

CADNANT

PLANNING

Tower Colliery, Rhigos
HERITAGE IMPACT ASSESSMENT
Zipworld Ltd
November 2019
2018.067

Conwy | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB

Chester | 3 Bretton House, Bell Meadow Business Park, Park Lane, Pulford, Chester CH4 9EP

Heritage Impact Statement



Status of report:	Draft issued for planning application	V1.0	November 2019
Author:	Eleanor Carpenter MRTPI		
Checker:	Sioned Edwards MRTPI		
Reviewer:	Sioned Edwards MRTPI		
Approved by:	Sioned Edwards MRTPI		
Document control:	CAD.09		

© The contents of this document must not be copied or reproduced in whole or in part without the written consent of Cadnant Planning Ltd. All plans are reproduced from the Ordnance Survey Map with the permission of the Controller HMSO, Crown Copyright Reserved, Licence No. 100020449



Cadnant Planning are accredited by and work to ISO 9001:2015 standard (The British Assessment Bureau)

Contents

1. Introduction.....	1
2. The site and context	3
3. Legislation, planning policy and guidance	5
4. The proposed development	13
5. History and development	17
6. Significance and contribution of setting	19
7. Summary and conclusion	35

Appendix A List descriptions

Appendix B Scheduled monument description

Appendix C Definition of curtilage

Appendix D Criteria for consulting Cadw on applications affecting the setting of a
Scheduled Monument



1. Introduction

- 1.1 This Heritage Impact Assessment has been prepared to consider the impact of the creation of a three section zipwire, together with associated parking and ancillary cabins as a recreational and tourist attraction. The base for the zipwire development and ancillary development will be at the former Tower Colliery near Hirwaun, with the zip wires on the hills behind. Tower Colliery is an important site historically and socially, and contains two listed buildings along with a number of curtilage buildings.
- 1.2 The relevant guidance states that Heritage Impact Assessments should be proportionate to the proposal and significance of the heritage asset. In addition to the two listed buildings at the Tower Colliery site, the top zip wire is proposed to be on the ridge above Llyn Fawr and is in close proximity to a Scheduled Monument in the form of Ffos Toncenglau Cross Ridge Dyke which has pre-historic origins. To the south of Llyn Fawr is land known as the Rhondda Uplands which is designated as a historic landscape. To the west of the Tower Colliery site, the Historic Environment Record shows several sites in close proximity to each other, including earthworks and cairns.
- 1.3 The proposal does not involve using the listed buildings themselves, however some elements will be in close proximity to them and have the potential to affect their setting. Given the nature of the zipwires, there is minimal impact on the ground with this being limited to where there are fixed take-off and landing towers, so there is unlikely to be any physical impact on historic assets such as the nearby Scheduled Monument. The main impact therefore is considered to be the impact on the setting of the listed and

Heritage Impact Assessment

curtilage buildings. An assessment of the impact on the setting of the Ffos Toncenglau Cross Ridge Dyke Scheduled Monument and other undesignated archaeological features is also considered relevant.

- 1.4 This document considers the potential impact of the proposal on the relevant historic assets.

2. Legislation, planning policy and guidance

2.1 The key relevant legislation which relates to the historic environment in Wales is set out in the following:

- Historic Environment (Wales) Act 2016;
- Planning (Listed Buildings and Conservation Areas) Act 1990; and
- Ancient Monuments and Archaeological Areas Act 1979.

National planning policy

Planning Policy Wales Edition 10, 2018

2.2 This sets out the national planning framework for Wales and paragraphs 6.1 to 6.1.32 relate to the historic environment, setting out the Welsh Government's objectives in relation to this. Paragraph 6.1.5 states:

"The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved".

National planning guidance

2.3 Planning Policy Wales is supplemented by guidance contained in Technical Advice Note 24: The Historic Environment and best practice guidance on the historic environment published by Cadw.

Technical Advice Note 24 The Historic Environment, May 2017

2.4 The purpose of this Technical Advice Note is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications that impact on the historic environment. It provides specific guidance on how the various aspects of the historic environment should be considered during this process.

Local planning policy

2.5 The adopted development plan for the area is the Rhondda Cynon Taf Local Development Plan (2011). The main relevant policy in respect of the historic environment is:

- Policy AW 7 - Protection and Enhancement of the Built Environment

Development proposals which impact upon sites of architectural and / or historical merit and sites of archaeological importance will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character and appearance of the site. Development proposals which affect areas of public open space, allotments, public rights of way, bridleways and cycle tracks will only be permitted where it can be demonstrated that:

1. There is a surplus of such facilities in the locality, or;
2. The loss can be replaced with an equivalent or greater provision in the immediate locality; or
3. The development enhances the existing facility.

2.6 Supplementary Planning Guidance – The Historic Built Environment, 2011 - has also been produced and provides more detailed guidance on applications affecting the historic environment.

Cadw Guidance

- Conservation Principles for the Sustainable Management of the Historic Environment in Wales, 2001;
- Managing Scheduled Monuments in Wales, November 2018;
- Heritage Impact Assessments, May 2017;
- Setting of Historic Assets in Wales, May 2017;
- Managing Change to Listed Buildings in Wales, May 2017;
- Managing Historic Character in Wales, May 2017; and
- Historic Environment Records in Wales: Compilation and Use (Statutory Guidance), May 2017.

3. The site and context

The site

- 3.1 The site as a whole includes the locations of the zip wire gantries, access routes and the Tower Colliery site. The gantries are located on the ridge and lower hillslopes of Craig y Llyn and the colliery site is below these.

Tower Colliery Site

- 3.2 The Tower Colliery site lies to the south west of the town of Hirwaun in the Cynon Valley, South Wales in an area known historically for its mining industry. It is accessed from the A4061 Rhigos Road which links Hirwaun to Treherbert and sits below the distinctive slopes of Craig y Llyn. At the base of Craig y Llyn, is the Llyn Fawr reservoir and during the construction of the reservoir many weapons and tools dating from the late Bronze Age and early Iron Age were found¹. These included bronze cauldrons and an iron sword with many of the items being of a high quality.
- 3.3 Tower Colliery sits into the hillside with the pithead being an iconic and highly visible part of the landscape which is partly forested and partly grassland and scrubland. When looking from the north east, Craig y Llyn forms a dramatic backdrop.

