CPAT Report No. 1605

Land at Waverleigh, Clyro, Powys

Desk-based Assessment



Client name: McCartneys LLP

CPAT Project No: 2312

Project Name: Waverleigh, Clyro

Grid Reference: SO 2120 4380

County/LPA: Powys
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Summary

A desk-based assessment has been undertaken by the Clwyd-Powys Archaeological Trust (CPAT) in connection with a potential development site in the village of Clyro, in Powys. The plot is known to have been an orchard during the 19th century and the assessment has revealed no other heritage assets within the site. However, most of the plot lies within the historic settlement core of the village and it is therefore possible that sub-surface remains are present relating to earlier occupation, for which no visible trace can be determined.

Any planning application is likely to require a heritage impact assessment, to include investigative trial trenching and an assessment of potential visual impacts on the conservation area and listed buildings within the immediate area.

1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust were engaged by McCartneys LLP to undertake a desk-based assessment for a potential development site on land adjacent to Waverleigh, Clyro, Powys.
- 1.2. The assessment is not in relation to any current planning application and the boundary of the Development Area has not been defined closely. The plot lies on the western side of the village, 85m south-west of the church (Fig. 1; SO 2120 4380).



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Fig. 1: Location of the Development Area, outlined in red

- 1.3. Clyro is situated in the extreme south-east of Radnor District less than 2km from the Brecknock town of Hay-on-Wye on the far side of the River Wye and a similar distance from the English border. The main A438 from Hereford to Brecon clips the edge of the village.
- 1.4. In this area the Wye is forced to loop around a broad peninsula of higher ground projecting eastwards but narrowing to where it merges with the uplands edging the

river. The peninsula supports both a Roman fort and Clyro Castle. Clyro village, several hundred metres to the north-west, developed where the small Clyro Brook emerges from its steep hillside valley to the relative flatness of an inlet from the Wye valley. With a now dry hollow on its south-east side separating it from the castle, the church is on a spur, albeit a low-lying one.

2 Sources of Information & Guidance

2.1. Cultural heritage is deemed to include the complete range of man-made features that have been introduced into the landscape from the Palaeolithic, more than two hundred and fifty thousand years ago, up to and including the 20th century. Some of these features will be visible as upstanding remains on the ground; others will be buried and only become apparent during ground disturbance, whilst others may be objects that have been discarded, lost or deliberately deposited. Some will have an archaeological interest and importance; others will be more historical in their origin. In addition, some natural features will be relevant because of the information they contain; peat bogs, for instance, hold pollen that can throw light on past human activity in the area. Collectively, all these features are known as heritage assets.

Administration

- 2.2. At a national level, it is Cadw, the historic environment service within Welsh Government, which holds the remit for the cultural heritage resource. Another national body, Natural Resources Wales, has a particular interest in historic landscapes.
- 2.3. At a regional level, the cultural heritage resource is monitored by the Heritage Sections of the regional archaeological trusts. The Curatorial Section of the Clwyd-Powys Archaeological Trust (CPAT) act as archaeological advisers to Powys County Council.
- 2.4. While the broad concern of all these bodies is with the preservation of the cultural heritage, there are inevitably differences in emphasis between regional and national organisations, and in the laws and regulations that govern the ways in which they operate.

Legislation and guidance

- 2.5. The legislative framework for the historic environment in Wales was revised by The Historic Environment (Wales) Act 2016. The 2016 Act amended the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. It extended the definition of scheduled monuments and enhanced their protection, as well as making changes to the process of scheduled monument consent. Changes were also made to the protection of listed buildings. The 2016 Act also provided for statutory a register of historic landscapes, a statutory list of place names, and imposed a statutory duty on Welsh Ministers to compile and maintain Historic Environment Records (HERs). Most of the provisions of the 2016 Act had come into force by 31 May 2017.
- 2.6. Chapter 6 of Planning Policy Wales was revised and re-issued in November 2016. Technical Advice Note 24: *The Historic Environment* (TAN 24) came into force on 31

May 2017, and replaced previous Welsh Office Circulars 60/96 Planning and the Historic Environment: Archaeology; 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas; and 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales.

