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Land adjacent to Theatr Clwyd, Raikes Ln, Mold CH7 1YA

Heritage Impact Assessment

May 2026



Document Control Sheet

Project Name: Joint Archive Facility, Mold

Report title: Heritage Impact Assessment

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1. Introduction

- 1.1 This Heritage Impact Assessment (HIA) has been prepared to support the forthcoming planning application for the construction of a new Archives Facility adjacent to Theatr Clwyd, Raikes Ln, Mold CH7 1YA.
- 1.2 The report has been prepared by KEW Planning, on behalf of Flintshire County Council, to assess the potential heritage impacts arising from the proposed works.
- 1.3 The report is structured as follows and should be read alongside the full suite of planning documents, including the Design and Access Statement and technical drawings:
- **Section 2:** set out the planning policy and guidance in relation to heritage considerations.
 - **Section 3:** details a summary of the site and its surroundings.
 - **Section 4:** sets out the planning history records.
 - **Section 5:** details the factors contributing to the setting of adjoining Heritage Assets in the form of a Setting Assessment.
 - **Section 6:** provides an assessment of heritage assets and their significance, including nearby listed buildings.
 - **Section 7:** sets out the heritage impact

- **Section 8:** contains the heritage conclusions and cumulative impacts.

2. Planning Policy and Guidance

2.1 National and local planning documents have been taken into consideration as part of this proposal. This section summarises the policy framework that is relevant for the consideration of this planning application.

Historic Environment (Wales) Act 2023

2.2 The Historic Environment (Wales) Act 2023 provides the statutory framework for the protection and management of the Welsh historic environment. This includes listed buildings, conservation areas and scheduled ancient monuments.

National Planning Policy - Planning Policy Wales (2024)

2.3 Paragraph 6.1.7 sets out the Welsh Government's objectives *"to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way."*

2.4 Paragraph 6.1.9 explains that *"Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place."*

Technical Advice Note 24 'The Historic Environment' (TAN 24), 2026

2.5 Paragraph 1.6 defines a historic asset as *"an identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape."*

2.6 Paragraph 1.11 explains applicants and relevant organisations are encouraged to apply Conservation Principles when considering works to historic assets, ensuring a clear understanding of heritage values and overall significance. This assessment should take account of evidential, historical, aesthetic and communal values.

2.7 Paragraph 1.15 explains that Heritage Impact Assessments are expected to be proportionate both to the significance of the historic asset and to the degree of change proposed and should include sufficient information to enable both the significance of the asset and the impact of change to be understood.

2.8 Paragraph 1.26 sets out that *"For any development within the setting of an historic asset, some of the factors to consider and weigh in the assessment include:*

- *The significance of the asset and the contribution the setting makes to that significance*
- *the prominence of the historic asset*
- *the expected lifespan of the proposed development*
- *the extent of tree cover and its likely longevity*
- *non-visual factors affecting the setting of the historic asset such as noise.”*

2.9 Paragraph 1.29 confirms that *“The planning authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses received from consultees as part of this process. A judgement has to be made by the consenting authority, on a case-by-case basis, over whether a proposed development may be damaging to the setting of the historic asset, or may enhance or have a neutral impact on the setting by the removal of existing inappropriate development or land use.”*

Cadw Heritage Impact Assessment in Wales, 2017

2.10 Section 3 explains that *“the basic stages of heritage impact assessment, whatever the size and scope of the project should:*

1. *explain your objective and why changes are desirable or necessary*
2. *understanding the significance of your historic asset*
3. *identifying your proposed changes*
4. *assessing the impact of your proposals*
5. *setting out the reasoning behind your preferred option, including your design concepts and principles, in the light of the assessment process”*

2.11 Section 4.2 relates to understanding significance. It explains that in order to analyse an asset’s value, it is important to understand its heritage value which can be divided in:

- Evidential/archaeological interest – either known or the potential to yield.
- Historic interest – illustrating or associated with past lives or events.
- Architectural/artistic interest – the design and aesthetics of a place, either consciously or fortuitously created.

- Communal interest – how a place may be cherished by the people and communities who relate to them.

Setting of Historic Assets in Wales, 2017

2.12 This document highlights the definition of ‘setting’ set out in TAN24, adding that setting may include a range of factors:

- *“Functional and physical relationships with other structures/historic assets and how these have changed over time*
- *topographic features that influenced its location*
- *physical character of the surrounding landscape or townscape, including any formal design or land use*
- *the original layout of the historic asset and how this has changed*
- *potential buried or archaeological elements surrounding the historic asset*
- *views to, from and across the historic asset or place*
- *formal or planned vistas*
- *the prominence of the historic asset in views throughout the surrounding area*

- *views associated with the aesthetic, functional or ceremonial purpose of the asset; for example, defensive sites, beacons or designed landscapes*
- *historical, artistic, literary, place name, cultural or scenic associations might all contribute to the significance of a historic asset*
- *other sensory elements – noise or smell associated with the historic asset*
- *tranquillity, remoteness, ‘wildness’”.*

2.13 Section 4 explains that the assessment of the impact of a proposed change or development within the setting of historic assets should be carried out in four stages:

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

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

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

2.14 This document informs “*Cadw’s approach to the protection and management of the historic environment as a whole.*” It sets out six conservation principles which should guide Cadw in the development and management of historic sites, and that should also be used by local authorities, property owners, developers and consultants in the decision making process:

- *“Historic assets will be managed to sustain their values.*
- *Understanding the significance of historic assets is vital.*
- *The historic environment is a shared resource.*
- *Everyone will be able to participate in sustaining the historic environment.*
- *Decisions about change must be reasonable, transparent and consistent.*
- *Documenting and learning from decisions is essential.”*

Local Planning Policy – Flintshire Local Development Plan (LDP) 2015–2030

Relevant policies to this development proposal are:

- *Policy EN8: Built Historic Environment and Listed Buildings*
- *Policy EN9: Development in or Adjacent to Conservation Areas*
- *Policy EN10: Buildings of Local Interest*

Supplementary Planning Guidance (SPG) No. 6: Listed Buildings

3. Understanding the Site

Site Location

3.1 The site comprises of a grassed area located directly adjacent to the East Wing of Theatr Clwyd, which has an elevated position in the surrounding context. The site contains several established trees and is surrounded on all sides by access roads, which lead to Theatr Clwyd itself, but several civic buildings in the vicinity. The site has remained largely undeveloped, with the exception of the temporary placement of a performance village during wider development works at Theatr Clwyd.

