

**Land Opposite Tithebarn Cottage,
Tregynon, Powys
Historic Environment
Desk-based Assessment
Outline Planning Application
P/2017/0621 (Powys)**



Report by: Trysor

For: Roger Parry & Partners

November 2017



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By

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Trysor

Trysor Project No. 2017/574

For: Roger Parry & Partners

November 2017

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Cover photograph: Looking west southwest across the whole of the development area from the B4389. Concrete Cottages, (ID numbers 10 & 18, Listed Building numbers 42508 and 18145) stand to the north side of the road, sheltered from view in this image by garden shrubs and hedging.

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DATE 2nd November 2017

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

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Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.

We welcome any comments on the content or structure of this report.

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1. Summary

- 1.1 This historic environment assessment has been undertaken by Trysor to examine likely impacts on the historic environment from a proposed development on land opposite Tithebarn Cottage, Tregynon, Powys, SY16 3EL. The development lies on the south side of the B4389, south of Tregynon, Powys, outline planning application P/2017/0621 (Powys).
- 1.2 A site visit was undertaken by Trysor to examine the location of the development. Information was also gathered on the setting of historic assets within the wider landscape and the indirect impacts and their effect on setting, and therefore significance.
- 1.3 The walk-over survey of the development area, which occupies part of a pasture field, provided no evidence of buried archaeological features.
- 1.4 The assessment studied the direct and indirect impacts on all recorded historic assets within an area measuring 1 kilometre in radius, focused on SO0971298275, the centre of the development area. The Clwyd Powys Archaeological Trust Historic Environment Record, and data from RCAHMW and Cadw was consulted. Historical mapping was also consulted as well as aerial photographs and available LiDAR data.
- 1.5 There is one Scheduled Monument within a 1 kilometre radius of the development, namely the Tithebarn Moat moated site (ID number 1, Scheduled Monument number MG204). The impact on this historic asset would be a Very Low Negative, indirect, impact due to partial intervisibility, with no impact on its setting, and therefore no impact on the significance of the historic asset.
- 1.6 There are 11 Listed Buildings within a 1 kilometre radius of the development. There would be a Very Low Negative indirect impact on five of these, on the grounds of intervisibility or impacts on views of the historic asset, but no impact on their settings, and therefore no impact on their significance. There would be a Moderate Negative, indirect, visual impact and Moderate Negative impact on Setting on two semi-detached cottages, Concrete Cottages (ID numbers 10 & 18). This would not alter the significance of the building, and would offer a new opportunity to view the building head-on from the new access road.
- 1.7 There is one Registered Parks & Garden within the 1 kilometre radius. The parkland of Gregynog lies to the southwest of the development. Vegetation and topography blocks views from the Park & Garden towards the proposed development, so it would have no impact.
- 1.8 The development site does not lie within a Registered Historic Landscape.

- 1.9 There would be no significant impacts on any other recorded historic assets within the 1 kilometre radius assessment area.
- 1.10 There is no physical, documentary, cartographic or aerial photographic evidence to suggest that the proposed development site has potential for further buried archaeology. No archaeological mitigation is thought necessary in associated with this development.

2. Copyright

- 2.1 Trysor holds the copyright of this report. Further copies may be made of this report without gaining permission to reproduce but it must be noted that Figures 5, 6, 7 and 8 include other copyrighted material and should not be copied.

3. Introduction

- 3.1 Roger Parry & Partners LLP, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU commissioned Trysor heritage consultants on behalf of their client to undertake an historic environment desk-based assessment for an application for outline planning permission for a residential development on land opposite Tithebarn Cottage, Tregynon, Newtown, Powys, SY16 3EL, see Figure 1.
- 3.2 An outline planning application has been submitted, P/2017/0621 (Powys).
- 3.3 Trysor wrote a Written Scheme of Investigation which was approved by the Development Control Archaeologist at the Clwyd-Powys Archaeological Trust, who advises the Local Authority on the historic environment in the planning sphere. This is replicated in Appendix A of this report.
- 3.4 A detailed response to the outline planning application has been issued by the Local Authority's Built Heritage Officer, in a letter is dated 25th July 2017.
- 3.5 The Built Heritage Officer concludes that the proposed development would be contrary to Powys Unitary Development Plan policy ENV 14 (Listed Buildings), which states that;
- "proposals for development unacceptably adversely affecting a listed building or its setting will be refused."*
- 3.6 In the same letter, the Built Heritage Officer further explains the basis of her objection;
- Outlining a selection of the historic assets with statutory protection in the area

- Listing a selection of the concrete buildings built by the Gregynog estate in the area
- Providing an overview of TAN24 and Conservation Principles for the Sustainable Management of the Historic Environment in Wales
- Analysing the Evidential, Historical, Aesthetic and Communal Value of the Concrete Cottages
- Analysing the setting of the Concrete Cottages
- Noting that no assessment of impact on setting was provided with the original planning application
- Identifying the historic assets (of concern) as being Cadw ID 18145, 1 Concrete Cottages, Cadw ID18146 2 Concrete Cottages "and to a lesser extent" Cadw ID 18154 Sawmill Lodge
- Interpreting the character of Tregynon village as depicted on the "1884 OS map", "which had evolved in part by its inclusion in the Gregynog Estate and part designed by the radical changes and new built (sic) implemented by Hanbury-Tracey (sic)."
- Describing Tregynon village as it is depicted on the 1884 OS map, "The main element of the village is centred around St. Cynon's Church, with the school, school house, smithy, Methodist Chapel and the vast majority of the houses located around the church."
- Associating outlying properties with the village; "Outside this cluster of properties lies Mill Cottage, Timber Yard, Tithebarn Cottages and Concrete Cottages. Their location apparently chosen at the entrance to Tregynon.
- Noting that this general arrangement of Tregynon remained the same until 1953 (the time of the 1953 OS map).
- Noting the expansion of Tregynon since 1953, with a new school and new housing being erected between the original cluster of houses and the Brechan (sic) Brook.
- Contending that "This development whilst extending the original principal cluster around the church, school and smithy etc has not impinged upon Concrete Cottages that have remained in their location at the entrance to Tregynon."
- Noting that the Concrete Cottages were "designed with the principal windows looking south, which illustrates their positioning, not northwards towards Tregynon, and not Westwards towards Gregynog Estate but adjacent to the B4389 and highly visible on the entrance to Tregynon from the two approach roads that access Tregynon from the south, and as such their location appears to be deliberately chosen at the south of the Village."
- Outlining the guidance presented in Cadw's 2017 publications "Setting of Historic Assets in Wales"

- Outlining reasons why the proposed development would conflict with the Cadw guidelines and describes potential impacts on setting;
 - “The erection of dwellings in front of Concrete Cottage will effectively screen the Chapel (sic) when viewed from the minor road which joins the B4389 immediately to the west of Tithebarn. Since their construction, Concrete Cottages have been placed at the entrance to Tregynon effectively advertising the Gregynon (sic) estate. This view will be removed by the construction of the dwellings as proposed.
 - “The height difference between the site and the B438 (sic) is noted and the erection of dwellings in the location proposed would be higher than Concrete Cottages which would have an overbearing of the cottages that were designed to be imposing with the steeply pitched roof and very tall chimneys.”
 - “The topography of the site would also mean that the properties would be visible from the B4389 when travelling south out of Tregynon, with the properties on the higher ground looking towards Tregynon.” Presumably this point suggests that the new build would impact on views of Concrete Cottages from the B4389.
 - Refers to the Tithebarn Moated Site (MG204) and states that “the properties will also be visible with the Scheduled Ancient Monument, which is a well-preserved medieval moated homestead.”
 - Notes that “development within Tregynon with one of 2 exceptions have been to the north of Brechan (sic) Brook which has resulted in Concrete Cottages remaining at the end of settlement as originally intended. The development of the application site would effectively encompass this cluster of historic assets resulting in the listed buildings being surrounded by development, thereby effectively removing the properties from its chosen location.”
 - Concludes “It is not considered that the proposal would satisfy this policy (ENV14) as it would not preserve the setting of this listed building, which was designed and constructed to be in a prominent location advertising the use of the new material. It is noted that the list description describes the location as prominent and the fact that they make an important contribution to the surviving group of concrete buildings in Tregynon.”

3.7 A response to the points raised in the Built Heritage Officer’s letter are provided in section 12 below.

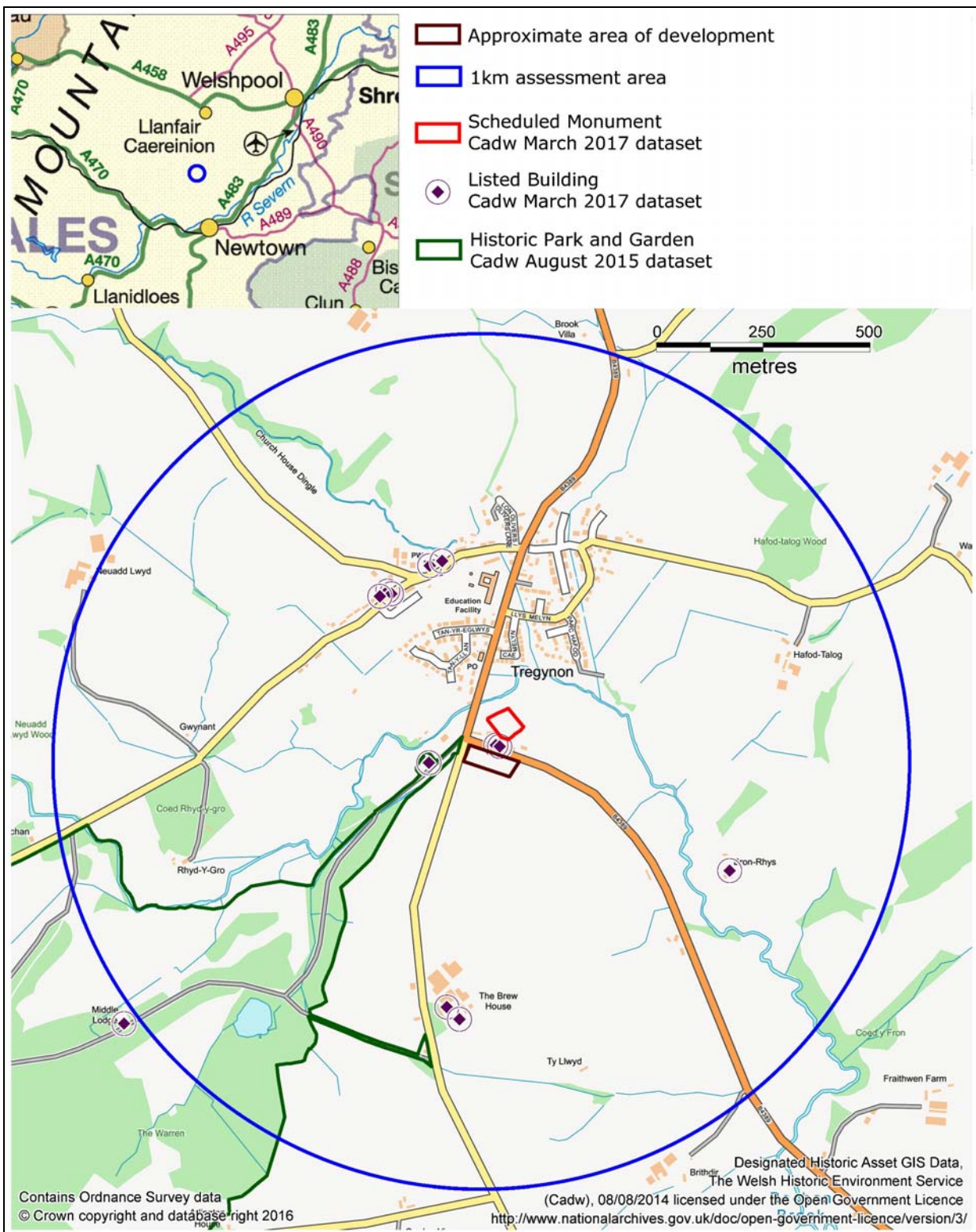


Figure 1: Location of the proposed development, showing the 1 kilometre radius assessment area.

4. The development

4.1 It is proposed that a residential development of 5 dwellings, as well as a new access road and associated works, is developed on land to the south of the B4389 in Tregynon, Powys. The proposed development area covers approximately 0.4 hectares (Roger Parry & Partners, 2017), centred on SO0971298275; see Appendix D for development plan.

5. Methodology

- 5.1 The desk-based assessment considered known historic assets within a 1 km radius circle centred on SO0971298275, the centre of the proposed development (see Figure 1). This developed an understanding of the archaeology and landscape of the surrounding area and made it possible to assess any direct or indirect impacts, including impact on setting. Historic assets have been given an ID number for the purposes of this report, other reference numbers, such as regional HER PRNs are cross-referenced in Appendix B.
- 5.2 Data from the regional Historic Environment Record held by Clwyd Powys Archaeological Trust was acquired for the 1 kilometre assessment. Data on designated historic assets was supplied by Cadw.
- 5.3 Historic mapping was consulted. The maps used included the early 19th century Ordnance Survey Original Surveyors Drawings, as well as late 19th and 20th century 1:2500 scale Ordnance Survey mapping and the parish tithe map.
- 5.4 A site visit was made by Trysor to the development site, and the surrounding area, on September 19th, 2017. Visible archaeological features within the area that would be directly affected by the development were searched for and any other historic assets on which there may be a direct impact recorded. The wider landscape was studied taking note of topography, vegetation and structures and the impact on the setting and therefore the significance of historic assets (Cadw, 2017).
- 5.5 Aerial photographs on Google Earth, dating to 2006, 2010 and 2015 were used to inform the assessment as well as aerial photographs from 1969 and 2013 available from the Welsh Government Aerial photographic unit online. LiDAR data of 2 metre resolution was available for most of the assessment area.
- 5.6 Modern mapping was used to assess current public access.
- 5.7 All information gathered during the desktop assessment and site visit was entered into a bespoke database created in Access 2003 to form an assessment dataset.

- 5.8 The final dataset is the source of the material output in this report, including the GIS mapping which illustrates the location of historic assets in the area, and the tables and appendices which provide detailed information on the historic assets within the study area.
- 5.9 Each of the records in the final assessment 1 kilometre dataset was assessed for Period, Rarity, Documentation, Group Value¹, as well as Evidential Value, Historical Value, Aesthetic Value, Communal Value² and Setting³. Once these had been considered the significance of each historic asset was determined and scored in accordance with the categories adopted by the Welsh Archaeological Trusts i.e. Nationally Important, Regionally Important, Locally Important, Minor and Features Needing Further Investigation (Unknown), see Figure 5. Full details of this exercise are given in Appendix B.
- 5.10 The Direct and Indirect impact on each historic asset was assessed taking into account both physical and non-physical impacts. Each impact was assessed as to whether it was Positive, Negative or Neutral, and the level of impact within the scale Very Low, Low, Moderate, High and Very High, taken into account the significance of the historic asset and the nature of the impact.

6. The Development Site

- 6.1 The proposed development site is underlain by Silurian mudstone of the Gregynog Mudstone Member. These were laid down in deep sea conditions between 427 and 433 million years ago. The superficial deposits are glacial tills deposited during the last Ice Age.
- 6.2 The development site is situated at approximately 165 metres above sea level, within a pasture field just above, and south of, the B4389 road to the south of Tregynon village. This road runs parallel to the valley floor of the Bechan Brook. The B4389 road was originally constructed in the period 1861-1863 to connect Tregynon and Bettws Cedewain. The land within the field rises gradually to the south, giving the site a northern aspect, looking towards the Bechan Brook, which flows less than 150 metres to the north, with the modern village of Tregynon to the northern side of the river. The view to the north is, however, screened by a line of 5 existing buildings along the northern side of the B4389. These include the historic Concrete Cottages (ID numbers 10 & 18) and Tithebarn Cottages (ID number 2).

¹ Period, Rarity, Documentation and Group Value are criteria defined in the Welsh Office Circular 60/96, 1996.

² Evidential Value, Historical Value, Aesthetic Value and Communal Value are criteria defined in Cadw's Conservation Principles publication, 2011.

³ Setting as defined in Cadw's Setting of Historic Assets, 2017

7. Archaeological Overview

7.1 Early prehistory (250,000BC to 800BC)

7.1.1 There are no records of artefacts or sites associated with the Palaeolithic, Mesolithic, Neolithic or early Bronze Age periods recorded within a 1 kilometre radius of the proposed development site.

7.2 Iron Age (800 BC – AD43).

7.2.1 There is no evidence of Iron Age settlement within the assessment area. Just outside it a single Defended Enclosure of likely Iron Age date is recorded at Pwllan (HER PRN 7518), on high ground to the northeast of Tregynon village. Defended enclosures are typical of the Iron Age, a period during which settlements and farmsteads were often defended by earthworks topped with timber palisade fences. During the Iron Age tribal conflicts appear to have been common, hence the need to protect settlements from attack. The Pwllan Enclosure is one of a scattered group of Defended Enclosures which have been recorded in the wider district, outside the assessment area, which indicates that there must have been a well-organised Iron Age society in the region.

7.3 Roman (AD43 – AD410) & Early Medieval (AD410 – AD1100).

7.3.1 There is no evidence of Roman or Early Medieval activity within the 1 kilometre assessment area. A Roman presence is known from the Severn Valley, evidenced by the Roman forts at Forden Gaer (MG012) which stood at a fording point on the River Severn, 11km further to the east, and Caersws (MG001 & MG161), 9km to the south-southwest. Tregynon would appear to have been situated in the rural hinterland, away from the main communications routes and settlements of the period.

7.3.2 Evidence from the Early Medieval period is scarce in the district. The dedication of the parish church (ID number 7) at Tregynon to Saint Cynon, a Welsh saint who is traditionally held to have lived during the 6th century AD, may suggest that the church has origins in the Early Medieval period. The period is known in Welsh tradition as “The Age of the Saints” as it saw the growth of the Christian church across the country, the legacy of which can still be seen in the names of many churches and settlements which still bear the names of early Christian figures.

7.4 Medieval (AD1100 – AD1539).

7.4.1 There is more evidence of activity at Tregynon during Medieval times. Tregynon is first mentioned in 1254 AD as a church held by the Knights Hospitallers of St. John as part of their estates attached to the Preceptory of Halston, near Oswestry. The Tregynon possession was sold into private hands in the 1540s, following the Dissolution of the Monasteries by Henry VIII.

- 7.4.2 The large and influential Gregynog Estate, which has had considerable influence over Tregynon and its surrounding district, includes the lands of the Gelynog Grange, an estate owned by the Cistercian Abbey of Strata Florida, Ceredigion. It appears that the lands of Gelynog, to the west of Tregynon, were granted to the abbey by one Meredydd ap Rotpert, who held Dolforwyn Castle during the 1270s.
- 7.4.3 In 1521, the Abbot of Strata Florida leased the Grange of Gelynog to Gruffydd ap Hywel ap Ieuan Blaenau for 99 years. This was the beginning of the long association between the Blayney family (derived from Blaenau) and the Gregynog estate, which grew from this period onwards and became one of the most significant properties in the Tregynon district.
- 7.4.4 St. Cynon's parish church (ID number 7), at the heart of the old village of Tregynon, is one of the most significant remnants of medieval society in the area. Despite later additions, including a 17th century bell-tower, the church still has medieval fabric and its roof is of 15th century date. It stands within a churchyard (ID number 9) packed with post-medieval grave monuments, but which has been in use as a burial ground since medieval times, possibly even earlier.
- 7.4.5 Another possible medieval survival within the assessment area is the Tithebarn Moat (ID number 1), a rectilinear earthwork close to the proposed development site. This earthwork appears to be the remains of a medieval or early post-medieval moated house. All that now remains is the ditch of the moat which surrounded the building and the level platform at the centre of the site on which the building stood. The site has no recorded history, unfortunately, but could represent a focus of activity during medieval times.
- 7.4.6 Adjacent to the Tithebarn Moat is the rather enigmatic building known as Tithebarn Cottages (ID number 2). The building is now divided into two separate dwellings, but its name suggests that it may have been a tithe barn, possibly with origins in the medieval period. Externally, the building has been modernised and appears to be a fairly non-descript country cottage. It is known that the building was used as a school in the 1840s, based on the evidence of the parish tithe map, and it also appears on the 1817 Ordnance Survey Original Surveyors Drawings. As with the nearby moated site, the Tithebarn Cottages has no documented history to indicate its origins. Recent photographs from an online house sale suggest that there is extensive timber work present in the original parts of the current building.