Figure 3.1 – view of Pithead from north-east



¹ For the purposes of this report, the Bronze Age is considered to be 2,200-700BC and the Iron Age is considered to be 700BC to 43AD

Figure 3.2 – view of Craig y Llyn from north-east



Figure 3.3 – wider landscape setting from viewpoint on Rhigos Road



- 3.4 The colliery itself shut as a working mine in 2008 when the workable underground reserves were exhausted. Since this time, some of the buildings have been demolished and the site still contains debris and other items from when the mine was last used. The remaining buildings are generally in a poor condition, and this includes the listed buildings. The mine was on the northern side of the South Wales coalfield, and one of the highest. When the mine shut, it was the oldest working deep coal-mine in the United Kingdom and was the last mine of its kind in the South Wales Valleys. Tower Colliery, and the other nearby mines, therefore formed a massively important part of the history and development of this part of Wales in terms of landscape, architecture and socially.
- 3.5 The following principal buildings remain on the site:
- Pithead Baths Building;
 - Lamp Room and Office;
 - Powder Room;
 - Engine House and Fan House;
 - Headframe and Pithead;
 - Stores Building; and
 - Maintenance Workshop.

Heritage Impact Assessment

- 3.6 Of these, the Engine House and Fan House, and the Headframe and Pithead were both listed in 1993 as Grade II. The full list descriptions can be found in Appendix A.
- 3.7 The Engine House and Fan House were listed as being a rare remaining example of a smaller engine house of its type and for group value with the headframe of the colliery in an impressive setting. The Engine House is typical of engine houses developed by Powell Dyffryn from 1906 onwards, but is smaller in scale as reflected in the list description. Within the Engine House are the winding engine, compressor engines, electrical switch gear and ventilating fan.

Figure 3.4 - Engine House and Fan House (western elevation)





- 3.8 The Headframe and Pithead were listed as being a rare surviving colliery headgear in South Wales and as a landscape feature in an impressive setting. The headframe itself dates from the 1930s and wasn't originally at Tower Colliery, but was brought in from another colliery (Bwllfa Colliery in Cwmdare) and adapted for use at No 4. Shaft at Tower Colliery. The design of the lattice girder headframe is typical of those used from the 1860's until the 1930's.

Figure 3.5 - Headframe and Pithead



Heritage Impact Assessment

- 3.9 Both list descriptions refer to the listed buildings being within an impressive setting, and therefore this is a significant part of their importance. Much of the land around the site has now started returning to nature and the buildings sit within the local landscape as a monument to the previous industrial past. Industrial heritage is a key part of our history and heritage, and coal mining is synonymous with the South Wales Valleys, so it is important to ensure it is maintained and that development proposals don't impact negatively on this.
- 3.10 Industrial heritage can be described as the remains of structures associated with historic technology and industry, and covers mines and quarries, processing and manufacturing facilities, power and utilities works and structures associated with transport and communications such as bridges. It is one of the hardest types of heritage to protect as the original use has long gone and it is hard to find new uses for many of the structures. It is also therefore hard to find funding to protect and restore the buildings and technology or engines associated with them.
- 3.11 Of the remaining buildings on the site, other than the listed buildings, the key buildings from a heritage perspective are the Pithead Baths Building, the Powder (explosives) Room and the Lamp Room / Office building. These would all be considered to be curtilage structures to the listed buildings.
- 3.12 The Pithead Baths Building is a large and imposing red brick building of varying heights in a Modernist and functional architectural style, and makes a striking impression on entering the site. It was used, as the name suggests, for the coal miners to shower and clean up at the end of a shift before heading home. Pithead Bath Buildings are an important part of our industrial heritage as prior to them being built for miners' welfare, the miners often had to walk home tired, damp and dirty and this brought the risk of illnesses such as pneumonia. Most Pithead Bath Buildings were built to a similar style and form and contained uses such as showers and communal rooms.

Figure 3.6 - Pithead Baths Building



- 3.13 The Powder (Explosives) Room was, as the name suggests, used to store the explosives used in the mining process. The explosives were kept at a distance from the main buildings and workforce in case there was an incident where they were accidentally detonated so that the rest of the site wasn't affected. It is a small brick building which is reached by a track leading up from the centre of the site. On the front elevation which faces west, there is a single door and evidence of two small windows which have been bricked up.

Figure 3.7 - Powder (Explosives) Room



- 3.14 The Lamp Room / Office building lies in the centre of the site and is where the miners would have accessed the equipment needed to carry out their work, for example, lamps. It is also where they picked up their wages and in order to prevent them getting

Heritage Impact Assessment

wet whilst queueing for their equipment and wages, there is roof overhang which is typical of historic lamp rooms. As with the other buildings of significance remaining on the site, the Lamp Room is also brick built with a shallow pitched roof.

Figure 3.8 - Lamp Room / Office



- 3.15 The demolished buildings include temporary portacabin type buildings between the car park and stores building / maintenance workshop, and the canteen building immediately to the north of the Lamp Room.
- 3.16 At present all the buildings on the site are in a poor state of repair and in need of restoration works. The site as a whole is in a derelict state, with items from its working days and from when buildings on the site were demolished after the pit closed being scattered around.

Wider Site Area

- 3.17 Craig y Llyn dominates the landscape in this location, and from the ridge drops steeply down to the lake. When looking from the north-east, the wind turbines that have been constructed are clearly visible on the skyline, as are electricity pylons which run down past the colliery site. There are additional pylons adjacent to the colliery site which used to serve the site and are no longer in use but have not yet been removed. The lower slopes are heavily forested and the forestry contains a number of access tracks which are visible in the landscape.
- 3.18 The access road to zip wire A runs across the Ffos Toncenglau Cross Ridge Dyke Scheduled Monument close to the junction with Rhigos Road (A4061) and is used to access the Pen y Cymoedd wind energy project. No alterations are proposed to the track in this location.

Heritage Impact Assessment

- 3.19 As well as the Scheduled Monument, the land between zip wire A and the Tower Colliery site which is in the immediate vicinity of the application site contains a number of archaeological sites as outlined elsewhere in this document, some of which are likely to already have been affected by previous mining works.