Heritage Designations

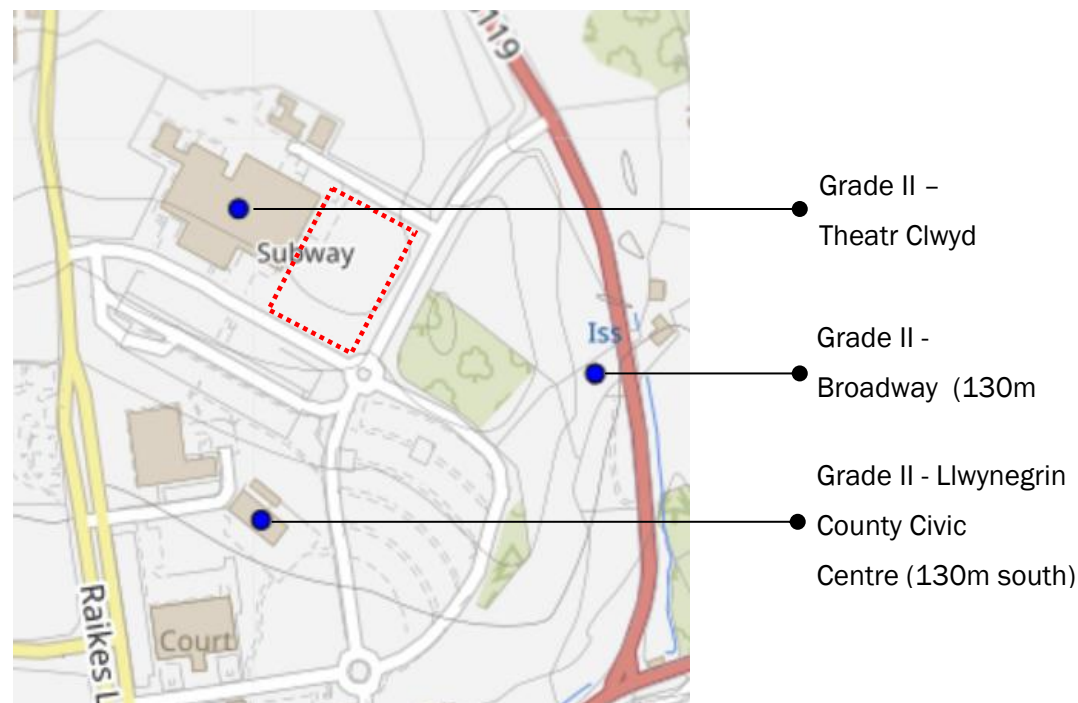
3.2 The application site does not carry any heritage designations, but is located within proximity to several heritage assets.

- Grade II – Theatr Clwyd (directly East)
- Grade II - Llwynegrin County Civic Centre (130m south)
- Grade II - Broadway (130m East)

3.3 Grade II listed Llwynegrin County Civic Centre (approximately 130m to the south) and Grade II listed Broadway (approximately 130m to the east) have been scoped out of this assessment. This is due to their separation distance from the site, combined with the presence of intervening tree belts, established

landscaping and variations in topography, which limit their visual relationship with the proposed development and associated verified views. As such, it is not considered that the proposals would impact upon their setting or significance.

Figure 2: Listed buildings in proximity to the site



Grade II – Theatr Clwyd

- 3.4 Theatr Clwyd in Mold, Flintshire, is a Grade II listed post-war civic theatre designated on 11 June 2019, recognised for its special architectural and historic interest as a major example of publicly funded arts and theatre architecture in the UK. Designed by R. W. Harvey and opened in 1976 as the Clwyd Theatre and Educational Technology Centre. It was built to provide performance spaces, studios, galleries and community facilities, and is largely intact in its original form. The building's modern design features of steel framing with red brick, glazed elements and lead roofs, with interlocking volumes correspond to its varied functions. It survives as a key example of post-war civic arts provision and reflects significant developments in theatre design and cultural policy in the mid-20th century

Grade II - Llwynegrin County Civic Centre

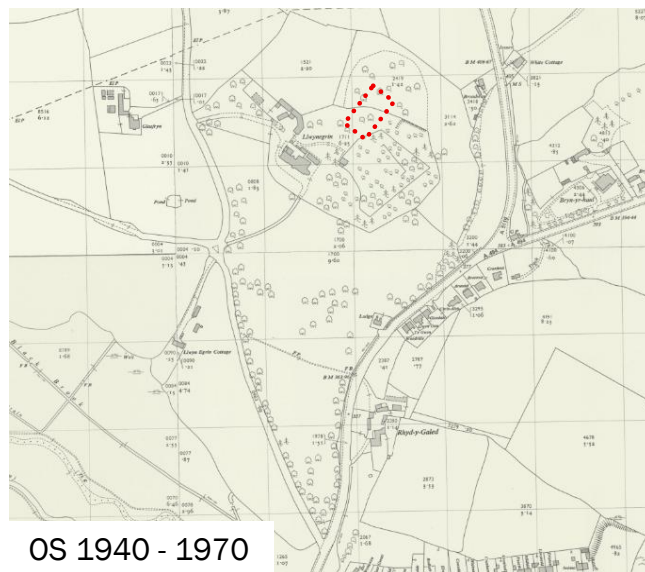
- 3.5 Llwynegrin County Civic Centre, Mold (Cadw Listed Building ID 407), is a Grade II listed building designated on 30 March 1987. Originally built in 1830 to the designs of Thomas Jones of Chester for Philip Davies Cooke of Gwysaney, it was constructed as a Tudor-style dowager house and now forms part of the Civic Centre complex.