7.5 Post Medieval & Industrial (AD1539 – present day).

7.5.1 Most of the sites recorded within a 1 kilometre radius of the proposed development site date to the Post Medieval period. The majority are associated with the agricultural and settlement history of the area, including houses, cottages and farm buildings, local industrial features such as the old smithy, saw mill and a corn mill, as well as the parish church, and past and present village schools.

7.5.2 Historic assets of particular interest which date to the 19th century include an unusual group of buildings built by the Gregynog estate in and around the village. The buildings were the result of a bold approach to the use of unreinforced concrete during the 1870s by the squire of Gregynog, Henry Hanbury-Tracy (Nicholas, 1872, 802-803). His buildings include the former village school (ID number 19) and School House (ID number 14), built in 1871, and the semi-detached Concrete Cottages (ID number 10 & 18), built around the same time, see figure 9. Hanbury-Tracy also had entire farmsteads built in concrete, with a fine example of this still standing at Ty'n y Bryn Farm, where the farmhouse (ID number 16) and the original farm building range (ID number 17) are all of concrete construction. It is also likely that he was responsible for the concrete cladding added to Gregynog Hall to cleverly replicate the appearance of the traditional black and white timber buildings of the this area.

8. Development Site: Historical overview

8.1 The proposed development site is located on land which was associated with the Gregynog Estate in former times.

8.2 The earliest map showing the development site is the Ordnance Survey's Original Surveyors Drawing, Newtown sheet, surveyed in 1817. This map does not show any buildings or other features at the development site. The Original Surveyors Drawings represent the first detailed map series of the whole country. They do not generally map field boundaries in detail and the details of the field system which are shown on the map cannot be interpreted as accurate representations of the fieldscape at the time of the survey.

8.3 Historical sources show us that the land was formerly part of Ty'n y Bryn Farm, which lies to the south of the development site. The parish tithe map (1840) and tithe apportionment (1841) record that the development fell within an arable field belonging to Ty'n y Bryn farm. The field name was recorded as Tithebarn Piece, a reference to the former tithe barn (ID number 2) which stands just to the north and was in use as a school in the 1840s. At the time of the tithe survey, Ty'n y Bryn Farm was owned and occupied by Charles Hanbury-Tracy, Lord Sudeley of Gregynog, possibly during a period when Gregynog Hall was undergoing refurbishment.



Figure 2; An excerpt from the Newtown Sheet of the Ordnance Survey's Original Surveyors' Drawings of 1817. The approximate location of the proposed development site is shaded in green. The old school, held in Tithebarn Cottage, is seen above the development site, and the Mill labelled refers to the Cocus Mill, which lies to the west of the development site.



Figure 3; The Tregynon Parish Tithe Map of 1840. The proposed development site is located within field B.363, named by the tithe survey as Tithebarn Piece. The building in field B.365 is the School, now known as Tithebarn Cottages. The B4389 road to Bettws Cedewain, which passes between Tithebarn Cottages and the development site was not built until some 20 years after this map was produced.

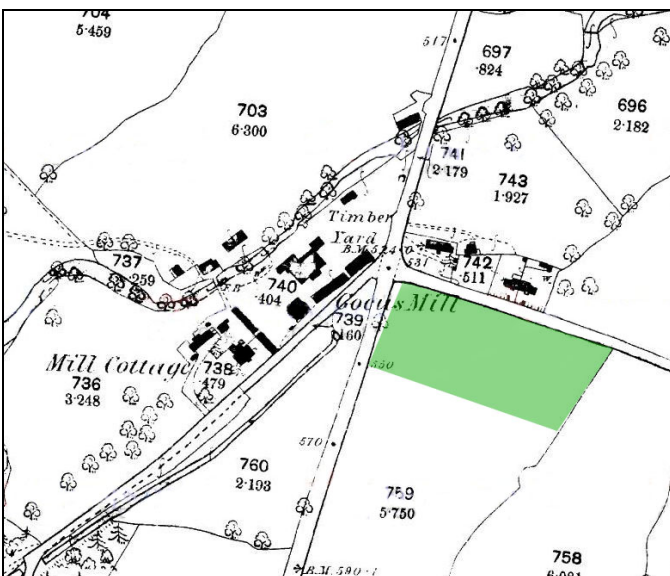


Figure 4; The 1886 1:2500 Ordnance Survey map with the approximate area of the development site shaded in green. By this time the B4389 road to Bettws Cedewain had appeared, Concrete Cottages had been built (ID numbers 10 & 18) and the field had been laid out in approximately its present form.

9. Data Collation

- 9.1 The CPAT HER enquiry for the 1 kilometre radius assessment area yielded 44 records for historic assets.
- 9.2 Out of the 44 records, 10 were removed from the project dataset; 3 were for Non Antiquities, 1 was a duplicate record, 1 was for a place name only, 1 was for the settlement of Tregynon, which was considered as its individual components and also as a conservation area, 1 was for a bell within the church and did not need to be considered separately on this occasion, 1 was for a conservation area so not an historic asset and dealt with separately in this report and 2 did not have sufficient information to make any assessment possible. For fuller details see Section 16.
- 9.3 One additional record was created in the project database by Trysor for this project. This was for the parkland of Gregynog, a Registered Historic Park and Garden
- 9.4 After the site visit, the historic map search, and the rapid assessment of the readily available data the final dataset for the 1 kilometre radius assessment area contained 35 records for historic assets.

10. Assessment of Significance

10.1 The significance of each historic asset was determined and scored in accordance with the categories adopted by the Welsh Archaeological Trusts i.e. Nationally Important, Regionally Important, Locally Important, Minor and Features Needing Further Investigation (Unknown), see Table 1 and Figure 5. Full details of the results of this exercise are given in Appendix B.

10.2 Within the 35 records there were eleven Listed Buildings and one Scheduled Monument.

Table 1: Significance of assessed historic assets

ID Number	Historic Asset Name	Significance of Historic Asset	Site Status
1	TITHEBARN MOAT	Nationally Important	Scheduled Monument
7	TREGYNON CHURCH (ST CYNON)	Nationally Important	Listed Building
8	TREGYNON, THE COTTAGE	Nationally Important	Listed Building
10	CONCRETE COTTAGES	Nationally Important	Listed Building
11	BRON RHYS HOUSE	Nationally Important	Listed Building
14	TREGYNON SCHOOL, 'SCHOOL HOUSE' AND BOUNDARY WALL	Nationally Important	Listed Building
15	SAWMILL LODGE	Nationally Important	Listed Building
16	TY'N-Y-BRYN, FARM BUILDINGS	Nationally Important	Listed Building
17	TY'N Y BRYN FARM BUILDINGS	Nationally Important	Listed Building
18	TREGYNON, CONCRETE COTTAGES 2	Nationally Important	Listed Building
19	TREGYNON SCHOOL	Nationally Important	Listed Building
20	TREGYNON SCHOOL, BOUNDARY WALL	Nationally Important	Listed Building
28	GREGYNOG	Nationally Important	Registered Historic Park & Garden
3	TREGYNON RECTORY	Regionally Important	
30	TREGYNON, SMITHY	Regionally Important	
2	TREGYNON, TITHEBARN	Locally Important	
6	TYN Y BRYN FIELD SYSTEM	Locally Important	
9	TREGYNON CHURCH YARD (ST CYNON),	Locally Important	
13	TREGYNON, GOCUS (COCOS) MILL, SAWMILL	Locally Important	

*Land opposite Tithebarn Cottage, Tregynon, Powys
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ID Number	Historic Asset Name	Significance of Historic Asset	Site Status
23	PEN-Y-WAEN, FARMSTEAD	Locally Important	
29	TREGYNON VILLAGE SAWMILL	Locally Important	
33	TREGYNON, GOCUS (COCOS) MILL, CORN MILL	Locally Important	
34	CHURCH HOUSE	Locally Important	
35	BETHANY CALVINISTIC METHODIST CHAPEL	Locally Important	
4	TRINITY WELL (POSSIBLE)	Minor Importance	
5	TREGYNON STOCKS	Minor Importance	
12	HAFOD-TALOG QUARRY (DIS)	Minor Importance	
21	PEN-Y-WAEN, TRACKWAY	Minor Importance	
22	PEN-Y-WAEN, EARTHWORKS	Minor Importance	
24	PEN-Y-WAEN, WELL I	Minor Importance	
25	PEN-Y-WAEN, WELL II	Minor Importance	
26	PEN-Y-WAEN, WELL III	Minor Importance	
27	PEN-Y-WAEN, FOOTBRIDGE	Minor Importance	
31	TREGYNON, CASTLE HILL, RIDGE AND FURROW	Minor Importance	
32	TREGYNON, CASTLE HILL, PLATFORM	Minor Importance	

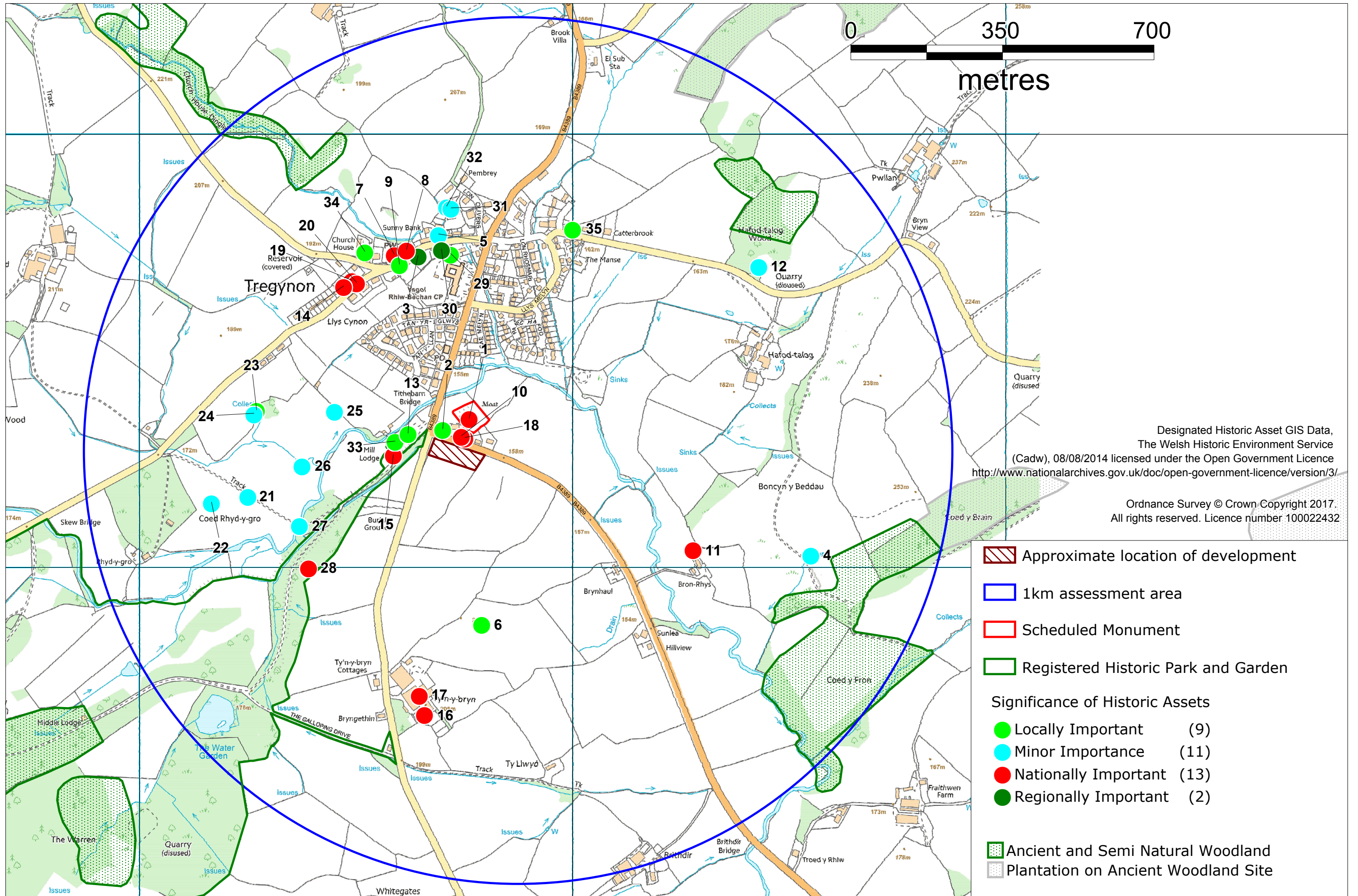


Figure 5: The 1km assessment area showing significance of historic assets, labelled with Project ID number

11. Assessment of Impact

11.1 The Direct and Indirect impact on each historic asset was assessed taking into account both physical and non-physical impacts, and whether the impact was Positive, Negative or Neutral. Each impact was assessed within the scale Very Low, Low, Moderate, High and Very High, taken into account the significance of the historic asset and the nature of the impact. A full table is found in Appendix B but a summary is tabulated in Table 2 below and illustrated in Figure 6.

Table 2: Impact on assessed historic assets within the 1km assessment area

ID Number	Historic Asset Name	Historic Asset Type	Level of Direct Impact	Level of Indirect Impact	Level of Impact on Setting
10	CONCRETE COTTAGES	HOUSE	None	Moderate Negative	Moderate Negative
18	TREGYNON, CONCRETE COTTAGES 2	HOUSE	None	Moderate Negative	Moderate Negative
2	TREGYNON, TITHEBARN	TITHE BARN (POSSIBLE)	None	Low Negative	Low Negative
1	TITHEBARN MOAT	MOATED SITE	None	Very Low Negative	None
3	TREGYNON RECTORY	RECTORY	None	Very Low Negative	None
7	TREGYNON CHURCH (ST CYNON)	CHURCH	None	Very Low Negative	None
8	TREGYNON, THE COTTAGE	HOUSE	None	Very Low Negative	None
9	TREGYNON CHURCH (ST CYNON), YARD	CHURCHYARD	None	Very Low Negative	None
14	TREGYNON SCHOOL, 'SCHOOL HOUSE' AND BOUNDARY WALL	SCHOOL HOUSE	None	Very Low Negative	None
19	TREGYNON SCHOOL	SCHOOL	None	Very Low Negative	None
20	TREGYNON SCHOOL, BOUNDARY WALL	SCHOOL WALL	None	Very Low Negative	None
34	CHURCH HOUSE	HOUSE	None	Very Low Negative	None

*Land opposite Tithebarn Cottage, Tregynon, Powys
Historic Environment Desk-based Assessment
Outline Planning Application P/2017/0621 (Powys)*

ID Number	Historic Asset Name	Historic Asset Type	Level of Direct Impact	Level of Indirect Impact	Level of Impact on Setting
4	TRINITY WELL (POSSIBLE)	MEDICINAL WELL (POSSIBLE)	None	Not assessed	Not assessed
12	HAFOD-TALOG QUARRY (DIS)	QUARRY	None	Not assessed	Not assessed
21	PEN-Y-WAEN, TRACKWAY	TRACKWAY	None	Not assessed	Not assessed
22	PEN-Y-WAEN, EARTHWORKS	EARTHWORK	None	Not assessed	Not assessed
24	PEN-Y-WAEN, WELL I	WELL	None	Not assessed	Not assessed
25	PEN-Y-WAEN, WELL II	WELL	None	Not assessed	Not assessed
26	PEN-Y-WAEN, WELL III	WELL	None	Not assessed	Not assessed
27	PEN-Y-WAEN, FOOTBRIDGE	BRIDGE	None	Not assessed	Not assessed
31	TREGYNON, CASTLE HILL, RIDGE AND FURROW	RIDGE AND FURROW	None	Not assessed	Not assessed
32	TREGYNON, CASTLE HILL, PLATFORM	PLATFORM	None	Not assessed	Not assessed
5	TREGYNON STOCKS	STOCKS	None	None	None
6	TYN Y BRYN FIELD SYSTEM	FARMSTEAD	None	None	None
11	BRON RHYS HOUSE	HOUSE	None	None	None
13	TREGYNON, GOCUS (COCOS) MILL, SAWMILL	SAW MILL	None	None	None
15	SAWMILL LODGE	LODGE	None	None	None
16	TY'N-Y-BRYN, FARM BUILDINGS	HOUSE	None	None	None
17	TY'N Y BRYN FARM BUILDINGS	FARM BUILDING	None	None	None

ID Number	Historic Asset Name	Historic Asset Type	Level of Direct Impact	Level of Indirect Impact	Level of Impact on Setting
23	PEN-Y-WAEN, FARMSTEAD	FARMSTEAD	None	None	None
28	GREGYNOG	PARKLAND	None	None	None
29	TREGYNON VILLAGE SAWMILL	SAW MILL	None	None	None
30	TREGYNON, SMITHY	BLACKSMITHS WORKSHOP	None	None	None
33	TREGYNON, GOCUS (COCOS) MILL, CORN MILL	CORN MILL	None	None	None
35	BETHANY CALVINISTIC METHODIST CHAPEL	CHAPEL	None	None	None

11.2 Table 2 shows that no recorded historic asset within the 1km assessment area would be exposed to an impact from the development sufficient to change its significance. Full details of the assessment of direct and indirect impact for each of the historic assets in Table 2 can be found in Appendix B.

11.2.1 Ten historic assets of minor significance would have no direct impact and indirect impacts were not assessed.

11.2.2 Thirteen historic assets would be unaffected by the development.

11.2.3 Nine historic assets would experience a Very Low Negative, indirect, visual impact but no impact on their setting and therefore no impact on their significance. This includes the Scheduled Monument (ID Number 1, MG204) Tithebarn Moat moated site.

11.2.4 One historic asset would experience a Low Negative, indirect, visual impact and Low impact on its setting. This is Tithebarn Cottage, opposite the development. The cottage was formerly a school and before that is said to have been a tithe barn, but it is not a Listed Building and the impact would not alter its significance.

11.3 Two historic assets which would experience a Moderate Negative Indirect impact and a Moderate Negative impact on Setting. These are the two semi-detached Concrete Cottages, (ID Numbers 10 & 18), see section 12 for more detailed discussion.