4. The proposed development

Tower Colliery site

- 4.1 The proposed development does not involve the use of any of the buildings currently on the site. The Tower Colliery site will be used initially for the landing strip for zipwire C, parking, and ancillary uses, which will be in temporary cabins located on the site. There will therefore be no impact on the structure of any of the listed or curtilage buildings. The site area proposed for use is shown red on the map below in Figure 4.1.

Figure 4.1 Plan showing area proposed for use



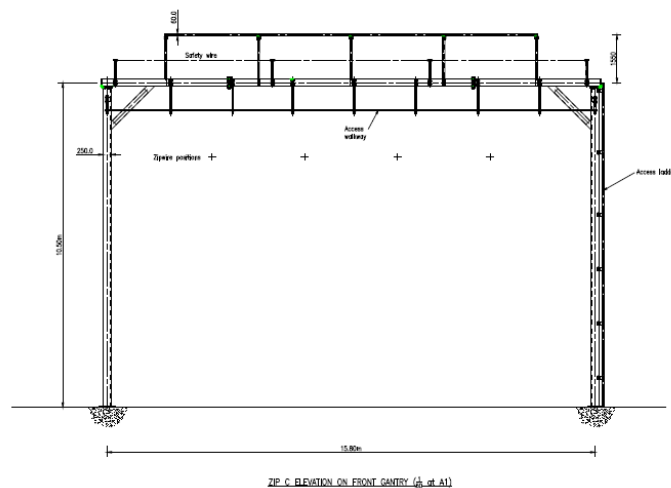
- 4.2 It will however be essential to separate visitors from the derelict site and buildings for health and safety reasons, and this will need to be carried out in a way which is appropriate for both the use and historic importance of the site.
- 4.3 The car parking is proposed on the land previously used for the cafeteria, associated cabin and former car park when the colliery was working. It is proposed to locate six temporary portacabins and a toilet block to serve the scheme and these will be on the area of the existing hardstanding to the south west of the proposed parking area. When the mine was working these areas were used as hardstanding around and between the existing structures. These will not be located near to either listed building or any curtilage buildings.
- 4.4 When the mine was in use, there was a low wall between the entrance road and the mine parking area which could be reinstated and replicated to differentiate between the parking area and entrance road / access road to the colliery building. A more substantial barrier will be required to prevent access to the mine buildings and is shown

Heritage Impact Assessment

on the accompanying car park plan. This will take form of a temporary fence which can be removed if the historic mine buildings are to be used in future.

- 4.5 The bottom of Zip wire C will be on the land immediately to the west of the head frame and will therefore be in close proximity to, and within the setting of, this listed building and the Engine House and Fan House. The landing strip will comprise five gantries of reducing height of the type shown in Figure 4.2 below. It will be accessed through the site from the car park as shown in Figure 4.1 above using the existing access track between the colliery buildings.
- 4.6 The landing strip and zip wire gantries and wires will be visible from the listed buildings, but the new turning areas at the start and finish of the zip wires will not be visible due to the topography and distance from the colliery site.

Figure 4.2 Zip C Gantry



- 4.7 The landing strip will be located in the area shown in Figure 4.3. This area previously contained a mix of permanent and temporary structures as well as waste materials from the when the colliery was working. It is now predominantly comprised of hardstanding with some debris remaining.

Figure 4.3 Photographs showing the location of the landing strip



Zip wires and gantries

4.8 There are three separate zip wires proposed as shown in Figure 4.4 below.

Figure 4.4 Proposed route of zip wires

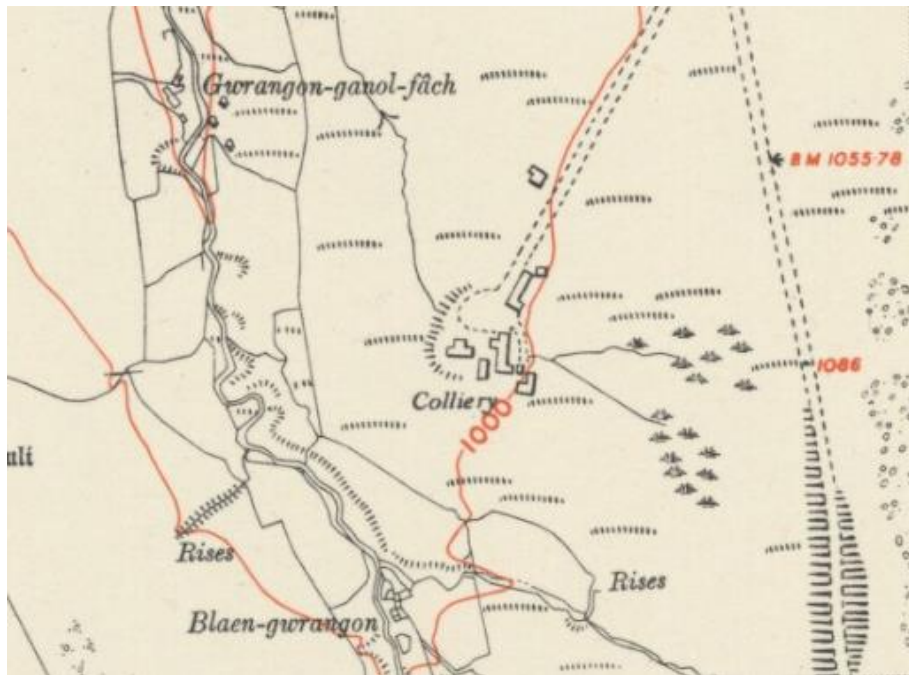


- 4.9 Zip A is located on the ridge at the top of Craig y Llyn and has the highest despatch platform at 11m high which will be visible on the horizon. There are already electricity pylons visible on the ridge line, which then come down the hillslope to the colliery site. As this is the furthest zip wire from the colliery site, and the smallest, the despatch platform, landing gantry and zip A will not have an unacceptable detrimental visual impact on the setting of the colliery site.
- 4.10 Zip B is the biggest of the zip wires and goes from the top of the ridge at Craig y Llyn across Llyn Fawr to a smaller ridge which is closer to the colliery site. From here, the top of Zip C will be accessed. Given the location of the despatch platform for zip B, the despatch platform doesn't require a tower the same height as Zip A but does require more gantries at the landing site. These will be visible from the colliery site, but will have no more of an impact than the existing power cables and pylons.
- 4.11 As set out above, the landing strip for Zip C is to be located to the west of the listed headframe and will be in close proximity to it. The potential impact of this on the setting of the listed buildings is considered in Section 6 below.
- 4.12 For all the proposed zip wires, the wires themselves won't be highly visible, as is the case with the electricity wires that come from the ridge to the colliery. The gantries will be largely of galvanised steel and timber and by virtue of their size and location in relation to the scale of the landscape will not be highly visible in the landscape, and in addition to this the form of the dispatch and landing gantries is not at odds with the industrial nature of the Colliery site.

