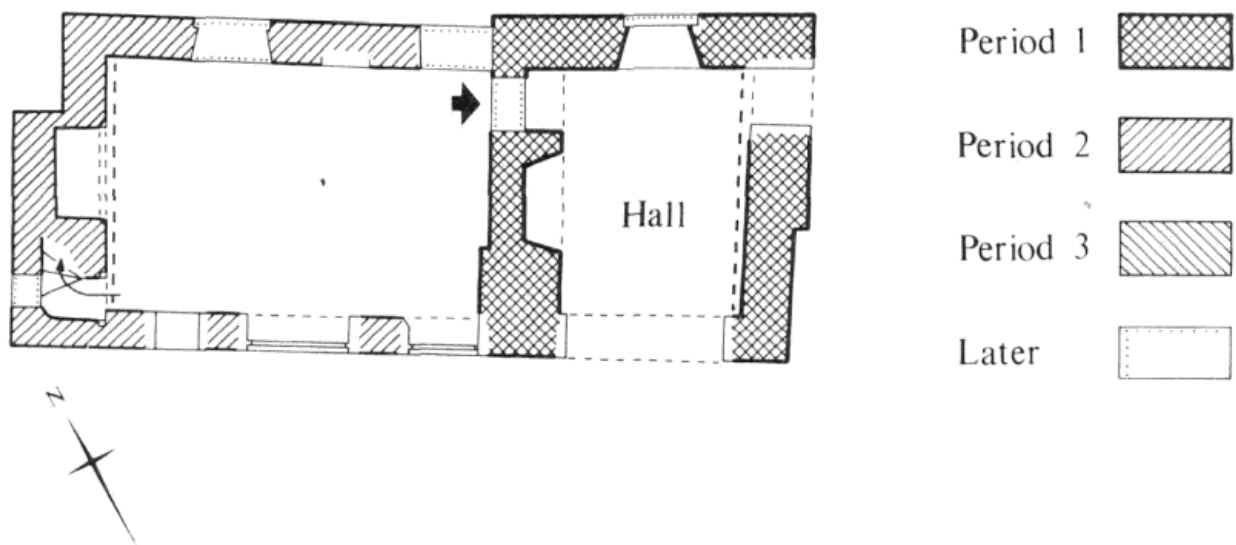


Figure 3: Plan of the 17th century elements of the Lower Cosmeston Farmhouse ground floor as recorded by the RCAHMW

4.14 The description notes that entry into the earliest part of the building is through the right hand cart door on the south façade elevation (Photo 5). As noted above, it was determined during the site visit that this area of the building was considered a health and safety risk and was not entered. Photographs included within the EDP report noted above do show this part of the building (images EDP6 – EDP10). Image EDP6 shows the poor condition of the northern wall of this part of the structure, including collapsed areas presumably where the window indicated on the RCAHMW plan (Figure 3) was shown, as also noted in the proposed listing description. A timber beam lies below this collapsed area with an alcove beneath of uncertain function, although the proposed listing description notes there is a 'doorway opening' in the north wall which could indicate that this was the low level doorway.

²⁵ RCAHMW, 1988. An Inventory of the Ancient Monuments in Glamorgan: Volume IV: Domestic Architecture. Reformation to the Industrial Period, Part II: Farmhouses and Cottages. H.M. Stationery Office.



Photo 5: Looking north at the inserted double doored cart entrance to the earliest phase of the 17th century farmhouse

- 4.15** The presence of the large fireplace noted in the proposed description states it lies in the east wall, when in fact it is the west wall as shown on Figure 3 and also on image EDP9. There is a possible entranceway between this part of the building and that to the west in the northwest corner (the proposed listing description says northeast in error). This entrance has a low lintel, and with the description of the possible doorway in the north wall noted above may suggest the floor level has been raised (image EDP10 shows a flagstone floor). The 'beam built into the east wall recessed above and with joist sockets, lintel and small blocked opening in wall above' is correct and is shown on image EDP7.
- 4.16** The remaining description refers to the later 17th century extension to the west (Photo 4). The infilled fireplace was visible during the site visit on the west wall, with the large timber lintel and stone jambs (Photo 6). An infilled window is also present on the north wall (Photo 6). To the south of the fireplace was the entrance to the original staircase that would have accessed the first floor adjacent to the chimney stack (Photo 7). The blocked doorway shown on Figure 3 is also recorded on the proposed listing description, but was not seen during the site visit, which connected the western extension with the earlier central part of the building.



