



Land to the South of Penallta Colliery, Hengoed

Heritage Impact Assessment and
Setting Assessment



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Heritage Impact Assessment and Setting Assessment

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Project reference:	AWH2025-004
Report reference:	DOC2025-003
Date of document:	24 th July 2025
Document version:	1.1

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ACKNOWLEDGEMENTS

Churchill Archaeology and æt wicum Heritage would like to thank Elene Gegeshidze from Amity Planning Consultants for commissioning the work documented here and for their assistance. Thank you also to Gareth Hawke and Paul Markey from BlueField Land Ltd and Chris Lewis from Spring Consultancy for their support and collaboration. Finally thank you in advance to Caerphilly County Borough Council and Heneb for their guidance.

EXECUTIVE SUMMARY

This Heritage Impact Assessment (HIA) has been commissioned to provide an assessment of the potential heritage impact of a proposed development of 34 affordable dwellings and a retail unit with appropriate green infrastructure, access, parking, and associated works at land to the west of Winding Wheel Lane, Penallta (Application No: SPA/24/0123). The proposed development site comprises c. 0.8 ha of brownfield land which has been recolonised by grass, shrubbery, and pioneer trees. The site has also been used to dump construction waste materials. Of principal consideration is the positioning of the development site in relation to the historic Penallta Colliery to the immediate north.

The purpose of this HIA is to provide baseline information on the historic environment resource in the proposed development site and surrounding area, and to assess any potential effects of the proposed development on that resource.

Through an examination of relevant documentary and cartographic sources and a site visit, the character, survival and state of preservation of each asset has been assessed. The impact of the proposed works on each asset and their setting has been analysed with reference to Welsh Government's Heritage Impact Assessment in Wales and Setting of Historic Assets in Wales guidance.

This assessment has identified the potential historic assets on the site and those within a 500 m radius and assessed any impact the proposed development would have upon such assets and their settings, specifically those associated with the colliery immediately to the north.

The presence of four Grade II and four Grade II listed buildings immediately to the north of the proposed development site are all that remain of the upstanding buildings of Penallta Colliery, and as such are of high importance. Included within the HIA is the cut of the tramway which, although not designated or recorded within the local HER, should be considered as an asset that is important in the appreciation and experience of the colliery and its workings.*

Consultation with historic mapping and a site walkover survey have identified two ruined buildings and the possibility of sub-surface archaeological remains within the proposed development site. Therefore, it is recommended that a programme of archaeological mitigation is undertaken. This would establish whether there are any archaeological remains on the site and if they are associated with the structures identified through consultation with historic mapping.

Justification in favour of the new development is positively considered through the provision of maintainable future use of neglected brownfield land and the social and economic opportunities that this offers. A series of buildings once stood on the site in the recent past, and therefore construction of new structures is not incongruous with this. However, the mitigations discussed previously should be vigorously applied to ensure that there is no harm to the setting or significance of the listed assets. The alignment and form of the buildings will be key to understanding their place as modern additions to the historic colliery landscape. Using sympathetic materials such as Pennant stone and red brick dressings in a similar manner to the existing structures will be appropriate to the general style of the colliery.

Any information acquired through archaeological intervention would add to the overall knowledge of the colliery and, if enough evidence relating to the layout and use of the buildings within the site is acquired, it may make it possible to include an interpretation panel as part of the development, thus enriching the cultural and social history of the colliery.

1. INTRODUCTION

1.1 PROJECT BACKGROUND

This Heritage Impact Assessment (HIA) has been commissioned to provide an assessment of the potential heritage impact of a proposed development of 34 affordable dwellings and a retail unit with appropriate green infrastructure, access, parking, and associated works at land to the west of Winding Wheel Lane, Penallta (Application No: SPA/24/0123). The proposed development site comprises c. 0.8 ha of brownfield land which has been recolonised by grass, shrubbery, and pioneer trees. The site has also been used to dump construction waste materials. Of principal consideration is the positioning of the development site in relation to the historic Penallta Colliery to the immediate north.

The purpose of this HIA is to provide baseline information on the historic environment resource in the proposed development site and surrounding area, and to assess any potential effects of the proposed development on that resource.

Through an examination of relevant documentary and cartographic sources and a site visit, the character, survival and state of preservation of each historic asset has been assessed. The impact of the proposed works on each asset and their setting has been analysed with reference to Welsh Government's *Heritage Impact Assessment in Wales and Setting of Historic Assets in Wales* guidance (2017²; 2017³).

This document was prepared in accordance with current best practice and guidance provided by the Chartered Institute for Archaeologists (CIfA 2020) and adheres to the CIfA *Codes of Conduct* (2022). It also adheres to the *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government, 2025).

1.2 SITE LOCATION AND DESCRIPTION

The proposed development site is located to the south of the Penallta Industrial Estate and Penallta Colliery to the east of Cefn Hengoed, Wales. It is centred at NGR ST 08147 66344 which lies within the *National Landscape Character* area NLCA37 (NRW 2014), known as the 'South Wales Valleys'. The development site comprises an enclosed sub-trapezoidal area of brownfield land between Penallta Road to the west, Winding Wheel Lane to the east, and Cwm Calon Road to the south. The site generally slopes from the northwest at an elevation of c. 186 m above Ordnance Datum (aOD) down to the southeast to an elevation of c. 179 m aOD. Notably, the site lies within the wider boundary of the historic Penallta Colliery.

1.3 DESCRIPTION OF THE PROPOSED DEVELOPMENT

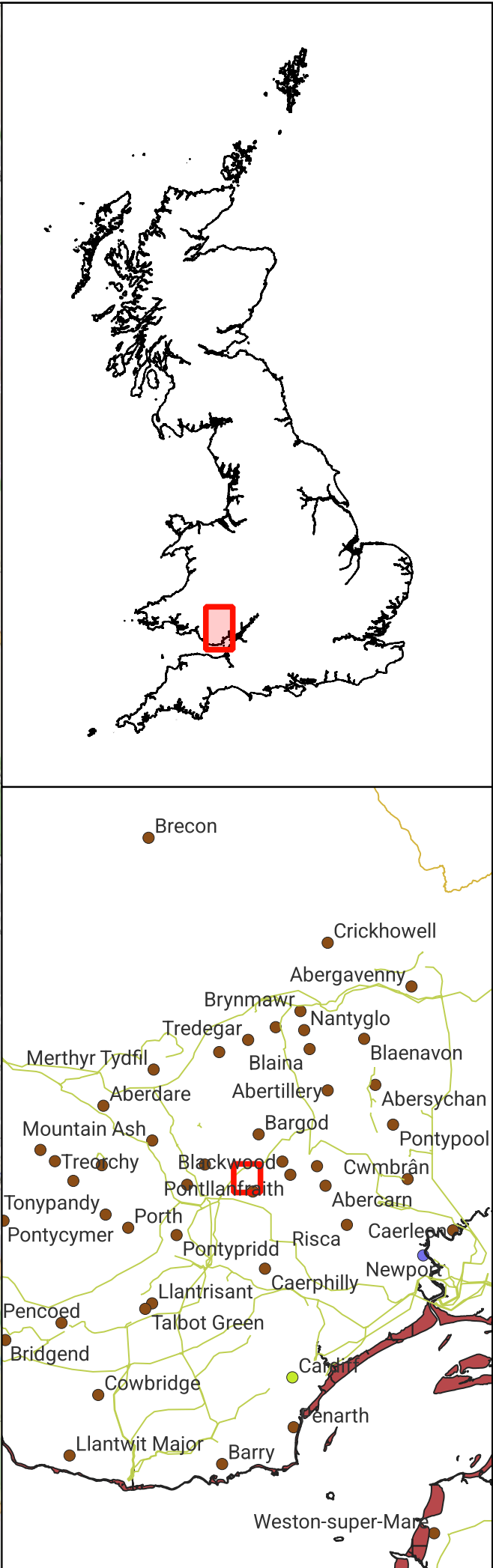
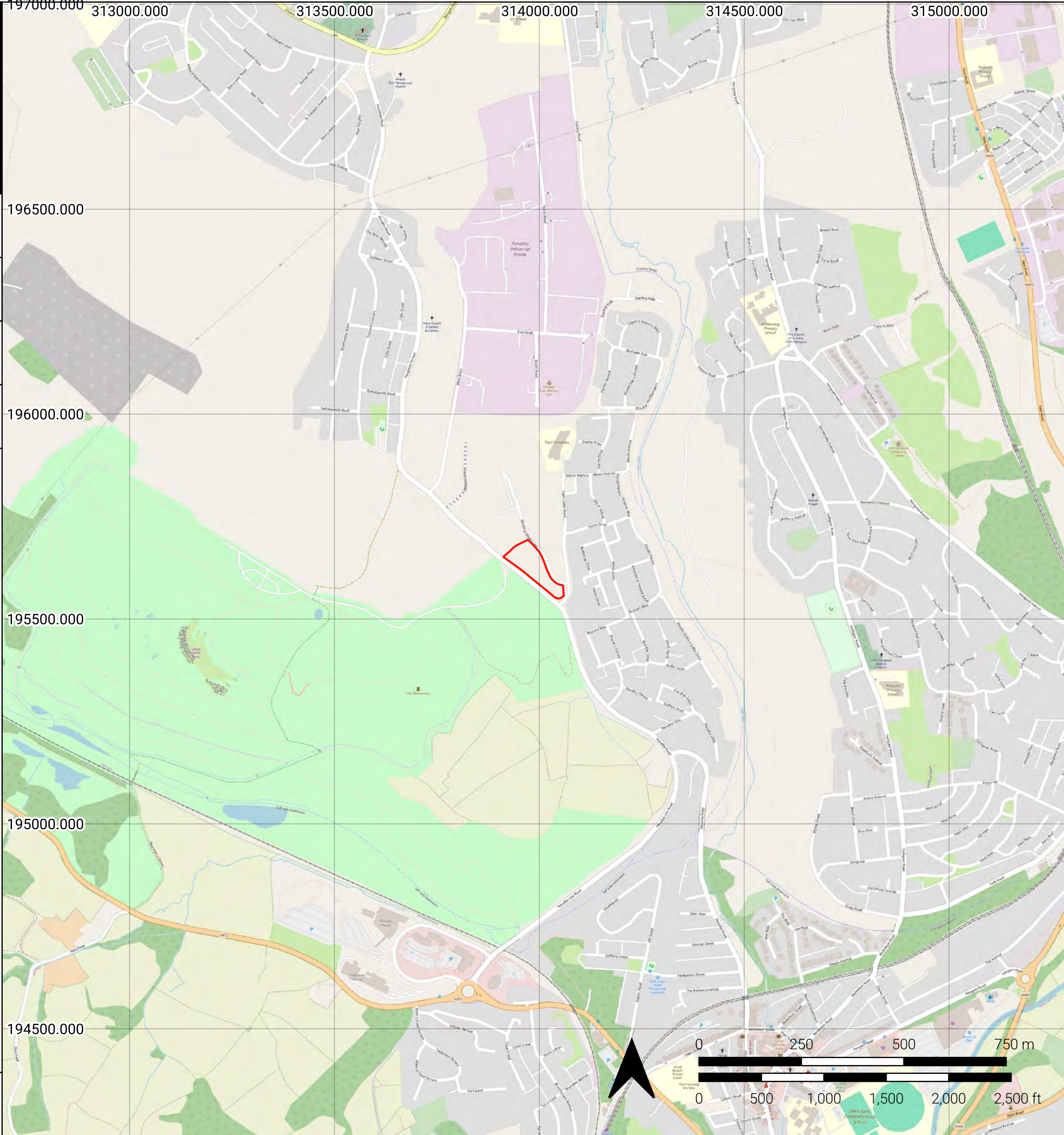
The proposed development (Figure 2) seeks to erect 34 affordable dwellings and a retail unit on Land to the South of Penallta Colliery. The proposed development lies uphill to the east of the modern residential development of Cefn Hengoed. The scheme will include the creation of a new access into the site through an existing boundary of birch trees on Winding Wheel Lane. Off-road parking will be provided within the development site alongside appropriate green infrastructure. The scheme also proposes to redefine a watercourse at the northern end of the site.

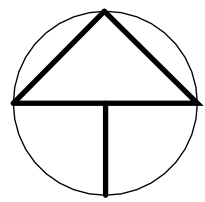
1.4 AIMS OF THE STUDY

The aim of this assessment is to identify the historic assets (both designated and undesignated) on the site and in the immediate vicinity and to assess the impact the proposed development would have upon such assets.

- To assess the known historic environment within the proposed development area and the wider study area through an examination of relevant documentary and cartographic sources and a site visit
- To assess the potential effects of the proposed development upon the known and potential cultural heritage resource
- Make recommendations based upon this assessment as to any potential requirement for mitigation and off-setting which may be required.

Client
Amity Planning Consultants
Project
Penallta Colliery, Hengoed
Date
13/05/25
Project number
AWH2025-004
Location map Scale 1:10000 at A3
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A 11.12.24 Amendments to parking areas and retaining walls.

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Project:
Penallta Road, Ystrad Mynach

Client:
Bluefield Land

Job number :
2577

Project Status:
Pre-Application

Title:
Proposed Site Plan

Drawing No: **S 004** Rev: **A**

Scale: **1 : 250** Origination Date: **06/12/24**
Drawn: **CL** Director: **CW**

2. BASELINE

2.1 GEOLOGY AND GEOMORPHOLOGY

The proposed development site falls within the National Landscape Character area 37, known as the 'South Wales Valleys' which has been subject to investigative study by Natural Resources Wales (2014). A precis of the Summary Description for this area has been reproduced below:

Many deep, urbanised valleys dissect an extensive upland area. Combined with industrial heritage and the distinct identity of its people, the South Wales Valleys provide some of Wales' most widely known and iconic national images.

Extensive ribbon development fills many valley bottoms and lower slopes. Their urban and industrial character is juxtaposed with dramatic upland settings with steep hillsides, open moors or forests. Networks of railways and roads connect valley settlements. Topography constrains passage between valleys, and there are only a limited number of high passes between valleys. The noise and business of many valleys contrast with the relatively remote and wild qualities of adjacent hill plateaux.

Underlying geology and mineral deposits provided the resources that fuelled a rapid spread of industrial development in the C19th. Once rail transport became possible, new coal, steel and iron industries created an extensive infrastructure of large buildings, furnaces, towers, chimneys, viaducts, spoil heaps and levels. Housing for workers resulted in the extensive and iconic rows of terraced houses that run along hillsides. Their needs in turn brought chapels, shops, schools and other facilities to create new settlements with an urban character.... But the decline of industries in the late C20th resulted in the closure, removal, abandonment or redevelopment of many former industrial sites. These changes continue today, as do the consequential social changes to the way of life and community identity. The area is now seen as part of a wider, increasingly post-industrial, 'city region', the largest in Wales. A new iconic image is at times unclear, but heritage-based activities set within a softer, greener environment are emerging as part of this.

The geology of the development site comprises an underlying bedrock of mudstone, siltstone, and sandstone of the Grovesend Formation, and sandstone of the Hughes Member, both formed between 309.5 and 308 million years ago during the Carboniferous period. Superficial deposits within the site are composed of Diamicton Till formed between 116 and 11.8 thousand years ago during the Quaternary period (BGS 2025). Online mapping provided by the Land Information System of Cranfield Environment Centre (CEC) (2025) characterises the soils across the greater area of the site as 'freely draining acid loamy soils over rock' with 'slowly permeable wet very acid upland soils with a peaty surface' along the eastern boundary of the site.

3. SITE SURVEY DESCRIPTION

Introduction

A site visit was conducted in clear and bright conditions on a dry and sunny day on 30th April 2025. The site is bounded to the southwest and southeast by wooden fencing (Figure 3). Farther along Penallta Road, a coarse-stone wall with salt-glazed brick coping stones forms the western boundary of the site (Figure 4). This wall has collapsed in some areas. A line of birch trees (Figure 5) forms the eastern boundary along Winding Wheel Lane which gives over to temporary steel fencing farther long the lane towards the colliery. An alignment of mature oak trees forms a partial northern boundary, that is mainly open to the construction work taking place near the offices within the old colliery as part of another development. The oak trees mark the route of the original field boundary that is depicted on early Ordnance Survey maps.

Ground Conditions

The site currently comprises disused waste ground (Figure 6) with discarded construction material and other detritus—including an abundance of vegetation—across its uneven surface. A large concrete slab (Figure 7) emerges from the overburden towards the centre-north of the site. This slab appears to be the remains of a haulage road that is depicted on satellite imagery (see Google Earth 12/2001). The topography of the site generally slopes upwards towards the southwest and west. Due to an overburden of made ground, the surface of the site is uneven. The elevation at the southeastern end of the site is c. 181 m above Ordnance Datum (aOD), rising to c. 183 m aOD at the northwestern end. There are several bore holes located across the site—presumably for inspection of sub-surface contaminants.

Views from the Site

Views from within the site towards the surrounding areas are currently screened by boundary trees and fencing in the south of the site (Figures 8–11). At the centre of the site, views are screened by boundary trees to the west and the southern boundary fencing and trees beyond, whilst to the north the views are open towards the colliery. To the east views are partially screened by the boundary trees along Winding Wheel Lane (Figures 12–15). At the northern end of the site, views towards the south across the site are eventually screened by the southern boundary fencing and trees beyond, views to the west are screened by the boundary trees along Penallta Road, view to the north are open towards the colliery, and views to the east are predominantly screened by trees beyond the boundary of the site (Figures 16–19). To the southwest, the views are limited by the rising topography, preventing any sightlines beyond the entrance to Penallta Park.

View to the site

Views towards the site from the south, southeast, and southwest are partially screened by fencing and trees (Figures 20–21). Farther along Penallta Road there are partial views into the site through a well-established wooded area along the western boundary of the proposed development site (Figure 22). From within the colliery to the north, views to the south (Figure 23) are open towards the northern end of the site. Views back towards the site from the housing estate to the west (Figure 24) are limited by topographical and vegetation screening. The elevation of the housing estate is approximately 10 m lower than that of the proposed development site.

Tramway

The route of a Tramway crosses the site and is visible within the proposed development boundary as a wet depression. A branch of the tramway extends towards the southeast (Figure 25) into the development site where it soon becomes lost under an overburden of dumped material. It is possible that the original cut remains intact beneath the overburden. The route of this branch becomes visible again adjacent to Winding Wheel Lane along the eastern boundary of the site, where it passes beneath the road and continues as a well-defined cut towards the east. It terminates at the slope of the bank down towards the housing estate.

Beyond the site boundary to the northwest, the tramway remains as a well-defined cut— although overgrown with vegetation and filled with water—within a wooded area that appears to contain in-situ dumped waste material from the colliery workings (Figure 26). The route of the tramway towards the proposed development site can be followed from Parc Penallta to the west/northwest—where wooden sleepers and rail tracks are visible—beneath Penallta Road through a pipe-lined tunnel and along the former field boundary marked by an alignment of mature oak trees adjacent to the site. It was possible to view a section through the ground where it had been cut through by the adjacent development at the northern end of the site (Figure 27–28). The undisturbed soils illustrate the slope upwards towards the northwest, with dumped overburden being visible towards the lower slope to the east. It is here that part of the route of the Tramway has been truncated and removed.

Structural Remains

The remains of two structures that are visible on the early Ordnance Survey maps were observed within the boundary of the proposed development site. A collapsed wall and soil covered banks mark the location of a structure (Figures 29–32) towards the western boundary wall. Only the southeastern wall remains visible. The southwest and northwest walls—if they remain—are covered in soil and vegetation, whilst the northeastern wall is absent, with no trace remaining. A second possible structure may be located to the rear of the ruin, adjacent to the western site boundary.

Farther to the east the foundations of another smaller structure (Figures 33–36) are marked by engineering bricks and a concrete surface that are partially covered by soil and grass. This structure appears to match the location of a platform related to the aerial ropeway depicted on historic mapping.



Figure 3 Heol Cwm Calon, south of site boundary, facing north



Figure 4 Penallta Road, facing southeast towards the site



Figure 5 Facing north along Winding Wheel Lane



Figure 6 Tipped soils and other materials towards the centre-north of the site



Figure 7 Section of Tramway (circled) and concrete slab viewed from Winding Wheel Lane, facing west



Figure 8 South end of site facing northwest



Figure 9 South end of site facing northeast



Figure 10 South end of site facing southeast



Figure 11 South end of site facing southwest



Figure 12 Centre of site facing northwest



Figure 13 Centre of site facing east northeast



Figure 14 Centre of site facing southeast



Figure 15 Centre of site facing southwest



Figure 16 Northern end of site facing northwest



Figure 17 Northern end of site facing east northeast



Figure 18 Northern end of site facing southeast



Figure 19 Northern end of site facing southwest



Figure 20 Heol Cwm Calon, south of site boundary, facing northwest



Figure 21 Heol Cwm Calon, south of site boundary, facing along Winding Wheel Lane



Figure 22 Southwestern boundary wall of site from Penallta Road, facing northeast



Figure 23 Facing south towards the site from Winding Wheel Lane in area of Colliery



Figure 24 Heol Cwm Calon side road, facing southwest towards site



Figure 25 View along branch of Tramway heading towards site, facing southeast



Figure 26 Tramway to northwest of site facing culvert section under Penallta Road



Figure 27 Area where Tramway is truncated, showing stratigraphy of site - undisturbed with dark overburden



Figure 28 Area where Tramway is truncated, facing west



Figure 29 Remains of southeast wall of building towards northwest end of site, facing south



Figure 30 Remains of building towards northwest end of site, facing southwest



Figure 31 Remains of southeast wall of building towards northwest end of site, facing south



Figure 32 Remains of southeast wall of building towards northwest end of site, facing south



Figure 33 Probable building foundation near the centre of the site, facing southwest



Figure 34 Probable building foundation near the centre of the site, facing northwest



Figure 35 Probable building foundation near the centre of the site, facing southwest



Figure 36 Probable building foundation near the centre of the site, facing southwest

3.1 ARCHAEOLOGICAL AND HISTORICAL SUMMARY

The Penallta Colliery was built between 1905 and 1909 by the Powell Dyffryn Steam Coal Company, with the sinking of the two shafts on the outcrop of the Mynyddislwyn seam beginning in 1906/7. The colliery employed over 3000 people by the 1930s with an annual output of over 860,000 tons. The mineral extraction area around the colliery measured approximately two miles from east to west and three miles from north to south. The colliery was one of the last steam-powered collieries constructed (Coflein1 2025) although it also produced its own electricity. The surface buildings were constructed in matching architectural style on an artificially levelled terrace and were aligned along a rectilinear plan which allowed for the ideal spatial arrangement for activities at the site.