- 2.7. The desk-based assessment was undertaken with reference to the principles and methods for assessing heritage assets laid out in the *Standard and Guidance for Archaeological Desk-based Assessments* (2014) produced by the Chartered Institute for Archaeologists (CIfA), the regulatory body for the profession.
- 2.8. Welsh Government's (2017) Heritage Impact Assessments in Wales sets out the general principles to consider when planning changes to historic assets and applying for listed building, conservation area and scheduled monument consent. This document, together with Cadw's (2011) Conservation Principles for the Sustainable Management of the Historic Environment in Wales, provides guidance on understanding historic assets, their significance and assessing potential impacts on them. The results of a heritage impact assessment should be summarised in a heritage impact statement and this process must be adopted in all cases where your proposals require listed building consent or conservation area consent.
- 2.9. Heritage impact statements are not required when applying for planning permission, including for development, in the following cases: within the setting of a listed building; within the setting of a scheduled monument; in a registered historic park and garden, or its setting; in a conservation area; and in a World Heritage Site. Nevertheless, in these circumstances, it is good practice to adopt the principles of the heritage impact assessment. There is a separate process for considering the impact of development in registered historic landscapes.
- Planning Policy Wales (9th edition, 2016) identifies the desirability of preserving the 2.10. setting of a World Heritage Site, a nationally important ancient monument (whether scheduled or unscheduled), a listed building, a Conservation Area and a site on the Register of Historic Parks and Gardens in Wales. This desirability will be a material consideration when assessing the potential impact of a development proposal on the historic environment. Recent guidance published by Welsh Government (2017) in Setting of Historic Assets in Wales defines the setting of a historic asset as including 'the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset. Setting is not itself a historic asset, though land within a setting may contain other historic assets. The importance of setting lies in what it contributes to the significance of a historic asset. The setting of a historic asset can also include less tangible elements. These may include function, sensory perceptions or historical, artistic, literary and scenic associations'.
- 2.11. For the landscape in its entirety LANDMAP is the formally adopted landscape assessment tool for Wales, and is consulted in order to inform the baseline assessment of the study area. LANDMAP comprises of five evaluated Aspects, one of which the Historic Landscape is relevant to cultural heritage assessments, and a second the Cultural Landscape is partially relevant. All five aspects, the other three being Geological Landscape, Landscape Habitats and Visual & Sensory, are normally taken

in conjunction (rather than individually) to assess the importance of a landscape under consideration (see CCW 2012), a process normally undertaken by a specialist in landscape and visual issues.

The categorisation and conservation of the cultural heritage resource

2.12. The cultural heritage resource is not a single body of equally significant assets, but an infinitely complex set of individual assets, the number of which increases and alters in form and relationships on a continual basis. They range in importance from internationally significant sites to features of minor and even negligible value, with those perceived to be of greater importance being categorised by designation (statutory) or registration (which may be statutory or non-statutory).

World Heritage Sites

2.13. This is the only category of international importance, although the designation of a World Heritage Site (WHS) does not confer additional statutory protection. Instead, the protection of World Heritage Sites in the UK is managed through existing designation (i.e. Conservation Areas) and planning regimes (i.e. Local Development Plans).

Scheduled Ancient Monuments

2.14. SAMs are designated features of national importance. They are protected under the Ancient Monuments and Archaeological Areas Act, 1979, as amended by the Historic Environment (Wales) Act 2016. The settings of SAMs are also protected, as articulated in Planning Policy Wales (9th edition, 2016), specifically Chapter 6 (Conserving the Historic Environment) which notes that 'the desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application' (6.5.1). Setting in relation to all heritage assets, whether designated or not, is discussed further below.