- 11.4 There is one Scheduled Monument within 1 kilometre of the development area, see 11.2.3 above for impacts.
- 11.5 There are 11 Listed Buildings within the 1 kilometre assessment area. There would be a Very Low Negative, indirect, visual impact on five of these but no impact on their setting and therefore no impact on their significance, see Table 2, Appendix B and Figures 5 & 6. There would be a Moderate Negative Indirect impact and Moderate Negative impact on Setting on two Listed Buildings, the Concrete Cottages opposite the development site.
- 11.6 There is part of one Registered Historic Parks and Garden within the 1 kilometre assessment area. There would be no impact on this historic asset. Topography and trees would block views.
- 11.7 There are no World Heritage sites within the 1 kilometre assessment area.
- 11.8 The development site does not lie within a registered Historic Landscape.
- 11.9 The proposed development would stand in the Garth LANDMAP Historic Landscape Aspect Area (MNTGMHL587), see Figure 7, which is described as; *"Mixed fieldscapes on the undulating hill land in the area to the north-west of Newtown between the Bechan Brook and the Severn valley. The more irregular field patterns appear to represent early piecemeal clearance and enclosure from medieval and earlier times whilst areas of more regular, straight-sided fields appear to represent late 18th and 19th-century enclosure of former commons. Blocks of 20th-century conifer plantation especially towards the south-west corner of the area, with some residual ancient broadleaved woodland in steep-sided stream valleys and on steeper hillslopes. Early settlement and land use suggested by Neolithic to Bronze Age hilltop burial mounds and ritual monuments and by the later prehistoric hillforts at Bryn Bank and Fron Las north of Newtown and possible enclosed Roman settlement sites. Small nucleated church settlements of medieval origin at Aberhafesb and Llanllwchaiarn. Dispersed farm and cottages predominantly of post-medieval origin. Small scattered stone quarries of later medieval and post-medieval date, and site of former, later 19th-century brickworks and associated structures at Coed Trefe."*
- 11.9.1 The overall evaluation of this aspect area is Moderate and the justification is given as *"Undistitigued [sic] area of irregular fields occupying undulating high ground above Newtown. Predominantly a post medieval agricultural landscape but with scattered prehistoric burial and settlement and medieval settlement and later industry."*

- 11.10 The development area would stand in the very extensive Rural Landscapes LANDMAP Cultural Landscape Aspect Area (MNTGMCL051), see Figure 8, which is described thus; *"The Aspect Area is essentially a catch-all of landscapes surrounding other Aspect Areas. It reveals an eclectic mix of landscape type, from fertile lowlands to bleak moorlands, and forms a buffer between other Aspect Areas that are more culturally distinctive or diverse. Surprisingly, there are few statutorily protected landscape types - such as SSSIs or SLAs within the area. Nevertheless, Rural Landscapes forms the background to the more detailed painting on the canvas of Montgomeryshire, contributing greatly to the county's soubriquet of Powis [sic] paradwys Cymru."*
- 11.10.1 The overall evaluation of this aspect area is High and the justification is given as *"High as a varied, visually rich rural landscape of a wide topographical range that provides the framework for the Study Area as a whole"*
- 11.11 The Tregynon Conservation Area falls within the 1 kilometre study area and is focused on the area of the parish church. There will be views of a part of the proposed development, but viewed at a distance and across intervening modern housing developments. The development would not impact on the setting of the Conservation Area.
- 11.12 During the field visit, no physical, visible evidence was noted suggestive of buried archaeology on land which would be affected by the development. Light levels were good, although it was overcast. The fields were pasture. There is no documentary, cartographic or aerial photographic evidence of buried archaeology at this location.
- 11.13 No palaeoenvironmental potential was identified at the proposed development site, which lies in a valley-side pasture field.
- 11.14 There are no unexplained or unexpected place-names identified on the list of Historic Place Names within the proposed development area. Those which are recorded are derived from the parish tithe apportionment.
- 11.15 There are no field names of archaeological significance at the development site, which is merely named as Tithebarn Piece by the 1841 parish tithe apportionment, due to its proximity with the former tithe barn to the north. The field was separated from the tithe barn in the early 1860s when a new road to Bettws Cedewain was built which now serves as the B4389 road.
- 11.16 The boundary banks around the development site are post-medieval in date and include hedged and fenced boundaries. The B4389 road at the northern edge of the proposed development site was originally constructed in the period 1861-1863 to connect Tregynon and Bettws Cedewain. The surrounding field parcels appear to have been redefined after its construction. As a result the northern field boundary, along the

roadside, was created in the 1860s, as was the northern end of the eastern field boundary. The field boundary to the west of the field is probably older, running alongside the former Tregynon to Newtown turnpike road. However, the northern end of this boundary has been realigned and replaced in recent times to create a splay at the junction of the B4389 with the former turnpike road. This means that the hedgerows affected by the development directly are of post 1860s date, some of them far more recent.

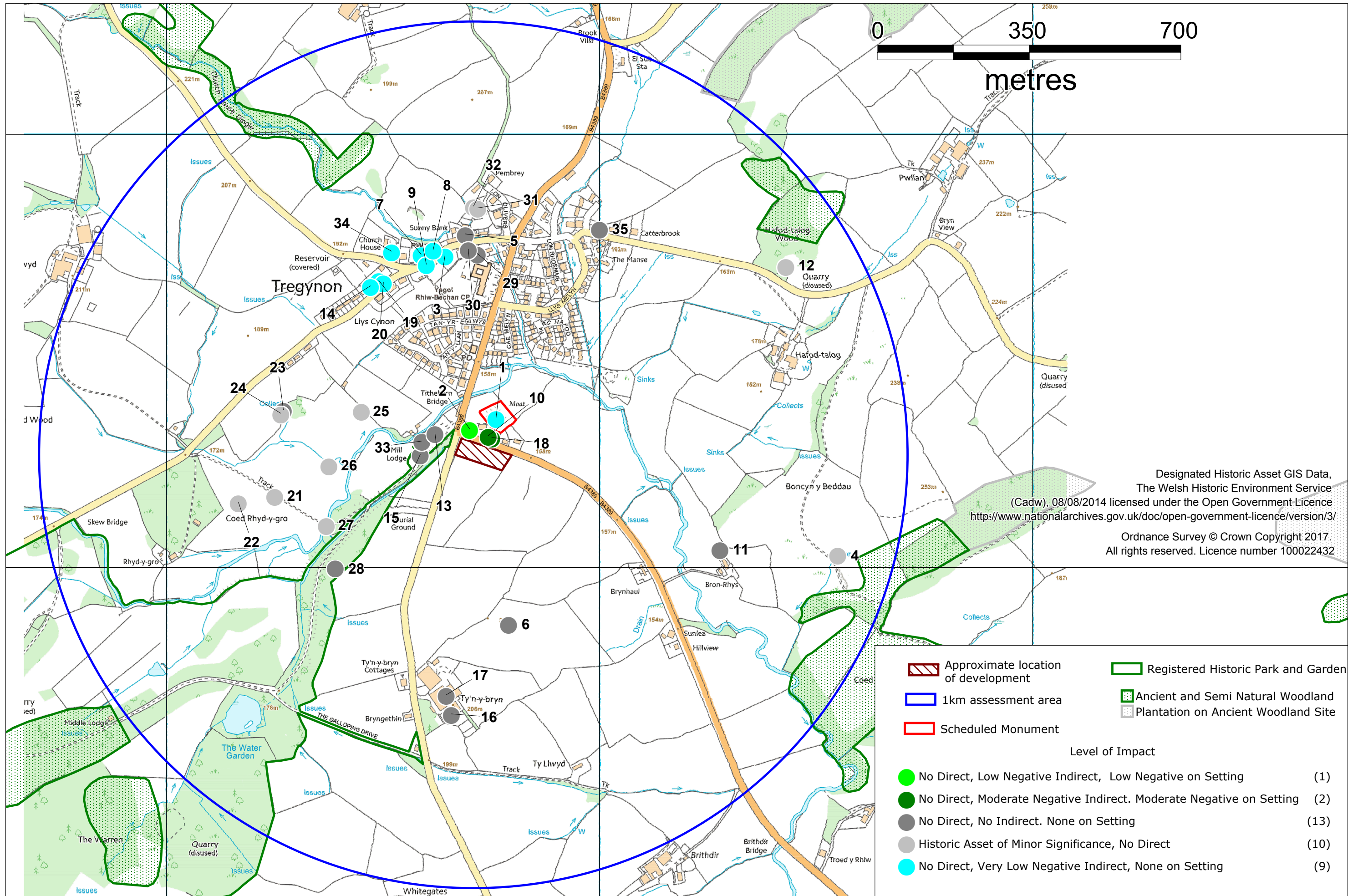


Figure 6: The 1km assessment area showing the level of impact on historic assets, labelled with Project ID number

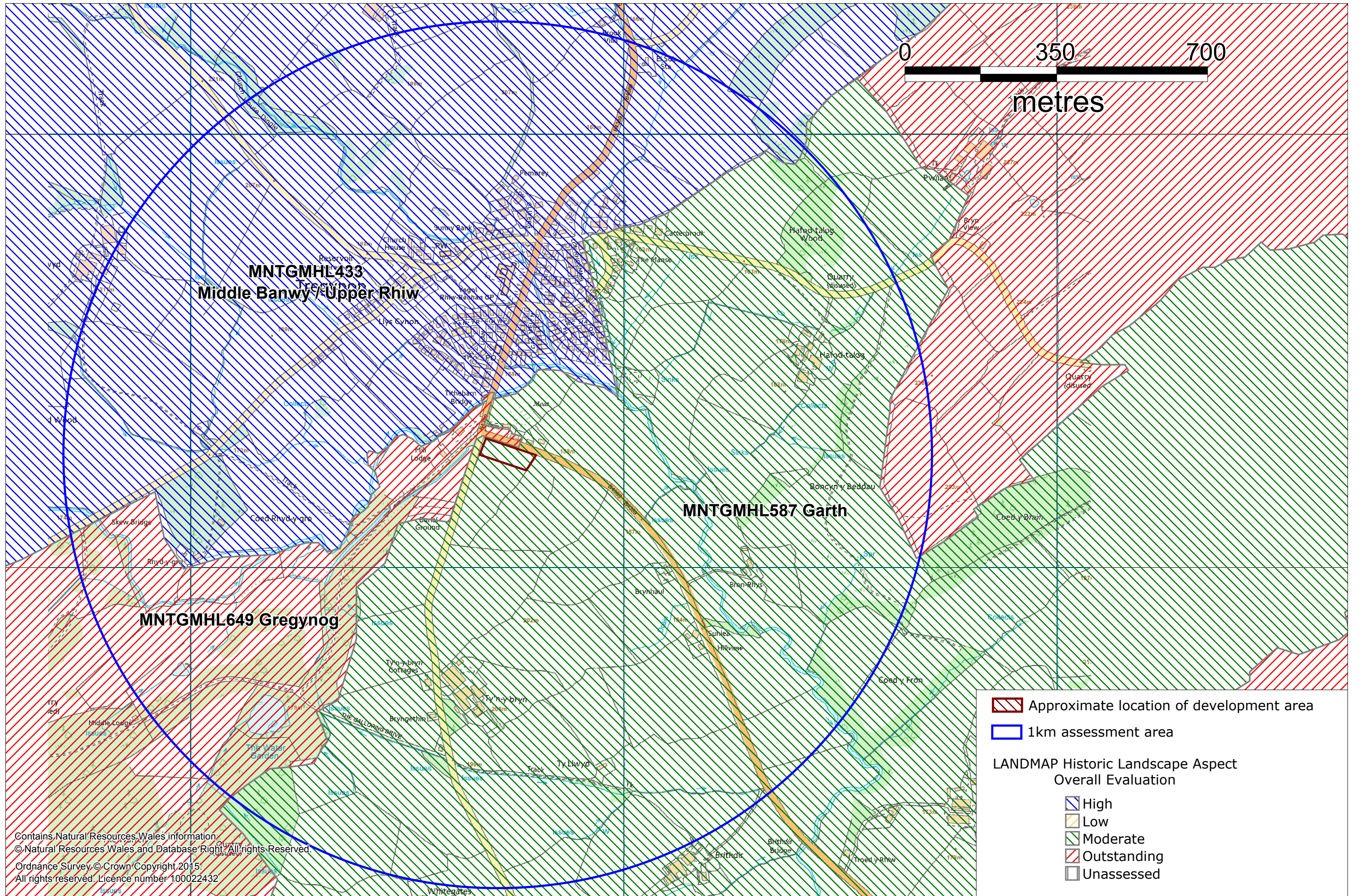


Figure 7: The 1km assessment area showing the LANDMAP Historic Landscape aspect, labelled with LANDMAP Aspect Area Number and Name

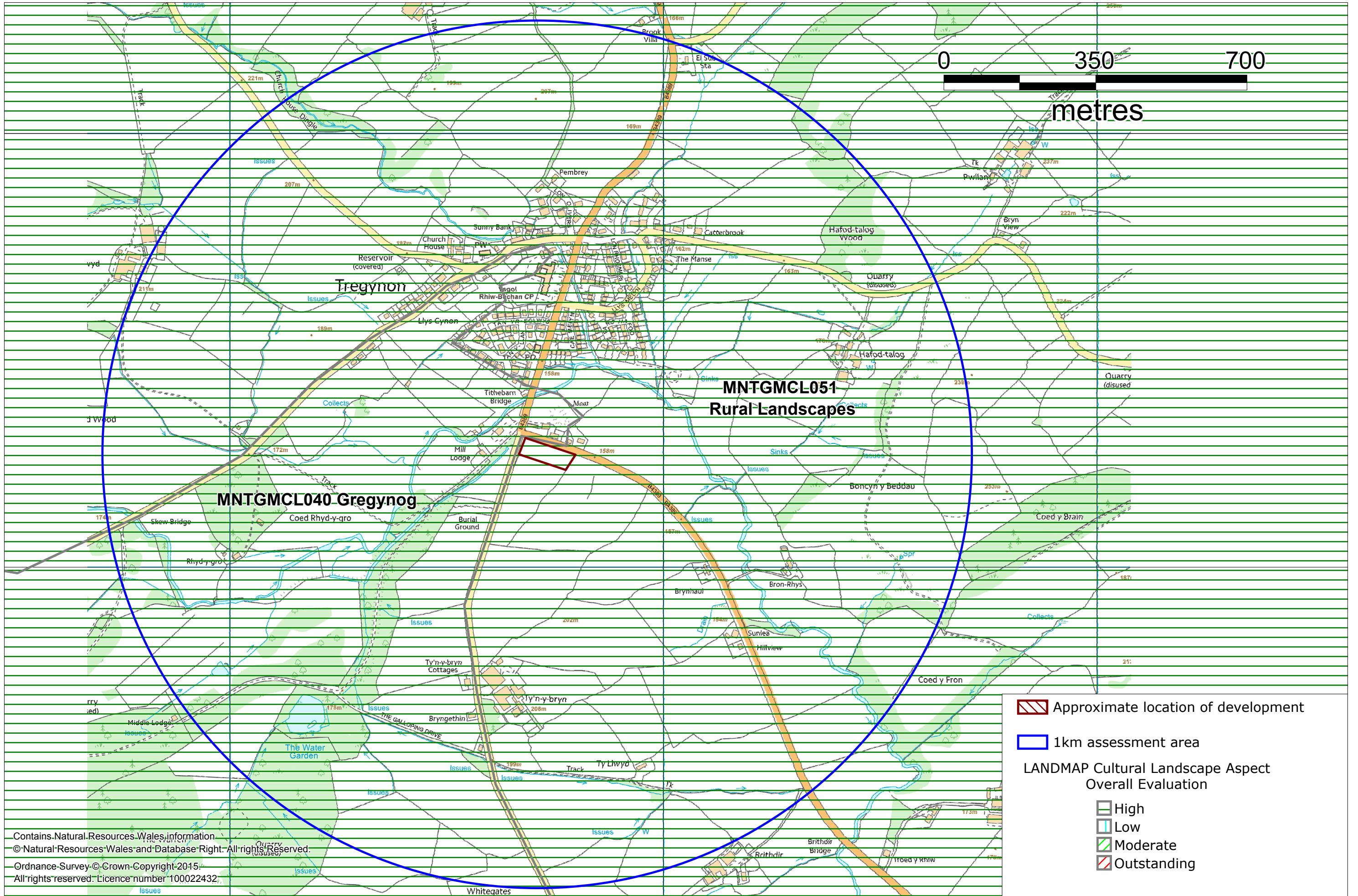


Figure 8: The 1km assessment area showing the LANDMAP Cultural Landscape aspect, labelled with LANDMAP Aspect Area Number and Name

12. Discussion

12.1 This discussion focuses on the key points raised by the Built Heritage Officer in a letter of July 25th, 2017, in which she concludes that the proposed development "*would not satisfy this policy [ENV 14] and would not preserve the setting of this listing building [Concrete Cottages].*"

12.2 The Built Heritage Officer's response is guided by the description of Concrete Cottages found in the Cadw Listing Description (Listed Building Numbers 42508 and 18146);

"Constructed in unreinforced concrete c1870 by Henry Hanbury-Tracy as part of the Gregynog Estate. Hanbury-Tracy's use of the material on the Gregynog Estate was intended to demonstrate the benefits of building in concrete, which it was said reduced the cost of a house by nearly a half compared to brick or stone construction. The striking appearance of Concrete Cottages on the main road through Tregynon suggests that they were intended to advertise the use of the new material. The concrete was made from river gravel and brick fragments bonded with cement. It was laid in wet courses directly on to the wall using timber shuttering and finished with a skim coat of render. Concrete was also used for chimneys, floor slabs, partition walls, fireplace and stair construction. Originally the building had a roof of concrete slabs, although these were subsequently covered by slates.

Listed as 2 cottages of special interest for representing early experimentation with concrete, and for their striking Gothick appearance in a prominent location advertising the use of the new material. They make an important contribution to the surviving group of concrete buildings in Tregynon."

12.3 The Listed Building description provides some key information relating to the history of the Concrete Cottages, but it does not address the historical or modern setting of the buildings in anything more than the most superficial manner, based on observations of the buildings in their modern context. When written in 1997, the Listed Building description was not based on, and was not intended to be, a considered assessment of setting. Therefore the description is not based on a well-researched assessment of the history of the buildings and the context in which they were first created.

12.4 To construct a more satisfactory assessment of setting, on which an assessment of impact can be based, new research is required into the history of the buildings following the current methodology for assessing impacts on setting, as provided in Cadw's "Setting of Historic Assets in Wales" (Cadw, 2017).

12.5 "Setting of Historic Assets in Wales" outlines four Stages which must be considered when assessing the impact of a development within the setting historic assets;

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.

12.6 The assessment of impacts on setting is a process which needs to be broken down into its separate stages, with Stage 1 leading to Stage 2, and Stage 2 leading to Stage 3 and so forth.

12.7 Impact on Setting, Stage 1; The identification of historic assets that might be affected by the development.

12.7.1 For the purposes of this historic environment assessment, Trysor have considered the impacts on all recorded historic assets within a 1 kilometre radius of the proposed development site, as required by the criteria set out in the Annex of Cadw's "Setting of Historic Assets in Wales", the development site being "*within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres in height, or has an area of 0.2 hectares or more.*"

12.7.2 From this assessment, a small number of historic assets were identified which were likely to experience an impact on their setting from the proposed development, which could affect their significance which has already been outlined in section 11.

12.7.3 These include the Concrete Cottage (ID numbers 10 & 18) and the Tithebarn Cottage (ID number 2), which stand on the opposite side of the B4389 road, to the south of Tregynon.

12.8 Impact on Setting, Stage 2; Define and analyse the settings and how they contribute to the significance of the historic assets.

12.8.1 The historic environment assessment has enabled the setting of each recorded historic asset within 1 kilometre to be analysed and their significance to be assessed, including how they are understood, appreciated and experienced.

12.8.2 There is no existing statement which defines or describes the setting of either the Tithebarn Cottages or Concrete Cottages. Trysor have undertaken research to enable the definition of the historical setting of these buildings, as well as undertaken a field visit to examine their modern setting.

12.8.3 The historic setting of the Tithebarn Cottages (ID number 2) is difficult to determine, as there is no known record of the origins of the building. The evocative name of the building has conventionally been accepted as evidence that there was indeed a tithe barn at the site at some point in history, potentially during medieval times, and that the present building incorporates fabric of that tithe barn. It may be significant that the medieval moated site known as Tithebarn Moat is located immediately to the northeast of the cottages. It is possible that a medieval homestead or manor house once stood here, with a tithe barn alongside. In later times the "tithe barn" stood quite alone in the landscape and was not associated with a farmstead or any other building, supporting perhaps an association with the moated site. A link during medieval times to the Tregynon holding of the Knights of St. John is not impossible but, in the absence of any written, cartographic or excavated evidence, cannot be proven. It should be noted that sales particulars posted online by estate agents' Morris, Marshall & Poole of Newtown, Powys in 2014 include interior photographs of the building which show that part of the building at least is timber-framed, with substantial timbers surviving in the external walls and internal partitions.