- 3.6 The building is characterised by its Tudor architectural detailing, including gabled bays, a central ashlar porch, slate roofs with decorative bargeboards, and mullioned and cross windows. Although altered and extended, and now adapted for office use, it retains its historic character. It is listed for its architectural interest as a notable example of early 19th-century Tudor-style domestic architecture in Mold.

Grade II - Broadway

- 3.7 Broadway, Mold (Cadw Listed Building ID 405), is a Grade II listed domestic house designated on 30 March 1987. The house dates from the early to mid-19th century and is constructed in Flemish bond brick with a slate roof. It is a two-storey, two-window dwelling with 16-pane timber sliding sash windows set beneath stone lintels with stone sills. The building has simple eaves and moulded chimney stacks, contributing to its restrained vernacular character. The entrance features a square-headed doorway with a broad plank door, and there is a later gabled outshut extension to the left side.
- 3.8 The building is listed as a scarce and largely unspoilt example of a plain 19th-century vernacular house. Its significance derives from its survival in relatively intact form and its representation of modest domestic architecture typical of the period in Mold

Figure 4: Historical Development of the Site



4. Planning History

4.1 Desktop research on the statutory planning register reveals only two planning application records for the site (ref: 063709 and ref: 063710), including a complex set of records relating to Theatr Clwyd itself. Due to the complex application history of Theatr Clwyd, the table below sets out only recent planning history record of the site (2019-present).

Table 1 – Planning application records of the site

No.	Reference	Description	Status	Date
1	060598	Listed Building Application - Extension and refurbishment including demolition of central staircase at front of building.	Approved	10 Jun 2020
2	060598	Extension and refurbishment including Demolition of central staircase at front of building.	Approved	11 Jun 2020
3	062786	Listed Building Application for extension and refurbishment of Theatr Clwyd, built in 1976 and listed in 2019. Internal alterations.	Approved	25 Aug 2021
4	062785	Extension and refurbishment of Theatr Clwyd, built in 1976 and listed in 2019. Internal alterations and refurbishment throughout.	Approved	26 Aug 2021
5	063710	Listed Building Application for the erection of a temporary performance village adjacent to a listed building.	Approved	27 Jan 2022
6	063709	Erection of a temporary performance village adjacent to a listed building.	Approved	27 Jan 2022
7	FUL/000741/23	Erection of a 1000 seat big top tent and associated Marquee's to provide temporary foyer space and toilets.	Approved	06 Oct 2023
8	ADV/000497/25	Proposed external sign, internally illuminated, with colour and brightness.	Approved	17 Jul 2025

5. Factors contributing to the setting of Theatr Clwyd

Methodology

5.1 This Setting Statement has been prepared in accordance with Cadw's guidance *Setting of Historic Assets in Wales (2017)* and follows the principles set out within *Planning Policy Wales* and *Technical Advice Note 24: The Historic Environment*. The purpose of the assessment is to identify and evaluate the contribution that setting makes to identified historic assets and to establish how that setting is experienced and understood.

5.2 Cadw defines setting as the relationship of a historic asset to the surrounding landscape or townscape. In order to understand how the setting of adjoining assets contribute to their significance the setting of such assets has been considered against Cadw's factors of setting:

- functional and physical relationships with other structures/historic assets and how these have changed over time
- topographic features that influenced its location
- physical character of the surrounding landscape or townscape, including any formal design or land use
- the original layout of the historic asset and how this has changed

- potential buried or archaeological elements surrounding the historic asset
- views to, from and across the historic asset or place
- formal or planned vistas
- the prominence of the historic asset in views throughout the surrounding area
- views associated with the aesthetic, functional or ceremonial purpose of the asset; for example, defensive sites, beacons or designed landscapes
- historical, artistic, literary, place name, cultural or scenic associations might all contribute to the significance of a historic asset
- other sensory elements – noise or smell associated with the historic asset
- tranquillity, remoteness, 'wildness'

Theatr Clwyd Setting Assessment

5.3 The setting of Theatr Clwyd is defined by its elevated position and its relationship with the wider civic complex developed within the former grounds of Llywnegrin. The Theatr occupies the highest point within the complex and was the last element of the civic complex to be completed.

- 5.4 The Theatr's elevated siting, combined with its spatial separation from surrounding buildings is considered to contribute to its prominence and legibility as a landmark within the complex. The openness of its immediate surroundings, together with approach routes from Raikes Lane and wider views across Mold form key aspects of its setting contributing to how the building is experienced.
- 5.5 Key views towards the Theatr emphasise its massing and stepped roofline, including the fly tower and auditorium volumes, which mirror the Theatr spaces below.
- 5.6 Equally important are inward and outward views across the complex which are framed by the open space to the East (the subject of this forthcoming application) and the buildings elevated positioning. Both of which contribute to the Theatr's perceived importance and identity as a cultural destination within the civic complex.
- 5.7 The aspects of setting most sensitive to change are considered to be:
- Theatr Clwyd's landmark siting.
 - The openness of Theatr Clwyd's immediate surroundings.
 - Theatr Clwyd's visual dominance within the civic complex.
- Legibility of architectural form and relationship within the wider civic complex.