Listed Buildings

2.15. These are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Historic Environment (Wales) Act 2016. All listed buildings are nationally important, but are graded in order of significance as Grade I, II* or II. Grade I buildings are considered to be of equal status to Scheduled Ancient Monuments. Local planning authorities must have special regard to the desirability of preserving the setting of a listed building regardless of its grade, and it also requires planning proposals to meet the test of determining the extent to which a development affects views to and from a listed building. Planning Policy Wales (9th edition, 2016) requires a 'general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage' (6.5.10).

Conservation Areas

2.16. These are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. This Act requires local planning authorities to have special regard to the desirability of preserving the setting of a Conservation Area, and it also requires planning proposals to meet the test of determining the extent to which a development affects views to and from such an area. Planning Policy Wales (9th edition, 2016) states that there 'will be a strong presumption against the granting of planning permission

for developments ... which damage the character or appearance of a conservation area or its setting to an unacceptable level' (6.5.19).

Registered Parks and Gardens, and Historic Landscapes

2.17. The Historic Environment (Wales) Act 2016 provides for the creation of a statutory Register of Parks and Gardens of Special Historic Interest in Wales. Parks and gardens are graded using the same categories as listed buildings (i.e. I, II*, II). Parks and gardens are therefore 'registered' rather than 'designated' assets, though for practical purposes this distinction appears to be of little significance. Planning Policy Wales (9th edition, 2016) states that local authorities should 'protect and conserve' registered parks and gardens and their settings, and that Cadw must be consulted on any development which is 'likely to affect the site of a registered historic park or garden or its setting' (6.5.24). Similarly, the inclusion of an area on the (non-statutory) Register of Historic Landscapes is a planning consideration, and again Cadw should be consulted on any development 'within a registered historic landscape area that requires an Environmental Impact Assessment' (6.5.25).

Battlefields

2.18. England has a Battlefields Register, but there is at present nothing comparable for Wales. A Welsh register is currently in preparation, but its form and composition is not known, nor when it will be made available.

Designated wrecks

2.19. The Protection of Wrecks Act 1973 allows the designation of a restricted area around a wreck to prevent uncontrolled interference. These protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance. There are six designated wrecks in Wales.

Aircraft Crash sites

2.20. All military aircraft crash sites in the United Kingdom, its territorial waters, or British aircraft in international waters, are controlled by the Protection of Military Remains Act 1986. Under this act it is an offence to tamper with, damage, move, or unearth any remains without a licence from the Ministry of Defence.

Undesignated assets

2.21. These are undesignated heritage assets which may survive both above ground where they are still visible and/or buried beneath the surface. These could range in date from the prehistoric era through to the 20th century.

Historic Hedgerows

2.22. Various criteria have been used to classify historic hedgerows. In the context of a current cultural heritage assessment those that are most relevant are where a hedgerow incorporates or is part of an archaeological site and where it marks a pre-1850 parish or township boundary. In this region there is generally so little published information on estate or manorial boundaries, another pair of criteria, that assessment utilising them is not feasible.

2.23. A further criterion (as cited in The Hedgerows Regulations of 1997 – SI No.1160) is ambiguous in stating that the regulation applies to a hedgerow that is recorded in a document held '...at a Record Office as an integral part of a field system pre-dating the Enclosure Acts'. This was qualified in guidance issued by DEFRA in May 2002 which stated that 1845 was the accepted cut-off date.

3 The Cultural Heritage History of the Area

3.1. This section provides a brief summary of the archaeology and history of the study area and its immediate surrounds, to enable the findings of the assessment to be placed in a wider context. Much if the following information has been derived from Silvester and Martin, 2011.

Prehistoric Era (10,000BC - AD 43)

3.2. Evidence for early prehistoric activity in the area is provided by the remains of a chambered tomb (SAM Rd203) at Court Farm, 600m south of the Development Area. The site was first recognised by W. E. Griffiths in 1973 and consists of an elongated mound around 32m long, up to 16.5m wide and a maximum of 1.1m in height (RCAHMW 1997, 63-4). A number of edge-set slabs are visible defining the remains of one, or perhaps two chambers, although with no indication of an access passage.