There is ample information relating to the more recent history of the Tithebarn Cottages. The Ordnance Survey's Original Surveyors Drawings of 1817 show that a building stood at the site, its purpose unknown, to the eastern side of the Tregynon to Newtown road, south of the village of Tregynon. The Tregynon parish tithe map and apportionment of 1840-1841 gives a detailed depiction of a building at this site, with two associated, rectilinear, garden enclosures. At this time the building was in use as a school, see Figure 2. This map depicts the school standing within the westernmost of two adjacent garden plots (marked as B364 and B365 on the tithe map), both of which were associated with the school. The property was owned by Lord Sudeley of the Gregynog estate.

Research shows that this school was supported by the famous educational movement established by the Rev. Griffith Jones of Llanddowror in the 18th century and carried on as a charity by Mrs Bevan of Laugharne. The trustees of the charity contributed to the running of the school when it commenced in 1833 (Parliamentary Papers, Vol.43). This suggests that the building may have been in use for agricultural purposes until 1833, despite not being close to any farmhouse or farmyard group.

The "tithe barn" remained in use as a school until 1872. The 1871 parish census undertaken in April 1871 shows that it was still occupied by a schoolmaster and schoolmistress, but *The Cambrian News* of 1st September, 1871 reports that the foundation stone of a new school was laid in Tregynon village the previous week.

The new village school (ID number 19) was one of the series of unreinforced concrete buildings erected by the Gregynog estate in and around Tregynon during this period. This was a period of considerable renewal and change at Gregynog, demonstrated in the conversion of the Coccus Corn Mill (ID number 33) into a new saw mill (ID number 13) sometime around 1870. This event is perhaps not coincidental and has some bearing on the subsequent history of Tithebarn Cottages.

Once the new saw mill and timber yard had been established at the former Coccus Mill site, there appears to have been an influx of woodworkers into the area. By 1871, Concrete Cottages, adjacent to Tithebarn Cottages, had been built and were occupied by two families headed by carpenters. A newspaper report of 1880 describes an unpleasant fight in Tregynon when a group of men attacked one Thomas William Taylor, a joiner, who lodged at Concrete Cottages. Taylor was assisted by a man named MacIntyre. MacIntyre (a sawyer) was recorded on the 1881 census as living in Concrete Cottages. By 1881 a carpenter named Thomas Evans and his family lived in Tithebarn Cottage, the school and schoolteachers having departed a decade earlier. The former Mill Cottage which served the Coccus Mill was by 1881 occupied by William Corfield, the man overseeing building work on the Gregynog estate. It is evident that establishment of the saw mill complex had sparked the creation of a small and scattered industrial settlement in its immediate area, including the former school at Tithebarn Cottages.

By the time of the 1891 census, the saw mill had ceased working and this is reflected in the census itself. Tithebarn Cottage is not mentioned and may not have been occupied. Neighbouring Concrete Cottages were occupied by a Shepherd and a General Labourer and their families. The woodworking tradition had evidently ended.

Tithebarn Cottage, divided into two separate cottages, was sold off by the Gregynog estate in 1913 but has continued in use to the present day as private residences known as Brynawelon (to the west) and Tithebarn Cottage (to the east).

12.8.4 The history of the Tithebarn Cottages allows for a statement of setting to be produced;

The building stands just above the valley floor, on a platform cut into the valley slope which rises southward from the meadows at the southern side of the Bechan Brook. Its original setting is not understood, but by the mid 19th century it stood alone, to the south of Tregynon village and to the northeast of the Coccus Mill at Gregynog. Immediately to the west passed the turnpike road linking Tregynon and Newtown. In 1861, a new road was built from Bettws Cedewain to Tregynon (now the B4389 road), which joined the former turnpike road at the southern side of the Tithebarn Cottage garden (as the garden is shown on the parish tithe map of 1840), creating a new road junction. During the period 1833 to 1871, the building was used as a school, serving the Tregynon area. In 1870-1872, changes initiated by the Gregynog estate saw the school replaced by a new school in Tregynon village. This led to the conversion of the building into two cottages which housed workers employed at the newly founded Gregynog saw mills, which stood on the opposite side of the old turnpike road to the west. These cottages faced the new Bettws Cedewain road to the south. Around 1870-1871, a semi-detached cottage, known as the Concrete Cottages, was built in the garden plot to the eastern side of the Tithebarn Cottages. These were also inhabited by workers employed at the saw mill and formed a small industrial settlement associated with the timber yard. The Gregynog Estate sold the Tithebarn Cottages in 1913 but they have remained occupied as private residence to the present day and still retain many historic features internally, including evidence of their original timber-framing.

12.8.5 Concrete Cottages (ID numbers 10 & 18) were purpose-built estate workers cottages erected by the Gregynog estate by 1871, when they are recorded as occupied dwellings on the parish census returns (held on April 2nd of that year).

This was one of at least 16 unreinforced concrete buildings and structures built in concrete by the estate around this time, at the behest of Henry Hanbury-Tracy, the squire of Gregynog.

Much has been written about the revolutionary use of unreinforced concrete in the construction of the cottages, but little has been recorded about the context in which the building work was undertaken.

This surge of building was part of a significant investment made by Hanbury-Tracy to improve the condition of his estate. As early as 1861, Hanbury-Tracy had commissioned the construction of a new road connecting his Gregynog estate, and Tregynon, with Bettws Cedwain, opening a new route to the Severn Valley beyond. This road is still in use as the B4389.

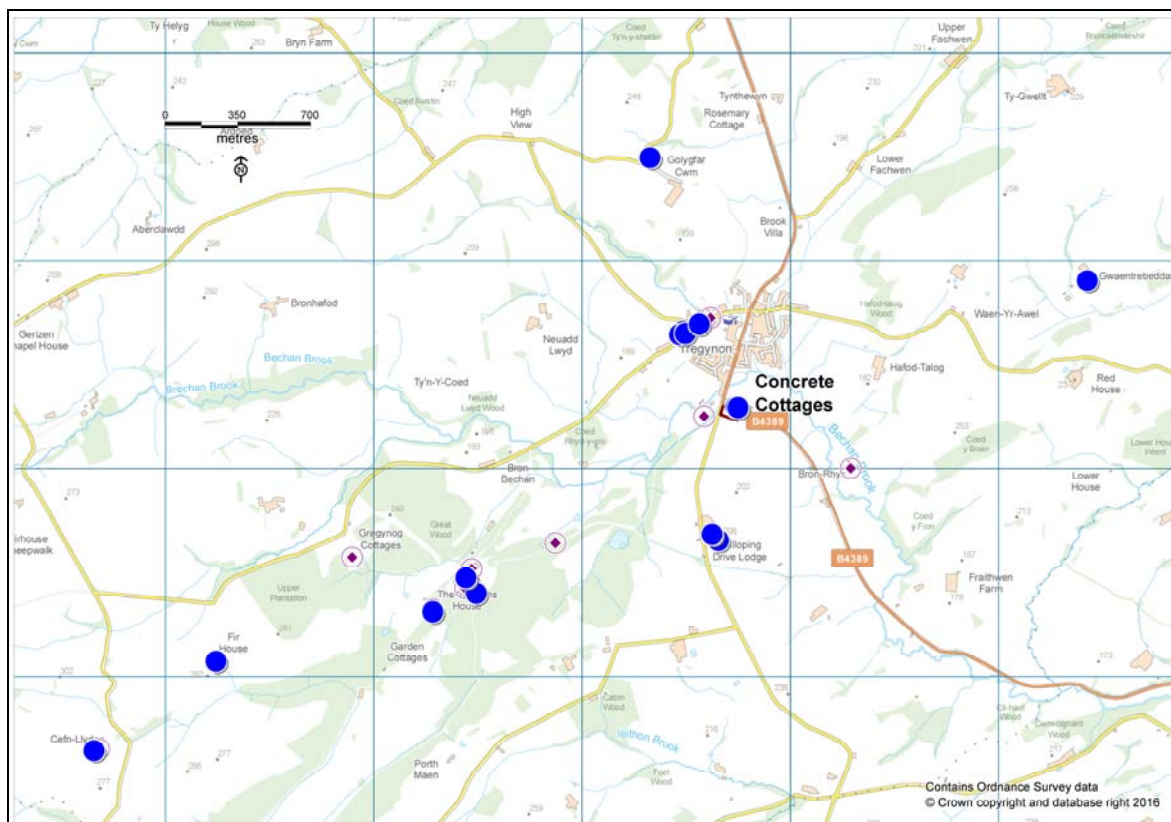


Figure 9; The distribution of recorded concrete buildings and structures in the Tregynon area.

Hanbury-Tracy continued to improve his estate and by the end of the 1860s appears to have determined that concrete offered a cheaper alternative to construction than traditional methods. As his finances were not healthy, it is understandable why he took such an approach. The estate had invested in the machinery needed to produce its own concrete and employed the services of one William Corfield, Concrete Builder, who is shown on the 1871 census as living with his family at Walk Mill, near Bettws Cedewain.

By 1870, Hanbury-Tracy had begun his programme to construct a number of new farms, cottages and even a village school in Tregynon in unreinforced concrete. It is in this context that the appearance of the Concrete Cottages must be seen, not as an isolated or unique development.

Around 1870, the estate had also established a new saw-mill and timber yard at the site of the former Coccus Corn Mill, Gregynog. This

development was of particular relevance to the history of the Concrete Cottages. The parish census of 1871 is the first to record the inhabitants of the new cottages. This shows that Number 1, Concrete Cottages was occupied by one Daniel Whittington and his family. Whittington was a "sawyer, with circular", an indication that he was proficient in the use of a circular saw of a type which must have operated at the nearby Gregynog saw-mill. Number 2, Concrete Cottages was inhabited by one Daniel Williams and his family. He was a Carpenter and almost certainly employed with Whittington at the saw-mill. The importance of the saw-mill is reinforced by the details of the 1881 census, which shows that both Concrete Cottage and neighbouring Tithebarn Cottages were inhabited by wood workers, undoubtedly employed across the road at the Gregynog saw-mill.

When the mill closed in the later 1880s, this workforce disappeared and the 1891 census shows that a shepherd and a labourer and their families inhabited the Concrete Cottages. In 1913, Gregynog disposed of the Concrete Cottages and they were used as private dwellings throughout the 20th century. In 2017, Number 1 remains occupied, but Number 2 is empty and in a poor condition.

Two interesting footnotes in the history of the Concrete Cottages relate to the attention they received from outside sources, which is probably explained by their position alongside a main road into Tregynon from the direction of Bettws Cedewain. As early as 1872, Thomas Nicholas (Nicholas, 1872, 304-305) visited Gregynog. He noted the use of concrete in the building of the mansion there, before moving on to describe Concrete Cottages also. He produced an ink-drawing of the view of the cottages from the south. Nicholas praised Hanbury-Tracy's use of concrete, stating that he "has set to the landowners of Wales an example in *cottage-building*, which it is to be hoped will be extensively followed... if a few gentlemen in each county would 'go and do likewise' the advantage to the health, morals and comfort of the people would soon be great beyond calculation."

A second publication gave attention to the concrete cottages almost exactly a century later, when "Concrete Quarterly" journal for December 1972 featured the building in an article on Early Welsh Cottages. This article included a photograph of the Concrete Cottages taken from the field on the opposite side of the B4389, as well as a number of other examples of Hanbury-Tracy's concrete buildings and structures in the area. It also includes a photograph of an inhabitant of Number 2, Concrete Cottages, a Mrs Nancy Thomas, who was a helper at Gregynog Hall.

12.8.6 The history of the Concrete Cottages allows for a statement of setting to be produced;

The Concrete Cottages were built during 1870 to 1871 partly within the bounds of a garden plot attached to the eastern side of a former tithe barn, which was in use as a school at that time. The new building and its curtilage straddled the eastern side of this garden plot. The cottages were occupied by the time of the 1871 census, which took place on April 2nd, 1871.

When the site for the Concrete Cottages was selected, the school and its garden plot stood at the junction of two roads. Running north to south past the western end of the school was the turnpike road connecting Tregynon with Newtown. A more recently built road, constructed around 1862-63, ran past the southern side of the school and linked Tregynon with Bettws Cedewain. This road is now the modern B4389.

The Concrete Cottages were built facing the Bettws Cedewain road, to their southern side, set slightly below the northern side of the road, on a slope running down to the meadows along the Bechan Brook.

Originally, therefore, they had the school close-by to the west, the road to the south, and open meadow to the north and east. Beyond the road to the south, the land rises up a hillslope, which was divided into field parcels. To the rear, the building looked over the meadows of the Bechan Brook to the north and would also enjoy views towards the historic core of Tregynon village, as well as the hills to the northern side of the Bechan Brook valley. An early drawing of the building, shown below in Figure 10, gives some indication of that original setting, also showing that a wooden picket fence fronted the property, along the roadside. The position of the Concrete Cottages at the side of the Bettws Cedewain road, close to the junction with the turnpike road to Newtown, made them highly visible to passers-by.

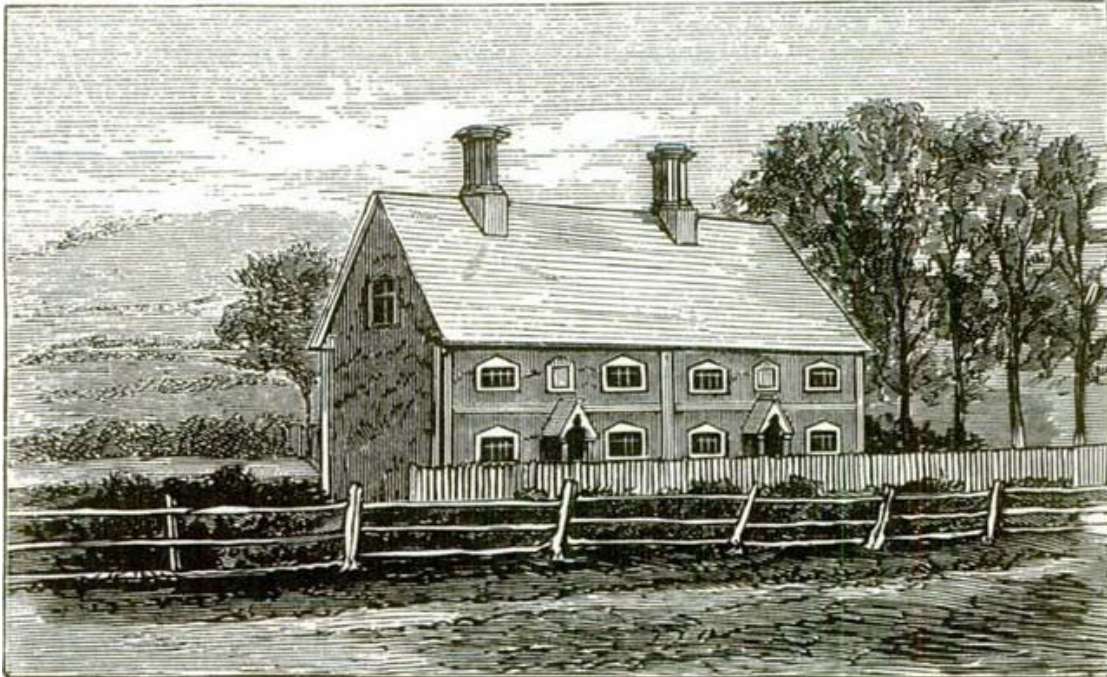


Figure 10; The Concrete Cottages as depicted in Thomas Nicholas's "County Families of Wales" in 1872. The view is from the field on the opposite side of the Bettws Cedewain road, within the proposed development site.

The cottages were built as a part of a programme of general improvements and modernisations undertaken by Henry Hanbury-Tracy on his Gregynog estate during this period. Amongst the improvements were the building of at least 16 buildings and structures constructed with unreinforced concrete, including farm buildings, walls, a new school and school house and these semi-detached cottages. Around the same time, Hanbury-Tracy converted the former Coccus Corn Mill, which stood less than 150 metres to the west of Concrete Cottages, into a saw mill and timber yard. The first inhabitants of the newly-built Concrete Cottages as shown on the 1871 census returns were a sawyer and a carpenter and their families, indicating that the cottages were built and used for the purpose of housing estate workers and their families, particularly for men employed at the newly-established saw mill and timber yard.

By 1891, the saw mill had ceased operating and the inhabitants of Concrete Cottage were a shepherd and a labourer and their families, undoubtedly employed by the Gregynog estate. The estate sold the Concrete Cottages in 1913 and thereafter they were used as private dwellings.

Although the Concrete Cottages have remained in use for most of the past 104 years and are relatively unchanged today, although both appear to have had some form of rear extension added during the 20th century, with a brick-built bakehouse added to Number 2 by the early 20th century. Number 2 has been left unoccupied in recent years.



Plate 1; A key view of the Concrete Cottages, looking northwest, from the opposite side of the B4389 where its architectural detail can be understood.



Plate 2; A key view of the Concrete Cottages looking east from the opposite side of the B4389. The late 20th century house, Minffordd, stands to the right in the photograph.

The modern setting of Concrete Cottages bears witness to a number of important changes to the local community and landscape since the mid-20th century. Amongst these changes have been the construction of two new houses to the eastern side of the cottages, which now stand in a line of five buildings along the southern side of the B4389 road (six cottages, as both Tithebarn Cottages and Concrete Cottages are semi-detached dwellings). To the rear of Concrete Cottages, on the northwestern side, now stands a large concrete block and corrugated steel sheeted agricultural shed. This building is of later 20th century date, but does stand on the site of an earlier building of unknown character which was present by the early 20th century, which may have been a cottage or an agricultural building. Undoubtedly the most significant change to the setting of the Concrete Cottages has been the growth of Tregynon village in recent times. Originally the view from the rear of the cottages would have been across the Bechan meadow towards the historic village of Tregynon, some 400 metres along the turnpike road to the north. Today that historic core is overshadowed by recent housing estates which have extended southwards from the core towards the northern banks of the Bechan Brook, within 150 metres of the cottages. This has dramatically altered the backdrop to the cottages and views from them to the north and has urbanised the character of the setting to a significant degree.

12.9 Impact on Setting Stage 3; Evaluate the potential impact of a proposed development on the significance of the historic assets.

12.9.1 The process of undertaking a historic environment assessment allows for the nature and level of any impacts to the setting of historic assets, which may affect their significance, to be identified and evaluated consistently.

12.9.2 The historic environment assessment has identified that there are 13 historic assets of National Importance within the 1 kilometre radius assessment area.

- Of these only two historic assets of national importance were found to be likely to experience a Moderate Negative impact on their setting, namely the semi-detached houses known as Concrete Cottages (ID numbers 10 & 18). This is due to the proximity of the development to these listed buildings. It has been taken into account the fact that modern development to the eastern side of Concrete Cottages, as well as the significant expansion of Tregynon village to the north has already altered their modern setting.
- A third, non-statutory historic asset, Tithebarn Cottages (ID Number 2) was thought likely to experience a Low Negative impact on its setting from the proposed development. This is not a

listed building and is set down lower into the valley slope than Concrete Cottages, further back from the roadside, with garden shrubs and trees screening it from views from the south to some extent, therefore the level of impact is reduced in comparison to that of Concrete Cottages.

- Due north of Concrete Cottages is the earthwork site known as the Tithebarn Moated Site (ID number 1). This is thought to be the site of a medieval moated house and is a Scheduled Monument. Due to the fact that the line of buildings along the B4389 stand on elevated ground between the Scheduled Monument and the proposed development site, it is not considered that the development would impact on the setting of the Scheduled Monument. The key views of the Scheduled Monument are to the east from the adjacent B4389 as it runs northwards into Tregynon and would not include views towards the development.

12.10 Impact on Setting, Stage 4; Consider options to mitigate or improve the potential impact of the proposed development on the significance of the historic assets.

12.10.1 The proposed development would not directly impact the Concrete Cottages and the Tithebarn Cottages. The level of impact on the setting of these historic assets would Moderate negative but there is a positive impact as well.