The buildings on the site comprised a Lamp Room, Pit top Offices, Bath Buildings, the Old Stores, Colliery Workshops, Engine Hall, Fan House, No 1 Headframe and No 2 Headframe, the Washery (NPRN 85293), Screens (NPRN 85294), Main Offices (NPRN 85285), General Offices (NPRN 85288), and the Locomotive Shed (NPRN 85289). The layout of the colliery was the model for other collieries that followed it, with a single common engine-hall that replaced the previously employed separate engine houses that adjoined each shaft. A tramway and aerial ropeway approached the site from coal levels to the south-west.

The Number 1 and 2 shafts—with winders made by Fraser & Chalmers—measure 6.4 metres in diameter and are 713.2 m and 687.6 m in depth respectively. The Number 1 drum has a double tandem Corliss compound engine, whilst the Number 2 drum has a Corliss cross-compound engine. Ventilation was provided by a Sirocco fan that measured 3.9 m in diameter—situated at the eastern end of the Engine Hall—which was driven by a Davey-Paxman high-speed compound and a 550 horsepower Westinghouse motor. The giant engine house—probably the first of its type in Britain—also housed two compressors, a compound generator and 23 MW turbo-generators.

3.2 HERITAGE ASSETS IN THE STUDY AREA

3.2.1 DESIGNATED HERITAGE ASSETS

The proposed development site is situated within the wider Penallta Colliery area, immediately south of the extant colliery buildings. The HER records the following listed buildings with a 500 m radius:

- Four grade II* listed buildings
- Four Grade II listed buildings

Listed Buildings

The four Grade II* listed buildings within the 500 m study area are the Penallta Colliery Baths Building (NPRN 13580), Penallta Colliery Engine Hall and Fan House (NPRN 13579), Penallta Colliery No.1 Headframe (NPRN 13585), and Penallta Colliery No.2 Headframe (NPRN 13586).

The pithead baths building is built into the hillside and is irregular in plan, forming a stepped shape with several wings and a central light-well. The building—which comprises two storeys at the front and three at the rear—is constructed of brown brick with white concrete dressings and multi-pane metal framed windows. The roof is flat and felted with long glazed rooflights. A tall water tower is situated at the south end (Cadw¹).

The innovative engine hall at Penallta was influential in the design of future colliery buildings. Earlier collieries in Britain utilised several discrete engine houses for power generation or winding, and for driving fans, whereas at Penallta, all power requirements were met in a single building. This efficient arrangement reduced construction costs and offered more flexible space due to the reduced need for steam carrying pipes around the colliery. Labour and supervision costs were also reduced, and a single overhead crane could be used to service the equipment. The building is a large open hall—approximately 100 m long by 23 m wide—constructed on an east to west orientation, which is perpendicular to the other buildings on the complex. The building is constructed of Pennant sandstone and is part rendered. Dressings of red brick comprise pilasters dividing the bays, end piers, stepped parapets, plinths, dentilled windows and door surrounds, which incorporate keystones. The roof is gabled and a replace-

ment corrugated covering overlies the original stell trusses. The main, south-facing façade is 16 bays long comprising tall, segmental arched windows with deep angled jambs at ground level, with smaller windows over. The interior of the structure retains its continuous arcading on all four sides, with carved pilasters and detailed Doric capitals and arch rings to each bay (Cadw²).

The Number 1 and 2 headframes at the colliery are built from rolled steel, which was still rare at their time of construction. The Number 1 headframe is the westernmost and comprises a four-legged tower with two shear legs to the winder side and a series of cross braces. Two sheaves are surrounded by a railed access platform supported by curving braces. The Number 2 headframe is the easternmost of the pair and is of a similar rolled steel construction. Later insertion of a metal and concrete structure within and adjacent to the frame contains rooms (Cadw³; Cadw⁴).

The four Grade II listed buildings within the 500 m study area are the Penallta Colliery Lamp Room (NPRN 13583), Penallta Colliery Pit-top Offices (NPRN 13584), Penallta Colliery Workshops (NPRN 13581), and Penallta Colliery Old Stores (NPRN 13582).

The Lamproom was built to store the lamps distributed to the miners for each shift. It is constructed of Pennant sandstone with red brick dressing consisting of end piers, plinths, stepped parapets and cornice, and dentilled window surrounds with segmental arched heads. The single-storey building is aligned along a north by west to south by east orientation and is six bays long by three bays wide. The pitched roof was formerly covered in slate, which was replaced by a corrugated covering (Cadw⁵), and latterly slate tiles have been reinstated, with the addition of twelve rooflights: six to the front and six to the rear.

The Pit-top Offices—located to the south of the Lamproom—were built to provide ‘dirty’ offices for officials who made regular underground visits. They are constructed of Pennant sandstone, now rendered, with red brick dressings that comprise dentilled window and door surrounds which incorporate keystone, pilasters, plinths and cornices. The single-storey building is aligned along a north by west to south by east orientation and is five bays in length by two bays in width. The pitched roof was formerly covered in slate, which was subsequently stripped (Cadw⁶), and latterly slate tiles have been reinstated, with the addition of ten rooflights: six to the front and four to the rear.

The Colliery Workshops are located to the north of the Pit-top Offices and were designed to match the style of the other buildings within the complex. The two-storey structure is aligned along a north by west to south by east orientation and is approximately 90 m in length by 16 m in width. The building is constructed of Pennant sandstone with red brick dressings comprising pilasters that separate pairs of windows with segmental arches, end piers, stepped parapets, plinth and dentilled window and door surrounds which incorporate keystones. The pitched roof is of a steel construction and was formerly covered in slate on the upper slopes with glass below, which was replaced by a corrugated covering (Cadw⁷), and latterly slate tiles have been reinstated. The central, raised roof ridge acted as a ventilator and rooflight.

The Old Stores are located to the rear (west) of the colliery workshops, and were used to store goods, equipment, and oil. The building is constructed of Pennant sandstone with red brick dressings comprising pilasters that separate bays, end piers, stepped parapets, plinth, and windows with segmental-arched heads and door surrounds which incorporate keystones. The single-storey building is aligned along a north by west to south by east orientation and is six bays in length by three bays in width. The double-pitched roof is constructed of steel trusses formerly with a raised ridge ventilator covered with slate above and glass below (Cadw⁸).

It is clear that these structures contribute a considerable degree of historic value to the immediate and wider Welsh coal mining historic landscape. Their composition and form contributes evidential, historical, aesthetic, and communal value to the significance of the setting of the proposed development site.

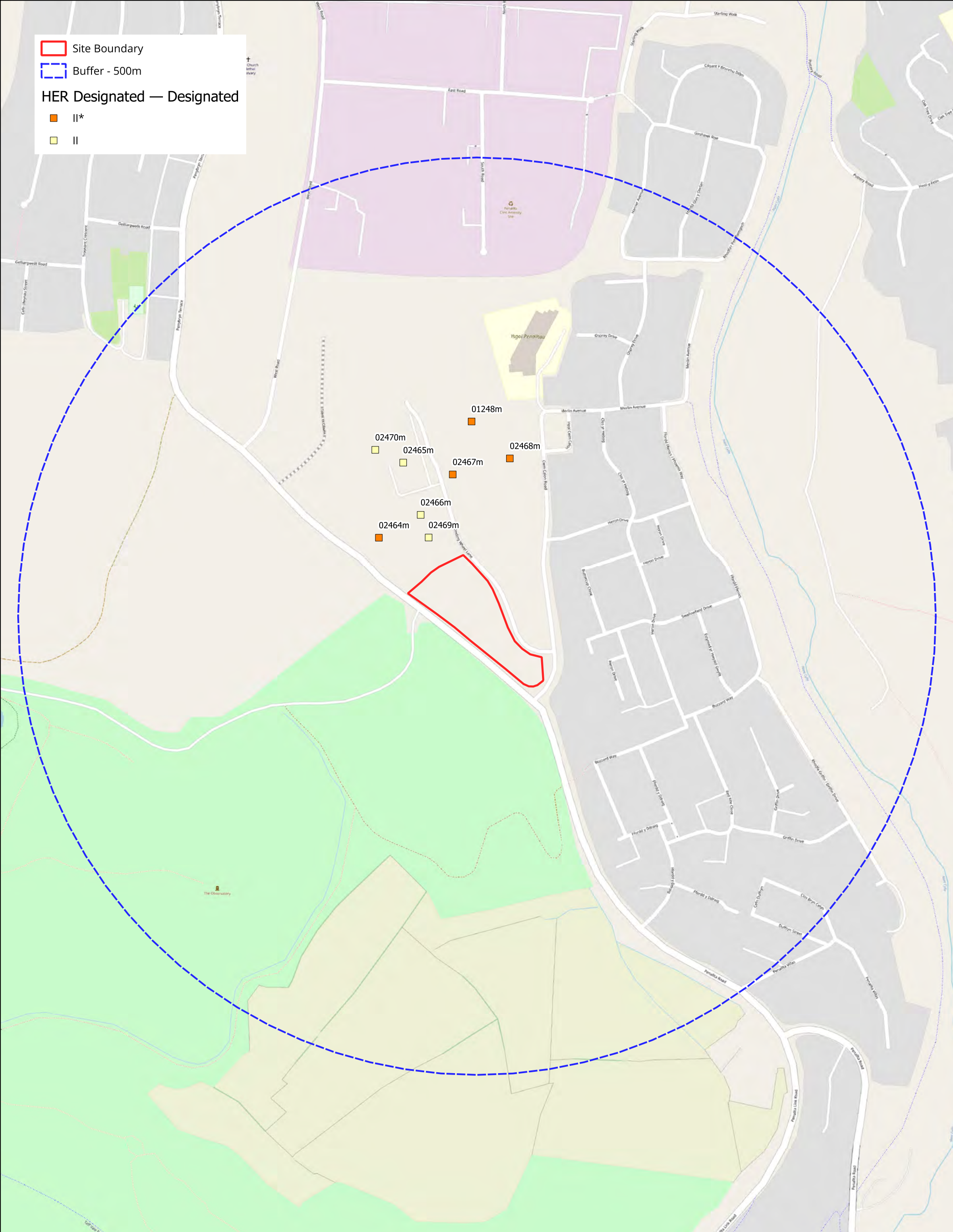
3.2.2 NON-DESIGNATED HERITAGE ASSETS

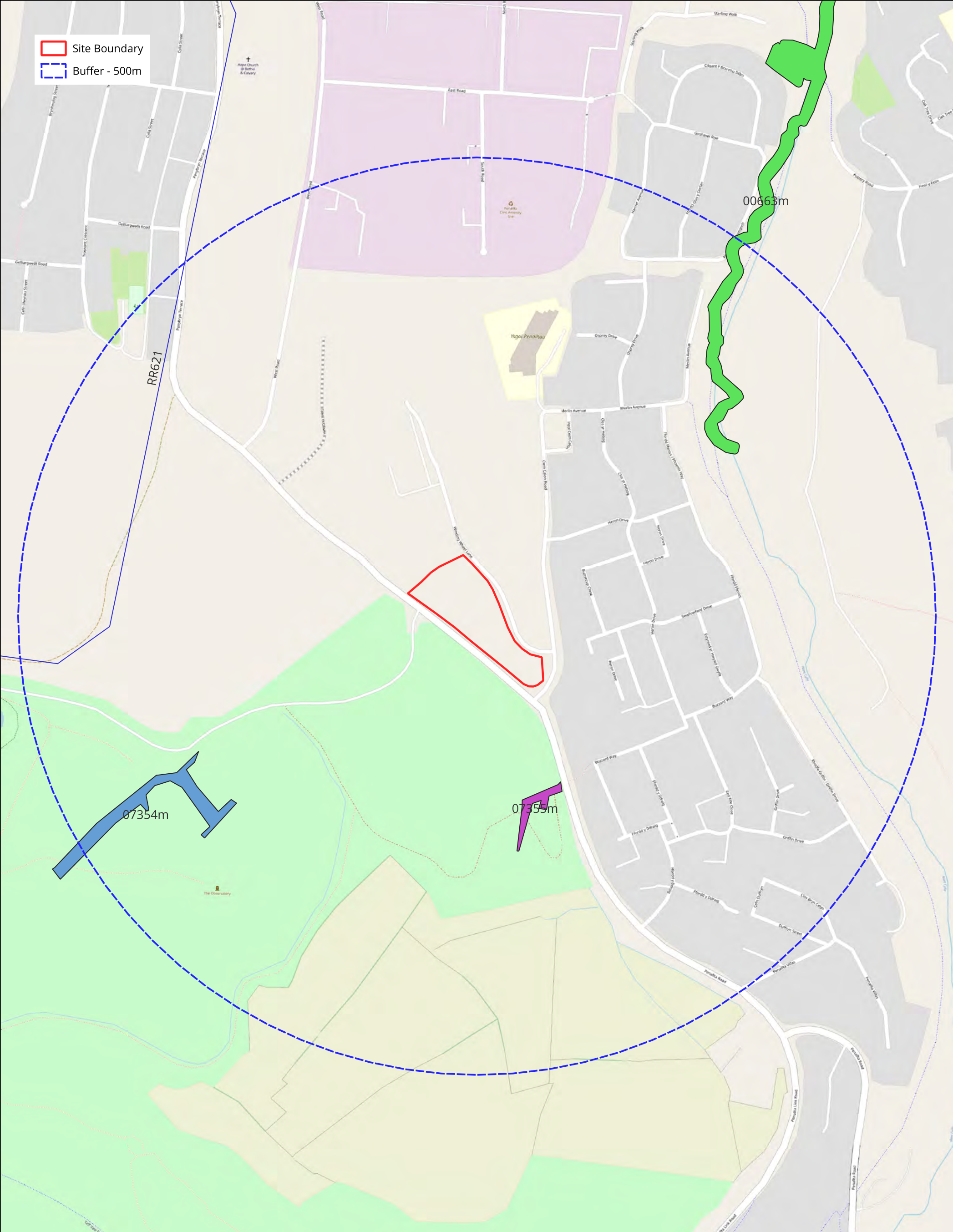
There are a total of four records within the HER for the 500 m study area relating to historical/archaeological sites or findspots. Approximately 320 m to the northwest of the proposed development site lies the location of *Cefnllwynau House* (PRN 02273m; NPRN 18283) which is a 17th century farmhouse, with

end chimneys and gable-entry stone stairs. Approximately 650 m to the northeast of the proposed development site lies the ruined site of *Melin-cylla Mill* (PRN 00663m). The ruined mill has been destroyed and is now grass-covered. The millrace extends south into the 500 m study area and lies some 300 m to the east of the proposed development site. Two sections of tramway—one approximately 125 m to the south of the development site (PRN 07355m) and another approximately 330 m to the west southwest (PRN 07354m) of the development site—are also recorded. The line of a Roman Road (RR621) is recorded approximately 310 m to the west of the development site. No information on the road is provided. Its route is depicted in early Ordnance Survey maps.

There are no views to or from the development site and none of the non-designated assets are either directly or indirectly affected by the proposed development. There are also no historic connections between these assets and the site.

A full gazetteer of HER sites is included in the Appendices.





3.3 OTHER SOURCES

3.3.1 CARTOGRAPHIC SOURCES

Consultation of historic mapping has shown that there are some early pictorial maps of the area—including John Speed's map of Wales—but these sources are not presented at a sufficient scale to provide any detail of the proposed development site.

1842

The earliest map consulted that depicted the site in any detail was the tithe map of 1842 which shows the site as an enclosed wooded area. The woodland—covering 7 acres—is owned by the Reverend George Thomas and is recorded as having no tithe value.

1886

The six-inch Ordnance Survey map surveyed between 1873 to 1879 and published in 1886 depicts the area that would become Penallta Colliery as enclosed fields bounded by trackways and watercourses. The proposed development site is depicted as predominantly wooded land with a stream passing through the south-eastern corner of the site from southwest to northeast.

1901

The development site remains predominantly the same in the six-inch Ordnance Survey map, revised 1889 to 1899 and published in 1901. To the north of the site the land is shown as Old Levels, and a quarry is depicted to the immediate southwest. A rail track exits the quarry towards the east into the area of the development site.

1922

By the time of the six-inch Ordnance Survey map, revised in 1916 and published in 1922, the Penallta Colliery is fully established. The southeast branch of the tramway enters the development site from the northwest and several additional tracks are depicted within the site boundary. A rectangular structure orientated along the same alignment as the other main buildings of the colliery is visible towards the northern periphery of the development site. Two smaller structures are depicted adjoining the tramway lines along the eastern boundary of the site. The quarrying to the southwest of the development site has intensified by this time.

1949

Little has changed by the time of the six-inch Ordnance Survey map, revised in 1938 and published in 1949. The layout of the tramway tracks within the development site remains the same. The three buildings mentioned previously are depicted without any alterations in plan. The quarrying to the southwest of the development site has taken more land.

1953

There is no visible change within the development site by the time of the six-inch Ordnance Survey map, revised in 1948 and published in 1953. The quarry to the southwest of the development site may have gone out of use by this time as it is now labelled Old Quarry.

1960

By the time of the 1:2500 Ordnance Survey map, revised in 1959 and published in 1960, several small buildings are depicted within the development site to the southeast and southwest of the large building depicted in 1922, along with a probable stanchion platform relating to an aerial ropeway that enters the site from the west southwest. Only one of the newly depicted buildings respects the alignment of the structures within the colliery complex, with the others being laid out on various alignments.

1974

The 1:10000 Ordnance Survey map revised between 1964 to 1974 and published in 1974 depicts the same situation with the development site as the 1960 map, except for the removal of a small structure towards the southeast of the site.

3.3.2 DIGITAL ARCHIVAL SOURCES

The online archaeology and heritage catalogue for Wales (Coflein² 2025) records six no longer extant buildings within the 500 m study area. A Boiler House (NPRN 85291), Main Offices (NPRN 85285), and General Offices (NPRN 85288) located to the northwest of the pit-head baths and a Locomotive Shed (NPRN 85289) located immediately to the north of the Colliery Workshops. These structures are partially visible on an aerial photograph dated to 1945 (Figure 46). Colliery Screens (NPRN 85294) were located approximately 80 m to the southeast of Number 2 Headframe, and a Washery (NPRN 85293) was located approximately 125 m to the east southeast. The screens are partially visible on the 1945 aerial photograph. The Washery likely related to the ponds that were infilled during the construction of the housing estate to the east of Cwm Calon Road. None of the records hold descriptions of the structures.