Roman Period (AD 43 - 410)

3.3. The Roman fort of Y Gaer (SAM Rd124) lies 1.4km east-south-east of the Development Area. The fort is larger, enclosing 10.4ha which, together with a small number of finds from excavations, indicate that this was perhaps a campaign base associated with the westward advances of the Roman army around 60 AD.

Medieval Period (410 - 1500)

- 3.4. The first documented appearance of the name is a late one, as Cliro in 1482. It is derived from the river name Cleirwy which is said to an earlier term for the Clyro Brook. It is believed that Ruyll recorded in 1232 (and Royl in 1283) is an earlier name for this place, and this incorporates the Welsh rhwyl meaning 'court' or 'palace'.
- 3.5. The origins of Clyro, as with so many other Radnorshire villages, are uncertain. Possibly the church is an early medieval foundation but the evidence is equivocal. The earliest date for a church on this spot is in the 12th century. Alternatively the settlement might have developed as an adjunct to the post-Conquest castle whose own history is little documented. Furthermore the Cistercian abbey of Cwmhir owned a grange in the neighbourhood of Clyro during the Middle Ages and this has been associated, reasonably convincingly, with Court Farm, 500m to the south of the village.
- 3.6. St Michael's Church (PRN 16008), with nave, chancel, north aisle and west tower, was largely rebuilt in 1853, leaving only the 15th-century tower which itself was heightened in 1894. There is little of interest internally. A possible lintel of late 11th-or early 12th-century date (and now in Hay Castle) presumably came from the church and probably provides a broad date for the earliest stone church on the site.

- 3.7. Its churchyard (PRN 16202) is of irregular shape: this might suggest enlargement in the past but it is difficult to identify any features that could confirm it. Immediately to the east of the chancel wall and curving round the south side of the building is a scarp bank more likely to be a rubble platform derived from the earlier church than a former churchyard boundary.
- 3.8. Clyro Castle (PRN 435; SAM Rd066) lies some 200m south of the church. A scarped natural knoll, it is encompassed by ditch and outer bank, has an entrance on the south-west. Substantial stone building foundations remain, with perhaps a shell keep on the crest. Overgrown, the castle mound is nevertheless an imposing monument, though there is no trace of a bailey. A date as early as the 1270s has been suggested for its construction and it was still defensible in 1403, but little is known of its history between those dates.
- 3.9. No. 21 The Village (PRN 42375) on the west side of the churchyard and nos 4-6 (PRN 16075) on the south side are former 15th-century cruck-framed hall-houses, altered in the 19th century. The clustering of dwellings around the churchyard suggest a late medieval nucleated settlement developing here, focused on the church.
- 3.10. The settlement emerged at what in the medieval era was a potentially important crossroads. The main route along the north side of the Wye valley ran around the south side of the churchyard; less obvious is the track running down from the north linking the major lordship centre of Painscastle with the crossing of the river to Hay. There are traces too of medieval strip fields (rather than fossilised tenement plots), immediately to the south-east of the village, running past the castle site.
- 3.11. At the south end of the village, Court Farm (PRN 437; Grade II* listing) is believed to have occupied the site of a grange of Cwmhir Abbey. Survivals appear to include a 14th-century arch and other parts of a stone-built range incorporating a cowhouse and stables which are of medieval origin. An evaluation in 2004 favoured a 15th-century date for one of the buildings, yet a recent reassessment by the Royal Commission suggests that this was the court of the Vaughan family and was probably built around 1575.

Post-Medieval and Modern Periods

3.12. There are a number of 17th-century cottages lying close to the church as well as a number of more recent buildings with a Grade II listing, the most noteworthy one being the mid 19th-century Ashbrook House (PRN 16205), once the home of the diarist, the Reverend Francis Kilvert.

The Development Area

3.13. The earliest available cartographic source is the Ordnance Survey Surveyors' Drawing of 1817 (Fig. 2), which depicts the Development Area as forming part of a small field.