5. History and development

- 5.1 The sites shown on the Historic Environment Record (HER) in the vicinity of the site shows evidence of human use of the land dating back to the Bronze Age. Of the sites shown on the HER, the nearest one to any of the proposed gantries is the Cefn yr Egryn South Cairnfield. However, this was partly excavated before being destroyed by open-cast mining in 1992 so there is unlikely to be any impact on remains from the current proposal.
- 5.2 Other sites recorded on the HER in the vicinity of the application site include sheepfolds, cairns and former dwellings, as well as the Ffos Toncenglau Cross Ridge Dyke Scheduled Monument which is located at the top of the Craig y Llyn ridge.
- 5.3 Mining in the area goes back many years, with Tower Colliery being established in 1864 when a drift mine named Tower Craig began producing coal and fireclay, with the name deriving from a nearby folly named Crawshay's Tower. (Drift mining is the process of underground mining used when coal is close to the surface.) In 1878 Tower Colliery was opened by the Bute Trustees.
- 5.4 By the late 19th Century, the mine employed over 400 men and this rose to almost 700 by 1918. It was therefore a massive part of the social history and development of the area and provided a large proportion of the employment in the area for many years.
- 5.5 In 1941 a 525 ft shaft (No. 4 Shaft) was created as a ventilation shaft and for the transportation of miners down into the mine and by 1945 the colliery employed 1,045 men. The colliery was nationalised in 1947 and further expanded in the 1950s by which time there were new surface buildings including the pithead baths, and work was carried out which linked the mines at Tower with others in the area, with the coal being raised at Tower. The headframe is at No. 4 shaft and relates to development in the 1930s, having been brought in from another colliery.

Map 1 - OS Map - Glamorgan X.SE Revised 1948, Published 1953



- 5.6 Together with the neighbouring mines of Maerdy, Fernhill and Glyncorrwg, up to 14 coal seams were worked in an area of some 221ha on land leased by Tower.
- 5.7 As with most mines, there were inevitably accidents and the worst one in Tower Colliery's history was on 13th April 1962 when nine men were killed and nine injured.
- 5.8 Work continued at the mine as a nationalised colliery until the 1980's when the then National Coal Board decided that twenty pits should be closed, leading to the loss of 25,000 jobs, which led to the national miners' strike in 1984-1985 in protest at this. However, the government eventually authorised the closure of many mines, including Tower, on the basis that it was uneconomic. This led to miners under the leadership of Tyrone O'Sullivan to set up the Tower Employees Buy Out and almost 240 Tower miners put £8,000 of their redundancy pay together to enable the mine to be bought in 1994 and continue working, which was a remarkable achievement. The mine continued working successfully for another 13 years until all workable underground reserves had been exhausted and finally shut in January 2008.
- 5.9 When the mine shut, it was the oldest continuously worked deep coal mine in the United Kingdom, and was the last mine of its kind in the South Wales Valleys coalfield.

6. Significance and contribution of setting

Tower Colliery Site

- 6.1 The colliery site contains two listed buildings and a number of curtilage buildings, and is synonymous with the history of mining in the South Wales Valleys.
- 6.2 There are four established heritage values that are used to determine the significance of a heritage asset and these are defined as follows:

Evidential value	The potential of a place to yield evidence about past human activity
Historical value	The ways in which past people, events and aspects of life can be connected through a place to the present. This can be illustrative or associative
Aesthetic value	The ways in which people draw sensory and intellectual stimulation from a place
Communal value	The meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory

- 6.3 Tower Colliery and its associated historic assets have been evaluated as follows:

- **Evidential Value - High**

The site retains the key buildings associated with its mining heritage, namely the headframe and engine house. These are rare surviving features of the area's industrial heritage. The engine house still contains the machinery it housed which was key to how the mine worked. The lattice framework of the headframe sits in situ in the wider site which still contains some of the ancillary buildings essential for the mine to be able to function and for the welfare of the miners. As well as the two listed buildings, the pithead baths building is an imposing building typical of other such buildings across the United Kingdom. The site as a whole shows how a colliery worked historically and contains remnants of the past in the form of the trucks used to transport the coal from the mine to the surface.

- **Historical Value - Outstanding**

Mining at the site started in 1864 and until the mine shut in 2008, retained its original use, having developed incrementally over time with improved

machinery and improved welfare facilities for the miners. There are many shafts, ducts and adits on and around the site related to its mining history, and to the earlier mining history in the area. The site also relates to the other collieries that were in the area, and the wider aspect of the South Wales Valleys' mining heritage.

- **Aesthetic Value - High**

The Headframe sits prominently in the landscape, rising above the other colliery buildings. It forms a key element of the view from Rhigos Road to Craig y Llyn. The Headframe and other buildings at the site form part of the wider landscape.

- **Communal Value – Outstanding**

The site is massively important in terms of the local community and contributes greatly to the sense of history and appreciation of the history of the mining industry. It is also important nationally in its role during the miners' strikes of the 1980s and the achievement of the miners being able to buy it and run it successfully until the workable reserves were exhausted. It therefore has considerable communal value.

6.4 Landmap assesses the Tower Colliery area as follows using the five consistent datasets:

Dataset	Assessment
Geological Landscape	Outstanding
Landscape Habitat	High
Visual and Sensory	Low
Historic Landscape	High
Cultural Landscape	Outstanding

This re-affirms the importance of the communal and cultural value of the site.

6.5 Understanding the significance of a heritage asset, or part of one, is essential in being able to assess the potential impact of a development. Technical Advice Note 24 The Historic Environment 2017 defines significance as 'The sum of the cultural and natural heritage values of a place'.