Figure 39 1842 tithe map



Figure 40 1886 Ordnance Survey Map (NLS 2025¹)



Figure 41 1901 Ordnance Survey Map (NLS 2025²)



Figure 42 1922 Ordnance Survey Map (NLS 2025³)



Figure 43 1949 Ordnance Survey Map (NLS 2025⁴)



Figure 44 1953 Ordnance Survey Map (NLS 20255)

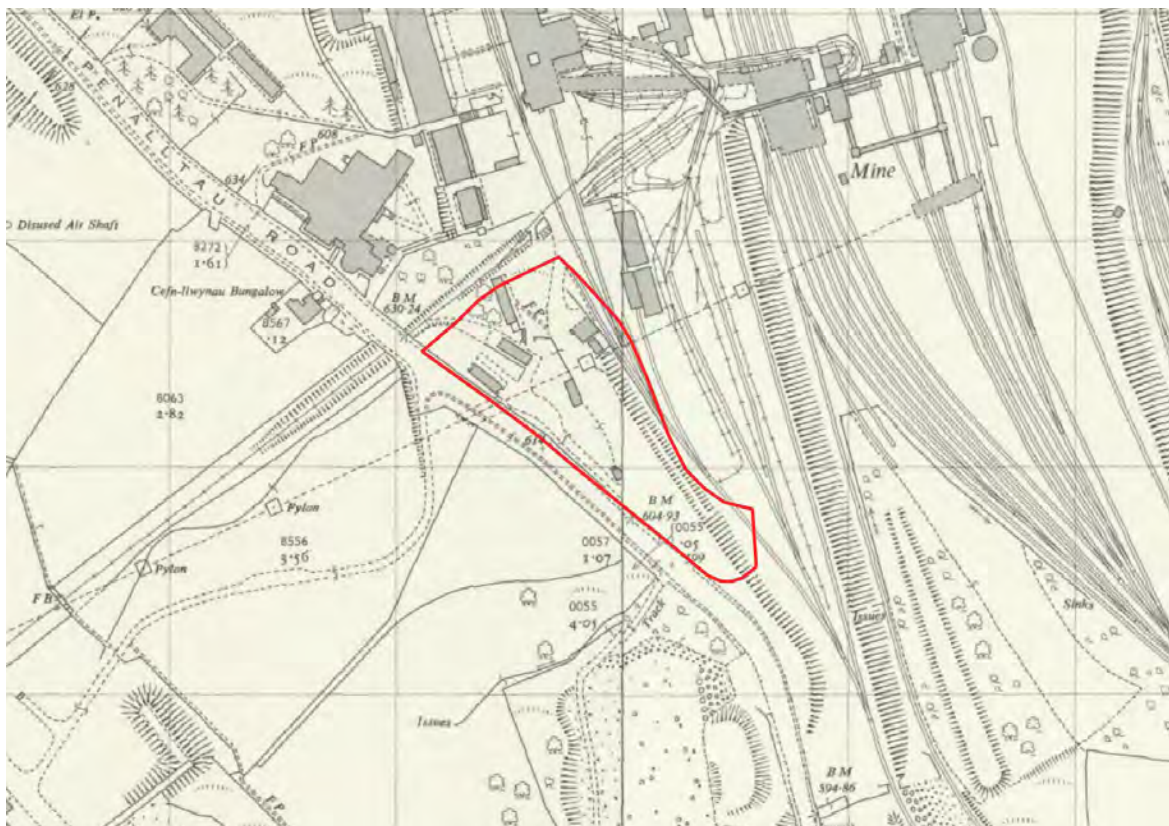


Figure 45 1960 Ordnance Survey Map (NLS 20256; NLS 20257)



Figure 46 1974 Ordnance Survey Map (NLS 2025⁸)

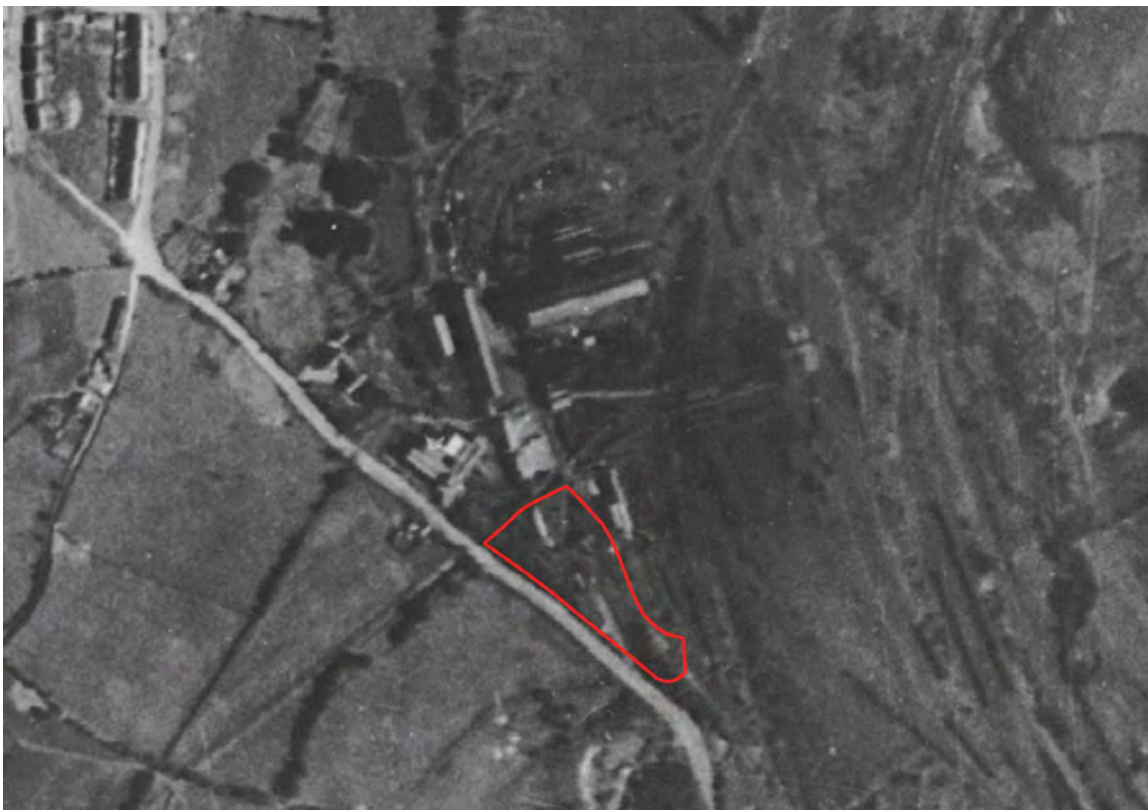


Figure 47 Aerial photograph from 1945 showing the layout of the colliery

3.3.3 SATELLITE IMAGERY

A review of satellite imagery (not reproduced) depicts the construction of the housing estate to the east of the colliery, with no significant change to the extant buildings within the colliery complex to the north of the proposed development site.

The aerial photograph of 1945 appears to depict some indistinct structures within the boundary of the proposed development site. It is possible that one of these features relates to the aerial ropeway that passed through the site from the west. The cut of the tramway is also partially visible in the aerial photograph. In the 2001 satellite image, some structures are visible within the proposed development site. During this time the site is partially wooded. A temporary compound on concrete hard standing appears to have been constructed within the proposed development site between 2001 and 2004 that comprises containers, huts, materials, and plant machinery. The structures noted in 2001 have been removed by this time. By 2010, the compound has been removed, and the proposed development site takes its current form, with Winding Wheel Lane having been constructed along its eastern side, and Cwm Calon Road to the southeast. Most of the trees have been removed from the site by this time. By 2018, evidence of dumping materials on the site is visible.

3.3.4 LIDAR

A review of publicly available LiDAR (Figure 47) clearly depicts the cut of the tramway to the north of the proposed development site boundary with its branch towards the southeast running into the site. The ruined structure noted towards the western boundary during the site visit (see above) is also clearly visible. Additional possible structures (walls or platforms) are visible within the site area.

3.3.5 PREVIOUS WORK

The Historic Environment Record (HER) records six previous archaeological events and/or interventions within the 500 m search area, none of which fall within the study area boundary. Two events were field visits, whilst the remaining four were Desk Based Assessments (DBA). Of principal consideration is the DBA conducted by Environmental Dimension Partnership (EDP) in 2018 (Figure 48) at land to the north-west of the proposed development site. The DBA was not available during the writing of this HIA, but a summarisation is reproduced below:

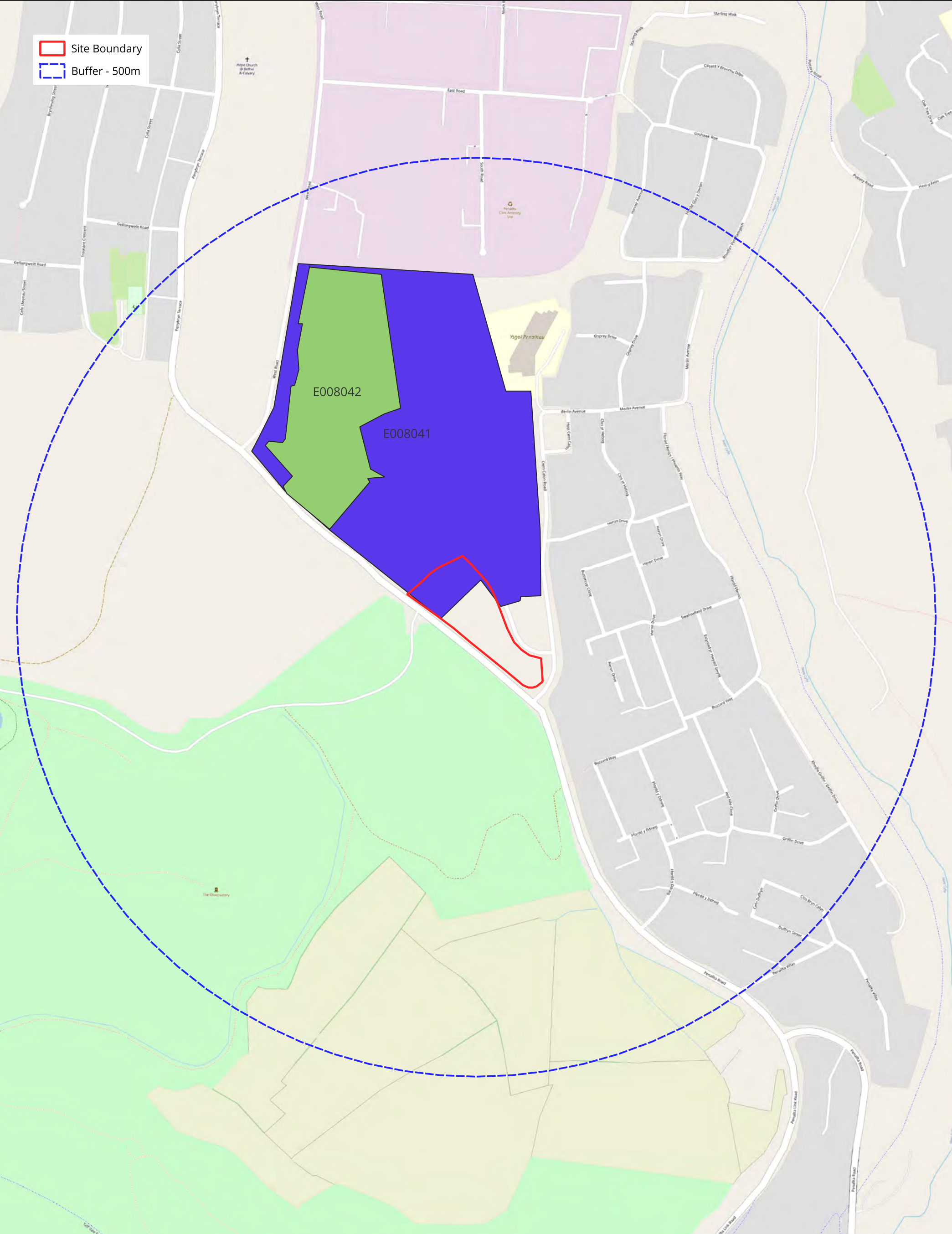
In 2018 Environmental Dimension Partnership Ltd (EDP) were commissioned by United Welsh Housing Association (UWHA) to compose a Heritage Impact Statement to support the submission and determination of a planning application for the proposed residential development of land at the former Penallta Colliery, Caerphilly. The site currently comprises an area of weedy and variably overgrown waste ground beside Penallta Road and West Road. There is a pond in the northeast corner of the site and a narrow stream crosses the site in the centre. There are trees around the eastern boundary, but the majority is open and comprises the remains of waste coal dumps derived from the operation of the former Penallta Colliery, which closed at the beginning of November 1991. It does not contain any 'designated' historic assets and is not situated within the boundary of a conservation area or historic park and garden. A total of 6 listed buildings stand adjacent to either the southern or eastern boundaries of the site, with another 3 close by. These all relate to the former Penallta Colliery. The impact statement concluded that the proposed development would cause 'no harm' to the significance of the nearby listed buildings or any heritage assets, and so there is no reason why the planning application should not be determined positively (Crutchley 2018).

3.3.6 ARCHAEOLOGICAL POTENTIAL

A combination of archival research, consultation of cartographic sources, and a site walkover survey has shown that the wider area of the Penallta Colliery was a sophisticated industrial complex that remained in use into the 1990s. Cartographic sources depict no longer extant structures within the boundary of the proposed development site, and the site walkover survey has confirmed the remains of two ruined structures visible at surface level and the possible partially buried foundations of another structure. The cut of the tramway that branches into the site is generally well-defined to the northwest in Parc Penallta but is less distinct as it passes through the site. At this point it appears to be defined by coarse gravel infill, but it regains clarity as it approaches the eastern boundary. It is a possibility that the curving cut of the southeast branch of the tramway remains extant, even partially, below surface level. There is therefore a moderate to high potential for further buried structural and/or material culture deposits within the development site area.



Site Boundary



4. STATEMENT OF SIGNIFICANCE

This assessment identifies the historic assets both on and within a 500m radius of the site and considers the significance of any such historic assets. It will also assess the effects of the proposed development on the assets and their setting and provides recommendations to avoid or minimise harm. It adheres to guidance set out by the Welsh Government Heritage Impact Assessment in Wales (20172), Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011) and English Heritage (later Historic England) in Conservation Principles: Policies and Guidance for the sustainable management of the historic environment (2008).

The first stage of this assessment is to consider what the heritage value of a site is, who values it, and for what reasons. To understand these values four categories have been identified:

- **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 – it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

According to the Chartered Institute of Archaeologist's *Principles of Cultural Heritage Impact Assessment in the UK* (2021), *Cultural significance is the sum of the values that we, as a society, recognise in a cultural heritage asset and thus seek to protect or enhance for future generations ... Cultural significance does not have a scale associated with it and it is therefore not appropriate to refer to 'low' or 'high' cultural significance for example. This scaling is addressed through the separate consideration of the cultural heritage asset's importance.*

The importance of a historic asset is a measure of the degree to which significance of that asset is sought to be protected. Determining the importance of a historic asset will influence the way in which decisions are made during the development of a proposal as well as the weight to be given to it. Importance is scaled and a decision regarding the merits of the different historic assets should be made. This assessment uses a scale of gradation that consists of the following:

- **Exceptional** – the place or structure of the very highest historical, evidential and aesthetic value; of national or international importance.
- **High** – original or historic features that make a substantial contribution to the historical, evidential and aesthetic value of the historic asset.
- **Medium** – original or historic features which contribute to the historical, evidential and aesthetic value of the historic asset; could also include relatively recent or humble features of particular interest.
- **Low** – original or historic features, which make a minor contribution to the historical, evidential and aesthetic value of the historic asset, e.g. fabric located in an area that has undergone notable change, or more recent features which contribute positively to maintaining the site's character.
- **Neutral** – features which do not contribute positively to the historical, evidential and aesthetic value of the site, but also do not negatively impact on the appreciation of its significance.
- **Negligible** - Assets with no obvious historical or archaeological significance or there is insufficient information available to identify importance.
- **Detracting** – features that obscure or detract from the historical, evidential and aesthetic value of the site.

It should be considered that often not all the component parts of the historic asset are considered equally important. The assessment also considers the asset at the time of writing, rather than its original form, taking into account the historical changes and factors that have since impacted the asset.

Impact of the Proposed Works on Significance

The likely magnitude of the impact of the proposed development is determined by identifying the level of effect from this development upon the baseline conditions of the site and the significance of the historic assets identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact is set out below using ICOMOS *Guidance on Heritage Impact Assessments for World Heritage Properties* (2011).

Table 1 Level of Impact

Level Of Magnitude	Definition
Major	Change to key archaeological/historic building elements that contribute to its significance such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Changes to many key archaeological/historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key archaeological/historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to archaeological/historic building elements or setting that hardly affect it.
No Impact	No change to fabric or setting.

Significance of the Setting of Historic Assets

In order to assess the indirect impact of the proposed development on the significance of any neighbouring historic assets, arising from a change to its setting, this assessment has followed the four steps highlighted in Cadw's *Setting of Historic Assets in Wales* (2017).

- Stage 1: Identify the historic assets that might be affected by a proposed change or development.
- Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.
- Stage 3: Evaluate the potential impact of a proposed change or development on that significance.
- Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.
-

Stage 1: Identification of historic assets that might be affected by a proposed change or development

The historic assets and their settings should be identified through archaeological and historical research, as displayed in the section above. This will help the assessor, the local planning authority and, where appropriate, Cadw, to agree the level of analysis needed to determine the likely impact of the change or development within the settings of the historic assets.

Stage 2: Define and Analyse the Setting

Setting is defined as the surroundings in which a historic asset is experienced, and all historic assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

Setting is most commonly framed with reference to visual considerations and so lines of sight to or from a historic asset play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. In order to undertake this assessment to a level of thoroughness proportionate to the relative importance of the assets, the settings of which may be affected by development on the site, this assessment has sought to describe the setting for each significant cultural heritage site and provide a measure of the contribution that the setting plays in the value of the asset.

The value of a historic asset can be harmed or lost through alteration within or destruction of its setting. Current policy states that the extent of a setting is not fixed and may change as the asset and its surroundings evolve. It is acknowledged that a setting may make a positive or negative contribution to the value of a historic asset, it may affect the ability to appreciate that value or it may be neutral.

In addition to the Welsh Government's guidelines, the below table uses examples of the varying degrees of importance for both a historic asset and its setting from Historic England's guidance for *The Setting of Heritage Assets*. As stated in Cadw's *Conservation Principles*, English Heritage's guidance described in detail the family of heritage values and provides an extended explanation on assessing heritage significance. Cadw sees no reason to differ from this set of heritage values.

Table 2 Importance Guidelines of Assets and their Settings

	Importance of Assets	Importance of the Setting of Assets
Importance	Equivalences	Equivalences
Exceptional	Historic assets of international importance (i.e. World Heritage Sites) and national importance (i.e. Scheduled Ancient Monuments, Grade I and Grade II* Listed Buildings, Conservation Areas containing at least one or Grade I or Grade II* building, Grade I and Grade II* Registered Parks and Gardens, Registered Historic Battlefields).	The historical setting is considered to be of international importance (i.e. World Heritage Sites) and national importance (i.e. Scheduled Ancient Monuments, Grade I/Grade II* Listed Buildings, Conservation Areas containing at least one or Grade I or Grade II* building, Grade I and Grade II* Registered Parks and Gardens, Registered Historic Battlefields or a combination of these assets creating a landscape unique to the UK). It is highly accessible and interactive.
High	Historic assets of designated or considered to potentially be of county importance (i.e. Grade II Listed Buildings, Conservation Areas containing only Grade II Listed Buildings, Grade II Registered Parks and Gardens and archaeological sites recorded on GGAT's Historic Environment Record).	The historical setting is considered to be of county importance (i.e. Grade II Listed Buildings, Conservation Areas containing only Grade II Listed Buildings, Grade II Registered Parks and Gardens and archaeological sites recorded on GGAT's Historic Environment Record or a combination of these assets, creating a landscape which is distinctive to the region). It is highly accessible.

	Importance of Assets	Importance of the Setting of Assets
Importance	Equivalences	Equivalences
Medium	Historic assets of designated or considered to potentially be of district/local importance such as 'locally listed' buildings and archaeological sites compromised by poor preservation/survival. May be sub-divided into Low-Moderate or Moderate-High to allow for nuances in relative importance based upon the exercise of professional judgement.	The historical setting is considered to be of district/local importance including 'locally listed' buildings and archaeological sites that create a landscape which is distinctive to the region. It is partially accessible to the public. May be sub-divided into Low-Medium or Medium-High to allow for nuances in relative importance based upon the exercise of professional judgement.
Low	Historic assets such as archaeological sites which have been damaged or destroyed, or buildings of no architectural or historical note.	The historical setting has been compromised, but traces of the former historical landscape and associated assets are still apparent. It is not accessible to the public.
Negligible	Assets with no obvious historical or archaeological significance or there is insufficient information available to identify importance.	No obvious historical setting or there is insufficient information available to identify importance.

Step 3: Evaluate the Potential Impact of Change or Development

The third stage of any analysis is to identify the effects a development may have on setting(s) and to evaluate the resultant degree of harm or benefit to the significance of the historic asset(s). This assessment will address the attributes of the proposed development in terms of its:

- Location and siting – this includes the proximity to the asset; the position in relation to relevant topography and watercourses; the position in relation to key views, orientation and the degree to which the location will physically or visually isolate the asset.
- Form and appearance – this includes the prominence, dominance, or conspicuousness of the development; competition with or distraction from the asset; the dimensions, scale and proportions of the development and its materials and architectural and landscape style.
- Wider effect - this includes the potential change to the asset's surroundings and spaces and the skyline or silhouette; any increase in noise, odour, vibration or dust; a change in lighting or the general character of the area; any potential changes to access, use or amenity; changes to communications or ownership arrangements.
- Permanence – this considers the anticipated lifetime or temporariness of the development; the potential for recurrence and its reversibility.

Whilst the assessment and evaluation should be proportionate to the likely impact of the proposal, photographs from the viewpoints identified in *Stage 2* can be helpful to assess and explain the impact of the proposed change or development.

At the end of *Stage 3*, the assessment should have identified the likely impact that the proposal may have upon the setting of a historic asset, particularly if it is positive, neutral or negative, and give an indication of its magnitude. If appropriate, mitigation measures should also be considered to reduce the

negative impact of the proposals.

Step 4: Consider Option to Mitigate the Impact of a Proposed Change or Development

This stage explores ways to maximise enhancement and avoid or minimise any potential harm to the significance of a historic asset and its setting. Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. It should be considered that some mitigation measures could also have a negative impact within the setting of the historic asset and the level of impact may need to be re-assessed following the introduction of these measures.

Document the Decision and Outcomes

This document presents the results of each stage of the process and sets out clearly how the setting of each historic asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals.

Offsetting

As stated in Cadw's Setting of Historic Assets in Wales, the introduction of offsetting or compensatory proposals, such as public access or interpretation panels, will not reduce the impact of the development within the setting of the historic asset and should not be accepted as mitigation. But, proposals for offsetting should nevertheless be presented to the decision-making authority so that it can weigh the benefits of the scheme, including the compensatory measures, against the impact of the development on the historic asset and its setting.

Due to the scale of this development and minimal impact upon any historic assets and their settings, there are no plans for offsetting or compensatory proposals.

4.1 STATEMENT OF SIGNIFICANCE

List of Historic Assets

The following section provides a list of the historic assets within a 500 m radius of the site (see Section 3.2) that may be affected by the proposed works. The importance of the historic asset has been assessed using the scale mentioned above.