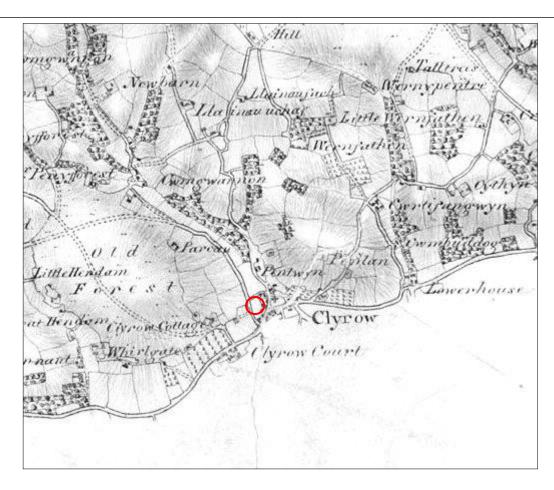


Fig. 2: Extract from the Ordnance Survey Surveyors' Drawing of 1817, showing the Development Area outlined in red

3.14. The Tithe Survey for Clyro in 1839 (Fig. 3) is rather more informative, identifying the owner as Thomas Baskerville Mynors, the field in question being recorded as 'orchard above the house'.

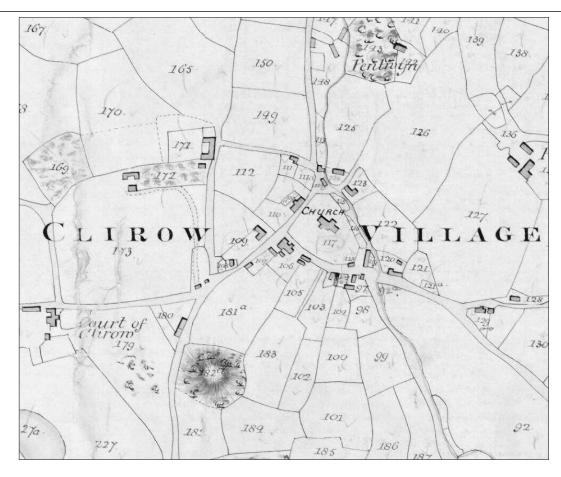


Fig. 3: Extract from the 1839 Tithe Survey for Clyro. The Development Area occupies part of field 112.

3.15. The plot was evidently used as an orchard throughout the 19th century and is still depicted as such by the time of the Ordnance Survey 2nd edition 25" mapping in 1904 (Fig. 3).

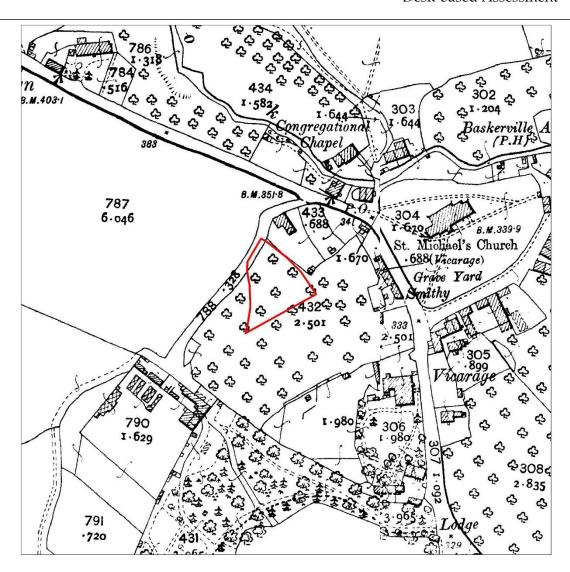
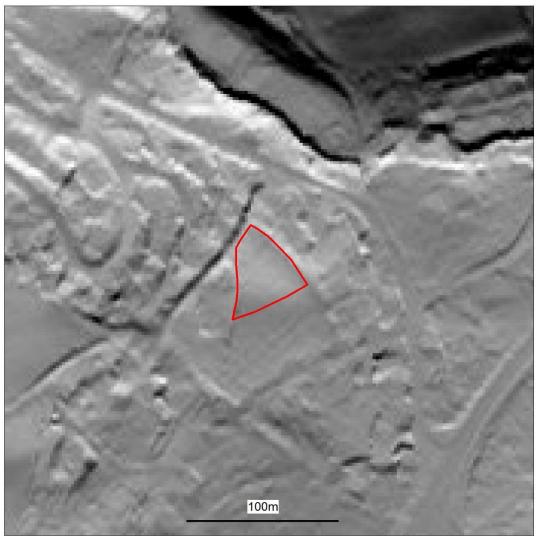