Figure 5: Theatr Clwyd



Figure 6: Theatr Clwyd immediate setting in relation to the application site



6. Analysis of Significance

Methodology

- 6.1 This section provides an assessment of the heritage significance of identified scheduled ancient monuments and heritage assets, including the proposals impact upon them.
- 6.2 Planning Policy Wales (Edition 12) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This includes consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.
- 6.3 In accordance with Technical Advice Note (TAN) 24: The Historic Environment and Cadw's Heritage Impact Assessment guidance, applicants are required to identify and describe the significance of any historic asset that may be affected by a proposal, including the contribution made by its setting. This provides the baseline against which the impact of the proposed development can be assessed.
- 6.4 As such, the methodology used in this assessment of significance derives CADW Heritage Values (Heritage Impact Assessment in Wales, 2017) whereby inter-related heritage values may be attached to a place.

CADW Heritage Values (Heritage Impact Assessment in Wales, 2017)

Evidential value - the extent to which the physical fabric tells how and when your historic asset was made, how it was used and how it has changed over time. There may be buried or obscured elements associated with your historic asset which may also be an important potential source of evidence.

Historical value - the way in which an historic asset may illustrate a particular past way of life or be associated with a specific person or event; there may be physical evidence for these connections which it could be important to retain.

Aesthetic value - the design, construction and craftsmanship of an historic asset. This can also include setting and views to and from the historic asset, which may have changed through time.

Communal value - an historic assets particular significance to people for its commemorative, symbolic or spiritual value, or for the part it has played in local cultural or public life. This will be particularly important in the case of buildings in public use or sites where public access must be maintained or improved

- 6.5 The assessment of significance of adjacent heritage assets has been based off a scale of significance that derives from national policy/guidance and best practise, as shown in Table 2.

Table 2: Levels of significance Criteria

Significance Level	Description
Very High	Asset of exceptional importance. Usually nationally or internationally designated rare, with outstanding architectural, historic, evidential, or communal value. Change would require exceptional justification.
High	Asset of substantial importance. Contributes strongly to understanding the historic environment, townscape, or local identity. Includes well-preserved listed buildings or assets of regional/national interest. Sensitive to change; alterations could have notable impact.
Medium	Asset of moderate importance. Provides some understanding of heritage value or character; may retain certain original features or historical associations but less exceptional than High or Very High assets. Change may be acceptable if carefully managed.
Low	Asset of limited importance. Contributes minimally to heritage understanding or local character. May be of local interest only, with limited integrity or rarity. Change would have limited impact.
Neutral	Asset has no identifiable heritage value. Neither enhances nor detracts from the historic environment. Changes have minimal or no impact.

Detrimental	Asset detracts from heritage significance. May harm setting, character, or appreciation of nearby heritage assets. Alterations that remove or mitigate the negative features are generally considered beneficial.
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Theatr Clwyd

Evidential Value

- 6.6 The evidential value of Theatr Clwyd lies in its surviving fabric as a purpose-built late 20th-century theatre. The building provides evidence of the design, construction methods, and materials associated with buildings of this period, which includes steel frame construction, brick, glazing and lead capping.
- 6.7 Its plan form and internal organisation demonstrate the functional requirements of a modern theatre, including the relationship between performance, audience, and support spaces. The arrangements of the building’s volumes reflect the operational needs of the building and remains legible in the building’s appearance and form.
- 6.8 Overall, with the exception of modern additions, the buildings principal elements of its design, construction layout and its historic but continued use of the building remain. Therefore, the Theatr is considered to have *medium evidential value*.

Historical value

- 6.9 The historical value of Theatr Clwyd is primarily illustrative. As identified by the listing description, it represents an important example of a civic theatre from the “*heyday of post-war theatre construction*”, reflecting wider investment in cultural infrastructure and publicly funded arts provision, reflecting post-war investment in civic and cultural infrastructure and the expansion of publicly funded arts provision across the UK.
- 6.10 The building also derives significance from its relationship with the wider Mold Civic Centre complex. It was the final major phase of development, constructed between 1969 and 1976, and occupies a prominent position at the highest point, effectively “*crowning*” the group of civic buildings including the Shire Hall, Law Courts and Library. This functional and spatial relationship enhances its historic value as part of a coordinated programme of post-war civic development.
- 6.11 Overall, its *historical value is considered medium to high*, reflecting both its role within a significant post-war civic complex and its illustration of national trends in publicly funded cultural provision.

Aesthetic Value

- 6.12 Theatr Clwyd possesses aesthetic value through the architectural quality and compositional clarity of its design. Designed by R. W. Harvey and opened in 1976, the building reflects the architectural language of late 20th-century civic architecture. Its design expresses its specialised function as a producing theatre through the articulation of volumes corresponding to performance and support spaces. The massing clearly demonstrates the legibility of the internal hierarchy of spaces, including the auditorium and fly tower, which are expressed externally as dominant elements overall mass and roofscape.
- 6.13 The use of blocked massing and robust materials, including brick and lead, contributes to the buildings perceived permanence, whilst the use of leadwork provides a distinctive capping of the building’s distinct volumes. Whilst the contrast associated with the softer modern form of the newly completed glazed foyer area contributes to the building’s character and visual interest.
- 6.14 The relationship between solid forms and fenestration reinforces the legibility of internal arrangements and circulation.
- 6.15 The aesthetic value of Theatr Clwyd generally derives from the survival of the buildings principal forms, which allow for an understanding to be an intentional architectural statement of its

time. As a result, the Theatr is considered to have a *high aesthetic value*.

Communal Value

- 6.16 The building has a strong communal value as a major cultural venue serving Mold, Flintshire and North Wales. Since opening, it has functioned as a centre for performance, education and community engagement. Its ongoing use as a theatre contributes to its social and cultural significance, reflecting continued public and community use. The communal value of the building is closely linked to its continued operational role as a theatre and arts centre set within a wider civic site, which attracts group communal value. As such, the proposal is considered to attract a *high communal value* as an operational public Theatr and gathering place, which as a result of recent development now has a broader offering of public, restaurant and cafe space, which complement the continued operation of the venue as a Theatre.