Table 3 List of Historic Assets

Name of Asset	Designation Ref:	NGR
Penallta Colliery Pit-top Offices	13584	ST 13932 95714
Penallta Colliery Lamp Room	13583	ST 13923 95739
Penallta Colliery No.1 Headframe	13585	ST 13957 95784
Penallta Colliery No.2 Headframe	13586	ST 14021 95801
Penallta Colliery Baths Building	13580	ST 13877 95719
Penallta Colliery Workshops	13581	ST 13902 95805
Penallta Colliery Engine Hall and Fan House	13579	ST 13981 95841
Penallta Colliery Old Stores	13582	ST 13875 95809
Tramway	Undesignated	ST 13923 95672
Unknown Archaeological Remains on the Site	N/A	N/A

4.2 DEFINE AND ANALYSE THE SETTING OF HISTORIC ASSETS

Summary of Setting of Historic Assets

The following section provides a summary for the settings of the historic assets listed above.

Table 4 Identification of Assets and their Settings

Name of Asset	Setting	Importance
Penallta Colliery Pit-top Offices	The Pit-top Offices are to the immediate north of the proposed development and therefore are the most likely to be visually affected by it. The building is now repurposed as a residential dwelling but retains its external character. The building and its setting is part of the historic colliery site and therefore has group value. Its setting is considered to make a high contribution to its significance.	High
Penallta Colliery Lamp Room	The Lamp Room is to the immediate north of the pit-top offices and may be visually affected by the proposed development. The building is now repurposed as a residential dwelling but retains its external character. The building and its setting is part of the historic colliery site and therefore has group value. Its setting is considered to make a high contribution to its significance.	High
Penallta Colliery No.1 Headframe	Number 1 Headframe is a dominant feature—standing approximately 12 m tall—within the viewscape of the remaining colliery buildings and lies some 85 m to the north of the proposed development site. The structure and its setting is part of the historic colliery site and therefore has group value. Its setting is considered to make an exceptional contribution to its significance.	Exceptional
Penallta Colliery No.2 Headframe	Number 2 Headframe is a dominant feature—standing approximately 14 m tall—within the viewscape of the remaining colliery buildings and lies some 115 m to the northeast of the proposed development site. The structure and its setting is part of the historic colliery site and therefore has group value. Its setting is considered to make an exceptional contribution to its significance.	Exceptional
Penallta Colliery Baths Building	The Baths Building dominates the hillside to the northwest of the proposed development site and is a prominent feature of the industrial complex due to its topographic position. The building and its setting is part of the historic colliery site and therefore has group value. Its setting is considered to make an exceptional contribution to its significance.	Exceptional
Penallta Colliery Workshops	The Workshops are located to the north of the Lamp Room and are generally screened from the proposed development site by both the Lamp Room and Pit-top Offices. The external character of the building remains. The building and its setting is part of the historic colliery site and therefore has group value. Its setting is considered to make a high contribution to its significance.	High

Name of Asset	Setting	Importance
Penallta Colliery Engine Hall and Fan House	The Engine Hall and Fan House are located to the immediate north of the headframes and provide their visual back-drop. Due to the monumental size of this building compared to the others within the complex, it dominates the view to the north. The building and its setting is part of the historic colliery site and therefore has group value. Its setting is considered to make an exceptional contribution to its significance.	Exceptional
Penallta Colliery Old Stores	The Old Stores are located to the immediate west of the Workshops and are therefore screened from view from the rest of the complex. They are not visible from the west due to topographic and arboreal screening. However, the building and its setting is part of the historic colliery site and therefore has group value. Its setting is considered to make a medium contribution to its significance.	Medium
Tramway	The cut of the tramway lies predominantly beyond the northern boundary of the proposed development site and is overgrown with mature trees and partially masked in places by historic industrial waste dumping. A southeast oriented branch runs across the development area. The cut is clearly visible towards the northwest and southeast but is lost on the surface as it crosses the site, where it may no longer remain extant. This feature and its setting is part of the historic colliery site and therefore has group value. Its setting is considered to make a high contribution to its significance.	High
Unknown Archaeological Remains on the Site	Historic mapping depicts the presence of several structures within the proposed development site in the past and as identified during the site walkover survey, archaeological remains at surface level are present in the form of a ruined building, and subsurface remains are a highly probable. Therefore, the setting of any remains will make a high contribution to the ability to appreciate their significance.	High

4.3 ASSESSMENT OF VALUE OF THE HISTORIC ASSET AND ITS SETTING

Using the information in Table 3 and Table 4, the table below assesses the historic value of each asset, including its setting, in relation to the scale of gradation mentioned above:

Table 5 Value of the historic asset and its setting

Penallta Colliery Pit-top Offices		
Evidential	High	The Pit-top Offices building contributes to the evidential value of the decommissioned colliery through supporting an understanding of the overall layout and function of the colliery group.
Historical	High	The history of the colliery is well-documented and the Pit-top offices through its location, layout, and design contributes towards an understanding and experience of the industrial site.
Aesthetic	Medium	Whilst the material character and construction of the building matches the other buildings of the colliery in style, rendering of the Pennant sandstone exterior and the addition of modern roof lights to the front and rear, detracts for the overall industrial aesthetic.
Communal	High	The colliery was active within living memory and forms part of the local and national identity in Wales. The Pit-top Offices form an integral part of the colliery group.
Penallta Colliery Lamp Room		
Evidential	High	The Lamp Room building contributes to the evidential value of the decommissioned colliery through supporting an understanding of the overall layout and function of the colliery group.
Historical	High	The history of the colliery is well-documented and the Lamp Room through its location, layout, design, and preservation contributes towards an understanding and experience of the industrial site.
Aesthetic	High	The material character and construction of the building matches the other buildings of the colliery in style and evinces the fundamental industrial charm of the site.
Communal	High	The colliery was active within living memory and forms part of the local and national identity in Wales. The Lamp Room building forms an integral part of the colliery group.
Penallta Colliery No.1 Headframe		
Evidential	Exceptional	The structure contributes to the evidential value of the decommissioned colliery through supporting an understanding of the overall layout and function of the colliery group.
Historical	Exceptional	The history of the colliery is well-documented and the Number 1 Headframe through its location, design, and preservation contributes towards an understanding and experience of the industrial site.
Aesthetic	Exceptional	The headframes are prominent visible assets that are easily identified with industrial mining. They dominate views on the approach to the colliery, and their rolled-steel construction—which was rare at the time—adds to their overall character.
Communal	Exceptional	The colliery was active within living memory and forms part of the local and national identity in Wales. The steel-built headframes form an integral part of the industrial complex and workings of the colliery.

Penallta Colliery No.2 Headframe		
Evidential	Exceptional	The structure contributes to the evidential value of the decommissioned colliery through supporting an understanding of the overall layout and function of the colliery group.
Historical	Exceptional	The history of the colliery is well-documented and the Number 2 Headframe through its location, design, and preservation contributes towards an understanding and experience of the industrial site.
Aesthetic	Exceptional	The headframes are prominent visible assets that are easily identified with industrial mining. They dominate views on the approach to the colliery, and their rolled-steel construction—which was rare at the time—adds to their overall character.
Communal	Exceptional	The colliery was active within living memory and forms part of the local and national identity in Wales. The steel-built headframes form an integral part of the industrial complex and workings of the colliery.
Penallta Colliery Baths Building		
Evidential	Exceptional	The Baths building contributes to the evidential value of the decommissioned colliery through supporting an understanding of the overall layout and function of the colliery group.
Historical	Exceptional	The history of the colliery is well-documented and the dominant topographic location, design, and preservation of the Bath House contributes towards an understanding and experience of the industrial site. The building is recorded as the best surviving example of pre-War pithead baths in Wales.
Aesthetic	Exceptional	The dominant topographic location of the Baths Building—elevated on a hillside above the main colliery complex—along with its irregular plan and stepped shape contribute to a powerful industrial aesthetic. It is an important example of International Modern Movement design in Wales.
Communal	Exceptional	The colliery was active within living memory and forms part of the local and national identity in Wales. The Baths Building forms an integral part of the colliery group.
Penallta Colliery Workshops		
Evidential	High	The Workshop building contributes to the evidential value of the decommissioned colliery through supporting an understanding of the overall layout and function of the colliery group.
Historical	High	The history of the colliery is well-documented and the Workshop building, through its location, layout, design, and preservation contributes towards an understanding and experience of the industrial site.
Aesthetic	High	The material character and construction of the building matches the other buildings of the colliery in style and evinces the fundamental industrial charm of the site.
Communal	High	The colliery was active within living memory and forms part of the local and national identity in Wales. The Workshops form an integral part of the colliery group.

Penallta Colliery Engine Hall and Fan House		
Evidential	Exceptional	The giant Engine Hall contributes to the evidential value of the decommissioned colliery through supporting an understanding of the overall layout and function of the colliery group.
Historical	Exceptional	The Engine Hall at Penallta was both innovative and influential for the design of later colliery buildings. It was probably the first building of its type in Britain and was praised by most eminent mining engineers of the day.
Aesthetic	Exceptional	The Engine Hall and attached Fan House provide a monumental backdrop to the headframes, and this grouping dominates the view of the colliery on approach from the south. The sheer size of the Engine Hall contributes to establishing the industrial character of the site.
Communal	Exceptional	The colliery was active within living memory and forms part of the local and national identity in Wales. The Engine Hall and Fan House form an integral part of the industrial complex and workings of the colliery.
Penallta Colliery Old Stores		
Evidential	High	The Old Stores building contributes to the evidential value of the decommissioned colliery through supporting an understanding of the overall layout and function of the colliery group.
Historical	High	The history of the colliery is well-documented and the Old Stores building, through its location, layout, design, and preservation contributes towards an understanding and experience of the industrial site.
Aesthetic	High	The material character and construction of the building matches the other buildings of the colliery in style and evinces the fundamental industrial charm of the site.
Communal	High	The colliery was active within living memory and forms part of the local and national identity in Wales. The Old Stores form an integral part of the colliery group.
Penallta Colliery Tramway		
Evidential	High	The remaining sections of the Tramway contribute to the evidential value of the decommissioned colliery through supporting an understanding of the overall layout and function of the colliery group.
Historical	High	The route of the tramway into the colliery and its purpose contributes towards an understanding and experience of the industrial site.
Aesthetic	Medium	The character and construction of the Tramway has been degraded over time. Where the cut feature is best preserved, it remains extremely overgrown by vegetation, and in places, is overburdened by historically tipped industrial waste material. The main route of the tramway has been truncated, whilst the southeastern branch may partially remain at a subsurface level.
Communal	High	The colliery was active within living memory and forms part of the local and national identity in Wales. The Tramway forms an integral part of the colliery group and demonstrates its processes and workings.

Unknown Archaeological Remains on the Site		
Evidential	Medium	As previously discussed, historic mapping has depicted the presence of several structures within the proposed development site during the past and the site walkover survey has identified archaeological remains at surface level and partially buried. It is possible that these remains may provide additional knowledge about the colliery.
Historical	Medium	Any archaeological assets on the site may contribute towards an understanding of the colliery.
Aesthetic	Low	The condition of any archaeological remains is likely to add little aesthetic value.
Communal	Medium	The buildings that are depicted on historic mapping within the boundary of the proposed development site were still extant in the 1970s and could have continued in use until the closure of the colliery in the 1990s. It is possible therefore, that older residents in the area may have a memory of these structures and their connection to the colliery.

The table below assesses the historic value of each asset in relation to the scale of gradation mentioned above:

Table 6 Identification of Value of Assets

Name of Asset	Evidential Value	Historical Value	Aesthetic Value	Communal Value
Pit-top Offices	High	High	Medium	High
Lamp Room	High	High	High	High
No. 1 Headframe	Exceptional	Exceptional	Exceptional	Exceptional
No. 2 Headframe	Exceptional	Exceptional	Exceptional	Exceptional
Baths Building	Exceptional	Exceptional	Exceptional	Exceptional
Workshops	High	High	High	High
Engine Hall and Fan House	Exceptional	Exceptional	Exceptional	Exceptional
Old Stores	High	High	High	High
Tramway	High	High	Medium	High
Unknown Archaeological Remains on the Site	Medium	Medium	Low	Medium

The table below summarises the overall significance of each asset in relation to the above tables:

Table 7 Overall Significance of Assets and their Settings

Name of Asset	Importance of Asset	Importance of Setting of Asset
Pit-top Offices	High	High
Lamp Room	High	High
No. 1 Headframe	Exceptional	Exceptional
No. 2 Headframe	Exceptional	Exceptional
Baths Building	Exceptional	Exceptional
Workshops	High	High
Engine Hall and Fan House	Exceptional	Exceptional
Old Stores	High	Medium
Tramway	High	High
Unknown Archaeological Remains on the Site	Medium	High

4.4 EVALUATE THE POTENTIAL IMPACT OF CHANGE OR DEVELOPMENT

The following table considers the impact of the proposed development on the value and importance of each asset and its setting.

Table 8 Assessment of Impact on Assets and their Settings

Name of Asset	Level of Magnitude on Asset	Level of Magnitude on Setting of Asset	Comments
Pit-top Offices	Negligible	Minor	The proposed development would not directly impact the Pit-top Offices. The current view of the Pit-top offices upon approaching the colliery will be screened by the proposed construction of new buildings. However, historic mapping has demonstrated that structures previously stood in front of this building in the past.
Lamp Room	Negligible	Minor	The proposed development would not directly impact the Lamp Room. The current partially screened view of the Lamp Room upon approaching the colliery will be further screened by the proposed construction of new buildings. However, historic mapping has demonstrated that structures previously stood in front of these building in the past.
No. 1 Headframe	Negligible	Negligible	The proposed development would not directly or indirectly impact the No. 1 Headframe. The views and setting of the headframes will not be diminished by the construction of new buildings within the proposed development. It is situated c. 85 m north of the site.
No. 2 Headframe	Negligible	Negligible	The proposed development would not directly or indirectly impact the No. 2 Headframe. The views and setting of the headframes will not be diminished by the construction of new buildings within the proposed development. It is situated c. 115 m northeast of the site.
Baths Building	Negligible	Negligible	The proposed development would not directly impact the Baths Buildings. Due to its dominant topographic location, the Baths Building is raised above the surrounding colliery buildings and already partially screened to the south by mature trees. It is situated c. 55 m to the northwest. Appropriate design of the development would ensure that views towards this structure are not diminished.

Name of Asset	Level of Magnitude on Asset	Level of Magnitude on Setting of Asset	Comments
Engine Hall and Fan House	Negligible	Negligible	The proposed development would not directly or indirectly impact the Engine Hall and Fan House. As with the Headframes, the views and setting of the Engine Hall and Fan House will not be diminished by the construction of new buildings within the pro-posed development site. It is situated c. 130 m to the north of the site.
Workshops	No Impact	Negligible	The proposed development would not directly or indirectly impact the Workshops. The building is situated c. 85 m to the north of the site and is screened by the Pit-top Offices and Lamp Room.
Old Stores	No Impact	No Impact	The proposed development would not directly or indirectly impact the Old Stores. The building is located to the west of the Workshops and is screened to the south and west by mature trees.
Tramway	Moderate	Moderate	Construction within the proposed development site may directly impact the route of the tramway, although, as previously discussed, where it passes through the site it is predominantly missing at surface level. However, as noted, it may survive in some buried form. It is possible that appropriate design of the development could mitigate any further removal of the Tramway.
Unknown Archaeological Remains on the Site	Unknown	Negligible	The extent and condition of archaeological remains within the proposed development site is unknown and so impact upon them cannot be determined. However, this study has suggested that these remains are most likely to be associated with the colliery and structural in nature. Whilst these may prove to be informative, they are unlikely to be of exceptional significance.

4.5 CONSIDER OPTIONS TO MITIGATE THE IMPACT OF A PROPOSED CHANGE OR DEVELOPMENT

In addition to this heritage impact assessment, it should be recommended that a programme of archaeological mitigation is conducted within the proposed development site. This would ascertain whether there are any archaeological remains on the site and if they are associated with the structures identified through consultation with historic mapping (Figure 50). At a minimum, an archaeological watching brief should be conducted during groundworks.

Concerning the height of the new development, any minor impact on the setting of the Pit-Offices and Lamp Room can be mitigated by careful design and considerate planning. The new buildings are proposed to be three storeys in height, potentially with pitched roofs (Pre App Response SPA/24/0123). Whilst the suggestion of pitched roofs is in keeping with the Pit-top Offices and Lamp Room to their immediate north, their height exceeds them. Both the Pit-top Offices and Lamp Room are single storey structures, and it is possible that by reducing the current ground level, an additional storey could be added, which would not exceed the height of the adjacent buildings.

Whilst it is recommended that the new development does not exceed the height of the Lamp Room and Pit Offices, these two structures are surrounded by taller buildings (the Baths, The Engine House and the headframes). By ensuring that there is adequate space between the new development and the listed buildings, it may be possible to introduce another tall building that does not overshadow them or block them entirely.

Concerning the materials, colours, and design of the proposed development, nothing has been suggested beyond the already submitted proposed development plan (see Figure 2). The character of the extant colliery buildings and their style should be used to inform the design, materials, and colours of the proposed development in compliance with the conservation principles set out in *Planning Policy Wales Technical Advice Note 24* (WG¹ 2017) and the general design ethos of *Planning Policy Wales Technical Advice Note 12* (WG¹ 2016). The extant buildings are generally constructed from Pennant sandstone with red brick dressings, and the use of pilasters that separate bays and arched windows, stepped parapets, plinths, and dentilled window and door surrounds that incorporate keystones. Slate covered roofs would be appropriate to the general style of the colliery buildings.

The alignment of the buildings within the proposed development is predominantly not the same as the orientation of the colliery layout, which would serve to differentiate the new buildings from the historic colliery buildings.

With all the above considered, it is possible for the proposed development to enhance the currently derelict area to the south of Penallta Colliery and provide social and economic well-being in line with the *National Well-being Indicators Framework* (WG 2025, Indicator 40) without impacting the listed buildings within, in compliance with *Planning Policy Wales 12* (WG 2024, 130).



5. DECISION AND OUTCOMES

This document has assessed any likely impacts the proposed works would have upon any historic assets and their settings within a 500m radius of the site in a non-technical and proportionate way. The table below summarises the results of the assessment. This document will be submitted into the Welsh Archaeological Trust's Historic Environment Record.

Table 9 Table of Outcomes

Name of Asset	Importance of Asset	Importance of Setting of Asset	Overall Impact	Level of Harm
Pit-top Offices	High	High	Less than Minor	None
Lamp Room	High	High	Less than Minor	None
No. 1 Headframe	Exceptional	Exceptional	No Impact	None
No. 2 Headframe	Exceptional	Exceptional	No Impact	None
Baths Building	Exceptional	Exceptional	No Impact	None
Engine Hall and Fan House	High	High	No Impact	None
Workshops	Exceptional	Exceptional	No Impact	None
Old Stores	High	Medium	No Impact	None
Tramway	High	High	Unknown	Unknown
Unknown Archaeological Remains on the Site	Medium	High	Unknown	Unknown

6. CONCLUSIONS

This assessment has identified the potential historic assets on the site and those within a 500 m radius and assessed any impact the proposed development would have upon such assets and their settings, specifically those associated with the colliery immediately to the north.

The presence of four Grade II* and four Grade II listed buildings immediately to the north of the proposed development site are all that remain of the upstanding buildings of Penallta Colliery, and as such are of high importance. Included within the HIA is the cut of the tramway which, although not designated or recorded within the local HER, should be considered as an asset that is important in the appreciation and experience of the colliery and its workings.

Consultation with historic mapping and a site walkover survey have identified two ruined buildings and the possibility of sub-surface archaeological remains within the proposed development site. Therefore, it is recommended that a programme of archaeological mitigation is undertaken. This would establish whether there are any archaeological remains on the site and if they are associated with the structures identified through consultation with historic mapping.

Justification in favour of the new development is positively considered through the provision of maintainable future use of neglected brownfield land and the social and economic opportunities that this offers. A series of buildings once stood on the site in the recent past, and therefore construction of new structures is not incongruous with this. However, the mitigations discussed previously should be vigorously applied to ensure that there is no harm to the setting or significance of the listed assets. The alignment and form of the buildings will be key to understanding their place as modern additions to the historic colliery landscape. Using sympathetic materials such as Pennant stone and red brick dressings in a similar manner to the existing structures will be appropriate to the general style of the colliery.

Any information acquired through archaeological intervention would add to the overall knowledge of the colliery and, if enough evidence relating to the layout and use of the buildings within the site is acquired, it may make it possible to include an interpretation panel as part of the development, thus enriching the cultural and social history of the colliery.