Fig. 4: Extract from the 2nd edition 25" Ordnance Survey map of 1904, showing the Development Area outlined in red

3.16. Examination of the 2m-resolution LiDAR digital terrain model (Fig. 5) reveals evidence for ridge and furrow cultivation within the field, aligned roughly northeast/south-west. The ridges are widely-spaced at around 8m apart and do not respect exactly the alignment of the present field boundaries, perhaps suggesting that it relates either to an earlier field system, or may be associated with the orchard planting. The representation of trees on Fig. 4 suggests the latter is most likely, although this does not preclude the possibility that trees were planted in lines on existing earthworks.



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Fig. 5: 2m-resolution LiDAR DTM with hillshading from 16 directions.

Development Area outlined in red

4 Baseline Assessment

- 4.1. The assessment involved the examination of all the readily available primary and secondary sources at the following repositories:
 - the regional Historic Environment Record (HER)
 - the National Library of Wales, Aberystwyth (NLW)
 - the National Monuments Record, Aberystwyth (NMR)
 - Powys County Archives (PCA)
- 4.2. Information regarding scheduled ancient monuments, listed buildings, registered historic landscapes and registered parks and gardens, is based on a dataset provided by Cadw, dated May 2017.

4.1. The baseline assessment has considered all known heritage assets within the Development Area, together with designated and registered assets which lie within 250m.

Designated Assets within the Development Area

Registered Historic Landscapes

4.2. The Development Area lies within the Middle Wye Valley registered historic landscape (HLW (P) 3), specifically the Bryn-yr-hydd (1082) historic landscape character area (HLCA).

Clyro Conservation Area

4.3. The Development Area in its entirety falls within the Clyro Conservation Area.

Undesignated Assets within the Development Area

4.4. The regional HER records one undesignated asset within the Development Area, the Clyro Vicarage orchard (PRN 78288), although the central point of this asset is just outside the Development Area.

Designated and Registered Heritage Assets within 250m of the Development Area

4.5. The following provides details of all designated and registered cultural assets within 250m of the Development Area, summarised in Table 1.

Table 1: Summary of Designated and Registered Heritage Assets within 250m of the Development Area

Designated asset	Within the Development Area	Within 250m
World Heritage Sites	0	0
Scheduled Ancient Monuments	0	1
Listed buildings	0	17
Registered historic parks and gardens	0	0
Registered historic landscapes	1	2
Conservation areas	1	1