12.10.2 The proposed layout of the development introduces a new access road off the B4389 road into the development site, directly opposite the Concrete Cottages. This will improve views of the Concrete Cottages from the road to the south, as it would be possible to stand on the new footpath at the entrance to the development site and have a clear, direct view northwards towards the listed buildings. The view from the south is the key view of these buildings and such an improvement should be considered a positive impact on setting arising from the proposed development. Currently this view, which historically has been considered the main view for artistic interpretation, is only possible through permission to enter the private field, see Plate 10 and Figure 10.

12.11 The local authority's Built Heritage Office has arrived at a different understanding of the level of impacts on the setting of the Concrete Cottages. The Built Heritage Officer has concluded that the impacts of the proposed development on the Concrete Cottages would be "unacceptable adverse" and concludes that;

"It is not considered that the proposal would satisfy this policy as it would not preserve the setting of this listed building, which was designed and constructed to be in a prominent location advertising the use of the new material. It is noted that the list description describes

the location as prominent and the fact that they make an important contribution to the surviving group of concrete buildings in Tregynon."

- 12.11.1 This conclusion is partly based on the listing description for the Concrete Cottages, produced by Cadw. The listing description gives a general history and overview of the building, including a brief but incomplete description of the building, as viewed from the outside. It does not include a description or evaluation of the historic or modern setting of the building, nor does it include a statement of significance. It requires revision and expansion, to include more detail relating to these points as well as a more detailed account of the history of the building and the context of its construction.
- 12.11.2 Having undertaken more detailed historical research and analysed the historic and modern setting, Trysor agree that the development would cause an adverse-negative impact on the Concrete Cottages, but do not agree that the impact would be "unacceptable adverse." Trysor find that it would be a moderate negative impact on setting, with the negative impact offset to some degree with the positive impact of the development improving access to a key view of the listed buildings, namely the view from the B4389 to the south.
- 12.11.3 There are a number of points raised by the Built Heritage Officer in their evaluation of the setting of the Concrete Cottages and potential impacts from the development. They describe the location of Concrete Cottages as being "at the entrance to Tregynon" and part of a "cluster of properties" which include "Mill Cottage, Timber Yard, Tithebarn Cottages and Concrete Cottages, their location apparently chosen at the entrance to Tregynon. Trysor do not agree with this description of the location. Concrete Cottages stand alongside the B4389 and there is no evidence that it was historically considered to be "at the entrance to Tregynon", which until the mid 20th century lay 400 metres away over the other side of the Bechan Brook.

Such historic evidence that is available indicates that the cluster of properties rightly identified by the Built Heritage Officer as a related group had a direct and important relationship with the Gregynog estate. The development of the saw-mill was of particular relevance to the history of this group of buildings in the period 1870-1871, which saw the erection of Concrete Cottages as housing for estate workers employed at the saw-mill. These developments took place outside the village and historical sources demonstrate that during that period the dwellings around Concrete Cottages were not considered to be part of Tregynon village.

This is clearly demonstrated in a newspaper article in the *Shrewsbury Chronicle* of December 10th, 1880, which reports a violent assault in Tregynon, carried out by local men on one Thomas William Taylor, a

joiner who lodged at Concrete Cottages. The report states that Taylor *"was going from Tregynon towards his lodgings along the turnpike road."* This provides evidence that in the early period of the history of the Concrete Cottages, they were perceived as standing outside the village itself, as they stood some 400 metres south, along the turnpike road. It is therefore does not seem appropriate to describe the Concrete Cottages as being erected at the entrance to the village.

12.11.4 The Built Heritage Officer also suggests that Concrete Cottages are;

"highly visible on the entrance to Tregynon from the two approach roads that access Tregynon from the south and as such their location appears to be deliberately chosen at the south of the Village."

As has been established in 12.11.3 above, Concrete Cottages were built outside Tregynon village in 1870-1871, not at its southern edge. Their position would appear to have been chosen for its proximity to the Gregynog estate, particularly its saw-mill, rather than a relationship with Tregynon village.

Although it is true to say that Concrete Cottages are "highly visible" from the B4389 Bettws Cedewain road, this is simply because they are positioned alongside the roadway. In reality, the cottages are less visible than they could have been, as they were constructed on the lower, northern side of the road, down below the road and partially hidden behind a fence. They would have been far more visible if they had been constructed on the slightly higher ground to the south of the road. In their modern setting, they are highly visible only from a relatively limited stretch of the B4389 as it passes them to the south, see Plates 1, 2 & 7.

To what extent the Concrete Cottages could originally have been seen from the turnpike road ascending the hill to the south is not fully known. Higher up the hill, where there is a field gate at SO0961098090, the local topography makes it impossible to see more than the chimneys and very top of the roof of the building. Descending down the road towards Tregynon, the building is not visible from the road itself, as the hedgerow to the eastern side of the road blocks the view. The only view is from the top of the hedgerow bank, looking over the hedge. The northernmost 125 metres of this hedgerow has been replaced in modern times to create a splay for the junction with the B4389, which has seen a lower, thinner hedge created which is set back from the road, creating a broad grass verge. The Concrete Cottage is visible from this verge but only partially visible from the road.

It is likely that when the Concrete Cottage was built, the original hedge would have screened the view to a large extent, which means that the view from the turnpike road would not have been a clear one. This contradicts one statement made by the Built Heritage Officer, namely;

“The erection of dwellings in front of Concrete Cottage will effectively screen the Chapel (sic) when viewed from the minor road which joins the B4389 immediately to the west of Tithebarn.”

This is evidently not the case, for the reasons explained above, but it is also important to note that views of the Concrete Cottage from this “minor road” (the former turnpike road to Newtown) are relatively distant views and not clear enough to allow for a full understanding and appreciation of the building, hence a view from this roadside should not be considered a key view.

What is apparent whilst descending down the former turnpike road towards Tregynon, however, is the substantial amount of new building which has occurred within the village, which has dramatically altered the setting of the historic buildings of the community, including Concrete Cottages, and dwarfed the historic core of the village, see Plate 3. The change to the character of Tregynon is so significant that Trysor does not concur with the Built Heritage Officer’s view that;

“This development whilst extending the original principal cluster around the church, school and smithy etc has not impinged upon Concrete Cottages that have remained in their location at the entrance to Tregynon.”



Plate 3; A view from the field gate at SO0961098090 shows the impact of modern development on the modern setting of Concrete Cottages, although only the chimneys of the listed building are in view here.



Plate 4; A view from the modern roadside verge along the former Newtown turnpike road which approaches Tregynon from the south shows that the Concrete Cottages stand amongst modern buildings.



Plate 5; The view looking north along the former Newtown turnpike road which approaches Tregynon from the south also shows that the Concrete Cottages are not a landmark building from this direction, as it is hidden behind the hedge to the right and cannot be seen from the road.

12.12 The Built Heritage Officer also raises a number of other points which merit detailed consideration.

12.12.1 The Built Heritage Officer states that;

“Since their construction, Concrete Cottages have been placed at the entrance to Tregynon effectively advertising the Gregynon [sic] estate. This view will be removed by the construction of the dwellings as proposed.”

As has been shown in 12.11.3 above, there is no evidence that the Concrete Cottages were built at the “entrance to Tregynon”. They were built at the roadside on the approach to Gregynog and Tregynon, in what was open countryside at the time of their construction. There is also no documented evidence that their purpose was to advertise the Gregynog estate. The Concrete Cottages received some attention because of their revolutionary construction, but they were intended to house estate workers and built as part of a programme of improvements to modernise the estate, not to advertise the estate or a business associated with concrete. In terms of modern setting, the approach into Tregynon along the B4389 from the east is dominated by modern housing and trees, which already block the Concrete Cottages and have compromised their historic setting.



Plate 6; Looking west towards the Concrete Cottages from the B4389, now hidden behind modern houses such as Ty'n y Ddol to the right. The development site is in the field in the background to the left of the road.

12.12.2 The Built Heritage Officer states that;

“The height difference between the site and the B4389 is noted and the erection of dwellings in the location proposed would be higher than Concrete Cottages which would have an overbearing of the cottages that were designed to be imposing with the steeply pitched roof and very tall chimneys.”

This is a moot point in many respects, as the Concrete Cottages were built on ground terraced into the slope leading down to the meadow of the Bechan Brook, see Plate 7. The siting of the building below the road means that they were put in a roadside position, but not an “imposing” position. As the key views of Concrete Cottages are those looking generally northward, or northwest or northeast at short range along the B4389, the proportions of the building are perfectly visible when the viewer has their back turned to the proposed development site. The proposed buildings would themselves be terraced into the hillslope and also set back from the B4389, which would not make them overbearing to buildings on the opposite side of the road.



Plate 7; The Concrete Cottages are not an imposing site in the modern landscape as modern buildings and trees have already affected their setting. Even when newly built, their position below the road meant that they were set down in the landscape and not as dominant as they could have been.

12.12.3 The Built Heritage Officer suggests that the new build would impact on views of Concrete Cottages from the north along the B4389;

“The topography of the site would also mean that the properties would be visible from the B4389 when travelling south out of Tregynon, with the properties on the higher ground looking towards Tregynon.”

Although this is true to some extent, the presence of the modern agricultural shed to the rear of Concrete Cottages largely blocks views of the listed building and means that this is not a key view of the building and from this direction it is not possible to fully understand or appreciate its character, see Plate 8.



Plate 8; The view of Concrete Cottages from the B4389 to the north is largely blocked by a modern agricultural shed. Another building stood on the site of the shed as early as the time of the 1886 Ordnance Survey map, indicating that this has never been a key view of the Concrete Cottages.

12.12.4 The Built Heritage Officer also refers to the scheduled Tithebarn Moated Site (MG204), which lies on Bechan Meadow, immediately to the north of Concrete Cottages and states that;

“the properties will also be visible with the Scheduled Ancient Monument, which is a well-preserved medieval moated homestead.”

Trysor’s field visit established that the key view of the scheduled monument (ID number 1, Scheduled Monument number MG204) is gained from the B4389, just to the north of Tithebarn Cottages, looking eastwards towards the earthwork, see Plate 9. From this part of the road a clear view of the monument is gained against the backdrop of the Bechan Brook valley floor, with the hills to the east of Tregynon as a backdrop. Views of the monument from further north along the B4389 do not give a clear view of the earthworks and the backdrop is already compromised by the presence of the line of buildings along the B4389 which include Tithebarn Cottages and Concrete Cottages. The addition of the proposed development behind the existing buildings seen in this view would not, in the opinion of Trysor, constitute a significant additional impact on this already compromised view. The new buildings would be partially screened by the existing buildings.



Plate 9; The Tithebarn Moated Site is best viewed looking east from this slightly elevated position on the B4389, which gives a good view of its rural setting. The Concrete Cottages are to the right, the development site just visible to the right of them.

12.12.5 The Built Heritage Officer notes that;

“development within Tregynon with one or 2 exceptions have been to the north of Brechan (sic) Brook which has resulted in Concrete Cottages remaining at the end of settlement as originally intended. The development of the application site would effectively encompass this cluster of historic assets resulting in the listed buildings being surrounded by development, thereby effectively removing the properties from its chosen location.”

As has previously been demonstrated, Concrete Cottages were not constructed with the intention of being “at the end of settlement” (Tregynon), but rather as part of a modernisation of the Gregynog estate with the intention of providing good housing for estate workers, particularly in relation to workers employed at the nearby estate saw-mill. The relationship with Tregynon village is not relevant in relation to the question of historical setting.

As has already been seen, the significant expansion of housing developments in Tregynon village in recent decades has already compromised the setting of Concrete Cottages, as has the addition of new houses along the A4389 to the eastern side of the building. The addition of a modest development to the south would not represent a significant, adverse impact to the modern setting of the buildings in view of the developments which have already taken place.

As has been mentioned previously, the proposed development would improve access to the southern side of the B4389 from where the best views of the Concrete Cottages can be gained, and in that sense would result in a positive impact.

The B4389 is a relatively busy road and separates Concrete Cottages from the proposed development site. It effectively already encloses Concrete Cottages with modern development and activity.



Plate 10; Taken from Concrete Quarterly, Volume 95, December 1972, p.26. A key view of the Concrete Cottages viewed as seen looking northwards from the heart of the proposed development site. The hedgerow at the northern side of the development site partially blocks the view. This hedgerow was not created until after the new road was built to Bettws Cedewain in 1861-1863. The access road into the development site would cause the removal of this section of hedgerow, allowing for a much clearer view of the whole building. Since this photograph was taken a garage has added to Number 1, to the left in the photograph. The trees in the background to the left have been removed and the modern housing developments in Tregynon village are now in view.

13. Conclusion

- 13.1 The proposed development would not cause any physical impacts to known historic assets.
- 13.2 The development would cause a Moderate Negative, indirect, visual impact and Moderate Negative impact on setting to the Concrete Cottages (ID number 10 & 18) due to the proximity of the development to this listed building.
- 13.2.1 The new access point to the development offers an opportunity to improve access to the key view of the listed Concrete Cottages, as it will make it possible to view the front elevation of the building directly from the opposite side of the B4389 for the first time. This would be a Positive impact arising from the proposed development.
- 13.3 There will be a Low Negative indirect visual impact and impact on setting on Tithebarn Cottages (ID number 2) due to the proximity of the development to the building.
- 13.4 The large-scale development of housing which has occurred in Tregynon village, as well as the construction of modern houses to the eastern side of Concrete Cottages, has altered the original setting of the listed building to a significant degree.
- 13.4.1 The modern setting of the Concrete Cottages is in a line of houses, both old and new, with modern development extending the core of Tregynon village much closer to the building than was historically the case. Against the background of these changes, the proposed housing development is not considered to cause more than a moderate impact to the setting of the listed building.
- 13.5 There is no physical, documentary, cartographic or aerial photographic evidence to suggest that the proposed development site has potential for further buried archaeology. No archaeological mitigations are thought necessary in association with this development.

14. Reporting

14.1 Copies of this report will be provided to the client, National Monument Record and the Regional Historic Environment Record.

15. References

15.1 Map sources

Ordnance Survey, 1817, 2" to 1 mile Original Surveyors drawing, Newtown Sheet

Ordnance Survey, 1886, 1:2500, 1st edition

Ordnance Survey, 1902, 1:2500 2nd edition

Llanfair Caereinion Parish, Tithe Map, 1840

Llanfair Caereinion Parish, Tithe Apportionment, 1841

15.2 Web-based materials

Cadw, 2017, Setting of Historic Assets in Wales

British Museum, 2016, *Online Gallery: Ordnance Survey Drawings*

<http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/index.html>

Cynefin, 2016, *Tithe Maps of Wales*

<http://cynefin.archiveswales.org.uk/en/tithe-maps/>

RCAHMW, List of Historic Placenames,

<https://historicplacenames.rcahmw.gov.uk/placenames/map>

15.3 Published sources

Cadw, 2010, *Conservation Principles for the Sustainable Management of the Historic Environment in Wales*

Nicholas, T., 1872, *Annals and Antiquities of the counties and county families of Wales*, Volume 2, p. 802-803 & p.829-830.

Parliamentary Papers, Vol.43, *Summary of Education Returns 1833*, p.1304 & 1307

Perkin, G., 1972, "Early Welsh Cottages" in *Concrete Quarterly*, Vol.95, December 1972, p.26-30.

Scott-Owen, W, 1898, "A Parochial History of Tregynon" in *Collections Historical and Archaeological Relating to Montgomeryshire and its Borders*, Volume XXX.

Williams, D.H., 2001, *The Welsh Cistercians*.

15.4 Data Sources

Clwyd Powys Archaeological Trust, Historic Environment Record, data received 28/09/2017 – Enquiry Number E6307

Cadw, Listed Building all-Wales dataset, downloaded March 2017

Cadw, Parks and Gardens all-Wales dataset, downloaded August 2015

Cadw, Scheduled Ancient Monument all-Wales dataset, downloaded March 2017

Cadw, Registered Historic Landscapes dataset, supplied June 2014

16. Reliability & Limitations of Sources

- 16.1 In line with the requirements of the ClfA Standards & Guidance notes for Desk-based Assessments (Point 3.3.6), the following observations on the usefulness and reliability of the sources used have been made.
- 16.2 The cartographic sources used include a range of Ordnance Survey maps produced during the 19th and 20th centuries, all of which provided clear and accurate representations of the evolving landscape of the assessment area.
 - 16.2.1 The earliest map source was the 1829 Ordnance Surveyors Original Surveyors Drawings, of which clear digital copies are available through the British Museum website.
 - 16.2.2 The parish tithe map and apportionment of 1840 and 1841 are available for inspection at the National Library of Wales and on the Cynefin website "The Tithe Maps of Wales". The tithe map and apportionment are both clear and informative sources.
- 16.3 The main source of data for the assessment was the Clwyd Powys Archaeological Trust HER. The HER data supplied by the Clwyd Powys HER was in most respects accurate, although lacking in detail for some historic assets, such that no assessment could be made for two historic assets. These were likely to be of Minor Significance though. A more accurate grid reference is suggested for six historic assets. Another historic asset is probably not at the location given and should be placed outside study area. One record was a duplication of other records. See table 3 below for more detail.
- 16.4 Data from the National Monuments Record was limited but was informative and generally accurate.
- 16.5 Data from Cadw on Listed Buildings was in general accurate and informative.
- 16.6 Google Earth aerial images of the assessment area were also used online and provide good coverage for the whole assessment area.
- 16.7 LiDAR imagery available from Natural Resources Wales was of good quality for this area, and helped confirm existing sites.
- 16.8 RCAHMWs' List of Historic Placenames in Wales website was consulted but held no information of relevance to this assessment.