Overall Significance

- 6.17 Theatr Clwyd has *high overall heritage value*, reflected in its designation as a key example of a post-war civic theatre in Wales and one of the most important of its type in the UK. Its significance stems from its easily readable architectural massing

and design, which expresses its function and placement within the wider civic complex. It also holds a strong communal value as a well-established regional cultural venue.

7. Heritage Impact

Summary of proposals

- 7.1 The proposals comprise the construction of a new archive facility, together with associated landscaping, access and parking arrangements.
- 7.2 The proposed archive facility is designed to respond to the architectural character of Theatr Clwyd, which is composed of a series of articulated volumes. The proposal comprises two principal elements reflecting its function: a two-storey office and public-facing component to the front, and a more enclosed archive store to the rear.
- 7.3 The principal elevation adopts red brick, referencing the local context consistent with the existing Theatr and its recent additions, whilst the proposal also includes a horizontal emphasis in its detailing of the canopy fascia and fenestration. This is complemented by a three dimensional stone rain screen cladding, which define the secondary volumes and reinforce the distinction between public and functional spaces.
- 7.4 The archive store is expressed as a more solid, recessive volume set behind the principal frontage, reflecting its secure and inward-facing use.
- 7.5 A projecting steel frame extends off the front elevation as a prominent architectural feature, incorporating deep red Brise Soleil aluminium louvres to complement Theatr Clwyd's exposed frame.
- 7.6 Landscaping proposals incorporate grassed areas, native trees and shrubs, ornamental and wildflower planting, seasonal bulb swathes, and flowering lawn meadow mixes. Perennial planting, neutral grassland, and wildflower meadow areas support biodiversity, while existing trees with root protection areas will be retained where possible, with any losses mitigated through replacement planting. Sustainable drainage measures, including swales, are integrated throughout, supporting ecological connectivity and habitat features, such as bee bars and felled timber, while reinforcing the overall visual character of the site.
- 7.7 To provide separation between the archive facility and Theatr Clwyd, the proposal includes a landscaped area, to be developed in coordination with the final landscape design of the wider Theatr Clwyd Masterplan, which is nearing completion. This space would incorporate seating and interpretive elements arranged along a plaza-like route, framing the pedestrian approach to the archive building.
- 7.8 Vehicular access will be provided from the west via a new junction, connecting to the existing road currently serving the

goods and servicing entrance for Theatr Clwyd. This access will also facilitate servicing and parking for the new facility.

7.9 The proposed parking layout includes five spaces, of which two are designated for disabled users. Covered cycle parking will be provided adjacent to the disabled bays.

7.10 The site layout also incorporates a covered refuse store and a substation, located in the north-western corner. A walkway will connect this area to the front access, while staff will have dedicated access to the rear of the office space.

Objective of the proposals

7.11 Given the lack of storage, minimal opportunities for growth, escalating costs and building limitations, staying at Ruthin Gaol and Hawarden Rectory do not represent long-term and sustainable options for the joint archive service. The huge potential for more and a wider range of people across the region to engage in documentary history is difficult to realise within the current facilities. A move to a purpose-built net carbon zero archive centre provides NEWA with the best opportunity to look after the rich documentary heritage for north east of Wales for generations to come and to put people at the heart of the service operations.

7.12 An outline of the Councils (Flintshire & Denbighshire) objectives for the Joint Archive Facility include:

Functional Objectives

- Provide a resilient, future-proofed archive repository capable of meeting long-term preservation, cataloguing, with access requirements.
- Improve public access to local heritage through education, exhibitions, and engagement facilities.

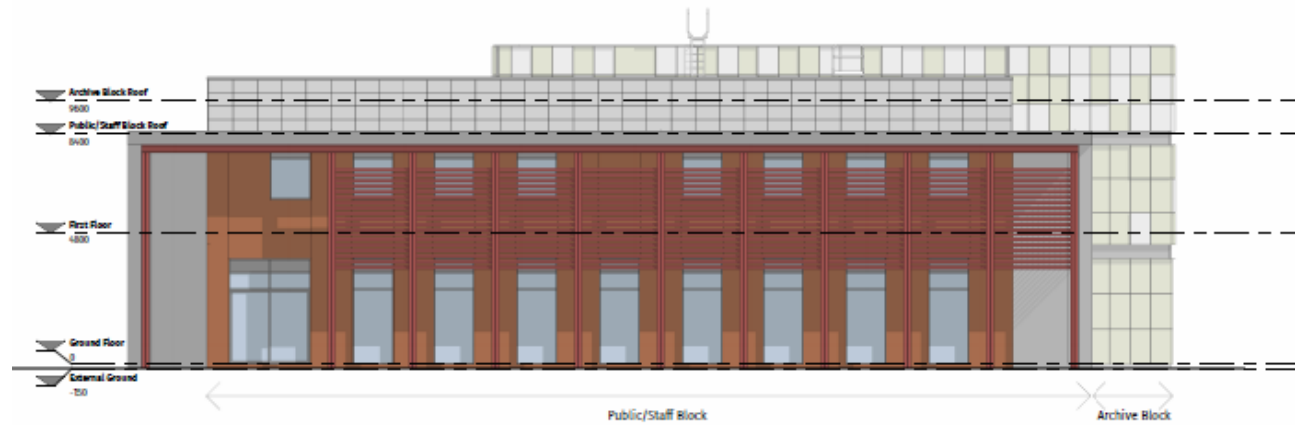
Operational Objectives

- Consolidate two separate archive services into one efficiently managed facility.
- Ensure compliance with all relevant conservation standards and public-service operational policies.