Heritage Impact Assessment

- 6.6 Using the four heritage values above, the site can be considered to be highly significant in its own right, as well as within the wider historic environment. The remaining buildings tell the tale of its mining heritage and how that relates to the local area and landscape.
- 6.7 The proposal doesn't affect the fabric any of the listed or curtilage buildings, but could have the potential to affect the way in which it sits in the landscape as a relic of a long-gone industry in the area. The proposal does affect the landscape setting to some degree, but not in a detrimental way or in a way that otherwise detracts from the impact the colliery, and headframe in particular, has on the immediate landscape. The landing strip for zip wire C does however have the potential to impact on the setting of the listed buildings.
- 6.8 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. It is not limited to the land immediately around the historic asset. In addition to this, the views out of a listed building are important as well as views towards one.
- 6.9 The impact of change within the setting of historic assets is assessed in five main stages:
- Identifying the historic assets;
 - Defining and analysing the setting;
 - Evaluating the potential impact of the change;
 - Consider options to mitigate the change;
 - Document the assessment.
- 6.10 The historic assets have been outlined above in Section 3 with figures 3.1 and 3.2 above showing how the Colliery sits within the open, rural landscape from the east on land above the colliery. Figure 3.3 shows how it sits within the wider landscape from a much higher point (a viewing point) to the south and provides a good perspective on the setting of the historic assets. This shows the scale of the landscape in proportion to the colliery site, and how the landscape dwarfs the site.

Heritage Impact Assessment

Figure 6.1 - View of Tower Colliery site from Rhigos (north of site)



Figure 6.2 - View of listed buildings from north-east



Figure 6.3 - View of listed buildings from entrance road



Figure 6.4 - View of Pithead and Craig y Llyn from the east



Figure 6.5 - View of Tower Colliery site from viewpoint (southwest of site)



- 6.11 Key attributes of the setting of Tower Colliery include the openness of the area, land use, vegetation and topography. In addition to this, key elements which relate to how the historic assets are experienced include the character of the surrounding landscape, and views into, out of and across the site.
- 6.12 The Colliery is visible from the hills and viewpoint above, though is small in proportion to the wider landscape that can be seen from the viewpoint and does not form a prominent feature in the landscape from this distance. From the east and in closer proximity, the colliery site and in particular the headframe are more visible within the landscape. Looking out of the Colliery Site, there are uninterrupted views over the open mountainous landscape above and the more open landscape below as can be seen below. The setting of the site therefore does make some contribution to its significance, as reinforced in the list descriptions and the character of the surrounding landscape contributes positively to how it is experienced.
- 6.13 The Colliery will be visible from all the zipwires, but these are at varied distances from the Colliery. The zipwires and gantries will also be visible to varying degrees from the Colliery site. However, given the distance between the Colliery and zipwires, the minimal built form and the scale of the wider setting, the development of the zipwires is not considered to have a negative impact on the open setting of the Colliery site. From Rhigos, the wires of Zip C runs in front of the colliery pithead, but will blend into the buildings and hillslope behind, and therefore not be overly visible. Similarly, from the viewpoint on the A4061, zip C will run across the view of the colliery but not be particularly visible. From both of these key locations, the gantries do not directly impact on the views of the colliery. The only part of the development that is close to either a listed building or curtilage building is the landing strip to zip C.
- 6.14 Figure 6.6 below shows the location of the gantries and wires for the landing strip for zip line C with the headframe clearly evident to the east of these. These will inevitably have some impact on the views of the headframe from the west. Figure 6.7 shows the location of the landing strip when viewed from the northeast.

Heritage Impact Assessment

Figure 6.6 Proposed site layout for the bottom of Zip C at Tower Colliery



Figure 6.7 Location of landing strip when viewed from northeast



6.15 Figure 6.8 shows the headframe when viewed from the west and the landing strip will be located in this area. This part of the site contains debris left from when the colliery was in use and hard standings left from previous development in this location as can be seen in Figure 6.7. The previous development comprised a number of permanent and temporary industrial structures and these would have formed part of the setting of the listed buildings.

Figure 6.8 Landing site in context of listed buildings and wider landscape



- 6.16 The setting of both the listed Engine House and Fan House and the Headframe and Pithead do have the potential to be affected by the gantries of the landing strip. At present the site around the listed building contains debris as can be seen above and the site as a whole is in a derelict condition. This detracts from the setting of the listed buildings considerably. The proposal would include the clearance of the debris which would be a positive move in terms of the setting of the listed buildings, as well as the overall site.
- 6.17 The larger gantries are located further away from the listed buildings, and these reduce in size as they get closer to them. The gantries will be located to the west of the concrete strip hardstandings shown in Figure 6.9 below and as the photograph indicates, the gantries will be set away from the listed buildings. The impact on their setting will therefore be minimal when viewed from the southwest. When looking out from the listed buildings, the gantries will be visible, but given their construction, location and the fact that it is an industrial site will not be inappropriate. In addition to this, they will be an improvement on the derelict site and associated debris that is currently present. Given the industrial nature of the site, the form of the gantries, and the relative scale of the landing strip to the listed buildings and the separation between, it is not considered that there will be an unacceptable impact on the setting of the listed buildings from the immediate west of the site.

Figure 6.9 Listed buildings as viewed from southwest



- 6.18 From a wider perspective, the landing gantries will be visible from the east and Rhigos Road, and also from west of the site. Figure 6.10 below shows the site from the east and some of the gantries will be visible to the left of the listed buildings from this location. However as the picture indicates, they will not be intrusive in the landscape, will sit in front of the hillslope, and by their nature and the industrial nature of the site are not considered to have a detrimental impact on the historic assets from this direction. It is considered that the impact from the west will be similar in terms of the impact from this wider setting.