Photo 6: Looking northwest through western late 17th extension of Lower Cosmeston Farm, showing infilled fireplace to left and infilled window to right.



Photo 7: Looking west through the western extension of Lower Cosmeston Farm, showing original blocked doorway to first floor to left and infilled fireplace to right.



Photo 8: Looking northeast across the southern façade of the Lower Cosmeston farmhouse showing eastern side of building behind the modern projecting extension



Photo 9: Looking east into the northern extension to Lower Cosmeston Farmhouse with wall of 17th century building to right

- 4.17** The listing description notes that the first floor was replaced, probably during the 19th century conversion, when the timber stair was inserted (in the early part of the building) providing access to what has most recently been a tack room. It notes that 'the end beams with joist sockets survive suggesting narrow framing floor structure'.
- 4.18** The eastern side of the building was not accessed during the site visit and is described as being an extension with door from early part and secure room built southwest (southeast?) corner. The description also notes that the window openings on the northern side of the 17th century building can be seen within the northern extension, although these were not clearly visible during the site visit (Photo 9).
- 4.19** The 17th century Lower Cosmeston Farm lies within a wider loose courtyard of buildings that were added before the 1845 Tithe map of the Parish of Lavernock (Figure 4) in the County of Glamorgan, which shows the original farmhouse to the north and two additional buildings to southeast and southwest. At that time it was called Upper Cosmestone House, owned by The Marquis of Bute and occupied by William Hawker.
- 4.20** Ordnance Survey maps (Figure 4) show the development of the farm with the perpendicular wing to the 17th century farmhouse added by 1879; the building forming the southern part of the courtyard was added by 1920 as was the northern extension to the 17th century farmhouse. Further additions occurred in the later 20th century.
- 4.21** The two earlier buildings that formed the loose courtyard include a range of stables/animal stalls to the southwest (Photos 10 - 13) and a threshing barn (Photos 14 - 17). The western building was of limestone rubble construction with brick detailing, with doorways and windows to both the eastern and western elevations. The southern gable end had a single ground floor window, the northern gable end (facing the road) had two ground floor windows with brick surrounds and a round window at the top of the gable with stone surround. It had a modern extension on part of the eastern elevation and a modern corrugated metal sheet roof.
- 4.22** The threshing barn was a standard tall building open to the roof, with large doorways to east and west elevations with flanking tall, thin air vent openings to either side of both doorways. The building was of limestone rubble construction. A small extension was present on the southern gable end, on its eastern side which was single storey with a stone surrounded arched window on the southern elevation. It was also of rubble limestone construction and both buildings had modern metal corrugated sheet roofs.
- 4.23** The later building forming the southern side of the courtyard was a single storey structure of limestone rubble construction and doorways to north and western elevations (Photos 18 & 19). It also had a modern metal corrugated sheet roof.



Photo 10: Looking west at northern end of western side of courtyard, showing present use as stables



Photo 11: Looking southwest along western side of courtyard, modern extension on eastern side of stable block



Photo 12: Looking northeast across western side of building on western side of courtyard



Photo 13: Looking south at northern gable end of building on western side of courtyard, with feature round window at top of gable



Photo 14: Looking southeast at western façade of threshing barn on eastern side of courtyard



Photo 15: Looking south along interior of threshing barn showing roof structure and gable end