Sustainability & Funding Objectives

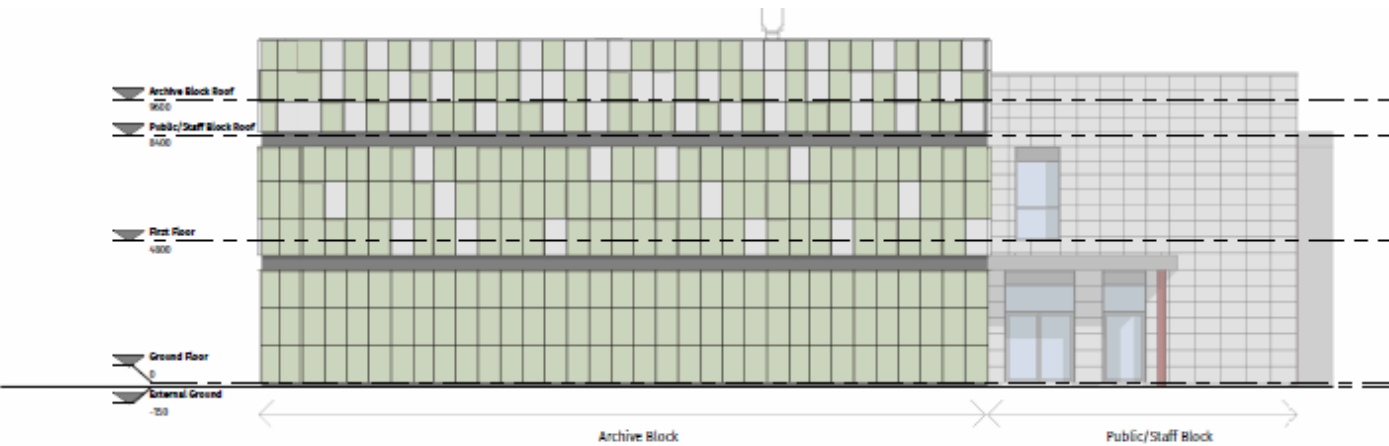
- Meet Net Zero Carbon in Operation.
- Deliver environmental sustainability good practice, bilingual outputs, and community engagement.

Figure 6 : Proposed Elevations



1 | South-West Elevation

SCALE: 1:100



2 | North-East Elevation

SCALE: 1:100

ELEVATION MATERIAL LEGEND

- 

Aluminium Polyester Powder Coated Rainscreen Cladding Panels - Varied depths
Colour : Pale Green & Limestone
- 

Limestone Rainscreen Cladding Panels
Colour : Natural Limestone
- 

Facing Brickwork
Colour : Mixed buff/red brick to Match Theatr Clwyd
- 

Exposed Steelwork
Colour: Deep red to match Theatr Clwyd exposed steelwork
- 

Brise Soleil Aluminium Louvres
Colour : Deep red to match Theatr Clwyd exposed steelwork
- 

Entrance Canopy & Flank Walls
Colour coated metal cladding
Colour : Mid Grey RAL 7001

Figure 7: Proposed Streetview



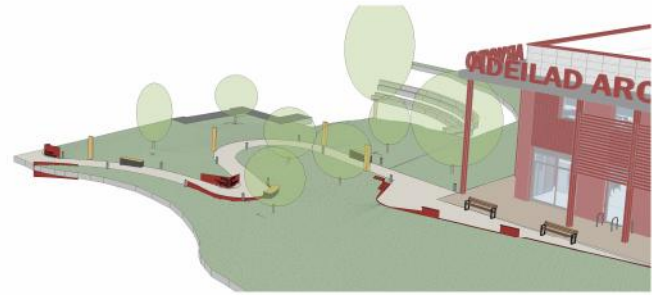
Figure 8: Proposed landscape design and separation between Theatr Clwyd and proposed Joint Archive Facility



1 Entrance General Arrangement
1:100






















2 3D View 1



3 3D View 2



LEGEND

-  **Existing Tree with RPA - Retained**
Refer to Arboriculture Report for more detailed information
-  **Existing Tree with RPA - Removed**
Refer to Arboriculture Report for more detailed information
-  **Proposed Tree**
Refer to Detailed Planting Plan dwg 1030 for more information
-  **Vehicular Asphalt (Porous)**
Vehicular grade tarmac.
Refer to Engineers Design and Detail Pack for further details
-  **Pedestrian Asphalt**
Pedestrian grade tarmac.
Refer to Engineers Design and Detail Pack for further details
-  **Resin Bound Gravel (Porous)**
Buff / grey colour mix resin bound gravel surfacing with steel edge to tie in with Theatre material palette
-  **Pedestrian Paving**
Dutch Brick Paver in the colour 'SeptimA Automne' from Vande Moortel or similar approved to tie in with Theatre material palette
-  **Loose Decorative Gravel**
Decorative buff coloured gravel to feature sign edging
-  **1 Entrance Feature Signage with up lighting**
Refer to Landscape Features dwg 1031 for further details
Steel edging, polyester powder coated to match architectural palette with floor mounted uplight from Faro Barcelona or similar approved
-  **2 Metal Edging**
Refer to Landscape Features dwg 1031 for further details
Steel edging, polyester powder coated to match architectural palette
-  **3 Mid Path Feature Signage**
Refer to Landscape Features dwg 1031 for further details
Steel edging, polyester powder coated to match architectural palette
-  **4A Edge Integrated Bench**
Integrated seating built into metal edging with timber tops from Logic or similar approved
-  **4B Standalone Bench**
Standalone seating with timber tops from Logic or similar approved
-  **5 Interpretation Bench (with audio)**
Refer to Headland drawings for further details
-  **6 Interpretation Inspire Signage**
Refer to Headland drawings for further details
-  **7 Interpretation Totem Poles**
Refer to Headland drawings for further details
-  **8 Interpretation Stand**
Refer to Landscape Features dwg 1031 for further details
-  **11 Habitat Feature: Bee Bar**
Perennial Planting that attracts pollinators with signage from The Victory Garden of Tomorrow or similar approved
-  **13 Bollard Lighting**
RAL 9005 Jet Black Metal LED Bollard 500mm high Sylvania LED Bollard or similar approved