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APPENDIX 1 - GAZETTEER

Table 10 Listed Buildings within the 500 m study area

NPRN	Name	Grade
13580	Penallta Colliery Baths Building	II*
13579	Penallta Colliery Engine Hall and Fan House	II*
13585	Penallta Colliery No.1 Headframe	II*
13586	Penallta Colliery No.2 Headframe	II*
13583	Penallta Colliery Lamp Room	II
13584	Penallta Colliery Pit-top Offices	II
13581	Penallta Colliery Workshops	II
13582	Penallta Colliery Old Stores	II

Table 11 Non-Designated Heritage Assets within the 500 m study area

PRN	Name	Type
00663m	Melin-cylla Mill	Medieval, Water mill
02273m	Cefnllwynau House	Post Medieval, House
07354m	Tramway	Modern, Industrial
07355m	Tramway	Modern, Industrial
RR621	Roman Road	Roman, Road

Table 12 Previous archaeological events in the 500 m study area

EPRN	Name	Date	Type	Organisation
E007242	High Status Settlement in Glamorgan and Gwent	2010	DBA	Glamorgan-Gwent Archaeological Trust (GGAT)
E007321	Hendai Farm Solar Farm, Caerphilly	2013	DBA	Wardell Armstrong
E007860	Castell Llwyd Farm, Heol Las, Llanfabon, Caerphilly	2015	DBA	Southwest Archaeology
E007861	Castell Llwyd Farm, Heol Las, Llanfabon, Caerphilly	2015	Field Visit	Southwest Archaeology
E008041	Land at the Former Penallta Colliery, Caerphilly	2018	DBA	Environmental Dimension Partnership (EDP)
E008042	Land at the Former Penallta Colliery, Caerphilly	2018	Field Visit	Environmental Dimension Partnership (EDP)

APPENDIX 2 - SUPPLIED INFORMATION

Design and Access Statement

Proposed Development at the former Penallta Colliery, Hengoed

Client: Bluefield Land
Job No: 2713
Date: June 2025

bluefield
land

spring
design



1	Design team
2	Introduction
3	Google Earth – Site Connectivity
4	SWOT Analysis Plan
5	Response to TAN 12 objectives of good design
6	Planning Policy
7	Placemaking Analysis
8	Site Photographs – Architectural Context
9	Surrounding Architecture
10	Design Considerations
11	Design Timeline
12	Summary

Design And Access Statement

Design Team

Applicant

Bluefield Land Ltd

Architect

Spring Design Consultancy Ltd

Planning Consultant & Agent

Amity Planning

Civil Engineer

Spring Design Consultancy Ltd

Landscape Architect

Dp landscape architecture ltd

Transport Consultants

Acstro Ltd

Design And Access Statement

Introduction

History

Spring Design has been appointed by Bluefield Land Ltd to provide proposals for the redevelopment of part of the former Penallta Colliery land in Hengoed.

Design Vision

The vision for the site was the provision of a high-quality residential development, providing affordable dwellings and a new retail facility to serve the site and the surrounding area. The aim is to create a new development with its own unique sense of place but also one that pays due respect to its historic setting and the former use of the land.

The current key design vision evolved to provide a scheme which includes:

1. A variety of apartment types and sizes suitable for all needs
2. A unique and attractive but also sustainable and functional place to live
3. Provision of a new retail facility to serve the site and the existing neighbourhood

Considerable thought has been given to the current design to reflect its purpose and positioning. We have aimed to provide an accessible attractive scheme.

The proposed design vision for the site is inspired by local materials and features architectural forms such as pitched roofs and attention to detail.

Quality Agenda

In addition to a meaningful site and contextual analysis that follows the guidance contained in the Welsh Government publication Site & Context Analysis Guide: Capturing the Value of a Site, the initial early design process has incorporated from its outset the guidance contained within WDQR 2021.

We are confident that the strength of the site analysis and resulting Proposed Site Layout Strategy, together with our thorough understanding of the objectives of DQR and client requirements, will be sufficient to develop more detailed proposals. This will in turn assist the Welsh Government quality agenda to provide robust, healthy, sustainable and pleasant places in which to live.

Conceptual Strategic Response to Brief and Analysis

The following drawings are included with this submission and describe the conceptual, strategic approach to the layout of development on the site.

- S.W.O.T analysis
- Placemaking analysis
- Design Evolution

The Site

The existing site is a vacant brownfield site that was part of the former Penallta Colliery. The construction of the colliery was carried out by the Powell Dyffryn Steam Coal Company and was completed in 1909. The development site contained several colliery buildings and facilities all of which have been removed although evidence of their presence is still noticeable in the ground. This is expanded on in detail in a Heritage Impact Assessment and Setting Assessment that was carried out by Churchill Archaeology in April 2025 and is submitted with this planning application.

The eastern boundary of the site, for half of its length, is currently an open boundary abutting Winding Wheel Lane. The remainder of the eastern boundary comprises of close boarded fencing.

The southern boundary is a continuation of the close boarded fence that also runs along approximately 50% of the western boundary. The remainder of the western boundary comprises of a stone wall with existing tree and hedge planting. The northern boundary of the site is currently open for part of its length and then is contained by metal palisade fencing.

The site falls gently from north to south, but in the east west direction the topography is more challenging with some significant level differences coming away from Penallta Road. There are two embankments with level differences of between 1.5 and 3m that will need to be catered for in any future design for the site.

The site is classified as commercial development in the current adopted local plan. Although the site sits adjacent to a large housing allocation. The provision of the retail facility meets the requirement of the commercial element.

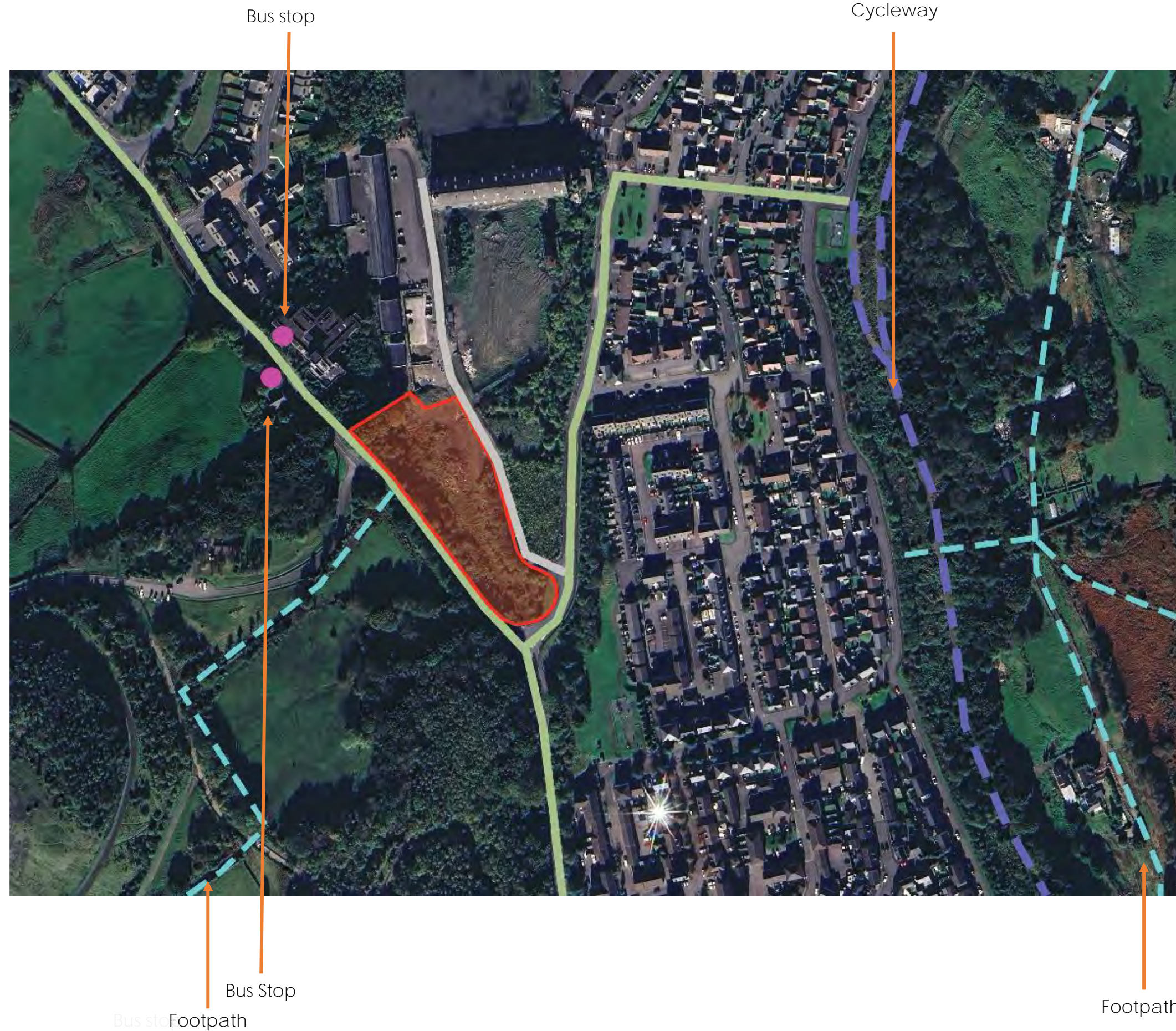
Irrespective of its allocation the site is brownfield, and it is an integral part of the scheme that the biodiversity of the site is to be increased by the introduction of a comprehensive landscape scheme with Suds drainage.

The existing vegetation on the site is poor quality except for the trees along the boundaries which will be retained where possible.

The site is adjacent to the former colliery buildings some of which have already been converted to residential development. The remaining buildings are currently vacant but are contained within the wider housing allocation that the site is contained within.

Design And Access Statement

Google Earth Image Showing Site Connectivity



Design And Access Statement

S.W.O.T Analysis Plan

Strengths

- Site has good public transport connections with regular bus services on Penallta Road;
- Established residential area;
- Easy access to cycleway connections to Ystrad Mynach;

Weaknesses

- Vehicular access will be required to meet residential standards;
- Potential land contamination issues;
- Topography issues will affect the design choices;

Opportunities

- Redevelopment of a vacant industrial site for affordable housing;
- Provision of a new retail unit to benefit the whole community;
- Provide a unique self-contained development with its own sense of place;
- Retention of existing boundary planting to provide a green backdrop;
- Provision of new SuDS scheme as part of overall landscape approach;

Threats

- Existing industrial use with possible ground contamination;
- Existing watercourse to be diverted;
- New access required to full residential design standards;



Design And Access Statement

Response to TAN 12 objectives of good design

Character

The site has a unique self-contained position that enables it to create its own distinct character. The location of the site is such that it acts as a gateway scheme to the housing allocation behind.

The principal characteristics of the appearance of the proposals are:

The use of low maintenance finishes to ensure robustness and longevity;

Grey PVCu Windows to be fully compliant with Building Regulations and Secured by design requirements;

Fibre cement slates with napped edges;

Black PVCu rainwater goods;

Soffits and Facias – PVCu Black;

Black vertical boarding to projecting elements of buildings.



Access and Movement

The site is in an established residential area with excellent links to pedestrian walkways and public transport facilities. There are many opportunities for active travel. The proposed road network has a clearly defined footpath ensuring safe separation between the pedestrian and vehicles.

Access to all the proposed dwellings is clearly defined from the external areas. Provision for car parking proposed in this complies fully with Local Authority standards. All external communal areas are overlooked to ensure safety and security for residents. Adequate external Lighting in these areas is also to be provided.

Environmental Sustainability

The objectives in respect of Environmental sustainability, as defined in TAN 12 (Design) March 2016 is as follows:-

“Achieving efficient use & protection of natural resources”

“Enhancing biodiversity”

“Designing for change”

These objectives are to be achieved by incorporating:

“Sustainability measures to reduce the environmental impact associated with buildings and minimising the demand for energy (low and zero carbon sources), water, and materials and creation of waste”

“Approaches to development which create new opportunities to enhance biodiversity”

“Adaptable and flexible development that can respond to social, technological, economic and environmental conditions/changes (e.g. the current and future effects of climate change) over time to minimise the need to demolish & rebuild”

The design responds to its townscape setting and contributes to biodiversity and local environment by achieving the objectives of Access and Character, including Landscape Design, Scale, Amount, Layout and Appearance.

Design And Access Statement

Response to TAN 12 objectives of good design

Community Safety

The objectives in respect of Community Safety, as defined in TAN 12: Design (March 2016), are as follows:

“Ensuring attractive, safe public spaces”

“Security through natural surveillance”

These objectives are to be achieved by promoting:

“High quality in the public realm”

“A sense of ownership and responsibility for every part of the development”

The proposed scheme will achieve Secured By Design Gold Standard. The development pattern of the proposals ensures continuity of enclosure, active frontages, and legibility, which will contribute to a safer built environment.

Front doors are clearly legible and the external areas leading to them are clearly defined. In addition to clearly defining the distinction between public and private realms - and therefore reducing potential conflicts in uses - these features will provide defensible space and will promote a sense of ownership and responsibility.

New public routes will benefit from appropriate levels of street lighting, whilst the orientation of the dwellings means that parking areas



Design And Access Statement

National Planning Policy

Introduction

The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the twelfth edition of Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Local Planning Policy and its supplementary planning guidance.

The planning policy context for this application is provided in detail in the Planning Statement that accompanies this application. For a full review of pertinent policies please refer to the Planning Statement.

Planning Policy Wales

National planning policy is contained within the twelfth edition of Planning Policy Wales (PPW), published by the Welsh Government in February 2024. PPW is supported by 19 topic-based Technical Advice Notes (TANs), which are also relevant. PPW is the Welsh Government's principal planning policy document, setting out the context for sustainable land use planning policy, within which Development Plans are prepared and development.

Section 3.17 of PPW relates to design and access statements (DAS) discussing that a DAS should communicate what development is proposed, demonstrate the design process that has been undertaken and explains how the objectives of good design and placemaking have been considered from the outset of the development process.

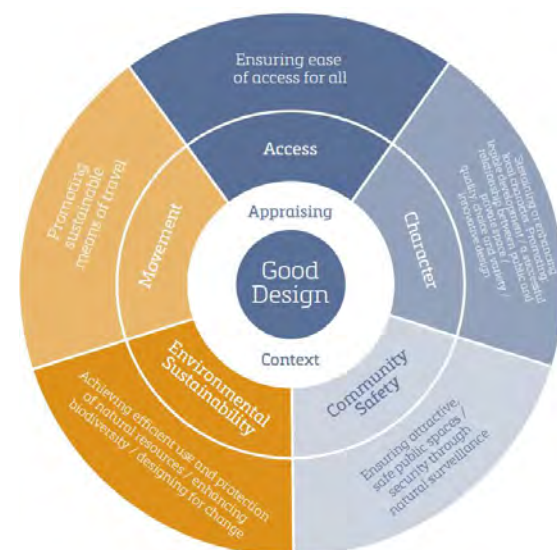
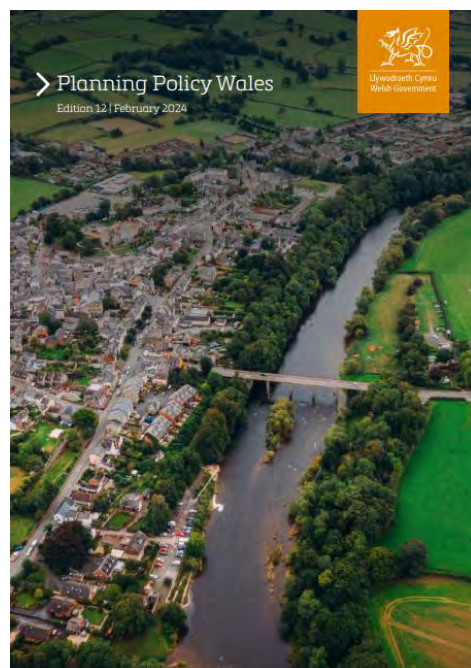
Well-being of Future Generations Act (2015)

The Well-being of Future Generations (Wales) Act came into force in 2015 and seeks to improve the social, economic, environmental and cultural well-being of Wales. The Act puts in place seven well-being goals to make sure that everyone works towards the same vision. The well-being goals are set out in the Planning Statement.



Future Wales: The National Plan 2040

Future Wales – the National Plan 2040 is our national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and well-being of our communities.



Placemaking Principles

Planning Policy Wales defines placemaking as a “*Holistic approach to the planning and design of development and spaces*”. This approach is in line with Placemaking Wales, and considers six placemaking principles:

1. *People and Community*
2. *Location*
3. *Movement*
4. *Mix of Uses*
5. *Public Realm*
6. *Identity*

The principles above have been used to create the ‘National Sustainable Placemaking Outcomes’ (Figure 2). These outcomes are as follows:

- *Creating and Sustaining Communities*
- *Growing Our Economy in a Sustainable Manner*
- *Making Best Use of Resources*
- *Maximising Environmental Protection and Limiting Environmental Impact*
- *Facilitating Accessible and Healthy Environments*



PPW - Previously Developed Land

Paragraph 3.55 emphasises the preference of previously developed land as opposed to greenfield sites. It advises that “previously developed (also referred to as brownfield) land [...] should, wherever possible, be used in principles, greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome”.

The PPW definition of previously developed land is land “which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure”.

PPW – Green Infrastructure

Green Infrastructure Paragraph 6.2.1 defines green infrastructure as “the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places” and “at smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks”.

Paragraph 6.2.11 acknowledges the role of green infrastructure in enhancing the design quality of the built environment. It goes on to state that “with careful planning and design, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places”. It is also advised that “there are multiple ways of incorporating green infrastructure, dependent on the needs and opportunities a site presents”. Paragraph 6.4.3 states that “the planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement”.

Technical Advice Notes

Planning Policy Wales is supplemented by a series of Technical Advice Notes (TANs) which provide further national advice and guidance on specific areas of the planning system. Of particular relevance to this application are the following TANs:

- TAN 2: Planning and Affordable Housing (June 2006)
- TAN 5: Nature Conservation and Planning (September 2009)
- TAN 10: Tree Preservation Orders (October 1997)
- TAN 12: Design (March 2016)
- TAN 18: Transport (2007)

Design And Access Statement

Local Planning Policy

Local Development Plan

Section 38(6) of the Planning Compulsory Purchase Act 2004 requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Caerphilly County Borough Local Development Plan up to 2021 is the adopted development plan for the proposed site location and provides the statutory framework for the development and use of land within Penallta. The application site sits adjacent to housing allocation HG1.33

Policy SP2 – Northern Connections Corridor

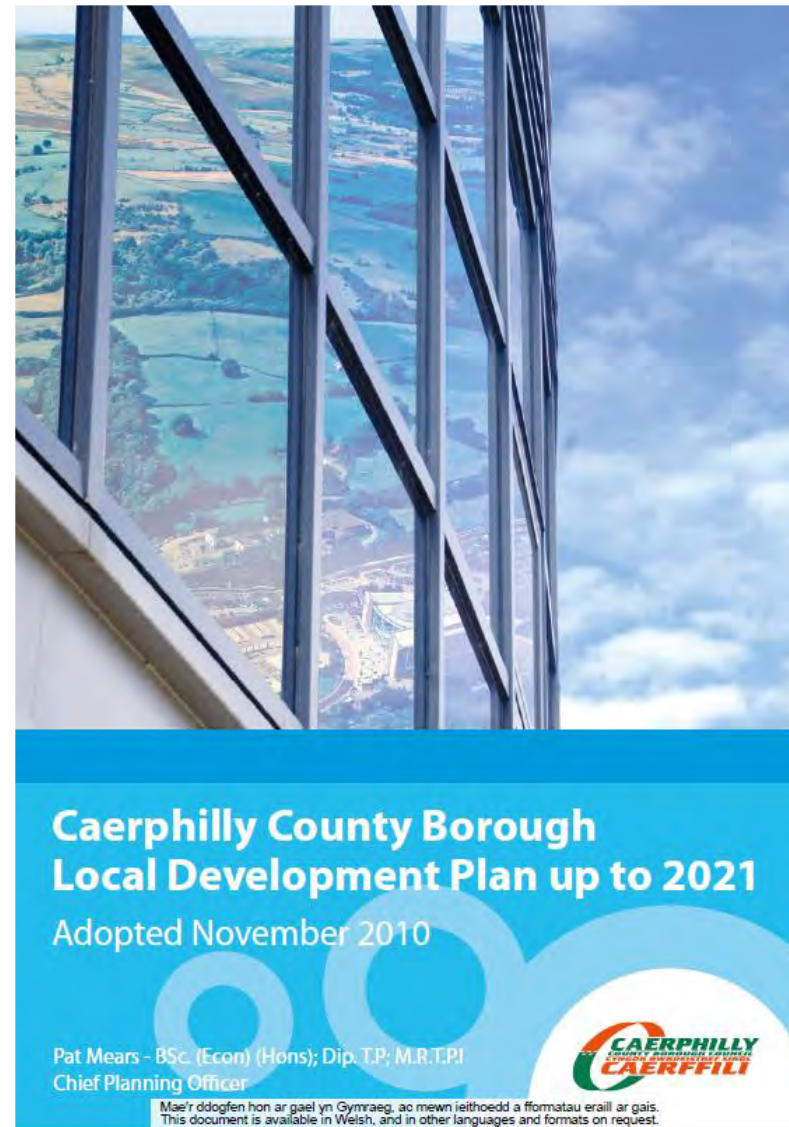
Development proposals in the Northern Connections Corridor will promote sustainable development that:

- A, Focuses significant development on both brownfield and greenfield sites that have regard for the social and economic functions of the area.
- B. Reduced car borne trips by promoting more sustainable modes of travel.
- C. Makes the most efficient use of the existing infrastructure.
- D. Protects the natural heritage from inappropriate forms of development.
- E. Capitalises on the economic opportunities offered by Oakdale / Penyfan Plateau.

Policy SP5 – Settlement Boundaries

The Plan defines settlement boundaries in order to:

- A. Define the area within which development would normally be allowed, taking into account material planning considerations
- B. Promote the full and effective use of urban land and thus concentrate development within settlements
- C. Prevent the coalescence of settlements, ribbon development and fragmented development
- D. Prevent inappropriate development in the countryside



SP6 – Placemaking

Development proposals should contribute to creating sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features through:

- A An appropriate mix of uses that reflect the role and function of settlements
- B A high standard of design that reinforces attractive qualities of local Distinctiveness
- C Design in accordance with best practice in terms of designing out Crime
- D A location and layout that reflects sustainable transport and accessibility principles and provides full, easy and safe access for all
- E The incorporation of resource efficiency and passive solar gain through layout, materials, construction techniques, water conservation, and where appropriate the use of sustainable drainage systems
- F The efficient use of land, including higher densities where development is close to key transport nodes
- G The incorporation and enhancement of existing natural heritage features
- H The incorporation of mitigation measures that improve and maintain air quality

SP10 – Conservation of Natural Heritage

The Council will protect, conserve, enhance and manage the natural heritage of the County Borough in the consideration of all development proposals within both the rural and built environment

Policy SP14 - Housing Requirement

The Council has made provision for the development of up to 10,289 new dwellings in the County Borough between 2006 and 2021 in order to deliver the 8625 new dwellings required to meet the moderate growth strategy. This 19% over provision allows for flexibility and choice.