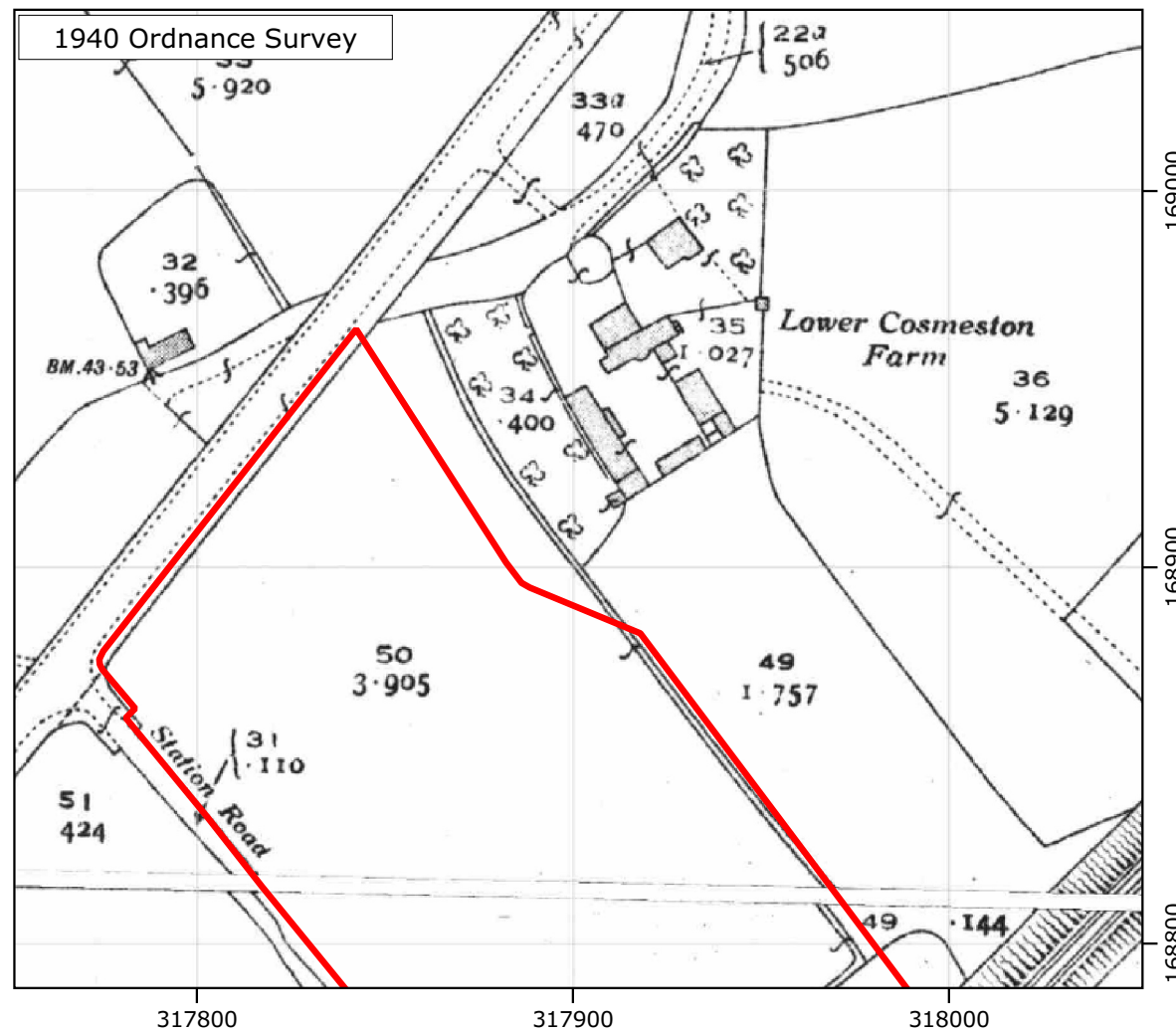
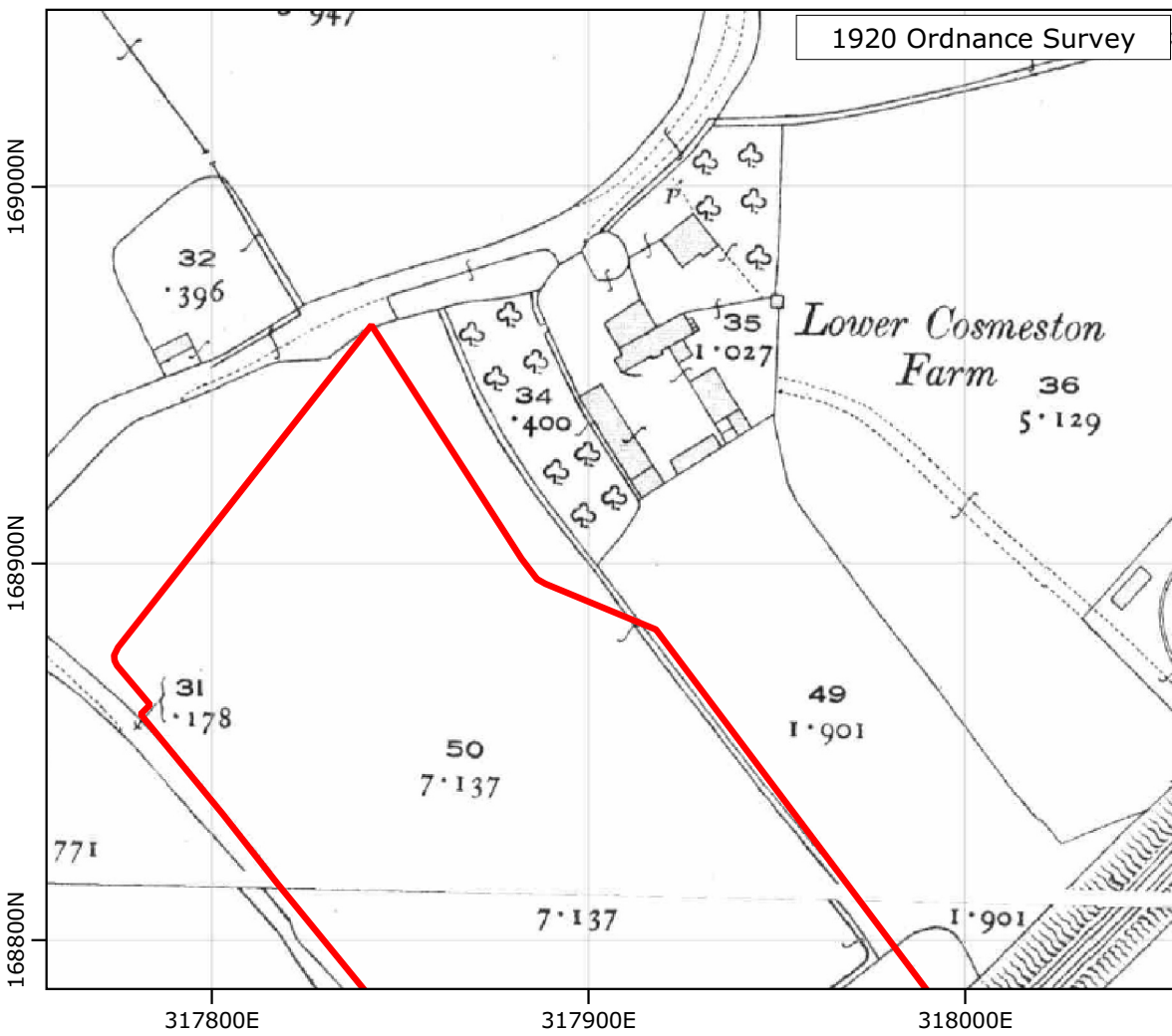
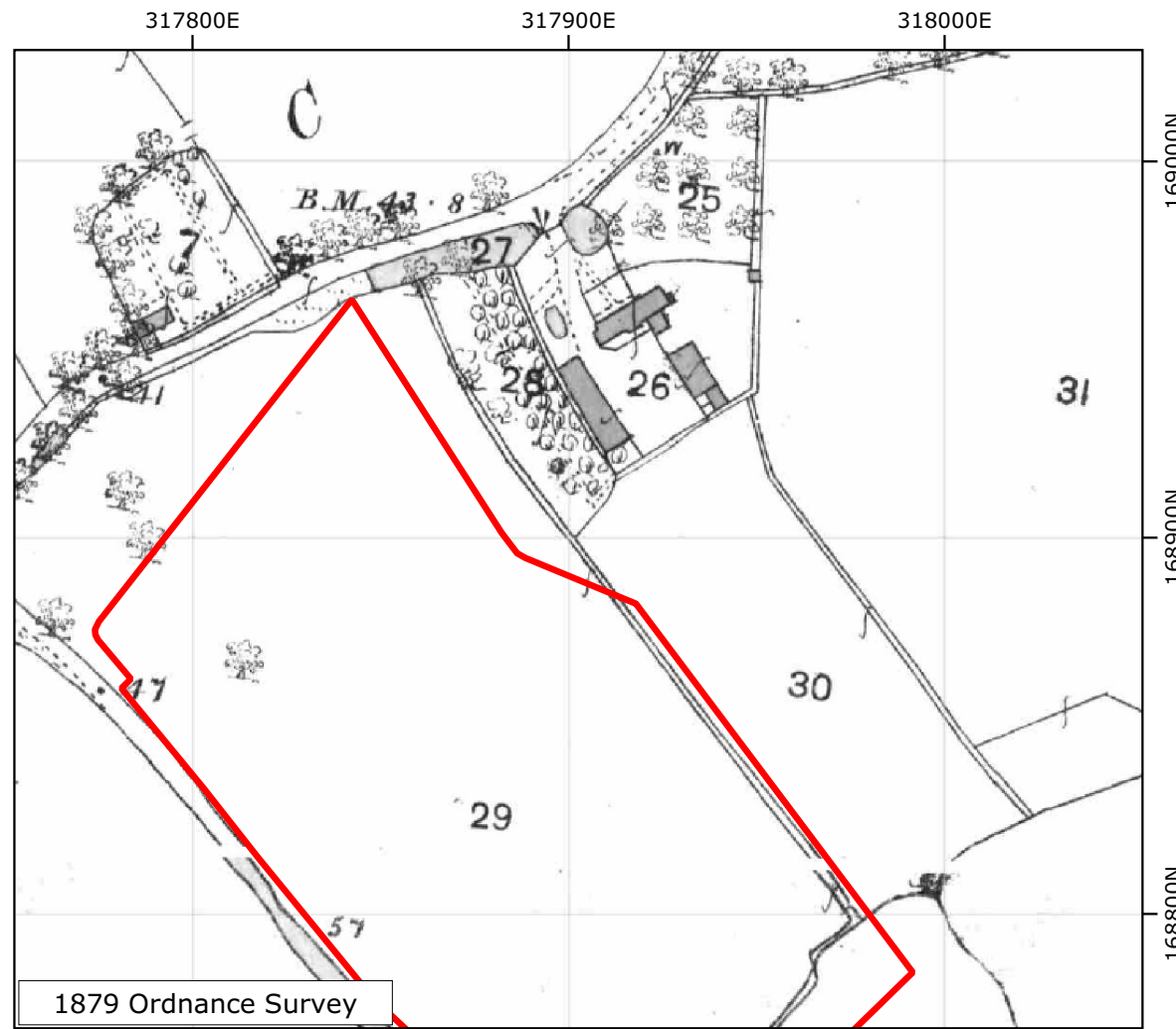
Photo 16: Looking north at southern end of threshing barn and small extension to south with stone lined arched window