Table 3: Comments on HER data supplied by CPAT

PRN	Historic Asset Name	Historic Asset Type	Record created?	Trysor Comments
765	Tithebarn Moat	Moated site	Record created	
1175	Tregynon, Tithebarn	Tithe barn	Record created	
1566	Tregynon rectory	Rectory	Record created	
1788	Trinity Well	Medicinal well	Record created	Minor
3352	Tregynon stocks	Stocks	Record created	Not in Tregynon according to article in <i>Bygones relating to Wales and the Border Counties</i> in 1890, these stocks were a mile away
4749	Castle Hill Placename	Castle; Hillfort	No record created	Place name only
4751	Hafod Talog Barrow	Non Antiquity; Round barrow	No record created	Natural feature, and NGR probably wrong
7091	Tyn y Bryn field system	Farmstead	Record created	
7732	Tregynon Church (St Cynon)	Church	Record created	Duplicated by 32492
7734	Tregynon, The Cottage	House	Record created	
7735	Tregynon earthworks	Earthwork	No record created	Not clear what this relates to, or if it is in the correct place
15757	Tregynon	Settlement	No record created	Historic assets considered individually and as a conservation area
16434	Tregynon Church yard (St Cynon),	Churchyard	Record created	
17711	Tregynon Church (St Cynon), bells	Church bell	No record created	Part of Church

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PRN	Historic Asset Name	Historic Asset Type	Record created?	Trysor Comments
20512	Concrete Cottages	House	Record created	
20543	Bron Rhys House	House	Record created	Better NGR is SO1027898042, currently the NGR is on a modern building to the south, Listed Building NGR is also wrong, and NMR
22901	Hafod-talog Quarry (dis)	Quarry	Record created	Better NGR is SO1041598673
26682	Tregynon, Gocus (Cocos) Mill, sawmill	Saw mill	Record created	
32492	Tregynon Church	Church	No record created	Duplicate of 7732
32493	Tregynon, 'Llwyn Melyn'	House	Outside study area	
32494	Tregynon School, 'School House' and boundary wall	School house	Record created	
37019	Bechan Brook earthworks	Earthwork	No record created	Non antiquity
42177	Sawmill Lodge	Lodge	Record created	
42179	Ty'n-y-bryn, farm buildings	House	Record created	Better NGR is SO0965897662
42180	Ty'n y Bryn Farm Buildings	Farm building	Record created	
42508	Tregynon, Concrete Cottages 2	House	Record created	
42509	Tregynon School	School	Record created	
42510	Tregynon School, boundary wall	School wall	Record created	
68510	Pen-y-waen, trackway	Trackway	Record created	
68511	Pen-y-waen, earthworks	Earthwork	Record created	Minor
68513	The Warren, tramway	Tramway	No record created	No evidence

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PRN	Historic Asset Name	Historic Asset Type	Record created?	Trysor Comments
78805	Pen-y-waen, farmstead	Farmstead	Record created	
78806	Pen-y-waen, well I	Well	Record created	Minor
78807	Pen-y-waen, well II	Well	Record created	Minor
78808	Pen-y-waen, well III	Well	Record created	
78811	Pen-y-waen, footbridge	Bridge	Record created	Minor
85895	Tregynon Village Sawmill	Saw mill	Record created	Better NGR is SO0971898725
85896	Tregynon, smithy	Blacksmiths workshop	Record created	
86975	Tregynon, Castle Hill, ridge and furrow	Ridge and furrow	Record created	Minor
86976	Tregynon, Castle Hill, platform	Platform	Record created	
87286	Tregynon, Gocus (Cocos) Mill, corn mill	Corn mill	Record created	Better NGR is SO0959098292
87287	Tregynon, Gocus (Cocos) Mill, village workshop	Workshop	No record created	Not an historic asset for the purposes of this project
88680	Rhos Cottage	House	Outside study area	
88681	Rhos Cottage, outbuilding	Outbuilding	Outside study area	
110396	Church House Cottage	House	Record created	This appears to be Church House as there is no Church House Cottage, better NGR is SO0954498721

PRN	Historic Asset Name	Historic Asset Type	Record created?	Trysor Comments
131254	Tregynon, Methodist Chapel	CHAPEL	Record created	Consider creating new record for the 1803 chapel which lay c 120 metres to the west southwest and can be seen on the tithe map
141681	Tregynon Conservation Area	Conservation Area	No record created	Not an historic asset

Jenny Hall & Paul Sambrook
Trysor,
October, 2017

Appendix A: Specification

**SPECIFICATION FOR AN HISTORIC ENVIRONMENT
DESK-BASED ASSESSMENT
FOR OUTLINE PLANNING PERMISSION FOR 5 DWELLINGS
ON LAND OPPOSITE “TITHEBARN COTTAGE”,
TREGYNON, NEWTOWN, POWYS, SY16 3EL
PLANNING APPLICATION: P/2017/0621 (Powys)**

1. Introduction

1.1 Roger Parry & Partners LLP, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU have commissioned Trysor heritage consultants on behalf of their client to undertake an historic environment desk-based assessment for outline planning permission for a residential development on land opposite “Tithebarn Cottage”, Tregynon, Newtown, Powys, SY16 3EL, planning application: P/2017/0621 (Powys).

2. The Proposed Development

2.1 It is proposed that a residential development of 5 dwellings and as well as a new access road and associated works is developed on land to the south of the B4389 in Tregynon, Powys.

2.2 The proposed development area covers approximately 0.4 hectares (Roger Parry & Partners, 2017), centred on SO0971298275.

3. Planning Context of the Proposed Development

3.1 A planning application has been submitted: P/2017/0621 (Powys)

3.2 Comment has not been put online yet from Clwyd Powys Archaeological Trust or Cadw.

3.3 Comment has been received from the Built Heritage Officer on the impact on Listed Buildings (Powys County Council, 2017).

4. Objective of the Written Scheme of Investigation

4.1 The objective of this written scheme of investigation (WSI) is to specify the method to be used for a desk-based assessment in order to identify and assess impact, both direct and indirect on the historic landscape and historic assets.

4.2 The Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-based Assessment (CIfA, 2017) was used to write this Written Scheme of Investigation.

5. Nature of the Archaeological Resource.

5.1 The development site lies 40 metres to the south of Tregynon moated site. This is a scheduled monument MG204, a medieval moated homestead.

5.2 Two cottages built c.1870 lie opposite the development site that are noted for their construction in unreinforced concrete. They are both Listed Buildings for the early experimentation with construction in concrete.

5.3 Other recorded historic assets in the vicinity include the former tithe barn, a sawmill, and several cropmark/earthwork sites.

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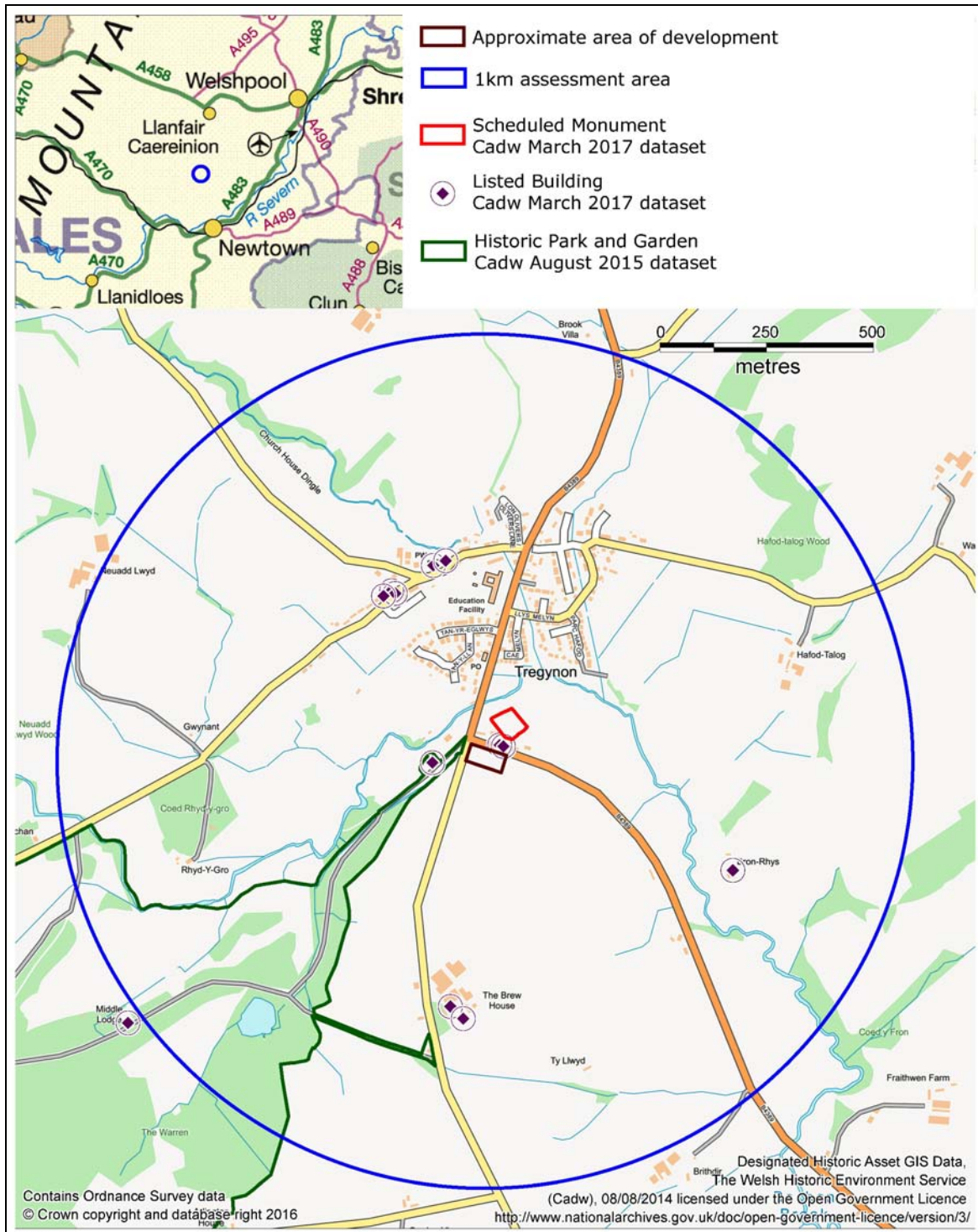


Figure 1: The approximate location of the development and the proposed 1km assessment area.

6. Scope of Work

6.1 The assessment will consider known historic assets, including Listed Buildings and Scheduled Monuments recorded in the regional HER within a 1km radius circle centred on SO0971298275 (see Figure 1) in order to assess their significance and gain background understanding of the area.

6.2 As the development area is 0.4 hectares, the impact on scheduled monuments will be assessed up to 1km from the development site, in line with guidance from Cadw (Cadw, 2017).

6.3 The following components of the historic environment will be considered, where relevant;

- a. Scheduled Monuments and their settings.
- b. Listed buildings and their settings.
- c. Registered Parks and Gardens and their essential settings.
- d. World Heritage Sites
- e. Conservation Areas
- f. Previously recorded non-designated historic assets and their settings,
- g. Buildings identified as of Local Importance where such buildings have been identified
- h. Newly identified historic assets, and their settings
- i. Historic Landscapes, and their character areas
- j. Hedgerows and field patterns
- k. Ancient woodland
- l. Place-name evidence
- m. Cumulative impacts
- n. Any agri-environmental interests or requirements, e.g. Environmental Stewardship or Countryside Stewardship scheme
- o. Potential for buried archaeological
- p. Potential for palaeoenvironmental evidence

6.4 The following data sources will be consulted:

- Powys Historic Environment Record
- Cadw
- RCAHMW
- Historic Ordnance Survey maps
- Other historic maps including tithe map
- Aerial photographs
- LiDAR data if available
- Registered Historic Landscape and Character Area data if applicable
- LANDMAP
- Documentary sources
- Published journals

6.5 A site visit will be carried out in accordance with Chartered Institute for Archaeologists' *Standard and Guidance for an Historic Environment Desk-based Assessment* (CIfA, 1014a). The site visit will record any unknown features in the vicinity of the proposed development. It will also assess the condition of known historic assets and an examination and record will be made of the nature of adjacent field

boundaries. In addition, if practical, the field across which the access road will run will be informally fieldwalked to enable recovery and recording of any artefacts. A rapid record of features will be made, including a written description on pro-forma record sheets. The setting of historic assets will be assessed and photographs taken where appropriate.

6.6 Colour digital photographs will be taken, using a 16M pixel camera. A written record will be made on site of the photographs taken. Appropriate photographic scales will be used.

6.7 Once the dataset of existing and new data has been created, the significance of all identified historic assets will be assessed considering their evidential, historical, aesthetic and communal values (Cadw, 2010) and their setting (Cadw, 2017).

6.8 An assessment will be made of the development's potential impact on all historic assets, including direct physical and indirect physical, and indirect visual impacts. This will include impact on the significance of all nationally important historic assets whether designated or not. Historic assets of Minor significance

6.9 Elevation profiles, in conjunction with photos from the site visit and aerial photos, will be used assess to intervisibility, views and impact on setting. ZTV and photomontages from the client will be used if available. If a ZTV is not available Trysor will create one.

7. Reporting

7.1 A written report will be submitted to the client to inform the current planning application. The report will include;

- a. a non-technical summary
- b. a site location plan
- c. a bibliography
- d. a brief statement of significance of all historic assets included in the assessment with descriptions, including how setting contributes, or not, to significance.
- e. an assessment of the impact of the proposed development on the historic assets of the study area – impacts will be assessed whether negative, positive or neutral, direct or indirect.
- f. statement of the local and regional context of the historic assets identified as have being impacted on by the development.
- g. statement on reliability of resources used during assessment.
- h. potential for buried archaeological features within the development plot

7.2 The report will be guided by the requirements of Annexe 2 of the Chartered Institute for Archaeologists' *Standard and Guidance for an Historic Environment Desk-based Assessment (CIfA, 2017)*. Copies of the report will be provided to the client and the Regional Historic Environment Record.

8. Health & Safety

8.1 Trysor will undertake a risk assessment in advance of any field visit in accordance with their health and safety policy.

9. Dissemination

9.1 A summary of the work undertaken and its findings will be submitted to *Archaeology in Wales*, if appropriate. A pdf copy of the report will be submitted to the regional Historic Environment Record (HER), as well as with the archive to the National Monuments Record (NMR).

10. Archive

10.1 The archive will be deposited with National Monuments Record in accord with the standard and guidelines of the National Panel for Archaeological Archives in Wales (NPAAW, 2017). This archive will include all written, drawn and photographic records relating directly to the investigations undertaken. Digital archives will follow the guidelines from the RCAHMW, (RCAHMW 2015).

11. Resources to be used

11.1 Jenny Hall, BSC, MCifA and Paul Sambrook, BA, PGCE, MCifA of Trysor will undertake the desk-based assessment. During the field visit will be equipped with standard field equipment, including digital cameras, GPS and first aid kit. Trysor have access to the computer hardware and software required to deliver the completed final report and archive to a professional standard.

12. Qualification of personnel

12.1 Trysor is a Registered Organisation with the Chartered Institute for Archaeologists and both partners are Members of the Chartered Institute for Archaeologists, www.archaeologists.net

12.2 Jenny Hall (BSc Joint Hons., Geology and Archaeology, MCifA) had 12 years excavation experience, which included undertaking watching briefs prior to becoming the Sites and Monuments Record Manager for a Welsh Archaeological Trust for 10 years. She has been a partner in Trysor since 2004 undertaking a variety of work that includes upland field survey, desk-based appraisals and assessments, landscape characterisation, watching briefs and evaluations as well heritage interpretation and community-based projects.

12.3 Paul Sambrook (BA Joint Hons., Archaeology and Welsh, MCifA, PGCE) has extensive experience as a fieldworker in Wales. He was involved with Cadw's pan-Wales Deserted Rural Settlements Project for 7 years. He also undertook Tir Gofal field survey work and watching briefs. He has been a partner in Trysor since 2004 undertaking a variety of work including upland field survey, desk-based appraisals/assessments, landscape characterisation, watching briefs and evaluations as well as community-based, non-intrusive projects and community heritage interpretation.

13. Insurance & Professional indemnity

13.1 Trysor has Public Liability and Professional Indemnity Insurance.

14. Project identification

14.1 The project has been designated Trysor Project No. 2017/574

15. Sources

Cadw, 2007, *Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process*

Cadw, 2011, *Conservation Principles*

Cadw, 2017, *Setting of Historic Assets in Wales*

Chartered Institute for Archaeologists (CIfA), revised December 2016, *Standard and Guidance for an Historic Environment Desk-based Assessment*.
NPAAW, 2017, *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017*
Powys County Council, 2017, *Outline Residential development comprising of up to 5 dwellings, formation of vehicular access and all associated works at Land opposite Tithebarn Cottage Tregynon, Newtown* Letter dated 25th July 2017
RCAHMW, 2015, *RCAHMW Guidelines for Digital Archives, Version 1*

Jenny Hall & Paul Sambrook
Trysor,
September 2017

**Appendix B:
Gazetteer of historic assets
within 1 kilometre**

ID number: 1 **TITHEBARN MOAT
MOATED SITE**

HER PRN: 765 **NMR NPRN:** 305908

NGR: SO0976198345 Grid reference taken at centre of site

Period: Medieval **Broadclass:** Domestic

Form: Earthwork **Condition:** Damaged

Site Status: Scheduled Monument

SAM number: MG204 **LB number:** **grade:**

Trysor Description: A rectilinear earthwork, measuring 62 metres long by 48 metres wide, comprising a central platform surrounded by a ditch. It is thought to represent the remains of a medieval moated homestead, but not history of the site survives.

Rarity: Not common

Distance from development: 40 metres to the northwest

Group Value: None

Evidential Value: Earthwork site

Historical Value: Mentioned in archaeological sources

Aesthetic Value: None

Communal Value: None

Setting: Situated in a pasture field to the south of the Bechan Brook, on the edge of its floodplain. In relatively recent times several houses have appeared along the roadside immediately to the south of the earthwork.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: Yes
Very Low
Partial intervisibility

Level of Impact on Setting: None

Comment on Impact: A shed, houses (including the Concrete Cottages) and garden trees stand between the moat and the proposed development site and would screen views. There would only be partial views between the existing houses towards the proposed development site.

These structures have already changed the setting of the moated site and would effectively insulate it from the proposed development.

ID number: 2 TREGYNON, TITHEBARN
TITHE BARN (POSSIBLE)

HER PRN: 1175 **NMR NPRN:** 43526

NGR: SO09709832 Grid reference taken at centre of site

Period: Medieval (Possible); Post Medieval **Broadclass:** Agriculture and Subsistence

Form: Documentary evidence **Condition:** Modernised

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:			
	This building may have origins as a medieval or early post-medieval tithe barn, but there is no known historic or architectural evidence to support this. The building is first shown as a school on the parish tithe map of 1840. Since that time, the building appears to have been lengthened and is now divided into two separate cottages, known as Tithebarn Cottages.		

Rarity: Not common

Distance from development: 25 metres to the west-northwest

Group Value: None

Evidential Value: Standing building, in use

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: Situated at the eastern side of the B4389 to the south of the historic core of Tregynon village. The origins of the building are obscure. A medieval moated site is located immediately to the northeast of the building.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: Yes
Low
Intervisibility

Level of Impact on Setting: Low

Comment on Impact: The proposed development would be visible from the southern side of the Tithebarn Cottages, although garden trees on a rising slope would screen that view to some extent. The development would not impact on key views of the building, which cannot be understood from the outside due to the modernisation of the building externally. Modern sales catalogues show that there is internal timberwork of potential historic interest internally, but this cannot be appreciated from the outside. There would be a low impact on the setting of the building, on the grounds of the proximity of the proposed development, but in the context of Tregynon village, which has been enlarged in recent times and has many larger housing developments within view to the north, this impact is not considered to be significant. The setting of the Tithebarn Cottages was considerably altered in the 1860s when the new road to Bettws Cedewain was built along the southern side of its garden plot. This road separates the cottages from the proposed development.

ID number: 3 TREGYNON RECTORY
RECTORY

HER PRN: 1566 **NMR NPRN:**
NGR: SO0964398720 Grid reference taken at centre of site
Period: Post Medieval **Broadclass:** Domestic
Form: Building **Condition:** Modernised
Site Status:

SAM number: **LB number:** **grade:**
Trysor
Description: This attractive, half-timbered building stands opposite the church in Tregynon village. Its early history is not documented but a vicarage is shown at this location the parish tithe map of the 1840s. In 1913, the Ecclesiastical Commissioners had the property examined, at a time when the Gregynog Estate, to which the house belonged, was being sold. Their report refers to the building as being "in part... an ancient, half-timbered construction, with additions." The house has been modernised to some degree during the past century but remains a striking example of an historic building at the heart of Tregynon village.

Rarity: Not common

Distance from development: 425 metres to the north

Group Value: None

Evidential Value: Standing building, in use

Historical Value: Mentioned in historical sources

Aesthetic Value: An early post-medieval half-timbered house

Communal Value: None

Setting: This building is probably of early post-medieval origin and stands opposite the parish church in the heart of the old village of Tregynon. It remains in use.

Significance: Regionally Important

Any Direct Impact?: No
None

Any Indirect Impact?: Yes
Very Low
Partial intervisibility

Level of Impact on Setting: None

Comment on Impact: There would a partial view of the proposed development from the upper storey to the rear of the house, but at distance and looking over an area of significant modern housing developments within Tregynon village.

ID number: 4 TRINITY WELL (POSSIBLE)
MEDICINAL WELL (POSSIBLE)

HER PRN: 1788

NMR NPRN:

NGR: SO10559803 Grid reference taken at centre of site

Period: Post Medieval **Broadclass:** Water Supply and Drainage

Form: Landform **Condition:** Modernised

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:			
	Suggested as the possible site of a medicinal well reportedly in use in the early 19th century, but this has not been proven.		

Rarity: Common

Distance from development:

Group Value: None

Evidential Value: Spring shown on Ordnance Survey maps

Historical Value: Possibly the well described in 1890 as a medicinal well

Aesthetic Value: None

Communal Value: None

Setting: This natural spring rises on a southwest-facing slope to the northeastern side of the Bechan Brook valley.