Methodology

- 7.13 Having undertaken an assessment of significance of identified heritage assets, this section now seeks to assess the proposals impact upon the significance of those assets including any avoidance or mitigation measures being proposed.
- 7.14 To understand the impact upon significance the following measured criteria has been devised using the range of impacts set out within Cadw's guidance document 'Heritage Impact Assessment in Wales's as a guide:
- **positive** – such as the repair of damage, the removal of intrusive elements or bringing a building back into beneficial use so that it is no longer at risk
 - **neutral** – such as where proposals are sympathetically designed, or change is accommodated in part of the building or site that is less sensitive
 - **negative** – such as when important fabric or significant aspects of the original design are removed or altered. If the decision maker deems that the level of damage is unacceptable and there are few compensatory benefits, the application may be refused.
- 7.15 The verified views have been prepared in consultation with Flintshire's Conservation Officer and are intended to provide an

accurate and representative basis for assessing the impact of the proposal on Theatr Clwyd.

Figure 9: Verified Views

Existing



Proposed



Existing



Proposed



Existing



Proposed



Proposed



Impact of proposed changes on significance and setting

- 7.16 As established the Theatr forms part of a wider civic complex and as such it's experienced as a landmark within the wider civic complex rather than an isolated structure.
- 7.17 The addition of a new building in this location continues that established pattern of development and reflects the ongoing civic and cultural use of the site, which is consistent with its historic role.
- 7.18 The proposal would lead to a reduction in openness of the Theatr's setting and as a result will slightly diminish the Theatr's visual prominence within its immediate setting. Despite this the Theatr would retain its clear legible architectural massing and design that is considered to contribute largely to the building's significance.
- 7.19 As for the open setting of the Theatr the proposal would clearly reduce the theatre's prominence in some views and occupy part of the open landscaped setting, which provides for the Theatr's landmark siting within the civic complex. Despite this, the proposals impact upon the open setting is somewhat mitigated by the proposed landscape strategy, which creates a 27 metre gap between Theatr Clwyd and the proposed Archive Facility

which has been introduced in response to the sensitivity of the immediate setting adjacent to the Theatr.

- 7.20 As seen within verified views, the Theatr remains the dominant and most legible building, with its entrance, principal elevation and distinctive volumes clearly appreciable, notwithstanding the recognised disruption to the Theatr's easterly setting which results in a **moderate negative impact** upon the Theatr's immediate setting.
- 7.21 From verified views, it is clear that although the proposal introduces a new mass alongside the Theatr, it would be perceived as its secondary. It can be seen that the proposal is set back from the building line of the Theatr and includes a deliberate tiered massing, increasing in height as the proposal moves away from the Theatr, which allows for the perceived subservience of the proposals.
- 7.22 Furthermore, the overall height of the proposed Archive Facility would be over 10 metres below the Theatr's distinct fly tower and the Canopy of the proposed Archive Facility has been designed to be consistent with the height canopy of the recent Theatr Clwyd extension.
- 7.23 The scale, form and materials of the proposed building are broadly in keeping with the surrounding development and

include a frontage red soft brick matching recent additions to the Theatr’s frontage, including a fenestration and canopy arrangement that reflects the horizontality of the Theatr Clwyd building. The proposed choice of facing material allows for the proposal to sit comfortably against the Theatr without competing with the Theatr’s more distinctive massing, volume and clearly articulated understanding. As such, the proposal is considered to have a **neutral impact** upon the legibility and distinct appearance of Theatr Clwyd.

7.24 The introduction of an additional public building with an archival and educational function would reinforce the site’s communal value. The proposal’s co-location alongside Theatr Clwyd strengthens the collective role of the complex as a focus for cultural and public buildings and is therefore considered to support and enhance the theatre’s communal value and as a result provide a **positive contribution** to the significance of the Theatr.

7.25 In conclusion, the introduction of a new building would slightly alter the openness of the Theatr’s surroundings and perceived prominence within its elevated position resulting in a moderate negative impact upon the Theatr’s immediate setting. However, the proposed Archive would remain secondary, and the Theatr would continue to be the dominant and most recognisable

structure with its volume and massing remaining clearly readable. As such, its architectural and historic significance would not be affected whilst it’s communal value would be enhanced through the cultural reinforcement of the civic complex. *The proposed Archive Facility to the east of Theatr Clwyd would have a minor negative effect on its setting, but this would not affect the overall significance of the Theatr.*

Table 1: Impact of proposals upon Theatr Clwyd

Theatr Clwyd elements of setting & significance	Proposals impact upon Theatr Clwyd	Level of Harm
Landmark siting within the civic complex	Introduction of adjacent built form reduces perceived isolation but maintains hierarchy and landmark role	Moderate negative
Openness	Partial loss of openness due to new development, mitigated by spacing and landscape design	Moderate negative
Visual dominance	New building introduces competing mass but remains subservient in scale, siting and height	Minor negative
Architectural form	Retained key views of principal elevation, entrance and volumes, through scale/materiality the proposal has been designed to avoid competition with Theatr Clwyd	Neutral

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Civic relationship	Proposal reinforces established pattern of civic and cultural uses and adds complementary function	Positive
Communal value	Introduction of archive and educational facility strengthens public engagement and use of the civic complex	Positive

8. Heritage Conclusion

- 8.1 The proposed Joint Archive Facility has been assessed in terms of its impact on Theatr Clwyd, a Grade II listed building of high significance. The Theatr's importance lies in its architectural form, its role as a key post-war civic building, and its strong communal value. Its setting, particularly its elevated position and open surroundings contribute to how it is experienced as a landmark within the wider civic complex.
- 8.2 The proposal would introduce a new building within part of this setting, resulting in some loss of openness and a slight reduction in the theatre's prominence in certain views. This gives rise to a minor negative impact on its setting.
- 8.3 However, the impact is limited. The new building is clearly secondary in scale and form, is set back from the Theatr, and uses materials that sit comfortably alongside it. Theatr Clwyd would remain the dominant and most recognisable building, with its key architectural qualities and overall significance and aesthetic preserved.
- 8.4 The scheme also supports the continued cultural use of the site, reinforcing its role as a civic and community hub.