Figure 6.10 Part of application site at Tower Colliery from the east



Heritage Impact Assessment

- 6.19 Using this part of the site means that visitors will be able to see the headframe and engine house from a closer distance and this provides the opportunity for increased awareness of the importance of the site from a heritage and social historic point of view. It also provides increased opportunity for education and learning. From this perspective, locating the landing strip in this location is considered to be a positive opportunity.
- 6.20 Given the clearance of the debris, the nature of the gantries, the industrial nature of the site, previous structures and the increased awareness of the heritage and buildings of the colliery that will arise from the landing strip being close to the iconic headframe it is not considered that the proposal will have an unacceptable impact on the setting of the listed buildings in this location.
- 6.21 Given the nature and location of the proposals and for the reasons set out above it is considered that there will be no detrimental impact on any of the heritage assets, or their settings.
- 6.22 In respect of the siting of the temporary portacabins to serve the proposal, these have been located so as to minimise any visual impact, whilst being in the most logical place to serve visitors. They are to be located close to the modern buildings which were used as the maintenance and stores buildings, in a L shaped arrangement around the proposed parking area. This is an area of low significance and is in an unkempt condition. Situating the portacabins in this location will not impact on the setting of any of the historic assets and will, together with the car park improvements, result in an overall visual improvement to the entrance to the site. In addition to this, they are located in the approximate location that formerly contained the cabins for the canteen etc. as evidenced by the concrete plinths. Given the location, temporary nature and low level of the portacabins, it is not considered that there will be a negative impact on the setting of any historic asset. It is in this location that interpretation boards providing information on the heritage of the site will be located.

Heritage Impact Assessment

- 6.23 The potential impact of the development on the four heritage values outlined above is summarised below:

Evidential value	No impact – the proposed development does not directly affect the fabric of any of the historic assets or the potential of the site to clearly show its history and development
Historical value	Positive impact – the proposed development does not impact on the historical value of the site and provides the potential to bring historic information together
Aesthetic value	Neutral impact - there will be positive impacts from the tidying up of part of the site. There will be some minor negative visual impacts on the setting of the site across to Craig y Llyn but these will be minimal. There will also be some limited impact from the landing strip of Zip C but this will be mitigated by the clearance of debris. The redundant pylons and power cables that run adjacent to the southern side of the colliery site could be removed to ensure there is no cumulative impact
Communal value	Positive impact – the communal value of the site is outstanding and the development will have a positive impact on this in terms of bringing a new life to an important site in the history and development of the local area, its society, and wider coal mining heritage of the South Wales Valleys

- 6.24 It is considered therefore that in relation to both designated assets and curtilage buildings at the colliery site, that the proposed development will not have a detrimental impact on the setting of these in the wider landscape.

Wider Site Area

- 6.25 As set out above, there is one designated historic asset which lies in the immediate vicinity of the application site, namely the Ffos Toncenglau Cross Ridge Dyke Scheduled Monument. There are also a number of un-designated historic assets in the vicinity of the application site, and in addition to this the application site lies just to the north of the Rhondda Historic Landscape Area, with the access track to Zip Wire A falling partly within this designation. Included within the land around the application site, are important find sites which also indicate the early use of the site and the surrounding area.
- 6.26 Of these assets, only the Scheduled Monument is directly affected by the proposal in that the existing access track crosses it. This track was previously used to access the wind farm construction site and continues to be used to provide access to the wind farm. Cross dykes are substantial linear earthworks with one or more ditches running beside one or more banks. As here, they are generally found in upland areas, running across ridges and spurs. Because very few have survived, all well preserved examples such as this are considered to be of national importance.
- 6.27 The application site therefore lies in a sensitive location from a historic landscape perspective, however it is the setting of the known heritage assets that has the greater potential to be affected rather than the assets themselves.
- 6.28 The Scheduled Monument has been evaluated as follows:
- **Evidential Value – Outstanding**
The prehistoric Scheduled Monument appears to span around a millennium having first been created in the middle Bronze Age and was likely to form a territorial boundary with possible ritual associations. As stated in the Scheduled Monument description, the monument is of national importance for its potential to enhance our knowledge of prehistoric land divisions and possibly ritual practices. It is considered to have the potential to retain significant archaeological potential.
 - **Historic Value – High**
The Scheduled Monument in particular illustrates a past way of life that is still not fully understood today. It is a particularly large dyke and a considerable amount of the cross-ridge dyke remains, providing physical evidence of this past way of life. The dyke might relate to the other early archaeological remains in the area, and as yet undiscovered features and finds. It therefore has high historic value.

- **Aesthetic Value – Medium**

It is a large earthwork that is visible in the wider landscape but its relevance would not necessarily be obvious to the general public and is therefore considered to have medium value.

- **Communal Value – Medium**

The Scheduled Monument and early undesignated assets form part of a group of pre-historic monuments and find sites, some of which are well-documented. They are on private land so not generally accessible to the general public. Although the Scheduled Monument is possibly linked to ritual or spiritual practice this is not proven, but it does form part of the wider landscape. The Scheduled Monument is therefore considered to have moderate communal value.

- 6.29 The significance of the Scheduled Monument relates to the considerable archaeological interest in the surviving below-ground remains and their potential to contribute to our understanding of cross dykes. It is also visible in the landscape and its setting relates to the wider historic landscape. The un-designated assets span a considerable time period and vary in significance, especially given the damage done by previous mining works.
- 6.30 The un-designated remains from the different time periods are however also of value and provide information on a previous way of life. The physical evidence from all time periods is therefore important, with some of the features possibly relating to each other, and to the Scheduled Monument. These, and any new features or finds, that are associated with the Scheduled Monument could be especially important and significant in increasing our knowledge of Bronze and Iron Age Britain.
- 6.31 Any impact on the Scheduled Monument, and other historic assets, would take two forms:
- Physical impact on archaeological features and buried remains
 - The impact on the setting of the monument.
- 6.32 Setting in relation to a scheduled monument refers to the surroundings in which the monument is understood, experienced and appreciated, including past and present relationship to the surrounding landscape. In this respect, the importance of the setting lies in what it contributes to the significance of the scheduled monument.
- 6.33 In respect of the physical impact on any archaeological features or other known historic assets, no development is proposed that would affect these. As stated previously, the

existing access track to Zip Line A does cross the line of the dyke, but no changes are proposed in relation to this. The take-off and landing gantries are not located on the site of any known designated features or assets. There is however the potential for the presence of other, as yet undiscovered buried archaeological remains to be found, removed and destroyed during groundworks for the construction of the gantries and associated infrastructure, and it would be appropriate for a condition requiring an archaeological watching brief to be attached to a planning permission. It is also important to ensure that use of the access track to Zip Line A does not cause erosion to the Scheduled Monument.