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
Not assessed
Not as assessed as the historic asset is of Minor Significance

Level of Impact on Setting: Not assessed

Comment on Impact: Not as assessed as the historic asset is of Minor Significance

ID number: 5 TREGYNON STOCKS
STOCKS

HER PRN: 3352 **NMR NPRN:**
NGR: S009699877 Not accurate
Period: Post Medieval; Medieval **Broadclass:** Civil
Form: Structure **Condition:** Destroyed
Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	This set of intact stocks was reported in "Bygones relating to Wales and the Border Counties" in August 1890. A follow-up article in October 1890 pointed out that this example was located about a mile from Tregynon village but stood within the parish.		
Rarity:	Not common		
Distance from development:	Unknown		
Group Value:	None		
Evidential Value:	Documentary evidence		
Historical Value:	Mentioned in historical sources		
Aesthetic Value:	None		
Communal Value:	None		
Setting:	Unknown		
Significance:	Minor Importance		
Any Direct Impact?:	No None		
Any Indirect Impact?:	No None		
Level of Impact on Setting:	None		
Comment on Impact:	This record has been incorrectly located. The actual site of the stocks in question has not been identified but was about one mile from Tregynon village.		

ID number: 6 TYN Y BRYN FIELD SYSTEM
FARMSTEAD

HER PRN: 7091

NMR NPRN: 309843

NGR: SO09799787 Grid reference taken at centre of site

Period: Post Medieval **Broadclass:** Agriculture and Subsistence

Form: Earthwork **Condition:** Intact

Site Status:

Trysor Description: **SAM number:** **LB number:** **grade:**
This earthwork site probably represents a medieval or early post-medieval farmstead, long deserted. It is now found within a pasture field on high ground to the south of Tregynon village.

Rarity: Not rare

Distance from development: 360 metres to the south-southeast

Group Value: None

Evidential Value: Earthwork

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: This earthwork site probably represents a medieval or early post-medieval farmstead, long deserted. It is now found within a pasture field on high ground to the south of Tregynon village.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: The proposed development site would not be intervisible with this site.

ID number: 7 TREGYNON CHURCH (ST CYNON)
CHURCH

HER PRN:	7732	NMR NPRN:	400309
NGR:	SO0958898723 Grid reference taken at centre of site		
Period:	Post Medieval	Broadclass:	Religious Ritual and Funerary
Form:	Building	Condition:	Intact
Site Status:	Listed Building		
	SAM number:	LB number:	7594 grade: II
Trysor Description:	A single-cell parish church which is of medieval origin and retains a 15th century roof. It has a 17th century belltower. It remains in use.		
Rarity:	Not rare		
Distance from development:	425 metres to the north-northwest		
Group Value:	Associated with its churchyard		
Evidential Value:	Standing building, in use		
Historical Value:	Described by Cadw for listing purposes		
Aesthetic Value:	Listed as medieval church with a 15th century roof		
Communal Value:	Place of worship		
Setting:	This medieval church stands within its churchyard at the heart of the historic core of Tregynon village. Several timber-framed houses stand in close proximity giving the setting an unspoilt character.		
Significance:	Nationally Important		
Any Direct Impact?:	No None		
Any Indirect Impact?:	Yes Very Low Intervisibility		
Level of Impact on Setting:	None		
Comment on Impact:	The proposed development would be visible, at distance, but only beyond a large modern housing estate already built to the south. The visual impact would be minimal.		

ID number: 8 TREGYNON, THE COTTAGE
HOUSE

HER PRN: 7734

NMR NPRN:

NGR: SO0961698734 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Domestic

Form: Building

Condition: Intact

Site Status: Listed Building

SAM number:

LB number: 18139

grade: II

Trysor Description: A half-timbered, 18th century cottage which stands at the eastern side of the parish churchyard in Tregynon.

Rarity: Not common

Distance from development: 440 metres to the north-northwest

Group Value: None

Evidential Value: Standing building, in use

Historical Value: Described by Cadw for listing purposes

Aesthetic Value: A fine example of an 18th century half-timbered house

Communal Value: None

Setting: A half-timbered, 18th century cottage which stands at the eastern side of the parish churchyard in Tregynon.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: Yes
Very Low
Intervisibility

Level of Impact on Setting: None

Comment on Impact: The proposed development would be visible, at distance, but only beyond a large modern housing estate already built to the south. The visual impact would be minimal.

ID number: 9 TREGYNON CHURCH (ST CYNON), YARD
CHURCHYARD

HER PRN: 16434

NMR NPRN:

NGR: SO096987

Grid reference taken at centre of site

Period: Medieval

Broadclass: Religious Ritual and Funerary

Form: Complex

Condition: Intact

Site Status:

SAM number:

LB number:

grade:

Trysor Description: A sub-circular churchyard surrounding the medieval parish church of St. Cynon's. Its western boundary is a concrete wall built by the Gregynog Estate in the 1870s.

Rarity: Not rare

Distance from development: 420 metres to the north-northwest

Group Value: Associated with the parish church

Evidential Value: Well-maintained churchyard

Historical Value: None

Aesthetic Value: An attractive rural churchyard

Communal Value: Place of burial

Setting: This churchyard surrounds the medieval church at the heart of the historic core of Tregynon village. Several timber-framed houses stand in close proximity giving the setting an unspoilt character.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: Yes
Very Low
Intervisibility

Level of Impact on Setting: None

Comment on Impact: The proposed development would be visible, at distance, but only beyond a large modern housing estate already built to the south. The visual impact would be minimal.

ID number: 10 CONCRETE COTTAGES
HOUSE

HER PRN: 20512 **NMR NPRN:** 29033
NGR: SO0974398304 Grid reference taken at centre of site
Period: Post Medieval **Broadclass:** Domestic
Form: Building **Condition:** Intact
Site Status: Listed Building

SAM number: **LB number:** 18145 **grade:** II

Trysor Description: The western house in a semi-detached pair of houses built in unreinforced concrete by the Gregynog Estate in the 1870s. The house is still occupied.

Rarity: Rare

Distance from development: 20 metres to the north-northeast

Group Value: Associated with the Gregynog estate

Evidential Value: Standing building, in use

Historical Value: Described by Cadw for listing purposes and

Aesthetic Value: A drawing of the building was made in 1872 for T. Nicholas book

Communal Value: None

Setting: This house was built in the early 1870s alongside what was then a new road connecting Tregynon with Bettws Cedewain. The site is just outside the northern end of the demesne of the Gregynog Estate and when built only had the parish school (now Tithebarn Cottages) as a neighbour, being well outside the historic core of Tregynon village. It was one of a number of pioneering concrete houses built by the Gregynog estate around this time.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: Yes
Moderate
Intervisibility

Level of Impact on Setting: Moderate

Comment on Impact: The proposed development would be visible from the southern side of the Concrete Cottages, causing a Moderate indirect, visual impact. The development would not impact on key views of the cottages, which are gained looking northeast, north or northwest from the Bettws Cedewain road, which passes between the cottages and the proposed development. There would be a Moderate impact on the setting of the building, on the grounds of the proximity of the proposed development, but in the context of Tregynon village, which has been enlarged in recent times and has many larger housing developments within view to the north, which have already compromised the setting and key views of the cottages to some extent. The impact on setting on these listed cottages is therefore considered to be Moderate. A positive impact is the opening up of the space to the south to enable views which previously was only accessible from within private land.

ID number: 11 BRON RHYS HOUSE
HOUSE

HER PRN: 20543

NMR NPRN: 21320

NGR: SO1027898042 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Domestic

Form: Building

Condition: Intact

Site Status: Listed Building

SAM number:

LB number: 18149

grade: II

Trysor Description: An 18th century, timber-framed house, one and a half storeys high, under a slate roof.

Rarity: Not rare

Distance from development: 590 metres to the east-southeast

Group Value: Associated with a small farmstead

Evidential Value: Standing building

Historical Value: Described by Cadw for listing purposes and described in "Houses of the Welsh Countryside"

Aesthetic Value: Listed as a timber-framed 18th century house

Communal Value: None

Setting: This house is set within the post-medieval field system to the south west of Tregynon village. It has a group of farm buildings 30 metres to the south, associated with which is a modern house.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Mature trees around the building would block views of the proposed development site.

ID number: 12 HAFOD-TALOG QUARRY (DIS)
QUARRY

HER PRN: 22901

NMR NPRN:

NGR: SO1043098696 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Agriculture and Subsistence

Form: Earthwork

Condition: Near intact

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	A minor quarry working shown on late 19th century Ordnance Survey maps		

Rarity: Common

Distance from development:

Group Value: None

Evidential Value: Historic mapping

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A minor quarry at the roadside to the east of Tregynon village, now obscured by woodland

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
Not assessed
Not as assessed as the historic asset is of Minor Significance

Level of Impact on Setting: Not assessed

Comment on Impact: Not as assessed as the historic asset is of Minor Significance

ID number: 13 TREGYNON, GOCUS (COCOS) MILL, SAWMILL
SAW MILL

HER PRN: 26682

NMR NPRN:

NGR: SO09629831 Grid reference taken at centre of site

Period: Post Medieval **Broadclass:** Industrial

Form: Building **Condition:** Converted

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:			
	This was the saw mill and timberyard of the Gregynog estate, built in the later 19th century alongside the site of the earlier Coccus Corn Mill. The saw mill operated into the 20th century. After closure the main building was converted for use as workshops and now houses the offices of Coed Cymru.		

Rarity: Not common

Distance from development: 55 metres to the west

Group Value: Associated with the Gregynog estate

Evidential Value: Historic mapping; Converted buildings

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: This was the saw mill and timberyard of the Gregynog estate, built in the later 19th century alongside the site of the earlier Coccus Corn Mill, on the eastern bank of the Bechan Brook.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Intervening trees would block the view of the proposed development.

ID number: 14 TREGYNON SCHOOL, 'SCHOOL HOUSE' AND
BOUNDARY WALL
SCHOOL HOUSE

HER PRN: 32494

NMR NPRN:

NGR: SO0947198650 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Education

Form: Building

Condition: Intact

Site Status: Listed Building

SAM number:

LB number: 8683

grade: II

Trysor Description: The school house was built alongside a new school in 1871 by Henry Hanbury-Tracy of the Gregynog Estate and is a fine example of the revolutionary use of concrete by the estate when building in the locality at that time. It is still used as a dwelling.

Rarity: Rare

Distance from development: 410 metres to the northwest

Group Value: Associated with the adjacent school

Evidential Value: Standing building, in use

Historical Value: Described by Cadw for Listing purposes; Associated with Hanbury-Tracy, squire of Gregynog

Aesthetic Value: A rare example of an early concrete building

Communal Value: None

Setting: The school house was built alongside a new school in 1871 at the western side of the old village of Tregynon. In modern times, significant housing development has taken place around the former school building and it is now within a cluster of houses, overlooking a large housing estate.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: Yes
Very Low
Intervisibility

Level of Impact on Setting: None

Comment on Impact: The proposed development would be visible, at distance, but only beyond a large modern housing estate already built to the southeast of this former school house. The visual impact would be minimal.

ID number: 16 TY'N-Y-BRYN, FARM BUILDINGS
HOUSE

HER PRN: 42179

NMR NPRN:

NGR: SO0965897662 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Domestic

Form: Building

Condition: Intact

Site Status: Listed Building

SAM number:

LB number: 18156

grade: II

Trysor Description: A farmhouse built by the Gregynog Estate in unreinforced concrete in the 1870s. It remains in use as a dwelling.

Rarity: Rare

Distance from development: 590 metres to the south

Group Value: One of several early concrete buildings built for the Gregynog Estate in the Tregynon area

Evidential Value: Standing building, in use

Historical Value: Described by Cadw for listing purposes

Aesthetic Value: A rare Victorian concrete building

Communal Value: None

Setting: The farmhouse on one of the former farmsteads of the Gregynog Estate. It is located on a hill to the south of Tregynon village, facing the west-southwest. A large group of farm buildings stands to its northern side.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: The proposed development site would not be intervisible with this building.

ID number: 17 TY'N Y BRYN FARM BUILDINGS
FARM BUILDING

HER PRN: 42180

NMR NPRN:

NGR: SO0964697706 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Agriculture and Subsistence

Form: Building

Condition: Intact

Site Status: Listed Building

SAM number:

LB number: 18157

grade: II

Trysor Description: A group of farm buildings built by the Gregynog Estate in unreinforced concrete in the 1870s. They remain in use on a working farm.

Rarity: Rare

Distance from development: 540 metres to the south

Group Value: Examples of the early concrete buildings built for the Gregynog Estate in the Tregynon area

Evidential Value: Standing buildings, in use

Historical Value: Described by Cadw for listing purposes

Aesthetic Value: Rare examples of Victorian concrete building

Communal Value: None

Setting: The farm building range on one of the former farmsteads of the Gregynog Estate. It is located on a hill to the south of Tregynon village, facing the west-southwest.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: The proposed development site would not be intervisible with these buildings.

ID number: 18 TREGYNON, CONCRETE COTTAGES 2
HOUSE

HER PRN: 42508

NMR NPRN: 29033

NGR: SO0975198300 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Domestic

Form: Building

Condition: Intact

Site Status: Listed Building

SAM number:

LB number: 18146

grade: II

Trysor Description: The eastern house in a semi-detached pair of houses built in unreinforced concrete by the Gregynog Estate in the 1870s. The house is empty and in decay in 2017.

Rarity: Rare

Distance from development: 20 metres to the west-northwest

Group Value: Associated with the Gregynog estate

Evidential Value: Standing building, disused

Historical Value: Described by Cadw for listing purposes and by T. Nicholas in 1872

Aesthetic Value: A drawing of the building was made in 1872 for T. Nicholas book

Communal Value: None

Setting: This house was built in the early 1870s alongside what was then a new road connecting Tregynon with Bettws Cedewain. The site is just outside the northern end of the demesne of the Gregynog Estate and when built only had the parish school (now Tithebarn Cottages) as a neighbour, being well outside the historic core of Tregynon village. It was one of a number of pioneering concrete houses built by the Gregynog estate around this time.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: Yes
Moderate
Intervisibility

Level of Impact on Setting: Moderate

Comment on Impact: The proposed development would be visible from the southern side of the Concrete Cottages, causing a Moderate indirect, visual impact. The development would not impact on key views of the cottages, which are gained looking northeast, north or northwest from the Bettws Cedewain road, which passes between the cottages and the proposed development.

There would be a Moderate impact on the setting of the building, on the grounds of the proximity of the proposed development, but in the context of Tregynon village, which has been enlarged in recent times and has many larger housing developments within view to the north, which have already compromised the setting and key views of the cottages to some extent. The impact on setting on these listed cottages is therefore considered to be Moderate. A positive impact is the opening up of the space to the south to enable views which previously was only accessible from within private land.

ID number: 19 TREGYNON SCHOOL
SCHOOL

HER PRN: 42509

NMR NPRN:

NGR: SO0949098663 Grid reference taken at centre of site

Period: Post Medieval **Broadclass:** Education

Form: Building **Condition:** Converted

Site Status: Listed Building

SAM number:

LB number: 18147

grade: II

Trysor Description: This school was built in 1871 by Henry Hanbury-Tracy of the Gregynog Estate and is a fine example of the revolutionary use of concrete by the estate when building in the locality at that time. The school remained open until 1995 when it was closed and sold for conversion into a residential property.

Rarity: Rare

Distance from development: 410 metres to the northwest

Group Value: Associated with the school house and boundary wall

Evidential Value: Standing building, converted as a dwelling

Historical Value: Described by Cadw for Listing purposes; Associated with Hanbury-Tracy, squire of Gregynog

Aesthetic Value: A rare example of an early concrete building

Communal Value: Former school

Setting: The school was built in 1871 at the western side of the old village of Tregynon. In modern times, significant housing development has taken place around the former school building and it is now within a cluster of houses, overlooking a large housing estate.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: Yes
Very Low
Intervisibility

Level of Impact on Setting: None

Comment on Impact: The proposed development would be visible, at distance, but only beyond a large modern housing estate already built to the southeast of the former school. The visual impact would be minimal.

ID number: 20 TREGYNON SCHOOL, BOUNDARY WALL
SCHOOL WALL

HER PRN: 42510

NMR NPRN:

NGR: SO0950198658 Grid reference taken at point along linear site

Period: Post Medieval

Broadclass: Monument (By Form)

Form: Structure

Condition: Intact

Site Status: Listed Building

SAM number:

LB number: 18148

grade: II

Trysor Description: This wall fronts the school and school house which were built in 1871 at the western side of the old village of Tregynon, defining the southeastern side of the land parcel in which they stand, alongside a minor rural road.

Rarity: Rare

Distance from development: 400 metres to the northwest

Group Value: Associated with the school house and school

Evidential Value: Wall remains intact

Historical Value: Described by Cadw for Listing purposes; Associated with Hanbury-Tracy, squire of Gregynog

Aesthetic Value: A rare example of an early concrete structure

Communal Value: None

Setting: This wall fronts the school and school house which were built in 1871 at the western side of the old village of Tregynon, defining the southeastern side of the land parcel in which they stand, alongside a minor rural road.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: Yes
Very Low
Intervisibility

Level of Impact on Setting: None

Comment on Impact: The proposed development would be visible, at distance, but only beyond a large modern housing estate already built to the southeast. The visual impact would be minimal.

ID number: 21 PEN-Y-WAEN, TRACKWAY
TRACKWAY

HER PRN: 68510

NMR NPRN:

NGR: SO0925098165 Grid reference taken at point along linear site

Period: Post Medieval

Broadclass: Transport

Form: Earthwork

Condition: Intact

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:			
	A trackway leading west from a footbridge across the Bechan Brook, shown on historic and modern maps.		

Rarity: Common

Distance from development:

Group Value: Associated with the Gregynog Estate

Evidential Value: Historic mapping

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A trackway leading west from a footbridge across the Bechan Brook, within the Gregynog estate.

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
Not assessed
Not as assessed as the historic asset is of Minor Significance

Level of Impact on Setting: Not assessed

Comment on Impact: Not as assessed as the historic asset is of Minor Significance

ID number: 22 PEN-Y-WAEN, EARTHWORKS
EARTHWORK

HER PRN: 68511

NMR NPRN:

NGR: SO0916698151 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Monument (By Form)

Form: Earthwork

Condition: Intact

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	Minor linear earthworks of likely recent origin		

Rarity: Common

Distance from development:

Group Value: None

Evidential Value: Minor earthworks

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: Minor earthworks within an area of pasture, probably of relatively recent origin.

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
Not assessed
Not as assessed as the historic asset is of Minor Significance

Level of Impact on Setting: Not assessed

Comment on Impact: Not as assessed as the historic asset is of Minor Significance

ID number: 23 PEN-Y-WAEN, FARMSTEAD
FARMSTEAD

HER PRN: 78805

NMR NPRN:

NGR: SO0927098364 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Agriculture and Subsistence

Form: Building

Condition: Near destroyed

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:			
	The site of the farmstead of Penywain. The farm was working into the early 20th century but appears to have faded out by the middle of the century and been abandoned by the 1970s. Little now remains of the former farm buildings.		

Rarity: Common

Distance from development: 405 metres to the west-northwest

Group Value: None

Evidential Value: Historic mapping

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: Penywain was situated on a gentle, southeast-facing slope to the northwest of the Bechan Brook and southwest of Tregynon village. It was deserted and ruined by the 1970s and little survives.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Mature trees on higher ground to the west of the proposed development would block views of this site.

ID number: 24 PEN-Y-WAEN, WELL I
WELL

HER PRN: 78806

NMR NPRN:

NGR: SO0926498356 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Water Supply and Drainage

Form: Structure

Condition: Unknown

Site Status:

Trysor Description: **SAM number:** A well shown on historic OS maps. **LB number:** **grade:**

Rarity: Common

Distance from development:

Group Value: Associated with Penywain farmstead

Evidential Value: Historic mapping

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A well at the site of the former Penywain farmstead.