- 8.5 Overall, the proposals would give rise to a minor negative effect on the setting of Theatr Clwyd. This would slightly reduce its prominence within the immediate context. However, its overall significance would remain high, with its distinctive architectural form and clearly legible volumes continuing to be easily appreciable.
- 8.6 The proposals would therefore result in a minor negative impact on the asset's significance. In line with PPW and TAN 24, this impact should be considered alongside the **public benefits** of the scheme. These include:
- improved public access to archive material,
 - increasing opportunities to engage with the cultural and historic value of both the site and the wider region,
 - the consolidation of Council services and the reinforcement of the civic and cultural role of the wider complex, which reflects the Theatr's intended function.
- 8.7 Taken together, these benefits moderate the identified harm and, on balance, justify the proposals. The development therefore accords with Policy EN8 of the Flintshire Local Development Plan.

Appendix 1: CADW Entry Listings

[Theatr Clwyd Grade II](#)

History

Theatr Clwyd was built as a regional arts centre designed to accommodate multiple performance spaces, TV studios, gallery and functions room. The project was commenced by Flintshire County Council in 1969 and completed under the auspices of Clwyd County Council in 1976. The building was designed by R.W.Harvey, county architect for Flintshire and opened as 'Clwyd Theatre and Educational Technology Centre' on 21st May 1976 by HM the Queen. The theatre was the last major building to be constructed on the Mold civic centre site, at the highest point overlooking the town and crowning the complex of buildings. The civic centre was developed in the grounds of Llwynegrin, a mansion and parkland owned by the county council from 1948. The Shire Hall, designed by RW Harvey was the first major building to be constructed and was opened in May 1968. It was quickly followed by the Law Courts (1969), also by Harvey and then the Library Headquarters (1969), John Laing Design Associates with Harvey. Theatr Clwyd belongs to a new wave of publicly funded theatre building in the post-war period. The passing of the Local Government Act in 1948 enabled local authorities to use part of their income from rates to support the arts and the buildings in which they were housed. The public funding of theatres (and other arts establishments) was also made

possible in this period by the establishment of the Arts Council, which was given substantial increases to its budgets by the Labour Government of 1964-70. The intention was to provide universal access to the arts in the belief that this was an essential part of a modern egalitarian state. This movement for new theatres carried on until the early 1980s and Theatr Clwyd is an important example of a civic theatre from the heyday of post war theatre construction. Theatr Clwyd was intended to operate from the outset as a producing theatre and the facilities needed for this, such as a paint-screen, were incorporated into the design of the centre. Common themes in post war theatre design include the provision of generous and accessible foyers with catering facilities open outside of performance times and designed to operate more as community centres. There was also a move to more 'open' theatre staging with designs and layouts rejecting the traditional proscenium-arch layout in order to change the actor-audience relationship. Both of these themes are exemplified in the design of Theatr Clwyd. The design of the main theatre space appears to have been strongly influenced by the Thorndike Theatre in Leatherhead (1967-9) which was considered to be one of the most successful designs of the period. An administration block by GG Tomlinson was added 1980-1 and some minor alterations have been made to the interior. Otherwise the theatre survives largely as built.

Exterior

Arts and theatre complex in a Modern idiom. Steel framed construction,

faced in soft red brick with glazed elements and lead roofs, the leadwork wrapped over the wall heads of the principal elements to give a distinctive capping to the brickwork of the walls. It comprises a series of irregularly massed and interlocked blocks in a rough rectangular E-W plan. These blocks largely correspond to the component functional elements of the building. The main entrance is located to the right of the main elevation, with glazed doors beneath leaded fascia that advances from a continuous grid of glazing; similar glazed block advanced to right housing staircase, the lightness of these elements contrasting with the solid walls that dominate the rest of the structure. To the rear of the entrance and staircase block, bar, main auditorium and fly tower are progressively stepped up. The remainder of the theatre facilities are grouped to the side and rear in a series of mainly brick blocks, punctuated with some areas of glazing.

Interior

Complex plan reflecting the multiple facilities the building was originally designed to accommodate, including two theatres and a former TV studio. The building is loosely organised as a series of zones, in which the principal public spaces are the two theatres, both of which are substantially unchanged, the entrance foyer (albeit the layout has been altered) and main visitor circulation areas, including gallery to first floor. Other public areas and supporting facilities are grouped to the rear and side. Main entrance foyer with stairwells to either side, and the main

auditorium behind at higher level. Auditorium follows a simple layout with curving side walls lined with moulded ceramic acoustic tiles, designed to provide good sightlines and acoustics. The Emyln Williams Theatre is a square space with removable seating and a narrow balcony on 3 (formerly 4) sides. Dressing rooms, wardrobe and workshop accommodation towards the rear of the complex, including a full-size paint frame which enabled sets and back-drops to be painted vertically as they would appear on stage in a production.

Reason for designation

Included for its special architectural interest as an important example of a post war civic arts and theatre complex, the key example of this building type in Wales and one of the leading examples in the UK. It survives largely intact and is notable for the range of related facilities that were incorporated into the design. It is of special historic interest as an example of the improvements in arts provision across the UK in the post-war period.