SP15 – Affordable Housing Target

The Council will seek to deliver through the planning system at least 964 affordable dwellings between 2006 and 2021 in order to contribute to balanced and sustainable communities

CW1 – Sustainable Transport, Accessibility and Social Inclusion.

Development proposals that are likely to generate a significant number of trips will only be permitted provided:

A. Walking and cycling are modes of travel which have been actively encouraged for short trips to and within the development and to nearby services and facilities, including public transport nodes, through the provision of appropriate infrastructure

B. Provision has been made for ease of cycling, including secure bike storage and cyclist facilities

C. It has been demonstrated that where a significant number of freight trips will be generated, the least environmentally damaging route will be utilised

D. The use of Green Travel Plans has been encouraged, where appropriate

CW3 – Design Considerations, Highways

Development proposals must satisfy the following highways requirements:

A The proposal has regard for the safe, effective, and efficient use of the transportation network

B The proposal ensures that new access roads within development proposals are designed to a standard that:

- 1, Promotes the interests of pedestrians, cyclists and public transport before that of the private car,
- 2, Safely and effectively accommodates the scale and nature of traffic, which those roads are intended to serve

C Parking, appropriate servicing and operational space have been provided in accordance with the CSS Wales Parking Standards 2008

D Where access onto a highway is required the proposal takes account of the restrictions relevant to the class of road as designated in the road hierarchy ensuring movements and speeds are controlled through appropriate design, in order to ensure highway safety and amenity

CW10 - Leisure and Open Space Provision

All new housing sites capable of accommodating 10 or more dwellings or exceeding 0.3ha in gross site area will be required to make adequate provision for:

A Well designed useable open space as an integral part of the development;

B Appropriate formal children's play facilities either on or off site

C Adequate outdoor sport provision either on or off site, to meet the needs of the residents of the proposed development

CW11: Affordable Housing

Legal agreements will be required to ensure that there is provision of an element of affordable housing, in accordance with an assessment of local need, for all allocated and windfall housing sites that:

A. Accommodate 5 or more dwellings or

B. Exceed 0.15ha in gross site area, or

C. Where the combined product of adjacent housing site proposals would exceed the thresholds set in A or B above

Where there is evidence of need, the Council will seek to negotiate the following affordable housing targets of:

40% of the total number of dwellings proposed on sites within the Caerphilly Basin (excluding Aber Valley)

25% in the Northern Connections Corridor (excluding Newbridge) and

10% in the Rest of Caerphilly County Borough (including Aber Valley and Newbridge but excluding the Heads of the Valleys Regeneration Area)

The site is in the Northern Connections Corridor as defined in the is in. The following are area specific policies that are relevant to the proposal.

CM4 – Principal Town and Local Centre Development Sites

The following Principal Town and Local Centre sites are allocated for retail, commercial leisure, and office developments:

Site Name Settlement Size (ha) Proposal Type

CM4.4 Car Park Site, Rear of High Street Blackwood 0.1 Offices

CM4.5 Gateway Site Newbridge 0.3 Offices

CM4.6 Penallta Colliery Ystrad Mynach 2.0 Retail, Offices

Supplementary Planning Guidance

The local planning policies are supplemented by Supplementary Planning Guidance (SPG) The following SPGs have been identified as relevant to the development proposals:

LDP1 - Affordable Housing Obligations

LDP4 - Trees and development

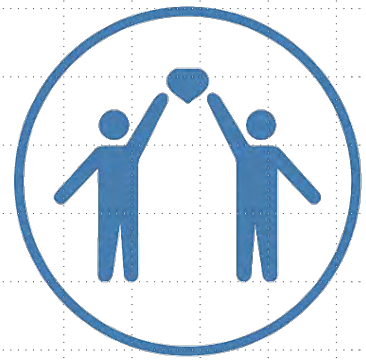
LDP5 - Car Parking Standards

LDP5 - Car Parking Standards: Parking Zones

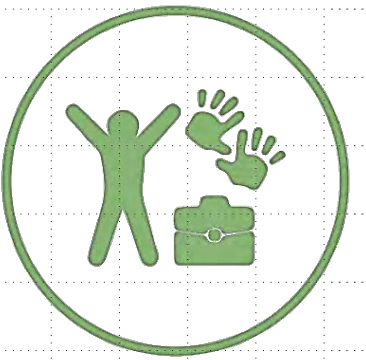
LDP6 - Building Better Places to Live

Design And Access Statement

Placemaking Analysis



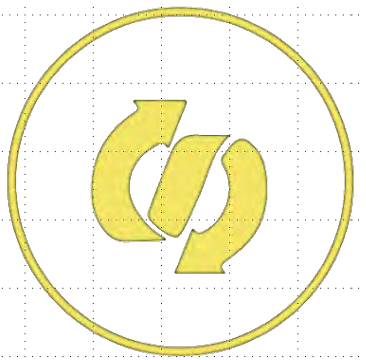
Sociability	<p>Neighbourly Friendly Welcoming Interactive Diverse Safe</p>	<p>Street life – Providing a natural interactive scheme – With self-surveillance & secure spaces.</p> <p>Accessible front doors clearly visible from the street with all units overlooking open space areas.</p> <p>Mixed Demographic use encouraged.</p>
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Uses	<p>Sustainable Density Social Demands Mixed use Sensitive Practical</p>	<p>The development proposed meets local demand for type and uses</p> <p>Inclusive design fit for purpose, with flexibility built in for future uses</p> <p>Provision of new retail facility to reduce the need for travel</p> <p>Embrace practical sustainable inclusive design sympathetic with existing surroundings to minimise environmental footprint</p>
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Image	<p>Safe Clean Sustainable Attractive Historic Quality Design</p>	<p>Creating a unique sense of place</p> <p>Crime Statistics - Encourage natural surveillance and positive integration & uses of shared spaces</p> <p>Provide an attractive sustainable design to reflect its uses and positively contribute to the surrounding areas</p>
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Access	<p>Topography Accessible Walkable Connectivity Proximity Continuity</p>	<p>Access to the public footpath network to be reinforced</p> <p>The provision of safe pedestrian movement by clearly defined footpaths and no shared surface roads.</p> <p>Linking existing formal and informal routes safeguarding private and public spaces clearly identifying boundaries</p>
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Design And Access Statement

Site Photographs - Architectural Context



Photo One



Photo Two



Photo Three



Photo 4



Photo 5



Photo 6



Photo Location Key Plan



Photo 7



Design And Access Statement

Surrounding Architecture Contextual Analysis

The closest buildings to the application site are those contained within the former colliery. Several buildings remain vacant, but others have been refurbished for residential use. They are constructed in Pennant stone with red brick being introduced to highlight the external openings, end piers and parapets. These buildings serve to retain the character and appearance of the former colliery.

There are further buildings on the site that are yet to be developed. These have been abandoned at the time of the colliery closure and are in a poor state of repair. The overall impression of this area is one of dereliction and industrial use rather than residential. The residential elements that have been introduced remain overshadowed by the old colliery buildings. This is further reinforced by their external facades that have been designed to retain the appearance of their former uses.

The application site is located at the southern end of the former colliery and has a more direct visual connection to the surrounding area. There is a relatively recent development close to the site, but this is physically and visually separated by a dense area of tree planting.



Former colliery buildings converted to apartments to the north of the site



Remaining colliery buildings to be converted.

The dwellings here are all domestic scale and range from 2 and 3 storey houses with 3 storey apartments at key locations. The architectural style of the buildings reflects their designated use. Small floor plan areas, regular and repeated patterns of fenestration and roof alignment. A standard palette of materials has been used across the site with elements of stone and render used to emphasise key buildings.

The development has its own unique character due to its size and the repetitive nature of the buildings and the materials used. It is worth noting that the degree of physical and visual separation between this development and the proposed application site is such that it does not provide enough of a link to inform any design choices for the scheme.

Examples of the architectural styles and materials palette surrounding the site are detailed on the following page.

Design And Access Statement

Surrounding Architecture



Residential building, part of former colliery



Three storey dwelling in Heron Drive



Apartments in Heron Drive



Terraced housing in Trem Yr Olwyn



Terraced housing in Cwm Calon Road



Housing fronting Penallta Road

SURROUNDING MATERIAL PALLETTE

Red : Brick walls – ridge tiles – chimneys – large doors -- driveways
Grey: Roof tiles – Rendered walls- Concrete block walls -- driveways
White: Rendered walls – Window frames - Doors – RWP – facias - cladding
Dark Grey : Slate roofs – Tiled roofs – Railings – Rainwater goods – facias

- Black : Railings – Rainwater goods – facias– stained timber
- Creams: Rendered walls – Stone details – window surrounds – brick detailing
- Brown: Bricks – Roof tiles- Rendered walls – window frames – Timber detailing

Design And Access Statement

Design Strategy Form Evolution & Considerations



DESIGN CONSIDERATIONS

- Create safe places where people want to enjoy living in
- Use and improve the existing access
- To provide a new development with minimal impact on the street scene and surrounding land users.
- Minimise on site vehicle traffic movement, to maximise safe green shared spaces
- New buildings required good architecture not necessarily copying existing built forms.
- Promote the use of quality materials and mix of materials to reduce mass of build and points of interest
- To increase the biodiversity value of the site with the creation of a combined landscape and SuDS scheme.
- Create a home
- Promote social interaction for shared open spaces
- Consider individual accessibility needs
- Design a unique development with its own distinct sense of place



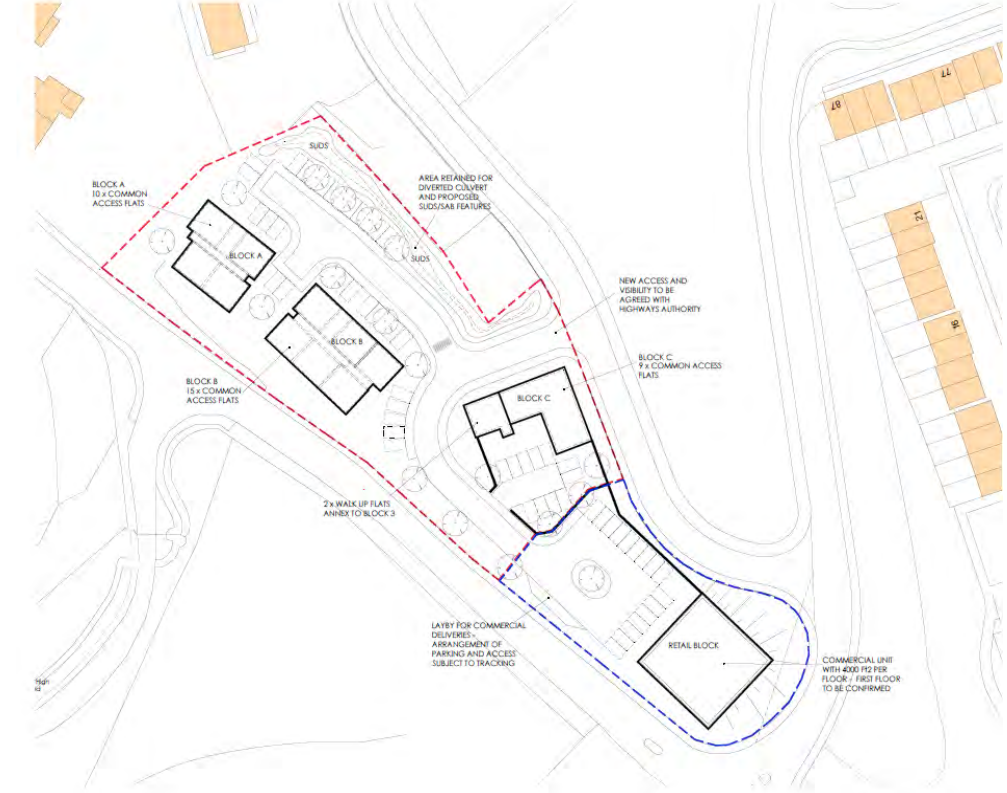
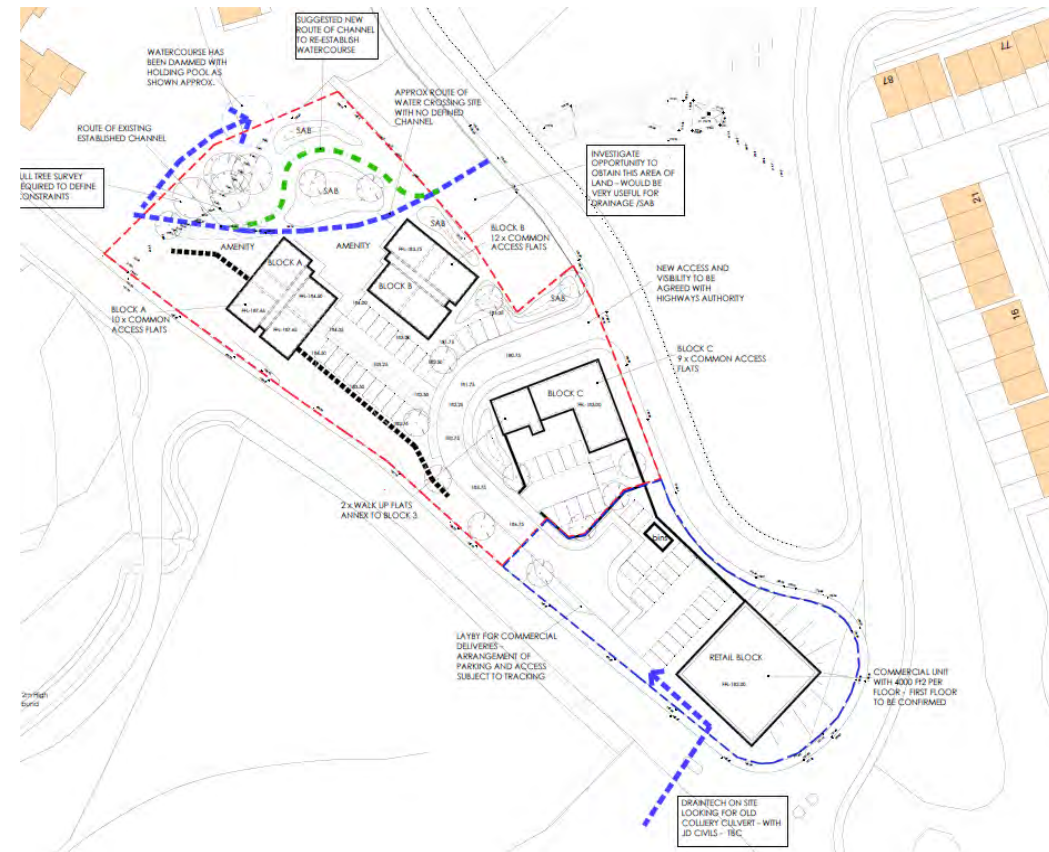
Design And Access Statement

Architectural Plan Form Design Timeline

Original concept design
prepared in March 2022
comprising 33 apartments and
retail unit.

Original concept design
prepared in January 2024
comprising 33 apartments and
retail unit.

Original concept design
prepared in June 2023
comprising 36 apartments and
retail unit.



Key Stages of Architectural Design Evolution

Design And Access Statement

Proposed Site Masterplan

The proposed development layout builds on the development concept and key design principles to achieve a permeable and cohesive development that sits well within the existing context and provides an attractive place to live.

The following pages identify how key spaces, namely the entrance gateway and nodal points along the primary route, have been articulated through materials, boundaries and careful selection of house type.

This has resulted in uplift which helps to enhance the character and legibility of the development.

The layout identifies the proposal for a new retail unit and 33 dwellings comprising the following housing mix:

- 2P 1B walk-up apartments x 2
- 2P 1B common access apartments x 31



Design And Access Statement

Design Solution

The dwellings are proposed to be finished in a specific material palette that both directly relates to and complements the architectural context of the surrounding area. This includes a white render, anthracite cladding and modern dark grey clay brick with textured slate roof materials.

All dwellings are two storeys in height and the walk-up apartments have been designed to have the appearance of houses.

All houses benefit from generous rear gardens and allocation of defensible space/ garden to the front of the properties.

Car Parking Allocations

All 1-bedroom properties (walk-up apartments) are provided 1 car parking space.

1. Vehicular and Pedestrian access from Winding Wheel Lane;
2. Feature entrance building;
3. Proposed surface water bio-retention attenuation basins and SuDS feature to be landscaped appropriately and offer play spaces during dry periods;
4. Existing green infrastructure - trees / hedgerows to be managed retained & enhanced;
5. New community retail unit in prominent location



Design And Access Statement

Summary

- This Design Statement explores in detail how the associated planning application will deliver a well-designed residential development that is clearly integrated with the existing residential neighbourhood and highway network, and which fully complies with the intentions set out in both local and national planning guidance.
- The key placemaking concepts driving the design proposals can be summarised as follows:
- Creating a strong sense of place through high quality residential architecture, materials and a robust layout that clearly defines the private and public realms;
- Placing landscape design at the heart of the proposals by the addition of a comprehensive landscape and SuDS drainage scheme;
- Maximising and strengthening pedestrian safety and connectivity within and beyond the site;
- Providing active frontage, security, natural surveillance and both visual and physical permeability within the development to ensure a safe and sustainable place to live;
- The successful resolution of each of these intentions is evident in the preceding sections of this document.