- 6.34 In respect of setting, the Scheduled Monument has both a landscape presence and a visible setting, and the need to maintain this is an important consideration. However, due to the location of the proposed zip wires it is not considered that there is an impact on the immediate setting of the Scheduled Monument due to the topography in the area. In the wider landscape, the introduction of the zip wires and gantries is spread out and minimal in terms of their prominence in the landscape, given the relationship of the scale of these. The original setting of both the Scheduled Monument and the undesignated assets has already been affected to some degree by the introduction of the colliery buildings, the wind turbines and the pylons and the A4061 Rhigos Road, and is therefore not a previously untouched landscape.
- 6.35 The current proposal will result in a slight change from the pre-development condition of the setting of the historic assets, and regarding the Scheduled Monument this relates to the wider landscape area. Whilst there will be a slightly adverse impact on this wider setting, this is considered to be minimal, and the proposal will not affect the way the Scheduled Monument can be read as part of the wider landscape or on its possible relationship to other known historic assets in the vicinity of the application site.
- 6.36 It is considered that the form, appearance and location of the proposed development in relation to the Scheduled Monument and known undesignated assets will not cause unacceptable harm for the following reasons:
- The development will not be prominent in the landscape or compete with any of the historic assets;
 - It will be visually permeable;
 - The materials used will be matt and of a colour designed to blend into the landscape;
 - There will be a minimal change to the skyline, especially from distant viewpoints; and
 - There will not be a change to the general character of the landscape.

Heritage Impact Assessment

- 6.37 In addition to this, the development will be relatively reversible in terms of the landscape setting and could provide the potential for education. Although it does not form part of this scheme, the removal of the redundant pylons that previously served the colliery site would improve the aesthetic of the area and also improve the setting of the historic assets.
- 6.38 In summary, the impact on the Scheduled Monument and the known undesignated historic assets is considered to be as follows:

Evidential value	No impact – the proposed development does not directly affect the fabric of any of the historic assets or the potential of these to clearly show the relationship between these in the wider setting, or to show the changes over the different time periods
Historical value	No impact – the proposed development does not impact on the historical value of the sites or unacceptably harm their setting, but does provide the potential to bring historic information together and contribute to, and widen, the knowledge of the history of the area
Aesthetic value	Minor negative impact - There will be some negative visual impacts on the setting of the heritage assets, but these will be minimal and not affect the setting of the Scheduled Monument from an aesthetic aspect or impact on the legibility of the landscape to which it relates
Communal value	Positive impact – the communal value of the site is considered to be medium and the development will have a positive impact on this in terms of bringing the history of the area to a wider audience

- 6.39 The proposed development will therefore create a change in the setting of the Ffos Toncenglau Cross Ridge Dyke Scheduled Monument and the other undesignated historic assets comparable with a slight adverse effect on these. Taking into account the heritage importance, this equates to harm in respect of the Scheduled Monument

Heritage Impact Assessment

and no harm in respect of the undesignated assets. However, for the reasons set out above, it is not considered that an unacceptable harm to the setting of any of the assets would result from the proposal.

7. Summary and conclusion

- 7.1 As outlined above, the colliery site has great communal value and it is important to find a way to re-use the site and retain the heritage of coal mining in this area. The scheme provides the potential in the long term to assist in the restoration and regeneration of the site, and in the short term to provide a new use for part of the site, and the opportunity to educate, inform and introduce the history of the site to a new section of the population.
- 7.2 The proposal uses the existing hard standing at the site so no new parking is required. Any slight detrimental visual impact from any element of the scheme will be negligible and mitigated by finding a re-use for part of the site and the historic interpretation that will be provided on this important site which a key part of the history of mining in the South Wales Valleys.
- 7.3 A key element of the setting of the Colliery is the openness of the surrounding landscape and views to the hills above to the south and west. Whilst there will be some limited impact on its setting, the proposal does not compromise this, and the Colliery will continue to be experienced in the open rural landscape which forms a key element of its wider setting.
- 7.4 In respect of the wider application site, there is a balance to be achieved between a sustainable economy and sustaining and protecting the historic landscape and the historic assets that lie within this from inappropriate development. As shown above, it is not considered that this proposal would cause harm to the Scheduled Monument or known designated or undesignated historic assets, or their settings.

APPENDICES

APPENDIX A

List descriptions

APPENDIX B

Scheduled Monument description

APPENDIX C

Definition of Curtilage

APPENDIX D

Criteria for consulting Cadw on applications affecting the setting of Scheduled Monuments

APPENDIX A



Summary Description of a Listed Buildings

Reference Number

10902

Building Number**Grade**

II

Status

Designated

Date of Designation

25/11/1993

Date of Amendment

31/07/2002

Name of Property

Headframe and pithead at Tower Colliery

Address

Location

Unitary Authority

Rhondda Cynon Taff

Community

Rhigos

Town**Locality**

Tower Colliery

Easting

292618

Northing

204272

Street Side**Location**

Tower Colliery stands in the bowl of Mynydd Beili-glas, W of the A4061 Hirwaun to Treherbert Road. The headframe is to the S of the complex.

Description

Broad Class

Industrial

Period

Heritage Impact Assessment

History

Tower Colliery was established by the Marquis of Bute in about 1870, on the northern outcrop of the South Wales coalfield. It has always been one of the highest collieries in Wales in altitude, and is in an impressive location below Craig y Llyn. The Tower No. 4 shaft was sunk in 1941 and opened in 1944 by the Powell Duffryn Steam Coal Company, and was further expanded by the National Coal Board from the 1950s. The headframe dates from the 1930s and was brought from Bwllfa Colliery in Cwmdare. It is of the steel lattice girder type, which currently survives at only 2 other sites in South Wales, although they were commonplace from the late C19 onwards and were classic symbols of the region's coal industry.

Exterior

The head frame comprises 4 splayed supports, with two shear legs towards the winder linked to the verticals by two horizontal and two right-angle struts. There are steps up the S shear leg to a platform at the top giving access to the 2 sheaves. The headframe is boxed-in internally with steel plates to prevent air being drawn into the shaft, as this is the upcast shaft for the colliery. The pit top itself is enclosed by an irregular single-storey brick building between the legs of the frame. This has air lock doors to give access for materials and men to the shaft top, and tall multi-pane metal framed windows.

Interior

Reason for designation

Listed for its rarity as a surviving colliery headgear in South Wales, and as a landscape feature in this impressive setting.