World Heritage Sites

4.6. There are no World Heritage Sites within 250m of the Development Area.

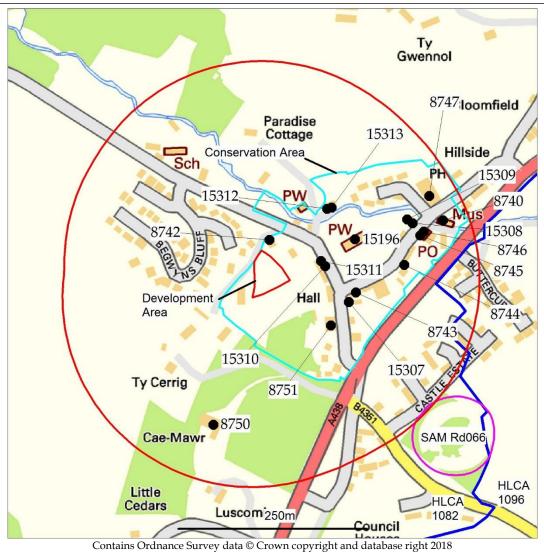


Fig. 6: Designated Assets within 250m of the Development Area

Scheduled Ancient Monuments

4.7. The only scheduled ancient monument within 250m of the Development Area is the Clyro Castle motte (Rd066), at a distance of 250m to the south-east. Clyro Castle is a very large mound with a summit measuring c.60m north-east to south-west by c.50m, formed from a scarped and flattened natural knoll, sited at the west end of a north-east to south-west ridge. The motte stands c.4 to 5m above the present base of the silted ditch, which is c.2.5 to 3m wide. This ditch runs all the way around it apart from on the south-west, where there is a causewayed entrance. A slight counterscarp bank is present outside the ditch on all sides except the north-east, where it may have been damaged by later activity. The whole area is heavily wooded, making detailed survey difficult. No obvious masonry structures survive standing above ground, but a continuous heap of fallen stone with smaller attached heaps suggests that the whole area was enclosed by a curtain wall running round the edge of the mound with towers or buildings adjoining its inner side.

Listed Buildings

4.8. There are 17 listed buildings within 250m of the Development Area, as listed below.

Table 2: Listed Buildings within 250m of the Development Area

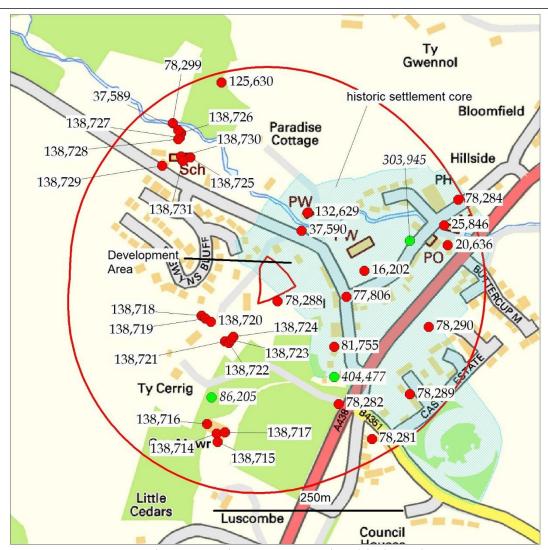
List No	Name	Grade	Distance
8740	Ashbrook House (The Kilvert II* Gallery), Clyro		210m ENE
8742	Sacred Cottage, Clyro	II	10m NNE
8743	Nos 4, 5 And 6 The Village, Clyro	II	85m E
8744	Milestone, Clyro	II	150m E
8745	Adjoining Post Office Stores, Clyro		180m ENE
8746	Rose Cottage, Clyro	II	190m ENE
8747	Baskerville Arms Hotel, Clyro	II	210m ENE
8750	Cae-Mawr, A438 (W Side), Clyro	II	170m SSW
8751	Old Vicarage, Clyro	II	75m SE
15196	Church of Saint Michael and all Angels, Clyro	II*	80m NE
15307	No 3, (Stock House), Clyro	II	80m ESE
15308	No 16, The Village Clyro	II	180m ENE
15309	No 17, The Village Clyro	II	175m ENE
15310	No 20, The Village Clyro	II	50m ENE
15311	No 21, The Village Clyro	II	50m ENE
15312	No 25, The Village Clyro	II	100m NE
15313	No 26, The Village Clyro	II	100m NE

Registered Historic Landscapes

4.9. The Development Area lies within the Middle Wye Valley registered historic landscape (HLW (P) 3). Parts of both the Bryn-yr-hydd (1082) historic landscape character area (HLCA) and the adjoining Tir-mynach HLCA (1096) are within 250m of the Development Area.

Undesignated Assets within 250m of the Development Area

4.10. The study has identified 37 non-designated assets within 250m of the development area, which are listed in Table 3 and depicted on Fig. 7. Of these assets, 34 are recorded in the HER; there are three additional assets recorded in the NMR.