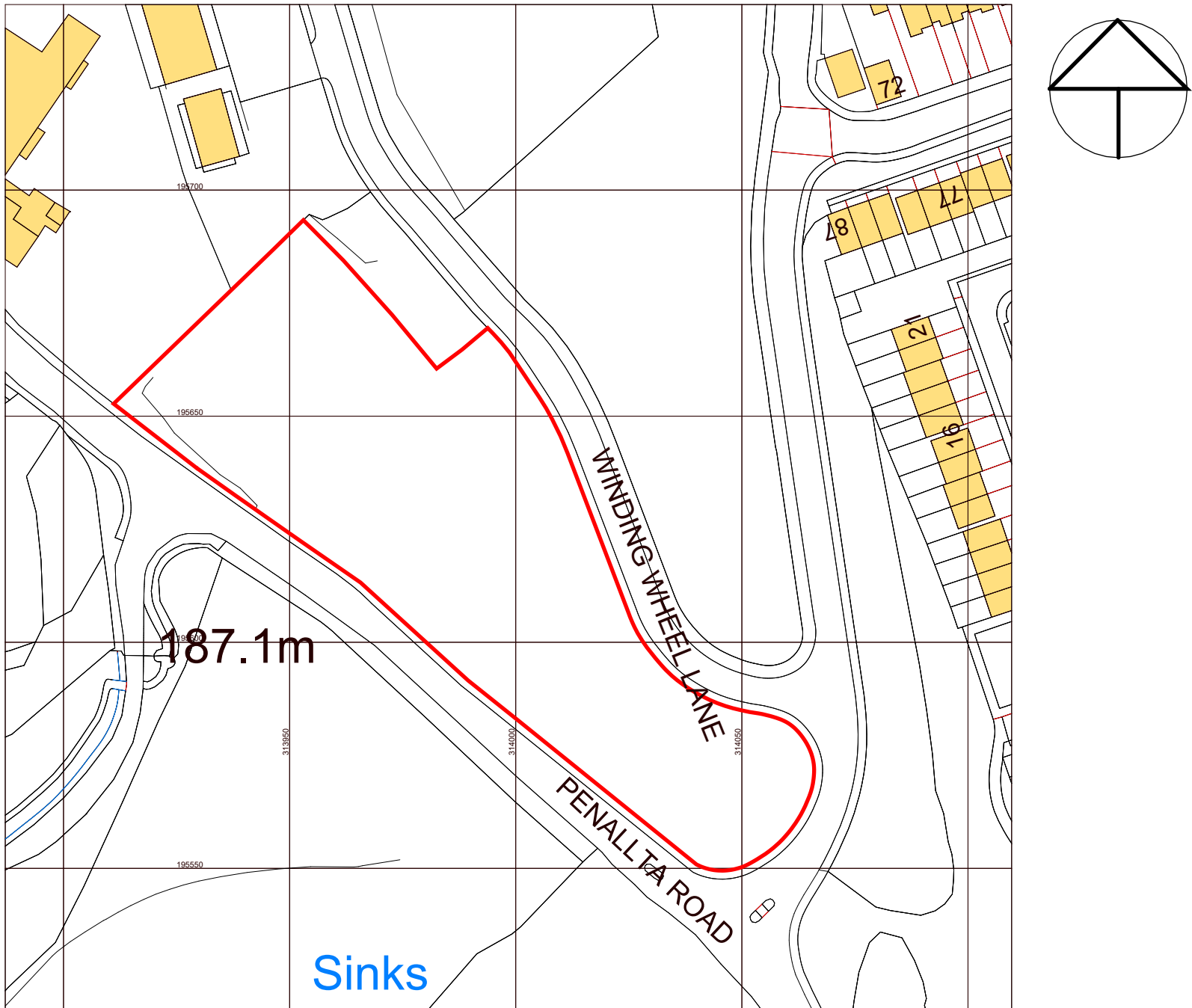


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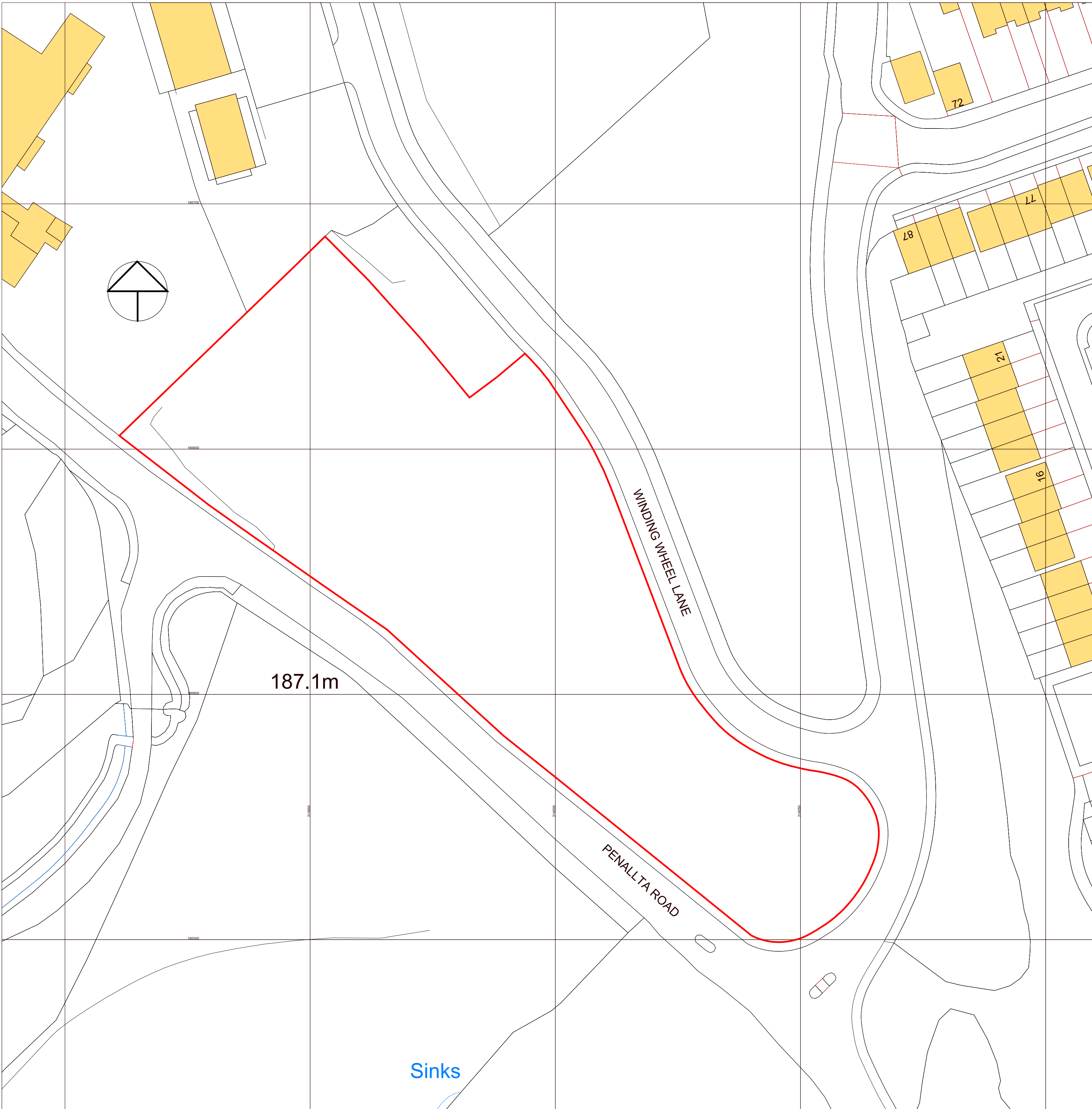
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Site Location Plan
1 : 1250



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Existing Site Plan
1 : 500



A1

Original sheet size

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Client Bluefield Land		Project Penallta Road, Ystrad Mynach		Drawing Title Existing Site Topographic Plan	
Drawing Status PAC		Date 03/26/24		Job No. 2713	
Drawn By: Author		Checked : Checker		Scale: 1 : 500@A1	
				OPT. Drawing No. 00(03)101	
				Rev. 00	
				Unit 2 Chapel Barns Merthyr Mawr Bridgend CF32 0LS spring-consultancy.co.uk 01656 656267	





Proposed Site Plan
1 : 300

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Drawing Status PAC	Date 06.06.2025	Drawn By CL	Checked By CW	Director Scale 1 : 300@A1	Job No. 2713
OPT. Drawing No. 00(03)120		Rev. A		Unit 2 Chapel Barns Merthyr Mawr Bridgend CF32 0LS spring-consultancy.co.uk	

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Proposed Site Plan
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Client Bluefield Land		Project Penallta Road, Ystrad Mynach			Drawing Title Proposed Site Plan		
Drawing Status PAC	Date 06.06.2025	Drawn By: CL	Checked: CW	Director: 1 : 500@A1	Job No. 2713	OPT. Drawing No. 00(03)121	Rev. Unit 2 Chapel Bams Merthyr Mawr Bridgend CF32 0LS spring-consultancy.co.uk T: 01656 456267

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Section B - East
1 : 200



Section A - South
1 : 200



Section C - North
1 : 200



Section D - West
1 : 200



Section F
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Section G
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Drawing Status PAC	Date 03/26/24	Drawn By: Author	Checked : Checker	Director: 1 : 200@A1	Scale: 2713
Job No. 00(03)411		Rev. 00(03)411		Unit 2 Chapel Bams Merthyr Mawr Bridgend CF32 0LS spring-consultancy.co.uk	





Section E
1 : 200



3D View 1



3D View 2



3D View 3



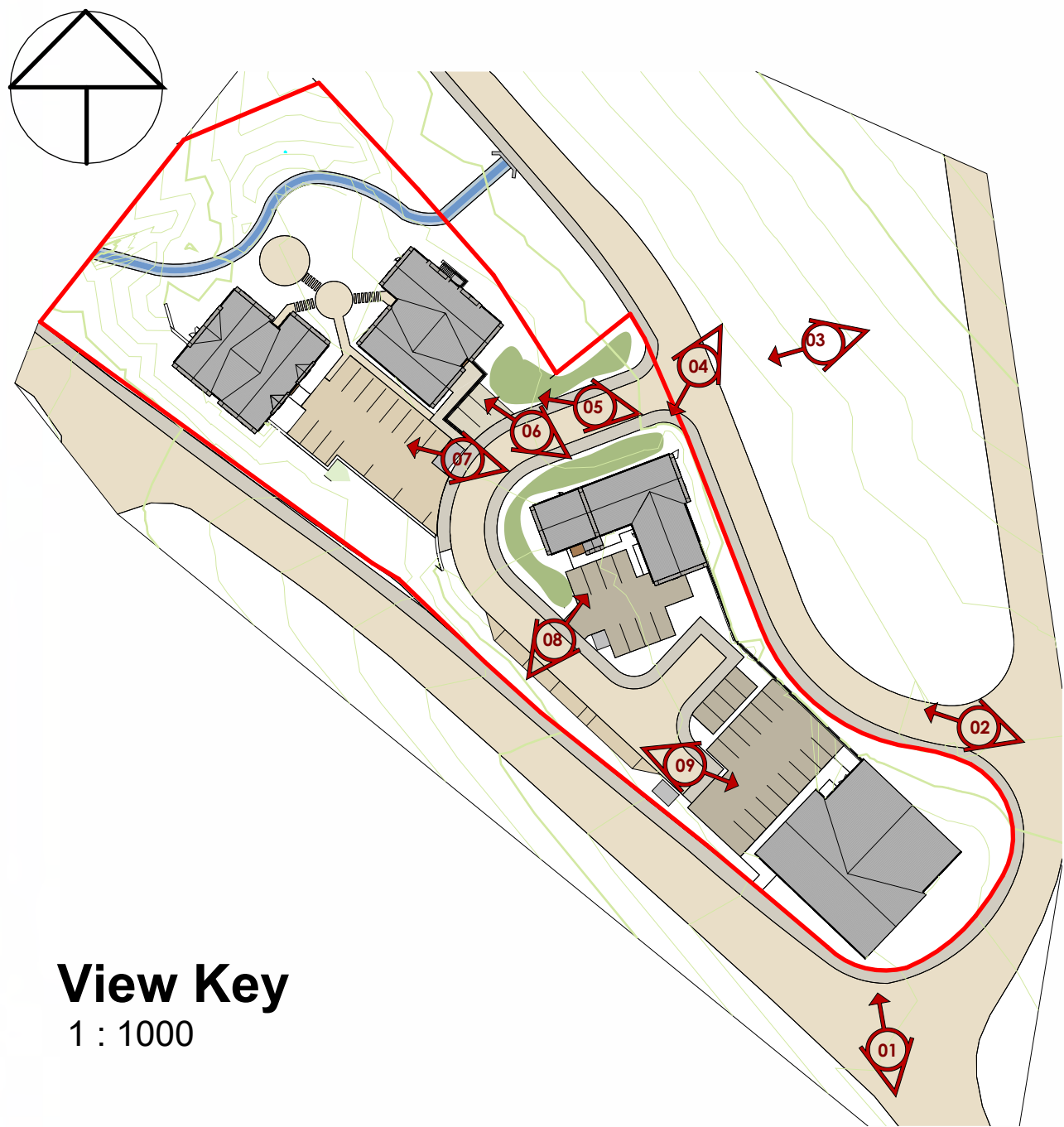
3D View 4



3D View 5



3D View 6



View Key
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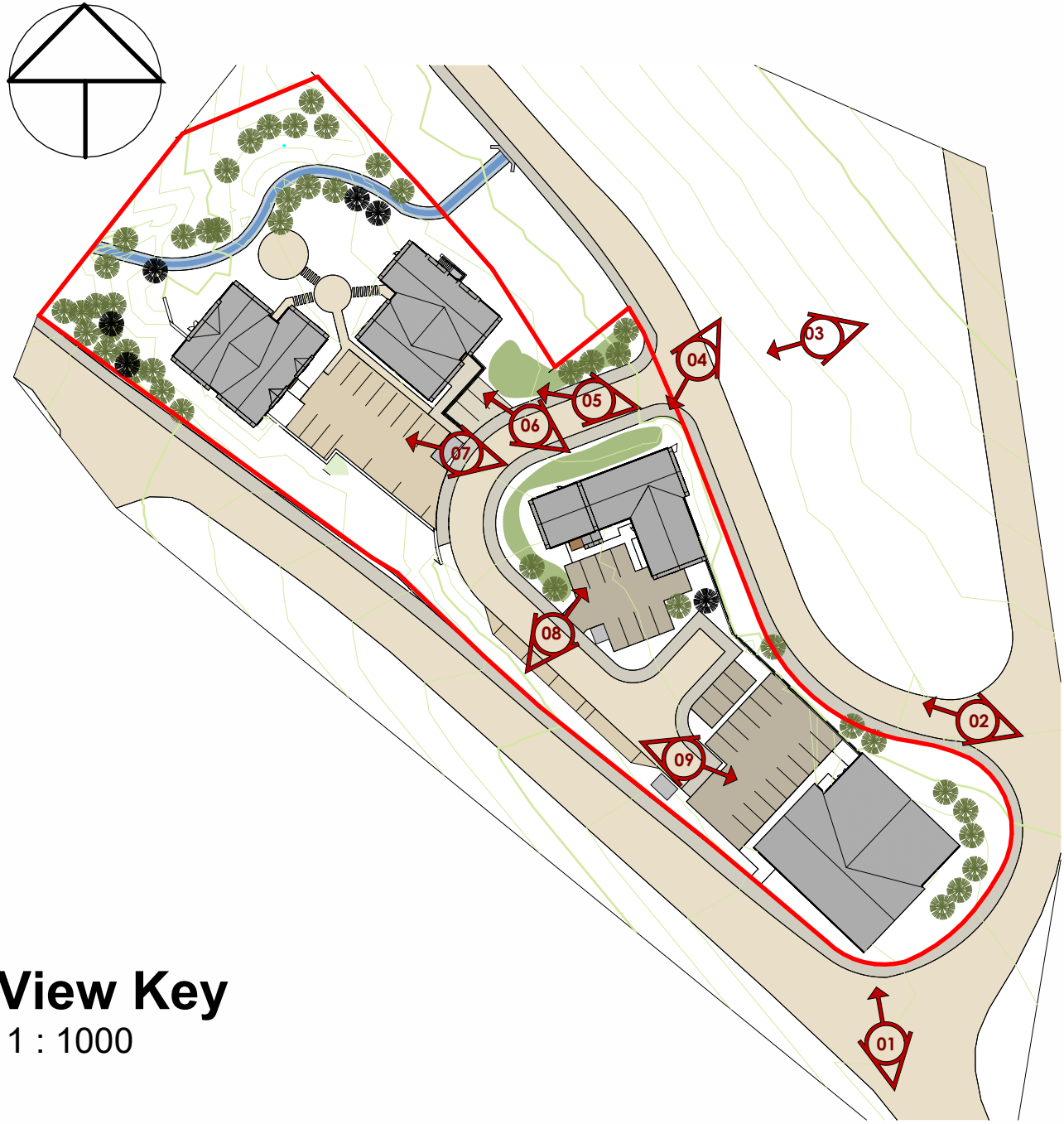
3D View 7



3D View 8



A1
Original sheet size
3D View 9



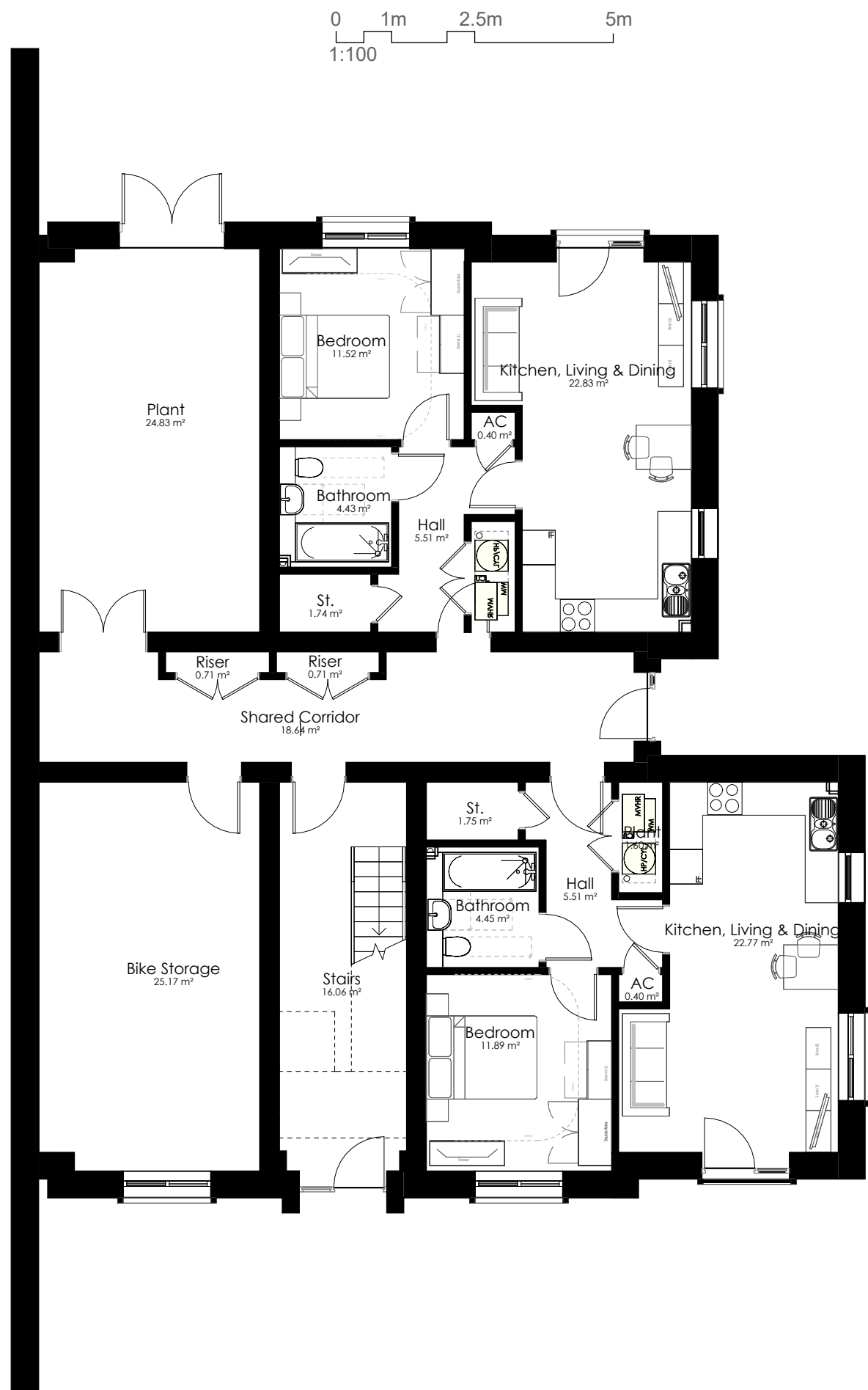
View Key
1 : 1000

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Client Bluefield Land		Project Penallta Road, Ystrad Mynach		Drawing Title Proposed Site Perspectives 02	
Drawing Status PAC	Date 03/26/24	Drawn By Author	Checked : Checker	Director 1 : 1000@A1	Job No. 2713
				OPT. 00(03)501	Rev.
				Unit 2 Chapel Bams Merthyr Mawr Bridgend CF32 0LS spring-consultancy.co.uk	