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
Not assessed
Not as assessed as the historic asset is of Minor Significance

Level of Impact on Setting: Not assessed

Comment on Impact: Not as assessed as the historic asset is of Minor Significance

ID number: 25 PEN-Y-WAEN, WELL II
WELL

HER PRN: 78807

NMR NPRN:

NGR: SO0945098362 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Water Supply and Drainage

Form: Structure

Condition: Unknown

Site Status:

Trysor Description: **SAM number:** A well shown on historic OS maps. **LB number:** **grade:**

Rarity: Common

Distance from development:

Group Value: Associated with Penywain farmstead

Evidential Value: Historic mapping

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A well at the site of the former Penywain farmstead.

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
Not assessed
Not as assessed as the historic asset is of Minor Significance

Level of Impact on Setting: Not assessed

Comment on Impact: Not as assessed as the historic asset is of Minor Significance

ID number: 26 PEN-Y-WAEN, WELL III
WELL

HER PRN: 78808

NMR NPRN:

NGR: SO0937598236 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Water Supply and Drainage

Form: Structure

Condition: Unknown

Site Status:

Trysor Description: **SAM number:** A well shown on historic OS maps. **LB number:** **grade:**

Rarity: Common

Distance from development:

Group Value: Associated with Penywain farmstead

Evidential Value: Historic mapping

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A well at the site of the former Penywain farmstead.

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
Not assessed
Not as assessed as the historic asset is of Minor Significance

Level of Impact on Setting: Not assessed

Comment on Impact: Not as assessed as the historic asset is of Minor Significance

ID number: 27 PEN-Y-WAEN, FOOTBRIDGE
BRIDGE

HER PRN: 78811 **NMR NPRN:**
NGR: SO0936998098 Grid reference taken at centre of site
Period: Post Medieval **Broadclass:** Transport
Form: Structure **Condition:** Unknown
Site Status:

SAM number: **LB number:** **grade:**
Trysor
Description: A minor footbridge across the Bechan Brook, shown on historic and modern maps.

Rarity: Common

Distance from development:

Group Value: Associated with the Gregynog Estate

Evidential Value: Historic mapping

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A minor footbridge crossing the Bechan Brook, within the Gregynog estate

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
Not assessed
Not as assessed as the historic asset is of Minor Significance

Level of Impact on Setting: Not assessed

Comment on Impact: Not as assessed as the historic asset is of Minor Significance

ID number: 28 GREGYNOG
PARKLAND

HER PRN: 78818

NMR NPRN:

NGR: SO0939098000 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Parks Gardens and Urban Spaces

Form: Complex

Condition: Near intact

Site Status: Registered Historic Park & Garden

SAM number: **LB number:** **grade:**
Trysor The extensive parkland surrounding Gregynog mansion.
Description:

Rarity: Not rare

Distance from development: 190 metres to the west

Group Value: Associated with Gregynog mansion

Evidential Value: Historic mapping

Historical Value: Described by Cadw in the Register of Historic Parks & Gardens

Aesthetic Value: Designed landscape

Communal Value: None

Setting: The extensive parkland surrounding Gregynog mansion.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Mature trees and topography would block views of the proposed development from within the parkland.

ID number: 29 TREGYNON VILLAGE SAWMILL
SAW MILL

HER PRN: 85895 **NMR NPRN:**
NGR: SO0971898725 Grid reference taken at centre of site
Period: Post Medieval **Broadclass:** Industrial
Form: Building **Condition:** Damaged
Site Status:

SAM number: **LB number:** **grade:**
Trysor
Description: This former sawmill building was a timber frame construction with corrugated steel cladding. It was built in the late 19th century and still stood in a derelict condition in 2010.

Rarity: Common

Distance from development: 435 metres to the north

Group Value: None

Evidential Value: Standing building, derelict

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: This sawmill was built in the village of Tregynon, to the rear of the smithy, just before 1900. The building is now derelict. Modern houses have been built immediately to the eastern side of the structure.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Trees immediately to the south of the sawmill would block views of the proposed development.

ID number: 30 TREGYNON, SMITHY
BLACKSMITHS WORKSHOP

HER PRN: 85896

NMR NPRN:

NGR: SO0969798735 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Industrial

Form: Building

Condition: Near Intact

Site Status:

SAM number:

LB number:

grade:

Trysor

Description:

A smithy and blacksmith's cottage has been present on this site since at least the 1840s, when a "House, Garden and Smithy" were recorded on the tithe survey. At that time the buildings were depicted as standing at the edge of the road to the north, whereas later 19th century Ordnance Survey maps show the smithy and its cottage were set back slightly with a yard to the front, as is seen in the present layout of the property. This may indicate that the buildings were replaced in the mid-19th century with the red-brick structures seen here to the present day. The smithy and cottage have long been out of use, but the buildings are still used for storage and are a remarkably unspoiled range of buildings in a village which has seen tremendous change and modernisation in recent decades.

Rarity: Not rare

Distance from development: 435 metres to the north

Group Value: None

Evidential Value: Standing buildings

Historical Value: None

Aesthetic Value: A rare survival of an unmodernised 19th century smithy and smith's cottage

Communal Value: None

Setting: A smithy was built here at the heart of the old village of Tregynon by the 1840s and probably replaced with the present structures by the 1870s. The buildings are no longer used as a smithy but are relatively intact and used for storage.

Significance: Regionally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Trees immediately to the south of the smithy would block views of the proposed development.

ID number: 31 TREGYNON, CASTLE HILL, RIDGE AND FURROW
RIDGE AND FURROW

HER PRN: 86975

NMR NPRN:

NGR: SO0971998830 Grid reference taken at centre of site

Period: Medieval; Post Medieval **Broadclass:** Agriculture and Subsistence

Form: Earthwork **Condition:** Unknown

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:			
	An area of ridge and furrow cultivation was noted here in 2002, but the land was subsequently subjected to redevelopment as a housing estate.		

Rarity: Common

Distance from development:

Group Value: None

Evidential Value: Documentary evidence

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: Located within a post-medieval field parcel, overlooking Tregynon village from a hillslope to the north. The land has been developed for housing since the early 21st century.

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
Not assessed
Not as assessed as the historic asset is of Minor Significance

Level of Impact on Setting: Not assessed

Comment on Impact: Not as assessed as the historic asset is of Minor Significance

ID number: 32 TREGYNON, CASTLE HILL, PLATFORM
PLATFORM

HER PRN: 86976

NMR NPRN:

NGR: SO0970998834 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Monument (By Form)

Form: Earthwork

Condition: Unknown

Site Status:

SAM number:

LB number:

grade:

Trysor Description: An earthwork platform on uncertain purpose and date was noted here in 2002. It overlay an area of ridge and furrow cultivation. The land has subsequently been subjected to redevelopment as a housing estate.

Rarity: Common

Distance from development:

Group Value: None

Evidential Value: Documentary evidence

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: Located within a post-medieval field parcel, overlooking Tregynon village from a hillslope to the north. The land has been developed for housing since the early 21st century.

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
Not assessed
Not as assessed as the historic asset is of Minor Significance

Level of Impact on Setting: Not assessed

Comment on Impact: Not as assessed as the historic asset is of Minor Significance

ID number: 33 TREGYNON, GOCUS (COCOS) MILL, CORN MILL
CORN MILL

HER PRN: 87286

NMR NPRN:

NGR: SO0959098292 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Industrial

Form: Building

Condition: Destroyed

Site Status:

SAM number:

LB number:

grade:

Trysor Description: Cocus Mill was located on the Gregynog Estate, fed by the water of the Bechan Brook. It was operating at the time of the tithe survey of the 1840s but appears to have disappeared by the later 19th century when a new Mill Cottage was built and the estate Sawmill constructed just to the northeast of the site of the corn mill.

Rarity: Common

Distance from development: 70 metres to the west

Group Value: Associated with the Gregynog Estate

Evidential Value: Historic mapping

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: Coccus Mill was located on the Gregynog Estate, fed by the water of the Bechan Brook. It was operating at the time of the tithe survey of the 1840s but appears to have disappeared by the later 19th century when a new Mill Cottage was built and the estate Sawmill constructed just to the northeast of the site of the corn mill.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: The mill complex does not appear to have survived, but trees and other buildings would block views towards the proposed development site.

ID number: 34 CHURCH HOUSE
HOUSE

HER PRN: 110396

NMR NPRN:

NGR: SO0954498721 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Domestic

Form: Building

Condition: Intact

Site Status:

Trysor Description: **SAM number:** This farmhouse stands alongside and to the west of the parish churchyard at the western edge of the historic core of Tregynon village. It has a range of red-brick farm outbuildings and more modern sheds to its northwestern side. **LB number:** **grade:**

Rarity: Common

Distance from development: 435 metres to the north-northwest

Group Value: Part of a farmstead complex

Evidential Value: Standing building, in use

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: This house stands alongside and to the west of the parish churchyard at the western edge of the historic core of Tregynon village. It has a range of red-brick farm outbuildings and more modern sheds to its northwestern side.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: Yes
Very Low
Intervisibility

Level of Impact on Setting: None

Comment on Impact: The proposed development would be visible, at distance, but only beyond a large modern housing estate already built to the southeast. The visual impact would be minimal.

ID number: 35 BETHANY CALVINISTIC METHODIST CHAPEL
CHAPEL

HER PRN: 131254

NMR NPRN: 11502

NGR: SO1000098782 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Religious Ritual and Funerary

Form: Building

Condition: Intact

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:			
	The original chapel, which has long disappeared, stood about 120 metres to the west-southwest of the present Bethany chapel, and is shown on the parish tithe map of the 1840s. That chapel dated to 1798 and was rebuilt in 1803. In 1874, the present chapel was built on a greenfield site. This is a gable-entry chapel in the Simple Gothic style. It is in use in 2017.		

Rarity: Common

Distance from development: 560 metres to the north-northeast

Group Value: None

Evidential Value: Standing building, in use

Historical Value: None

Aesthetic Value: A Simple Gothic chapel

Communal Value: Place of Worship

Setting: This chapel was built in 1874, on a greenfield site at the edge of Tregynon village, alongside a minor road running eastwards out of the village. It replaced an earlier building which stood nearby. It remains in use today.

Significance: Locally Important

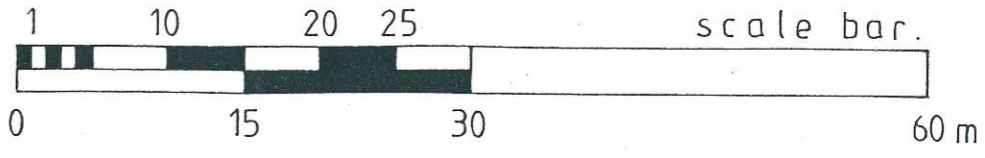
Any Direct Impact?: No
None

Any Indirect Impact?: No
None

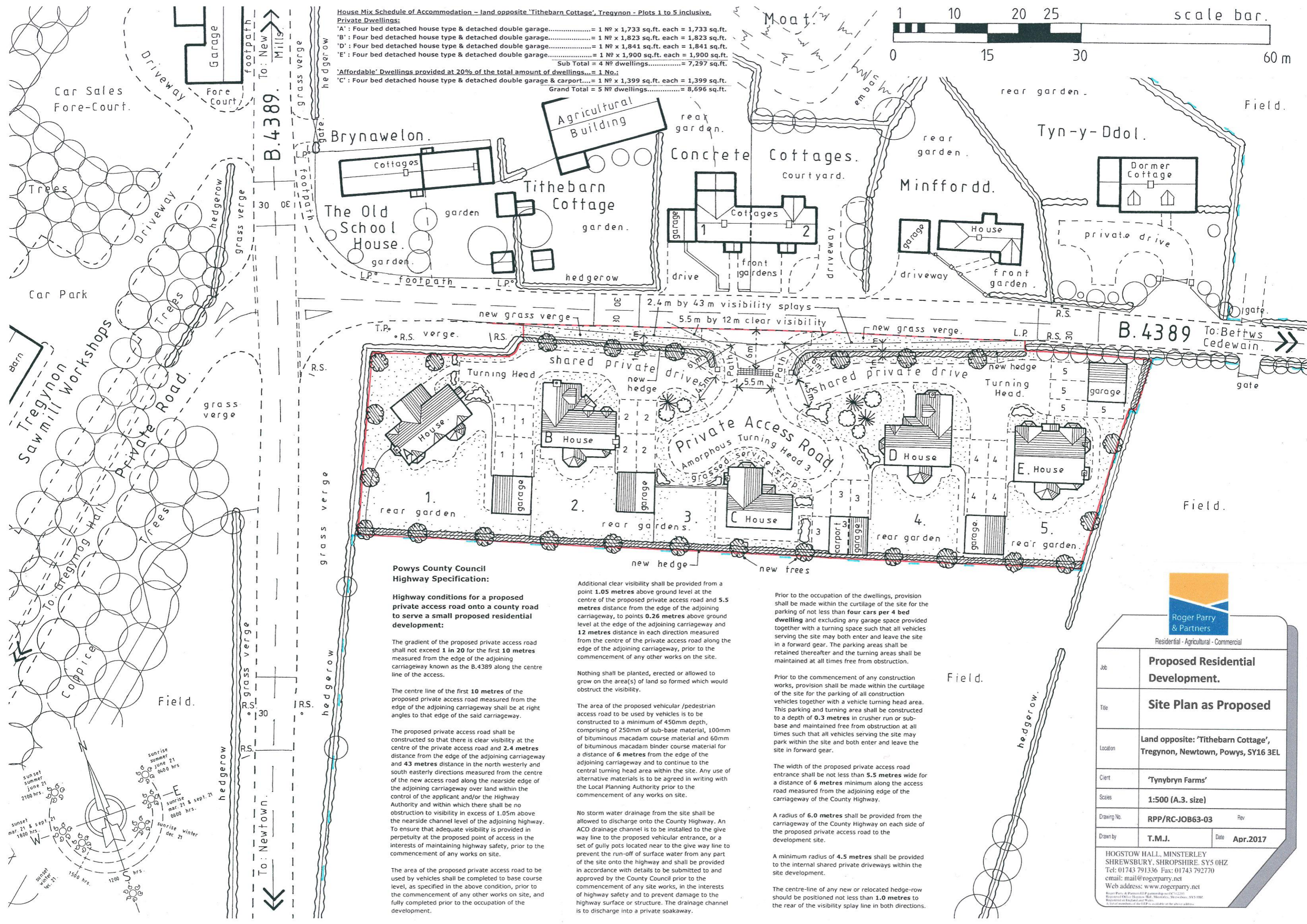
Level of Impact on Setting: None

Comment on Impact: A modern housing estate immediately to the south of the chapel would block any views of the proposed development.

Appendix C: Client's Plan of Development



House Mix Schedule of Accommodation – land opposite 'Tithebarn Cottage', Tregynon - Plots 1 to 5 inclusive.
Private Dwellings:
 'A': Four bed detached house type & detached double garage..... = 1 No x 1,733 sq.ft. each = 1,733 sq.ft.
 'B': Four bed detached house type & detached double garage..... = 1 No x 1,823 sq.ft. each = 1,823 sq.ft.
 'D': Four bed detached house type & detached double garage..... = 1 No x 1,841 sq.ft. each = 1,841 sq.ft.
 'E': Four bed detached house type & detached double garage..... = 1 No x 1,900 sq.ft. each = 1,900 sq.ft.
 Sub Total = 4 No dwellings..... = 7,297 sq.ft.
'Affordable' Dwellings provided at 20% of the total amount of dwellings... = 1 No.:
 'C': Four bed detached house type & detached double garage & carport.... = 1 No x 1,399 sq.ft. each = 1,399 sq.ft.
 Grand Total = 5 No dwellings..... = 8,696 sq.ft.



Powys County Council Highway Specification:

Highway conditions for a proposed private access road onto a county road to serve a small proposed residential development:

The gradient of the proposed private access road shall not exceed 1 in 20 for the first 10 metres measured from the edge of the adjoining carriageway known as the B.4389 along the centre line of the access.

The centre line of the first 10 metres of the proposed private access road measured from the edge of the adjoining carriageway shall be at right angles to that edge of the said carriageway.

The proposed private access road shall be constructed so that there is clear visibility at the centre of the private access road and 2.4 metres distance from the edge of the adjoining carriageway and 43 metres distance in the north westerly and south easterly directions measured from the centre of the new access road along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority and within which there shall be no obstruction to visibility in excess of 1.05m above the nearside channel level of the adjoining highway. To ensure that adequate visibility is provided in perpetuity at the proposed point of access in the interests of maintaining highway safety, prior to the commencement of any works on site.

The area of the proposed private access road to be used by vehicles shall be completed to base course level, as specified in the above condition, prior to the commencement of any other works on site, and fully completed prior to the occupation of the development.

Additional clear visibility shall be provided from a point 1.05 metres above ground level at the centre of the proposed private access road and 5.5 metres distance from the edge of the adjoining carriageway, to points 0.26 metres above ground level at the edge of the adjoining carriageway and 12 metres distance in each direction measured from the centre of the private access road along the edge of the adjoining carriageway, prior to the commencement of any other works on the site.

Nothing shall be planted, erected or allowed to grow on the area(s) of land so formed which would obstruct the visibility.

The area of the proposed vehicular /pedestrian access road to be used by vehicles is to be constructed to a minimum of 450mm depth, comprising of 250mm of sub-base material, 100mm of bituminous macadam binder course material for a distance of 6 metres from the edge of the adjoining carriageway and to continue to the central turning head area within the site. Any use of alternative materials is to be agreed in writing with the Local Planning Authority prior to the commencement of any works on site.

No storm water drainage from the site shall be allowed to discharge onto the County Highway. An ACO drainage channel is to be installed to the give way line to the proposed vehicular entrance, or a set of gully pots located near to the give way line to prevent the run-off of surface water from any part of the site onto the highway and shall be provided in accordance with details to be submitted and approved by the County Council prior to the commencement of any site works, in the interests of highway safety and to prevent damage to the highway surface or structure. The drainage channel is to discharge into a private soakaway.

Prior to the occupation of the dwellings, provision shall be made within the curtilage of the site for the parking of not less than four cars per 4 bed dwelling and excluding any garage space provided together with a turning space such that all vehicles serving the site may both enter and leave the site in a forward gear. The parking areas shall be retained thereafter and the turning areas shall be maintained at all times free from obstruction.

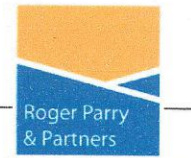
Prior to the commencement of any construction works, provision shall be made within the curtilage of the site for the parking of all construction vehicles together with a vehicle turning head area. This parking and turning area shall be constructed to a depth of 0.3 metres in crusher run or sub-base and maintained free from obstruction at all times such that all vehicles serving the site may park within the site and both enter and leave the site in forward gear.

The width of the proposed private access road entrance shall be not less than 5.5 metres wide for a distance of 6 metres minimum along the access road measured from the adjoining edge of the carriageway of the County Highway.

A radius of 6.0 metres shall be provided from the carriageway of the County Highway on each side of the proposed private access road to the development site.

A minimum radius of 4.5 metres shall be provided to the internal shared private driveways within the site development.

The centre-line of any new or relocated hedge-row should be positioned not less than 1.0 metres to the rear of the visibility splay line in both directions.



Job	Proposed Residential Development.	
Title	Site Plan as Proposed	
Location	Land opposite: 'Tithebarn Cottage', Tregynon, Newtown, Powys, SY16 3EL	
Client	'Tynybryn Farms'	
Scales	1:500 (A3. size)	
Drawing No.	RPP/RC-JOB63-03	Rev
Drawn by	T.M.J.	Date Apr.2017
HOGSTOW HALL, MINSTERLEY SHREWSBURY, SHROPSHIRE, SY5 0HZ Tel: 01743 791336 Fax: 01743 792770 email: mail@rogerparry.net Web address: www.rogerparry.net <small>Registered Office: Shrewsbury, Shropshire, SY5 0HZ. Registered in England and Wales. A list of members of the I.P.S. is available at the office address.</small>		