Summary Description of a Listed Buildings

Reference Number

10901

Building Number**Grade**

II

Status

Designated

Date of Designation

25/11/1993

Date of Amendment

31/07/2002

Name of Property

Engine House and Fan House at Tower Colliery

Address

Location

Unitary Authority

Rhondda Cynon Taff

Community

Rhigos

Town**Locality**

Tower Colliery

Easting

292649

Northing

204267

Street Side**Location**

Tower Colliery stands in the bowl of Mynydd Beili-glas, W of the A4061 Hirwaun to Treherbert Road. The Engine House is to the S of the complex, next to the headframe.

Description

Broad Class

Industrial

Period

Heritage Impact Assessment

History

Tower Colliery was established by the Marquis of Bute in about 1870, on the northern outcrop of the South Wales coalfield. It has always been one of the highest collieries in Wales in altitude, and is in an impressive location below Craig y Llyn. The Tower No. 4 shaft was sunk in 1941 and opened in 1944 by the Powell Duffryn Steam Coal Company, and was further expanded by the National Coal Board from the 1950s. The Engine House and Fan House date from the Powell Duffryn period of development, and are in a characteristic house style. They house the winding engine, compressor engines, switchgear, and fan brought from Bwllfa Colliery in Cwmdare.

Exterior

The engine house comprises a long, gabled hall with a lower projection to the rear (E) elevation, and a fan chamber built on its NW corner with a small flat-roof extension next to it. The building is of brick with corrugated asbestos-cement roof with 2 ridge ventilators. Small-pane iron-framed windows have raised, rusticated jambs in typical Powell-Duffryn style, and concrete lintels. The hall has 3 tall windows on either of the long elevations, offset so that those on the E side light the N end of the hall, and those on the W the S end. The N end of the W side has openings for the cable between the winding engine and headframe. The 2-window S gable end has, below the smaller R-hand window, a blocked round-headed opening. The rear projection has 6 iron-framed windows and single-window returns. The fan chamber is irregular in shape, with raked profile where it projects in front of the engine house W wall, with a tall evasee at the N end.

Interior

A Scirocco fan by Davidson of Belfast is powered by 2 AEI electric motors. The electric winding engine has mechanical work by Fullerton Hodgart Barclay, electrical work by Metropolitan Vickers and brakes by Andrew Barclay. Arches lead from the main hall into the rear projection which houses the switchgear, by South Wales Switchgear. The floor is in herringbone red brick. The overhead mechanical crane, by Herbert Morris of Loughborough, is still in place.

Reason for designation

Listed as a now rare example of a smaller engine house of its type, and for group value with the headframe of the colliery in this impressive setting.

APPENDIX B



Summary Description of a Scheduled Monument

Reference Number

GM118

Name

Ffos Toncenglau cross ridge dyke

Date of Designation**Status**

Designated

Location

Unitary Authority

Rhondda Cynon Taff

Community

Treherbert

Easting

291945

Northing

202515

Broad Class

Defence

Site Type

Cross Ridge Dyke

Period

Prehistoric

Description

Summary Description and Reason for Designation

The following provides a general description of the Scheduled Ancient Monument. The monument comprises the remains of a cross ridge dyke - a linear bank running along the upper edge of the west-facing slopes of a small steep valley situated in moorland at the head of the Rhondda Valley. The tradition of cross ridge dyke building appears to roughly span a millennium, beginning in the middle Bronze Age and lasting throughout the Iron Age (although perhaps with reuse and limited construction in the medieval period). They have been interpreted as territorial boundaries, defining areas of political influence (including internal territorial boundaries and land allotment within communities) and perhaps having ritual associations. The area covered by the original designation did not relate accurately to the remains on the ground and the scheduled area has been revised in order to rectify the original designation. The monument is of national importance for its potential to enhance our knowledge of prehistoric land division and perhaps ritual practices. The monument is an important relic of a prehistoric landscape and retains significant archaeological potential, with a strong probability of the presence of environmental and structural evidence. The exceptional size of the cross-ridge dyke increases its importance. The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive.

APPENDIX C

Definition of Curtilage

Curtilage can be defined, for the purposes of the listed building legislation, as an area of land around a listed building within which other buildings pre dating July 1948 may potentially be considered listed. Not all buildings will have a curtilage. With those that do there will be cases where the extent of the curtilage will be clear (such as a garden boundary) but in others it may not be as clear each case will always be a question of fact and degree. Curtilage structures are ancillary or subordinate to the listed building.

The main factors in determining whether a structure is a curtilage structure are:

- i) the physical layout of the listed building and the other structures;
- ii) whether they were built before 1948;
- iii) their ownership now and at the time of listing;
- iv) the use or function past and present - specifically whether the building was ancillary (i.e. subordinate to and dependent on) to the purposes of the listed building at the date of listing; and
- v) whether the structures form part of the land.

APPENDIX D

Criteria for Triggering Consultation with Cadw for Planning Applications within the Setting of a Scheduled Monument

Development likely to be visible from a scheduled monument and which meets one of the following criteria:

- it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument
- it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more
- it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more
- it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more
- it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more

Source: Setting of Historic Assets in Wales, May 2017. Cadw

REFERENCES

Planning Policy Wales Edition 10, 2018. Welsh Government

Technical Advice Note 24 The Historic Environment, May 2017. Welsh Government

Conservation Principles for the Sustainable Management of the Historic Environment in Wales, 2011. Cadw

Managing Scheduled Monuments in Wales, November 2018. Cadw

Heritage Impact Assessment in Wales, May 2017. Cadw

Setting of Historic Assets in Wales, May 2017. Cadw

Managing Change to Listed Buildings in Wales, May 2017. Cadw

Managing Historic Character in Wales, May 2017. Cadw

Historic Environment Records in Wales: Compilation and Use (Statutory Guidance), May 2017. Cadw

Rhondda Cynon Taf Local Development Plan, 2011

Rhondda Cynon Taf Supplementary Planning Guidance – The Built Historic Environment, 2011

Landmap - <https://landmap-maps.naturalresources.wales/>

Cof Cymru - <https://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en>

National Monuments Records of Wales – www.coflein.gov.uk

Archwilio - <https://www.archwilio.org.uk/arch/>

CADNANT

PLANNING

Conwy | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB
| 01492 581800

Chester | Bretton House, Bell Meadow Business Park, Pulford, Chester CH4 9EP
| 01244 621007

www.cadnantplanning.co.uk