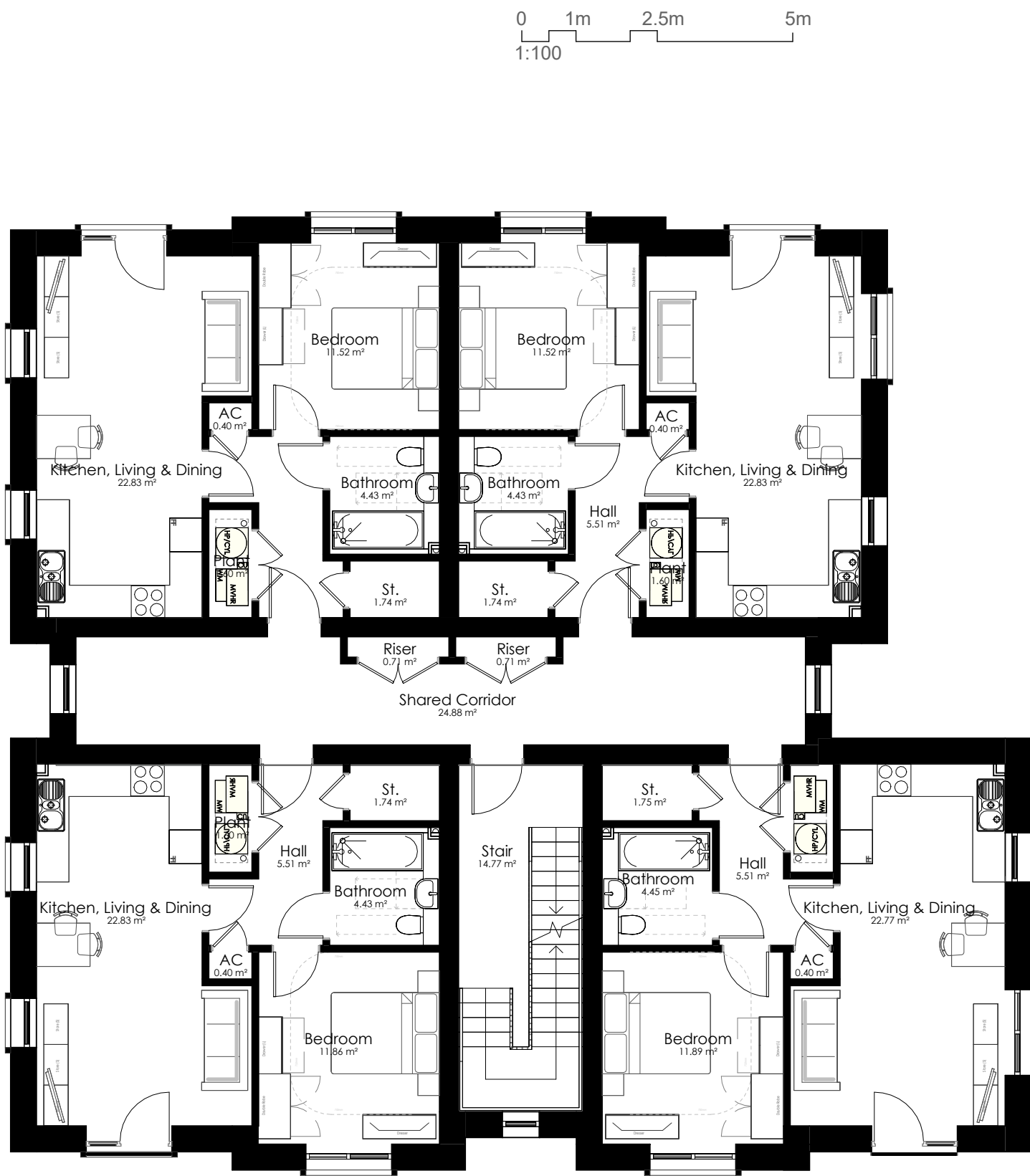


BA(03)300
Ref. dwg
Proposed Elevation 04 - Facing West



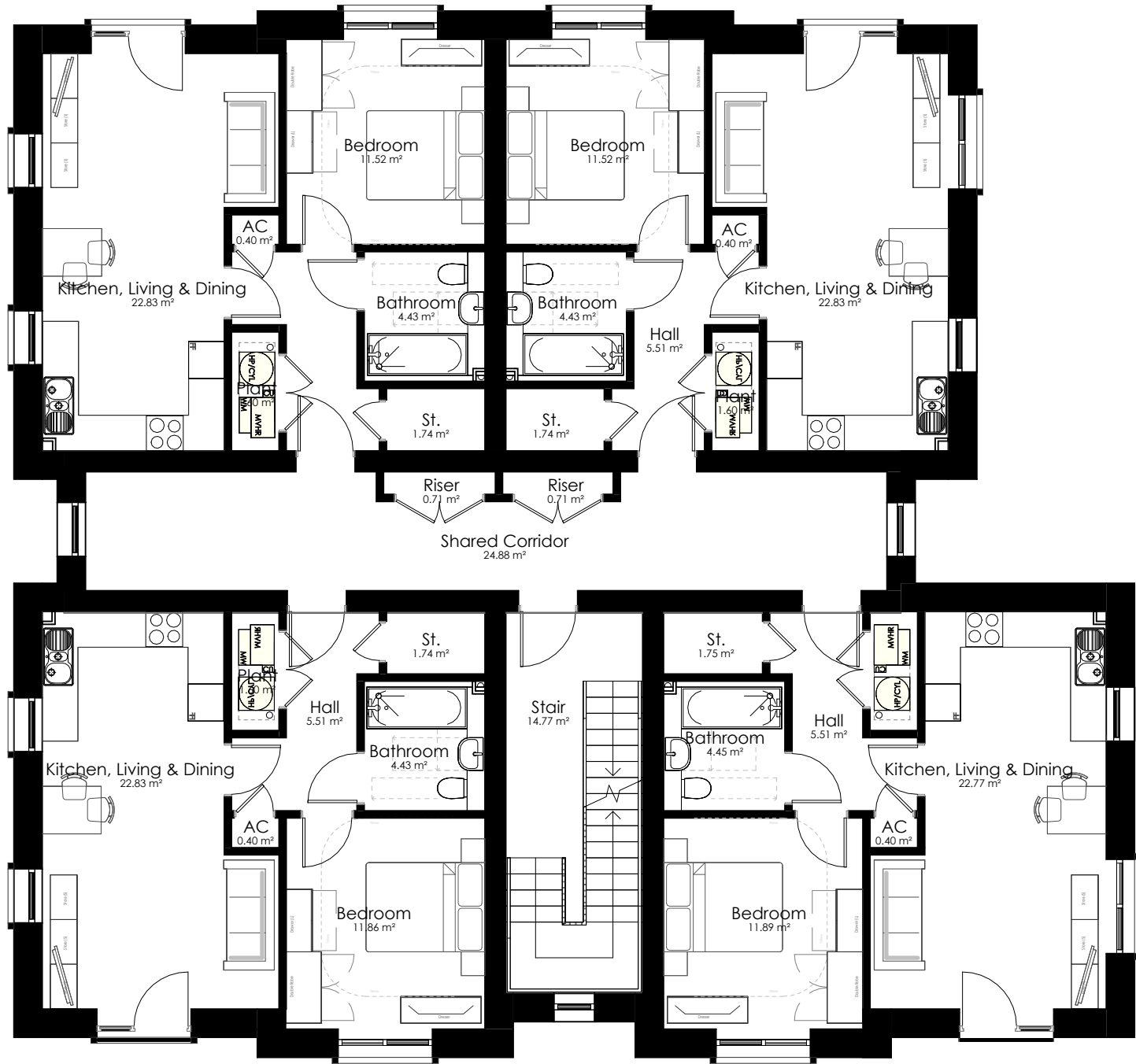
1 Proposed Ground Floor Plan
Scale: 1 : 100

BA(03)300
Ref. dwg
Proposed Elevation 03 - Facing North



2 Proposed First Floor Plan
Scale: 1 : 100

0 1m 2.5m 5m
1:100



3 Proposed Second Floor Plan
Scale: 1 : 100

BA(03)300
Ref. dwg
Proposed Elevation 02 - Facing East

Proposed Elevation 01 - Facing South
Ref. dwg
BA(03)300



1|Proposed Elevation 01 - Facing South

Scale: 1 : 100



2|Proposed Elevation 02 - Facing East

Scale: 1 : 100

Material Notes:
Material Samples and colours of all external finishes shall be submitted to and approved in writing by the planning authority + client prior to commencement of the construction stage on site.

- Multi red brick & texture brick banding
- Smooth faced grey stone
- White silicon render
- Standing seam wall/roof cladding- green copper finish
- Accent grey curtain wall spandrel panels
- Aluminium Windows & Door frames & trims- Grey
- Glazed balcony railings
- Non slip timber effect balcony floor finish
- Slate effect Tiles - black
- Rainwater goods - black
- Green roof areas TBC
- Soffits & fascia boards - white
- Metal railings - grey



3|Proposed Elevation 03 - Facing North

Scale: 1 : 100



4|Proposed Elevation 04 - Facing West

Scale: 1 : 100

A1

Original sheet size

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Client Bluefield Land		Project Penallta Road, Penallta		Drawing Title Block A - Proposed Elevations	
Drawing Status PAC		Date 23.06.25		Drawing No. BA(03)300	
Drawn By: CL		Checked : CW		Director: As indicated@A1	
Job No. 2713		OPT. Drawing No.		Rev. BA(03)300	
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BB(03)300
Ref. dwg

Proposed Elevation 01 - South Facing

0 1m 2.5m 5m
1:100



1 Ground Floor Plan
Scale: 1 : 100

BB(03)300
Ref. dwg

Proposed Elevation 04 - West Facing

0 1m 2.5m 5m
1:100

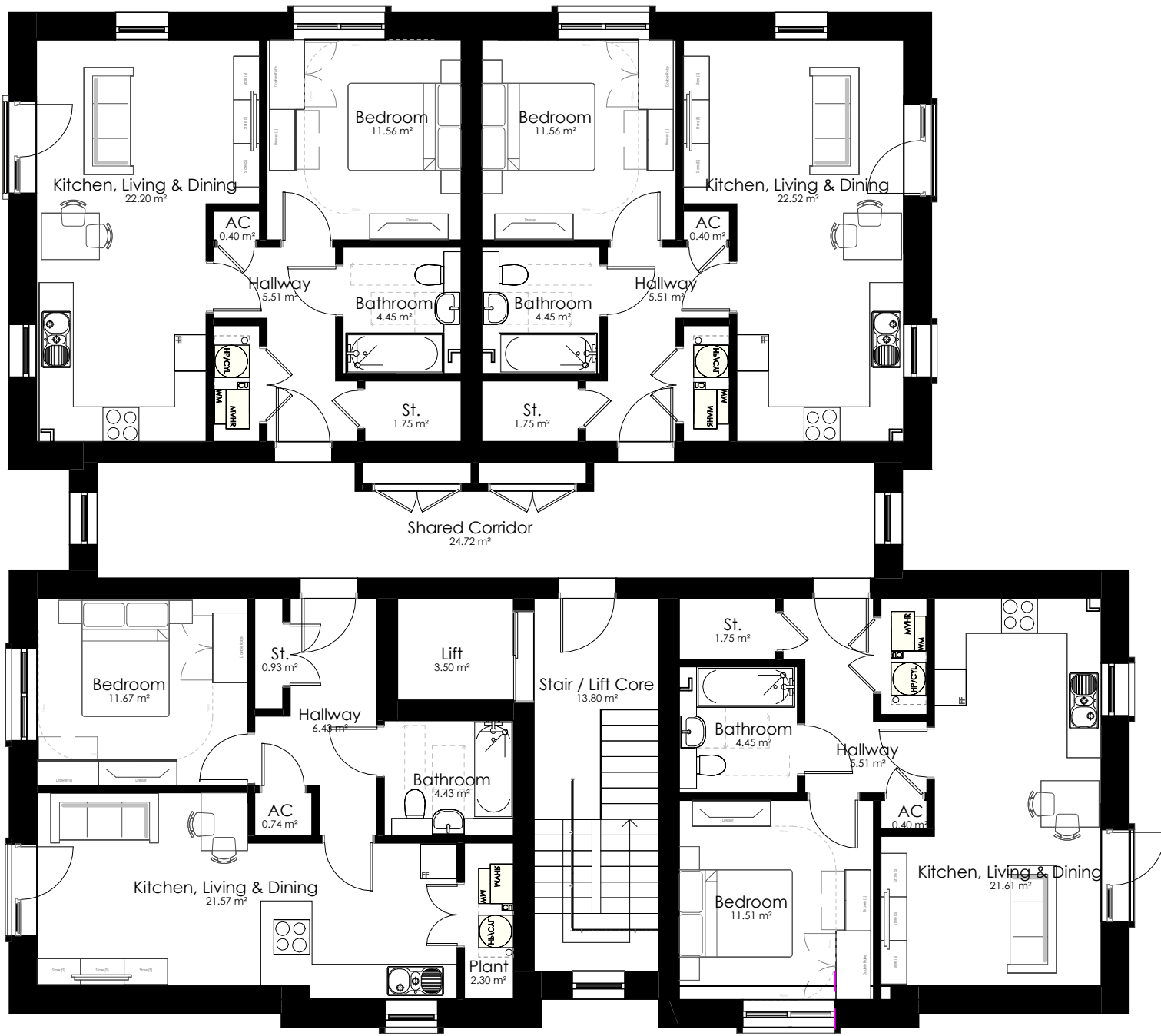


2 First Floor Plan
Scale: 1 : 100

Proposed Elevation 02 - East Facing

Ref. dwg
BB(03)300

0 1m 2.5m 5m
1:100



3 Second Floor Plan
Scale: 1 : 100

Proposed Elevation 03 - North Facing
Ref. dwg
BB(03)300

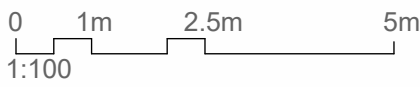
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Original sheet size

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Client Bluefield Land		Project Penallta Road, Penallta		Drawing Title Block B - Proposed Floor Plans	
Drawing Status PAC	Date Dec 2024	Drawn By: CL Checked: CW	Director: CW	Scale 1 : 100@A1	JOB No. 2713
				OPT. BB(03)200	Rev.
				Unit 2 Chapel Bams Merthyr Mawr Bridgend CF32 0LS spring-consultancy.co.uk	

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1|Proposed Elevation 01 - South Facing

Scale: 1 : 100



2|Proposed Elevation 02 - East Facing

Scale: 1 : 100

Material Notes:
Material Samples and colours of all external finishes shall be submitted to and approved in writing by the planning authority + client prior to commencement of the construction stage on site.

- Multi red brick & feature brick banding
- Smooth faced grey stone
- White silicon render
- Standing seam wall/roof cladding- green copper finish
- Accent grey curtain wall spandrel panels
- Aluminium Windows & Door frames & fins- Grey
- Glazed balcony railings
- Non slip timber effect balcony floor finish
- Slate effect Tiles - black
- Rainwater goods - black
- Green roof areas TBC
- Soffits & fascia boards - white
- Metal railings - grey



3|Proposed Elevation 03 - North Facing

Scale: 1 : 100



12|Proposed Elevation 04 - West Facing

Scale: 1 : 100

A1

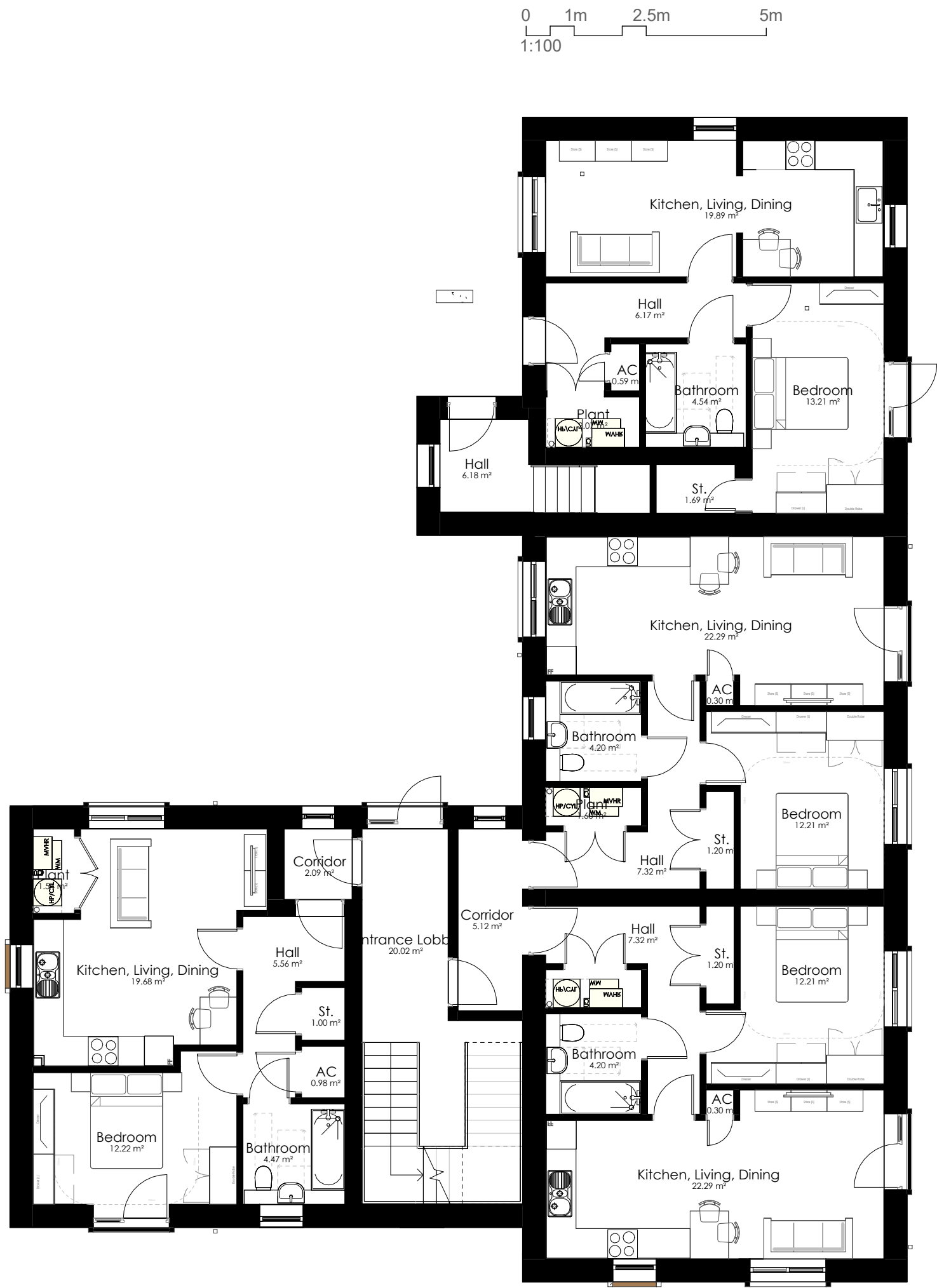
Original sheet size

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Client Bluefield Land		Project Penallta Road, Penallta		Drawing Title Block B - Proposed Elevations	
Drawing Status PAC	Date 23.06.25	Drawn By: CL	Checked : CW	Director: As indicated@A1	Scale: As indicated@A1
Job No. 2713		OPT. - BB(03)300		Rev. Unit 2 Chapel Bams Merthyr Mawr Bridgend CF32 0L3 spring-consultancy.co.uk T: 01656 456267	

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BC(03)300
Ref: dwg
Proposed Elevation 01 - South Facing



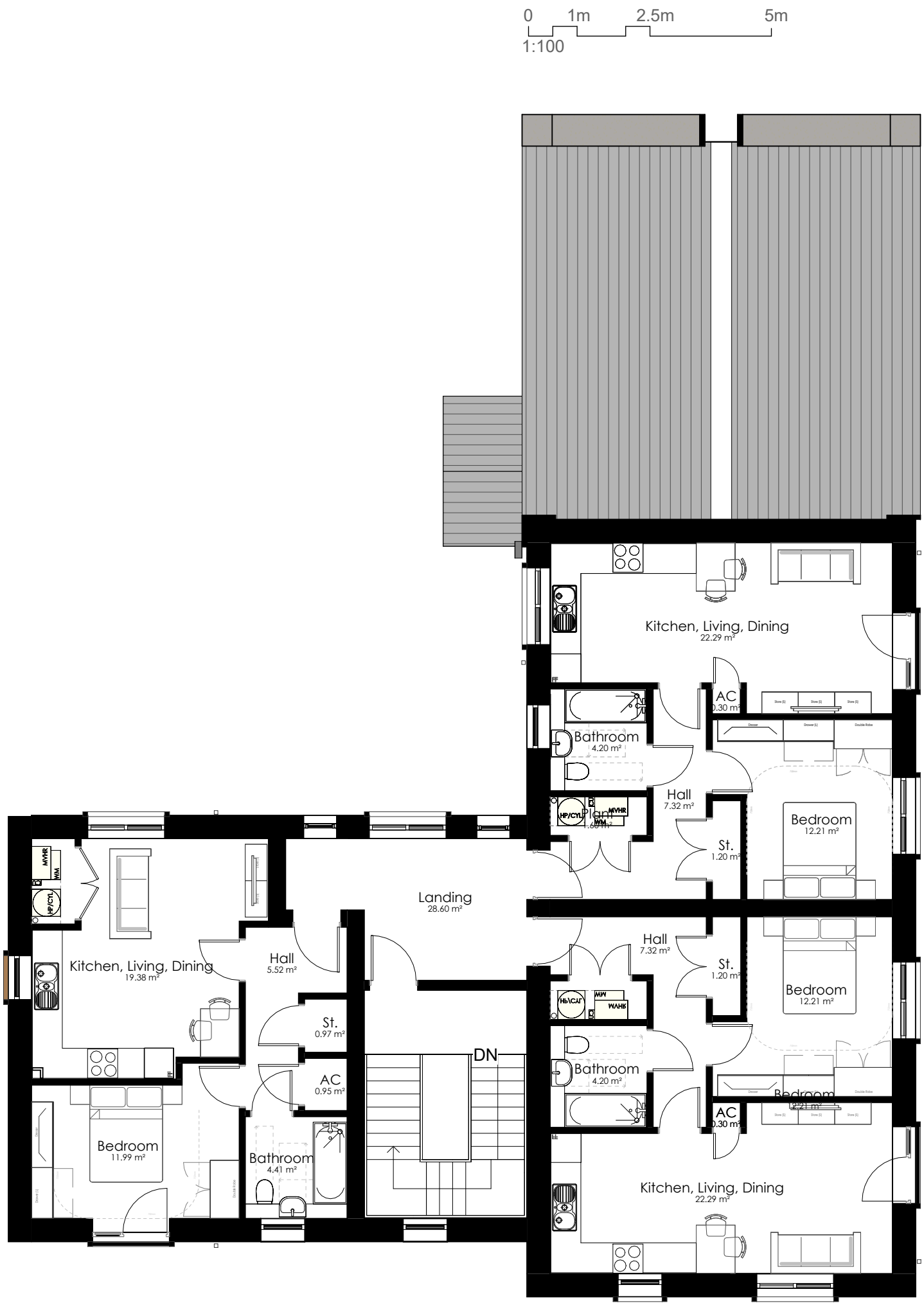
1 Proposed Ground Floor Plan
Scale: 1 : 100

BC(03)300
Ref: dwg
Proposed Elevation 04 - East Facing



2 Proposed First Floor Plan
Scale: 1 : 100

Proposed Elevation 02 - East Facing
Ref: dwg
BC(03)300



3 Proposed Second Floor Plan
Scale: 1 : 100

Proposed Elevation 03 - North facing
Ref: dwg
BC(03)300

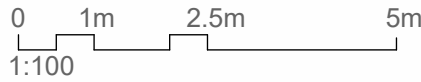
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Original sheet size

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Client Bluefield Land		Project. Penallta Road, Penallta		Drawing Title. Block C - Proposed Floor Plans	
Drawing Status. PAC		Date. 23.06.25		Drawing No. BC(03)200	
Drawn By: CL		Checked: CW		Rev. A	
Director: CW		Scale: 1 : 100@A1		Job No. 2713	
OPT:		Drawing No. BC(03)200		Rev. A	
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1| Proposed Elevation 01 - South Facing

Scale: 1 : 100



2| Proposed Elevation 02 - East Facing

Scale: 1 : 100

Material Notes:
Material Samples and colours of all external finishes shall be submitted to and approved in writing by the planning authority + client prior to commencement of the construction stage on site.

- Multi Buff brick - Half lap running bond with soldier course bandings.
- Fibre Cement Roof
- Accent grey curtain wall spandrel panels
- Aluminium Windows & Door frames & linings - Grey
- Brass effect window surrounds
- Brass effect standing seam cladding inlets
- Metal Railings to balconies
- Rainwater goods - black
- Soffits & fascia boards - Grey
- Metal railings - Grey



3| Proposed Elevation 03 - North facing

Scale: 1 : 100



4| Proposed Elevation 04 - East Facing

Scale: 1 : 100

A1

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Client Bluefield Land		Project Penallta Road, Penallta			Drawing Title Block C - Proposed Elevations		
Drawing Status PAC	Date 23.06.25	Drawn By: CL	Checked: CW	Director: 1 : 100@A1	Job No. 2713	OPT. Drawing No. PL BC(03)300	Rev.
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