Photo 17: Looking south along eastern side of threshing barn and wooden lean-to extension on eastern side with modern farmhouse behind

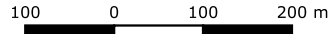


Photo 18: Looking southeast across the southern building of the courtyard



Key:

 Site Boundary




Ysgol-y-Deri, Fort Road, Cosmeston, Vale of Glamorgan, CF64 3RP

Figure 4

Historic Maps of the Site showing the development of Lower Cosmeston Farm

5. Impact Assessment

Designated Historic Assets

- 5.1** Section 4 above has identified and described the historic assets whose significance potentially could be affected should the proposed development receive consent (Figure 5).
- 5.2** This section assesses the likely impact of the implementation of the proposed development upon the significance of the historic assets whose settings it is determined are capable of being affected, specifically addressing Steps 2 and 3 of the four-step approach to setting assessment described in the Cadw guidance. This section discusses the significance of the identified monuments in terms of their evidential, historical, communal and aesthetic values and identifies what impacts, if any, could occur.

Lower Cosmeston Farmhouse (Interim Protected building 87852)

- 5.3** The proposed grade II listed building is described in detail above in section 4, including photographs of the structure and the other elements of the courtyard in which it sits.
- 5.4** The farmhouse is located on the northern side of the courtyard.
- 5.5** The following photographs (Photos 19 - 23) provide an indication of the wider layout of the Lower Cosmeston Farm, including views of the modern metal framed sheds and silo to the west of the courtyard. Due to the other buildings of the courtyard there are few views afforded towards the 17th century building to the south, east or west, except glimpsed views through the courtyard entrances. Views from the north show the western stable block clearly and the modern metal sheds to the west. The early building is hidden partially by its northern extension but also vegetation, although views are obviously better in winter time (Photo 21).



Photo 19: Looking north across the western gable end of the southern building of the courtyard, with the 17th century farmhouse behind across the courtyard



Photo 20: Looking northwest across the southern end of the courtyard with threshing barn and extension to foreground, southern building beyond and part of western building to rear



Photo 21: Looking south across Lower Cosmeston Farm showing the western stables building with the 17th century farmhouse to left and modern metal sheds to the right (24.11.2020)



Photo 22: Looking south across Lower Cosmeston Farm showing the western stables building to the right with the 17th century farmhouse centre and modern farm,house to left



Photo 23: Looking northeast across Lower Cosmeston Farm showing modern sheds to right and metal roofs of courtyard buildings to centre from field where school is proposed