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Fig. 7: Undesignated assets within 250m of the Development Area

Table 3: Undesignated assets within 250m of the Development Area

PRN NPRN	Type	Name	NGR
16202	Churchyard	Clyro Church (St Michael and All Angels), yard	SO21344380
20636	House	Ashfield Farm House	SO2145043834
25846	Barn	Ashbrook, barns	SO2144543860
37589	Corn mill	Pentwyn Old Mill	SO2109343988
37590	Corn mill	Paradise Mill	SO2125743853
77806	Find	Clyro axe find	SO2131643766
78281	School	Clyro School	SO2135043578

78282	Lodge	Cae-mawr lodge	SO2130643624
78284	Blacksmiths workshop	Clyro smithy	SO2146443894
78288	Orchard	Clyro Vicarage orchard	SO2122543760
78289	Orchard	Clyro Castle orchard I	SO2140043637
78290	Orchard	Clyro Castle orchard II	SO2142543726
78299	Bridge	Pen-twyn footbridge	SO2108743995
81755	Inscribed stone	Clyro cross-slab	SO213437
125630	Farmstead	Pen-twyn, farmstead	SO2115144049
132629	Chapel	Clyro, United Reformed Church	SO2126543877
138714	Farm building	Cae-mawr	SO2114543585
138715	Farm building	Cae-mawr	SO2114643574
138716	Farm building	Cae-mawr	SO2113243598
138717	Farm building	Cae-mawr	SO2115643587
138718	Farm building	Cae-mawr	SO2112543741
138719	Farm building	Cae-mawr	SO2113043737
138720	Farm building	Cae-mawr	SO2113743733
138721	Farm building	Cae-mawr	SO2115643707
138722	Farm building	Cae-mawr	SO2116143705
138723	Farm building	Cae-mawr	SO2116443709
138724	Farm building	Cae-mawr	SO2116743713
138725	Farm building	Pen-twyn	SO2111043950
138726	Farm building	Pen-twyn	SO2109843982
138727	Farm building	Pen-twyn	SO2109643976
138728	Farm building	Pen-twyn	SO2109443974
138729	Farm building	Pen-twyn	SO2107343939
138730	Farm building	Pen-twyn	SO2109843951
138731	Farm building	Pen-twyn	SO2110043945
86205	Garden	Cae Mawr, Garden, Clyro	SO2113843633
303945	Cottage	19 Clyro Village	SO21404384
404477	Pottery works	Wye Pottery; Old Post Office, Clyro; Vicarage Stables	SO21304366

5 Conclusions

- 5.1. Only one, undesignated heritage asset has been identified within the Development Area, relating to its use as an orchard during the 19th century. It is not known whether there was settlement in this location earlier in history of the village, though the inclusion of most of the Development Area within the historic core of the village, as defined by Silvester and Martin (2011), suggests this is a possibility. Sub-surface remains of settlement may therefore be present within the Development Area and any planning application is likely to require pre-planning evaluation along the streetfrontage, and perhaps also towards the rear of the plot, as part of a heritage impact assessment.
- 5.2. Although there are no Scheduled Monuments or Listed Buildings within the Development Area, its inclusion in the Clyro Conservation Area demonstrates that it is considered to form a significant part of the overall settlement and thereby contributes to the setting of those listed buildings that have been identified within the wider area. The impact of any proposed development on the Conservation Area and the settings of the other designated assets cannot be identified at this stage, and an assessment of visual impacts would be required as part of a heritage impact assessment.

6 Sources

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- 1889 Ordnance Survey 1:2500 1st edition Radnorshire 36.08
- 1904 Ordnance Survey 1:2500 2nd edition Radnorshire 36.07
- 1904 Ordnance Survey 1:2500 2nd edition Radnorshire 36.08

7 Archive deposition Statement

7.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the CIfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (2014). The archive is entirely digital and will be deposited jointly with the Historic Environment Record, Clwyd-Powys Archaeological Trust and the National Monuments Record (RCAHMW).