- 5.6** Site inspection indicates that the 17th century farmhouse is only visible from within the courtyard, from the north and with glimpsed views from gaps around the other courtyard buildings. Views from the proposed Ysgol-y-Deri site at ground level show the majority of the farm buildings, although the 17th century building is hidden behind modern metal sheds (Photo 23). Visibility at higher levels is likely to be possible.
- 5.7** In terms of its 'significance', it is assessed that for the farmhouse this derives from the evidential and historic values of its standing form and fabric, recognised through its proposed designation as a grade II listed building. The building has not been subject to a thorough and detailed survey which may provide further information regarding its date, function and layout, but this is present within both its surviving fabric and buried archaeological remains in its vicinity. The farm is shown on historic maps and documentary evidence may also survive.
- 5.8** It derives some communal value from its position on the southern side of Lavernock Road and opposite the Cosmeston Lakes / Medieval Village site. It would likely have been more of more communal value to past communities occupying the landscape in which it lies, when it was a working farm serving the local population and a source of employment. In more recent times its function as a farm has changed to one of a livery stables.

- 5.9** The farm complex derives some aesthetic values from its location on the south side of the Lavernock Road and the occasional architectural flourishes with the round window pointing towards the road and the later addition of brick detailing around the windows.
- 5.10** The development proposals (Figure 5) will be partly visible from the 17th century Lower Cosmeston Farm building, specifically the upper floors of the school building which would likely be visible above the western building of the courtyard. The access to the school site would be visible from the northern side of the courtyard.
- 5.11** The proposals will not impact upon the courtyard buildings which form the immediate setting of the building and the best area from which to appreciate its significance. The former farmland associated with 17th century farmhouse on its western side will be changed to one of educational buildings, car parking, playing fields and gardens for the school (Figure 5). This will alter the wider agricultural context in which it may be presently appreciated. It is therefore considered that the proposed scheme will create a slight negative change in the significance of the proposed grade II listed Lower Cosmeston Farmhouse.

6. Conclusions

- 6.2** This assessment focusses on the Heritage Impacts from the proposed Ysgol-y-Deri development on the Lower Cosmeston Farmhouse, a 17th century building which is afforded interim protection as a listed building whilst it is determined if it will be made a grade II listed building.
- 6.3** The assessment concludes that there will be a slight negative change in the significance of the proposed grade II listed Lower Cosmeston Farmhouse due to the erosion of its former wider agricultural setting.
- 6.4** The development will have no direct impacts upon the building and will not alter its immediate setting located within the farm courtyard comprising of the 17th century farmhouse to the north, a later stables block to the west, threshing barn to the east and smaller farm building to the south. This courtyard is the most important element of the setting of the farmhouse from which it is best appreciated.

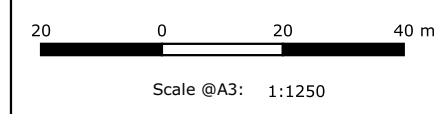
Mitigation measures

- 6.5** Stage 4 of the Heritage Impact Assessment requests that possible mitigation measures are put forward to reduce any harm to the significance of any designated historic assets that have been identified within the assessment.
- 6.6** The appearance of the new school building will be a large modern addition to the landscape but materials are proposed to use a colour palette to match the surrounding vernacular. The eastern elevation of the proposed new school building will be partly visible from the 17th century farmhouse (over the roof of the western building of the courtyard). Mitigation in the form of screening the structure from the proposed listed building would not be possible.
- 6.7** In lieu of the fact that mitigation in the form of screening will not be possible, offsetting and compensatory measures are suggested for the slight harm to the significance of the 17th century Lower Cosmeston Farmhouse. This could be in the form of assistance in the recording or maintenance of the building (and courtyard in general). Removal of the disused and deteriorating modern metal sheds to the west of the farm courtyard may be seen as a positive impact on the significance of the Lower Cosmeston Farm building and courtyard (Figure 6). Education materials on the farmhouse could also be prepared for pupils at the school.



Key:

- Site Boundary
- Lower Cosmeston Farmhouse
- Courtyard Buildings



Ysgol-y-Deri, Fort Road, Cosmeston, Vale of Glamorgan, CF64 3RP

Figure 5
Lower Cosmeston Farm and Ysgol-y-Deri development proposals plan



317700E

317800E

317900E

318000E

168900N

168800N

168700N



Key:

- Site Boundary
- Lower Cosmeston Farmhouse
- Courtyard Buildings
- Proposed new school building

20 0 20 40 m

Scale @A3: 1:1250



**Ysgol-y-Deri, Fort Road,
Cosmeston, Vale of
Glamorgan, CF64 3RP**

Figure 6
Aerial photograph of
Lower Cosmeston Farm
and Ysgol-y-Deri
development area