

**Land adjacent to Tyn y Ddol
Tregynon, Powys
Historic Environment Desk-based
Assessment
Outline Planning Application
P/2017/0580 (Powys)**



Report by: Trysor

For: Roger Parry & Partners

October 2017



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By

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Trysor Project No. 2017/573

For: Roger Parry & Partners

October 2017

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Cover photograph: Looking northwest across the development area, towards the moated site, Tithebarn Moat, (ID number 1, MG204) which is out of sight.

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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 adjacent to Tyn y Ddol, on the north side of the B4389, south of Tregynon, Powys, and outline planning application P/2017/0580 (Powys).
- 1.2 A site visit was undertaken by Trysor to examine the location of the development. Information was also gathered on the indirect, visual impacts on historic assets within the wider landscape, and their setting.
- 1.3 The walk-over survey of the development area provided no evidence of buried archaeological features at the proposed development site which occupies part of a pasture field.
- 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 SO0987498269, the centre of the development. 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 LiDAR.
- 1.5 There is one Scheduled Monument within a 1km radius of the development, namely the Tithebarn Moat moated site (ID number 1, MG204). The impact on this historic asset would be Low Negative, indirect impact due to partial intervisibility, with a Low impact on setting, with no impact on the significance of the monument.
- 1.6 There are 11 Listed Buildings within a 1km radius of the development. There would be a Very Low Negative indirect impact on six of these, on the grounds of intervisibility or impacts on views of the historic asset (in the case of the two Concrete Cottages ID numbers 11 & 19), but no impact on their settings, and therefore no impact on their significance.
- 1.7 There is one Registered Parks & Garden within the 1km 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 1km 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, 8 and 9 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 outline planning permission for a residential development on land adjacent to Ty'n y Ddol, Tregynon, Newtown, Powys, SY16 3PL, planning application: P/2017/0580 (Powys), see Figure 1.
- 3.2 An outline planning application has been submitted, P/2017/0580 (Powys).

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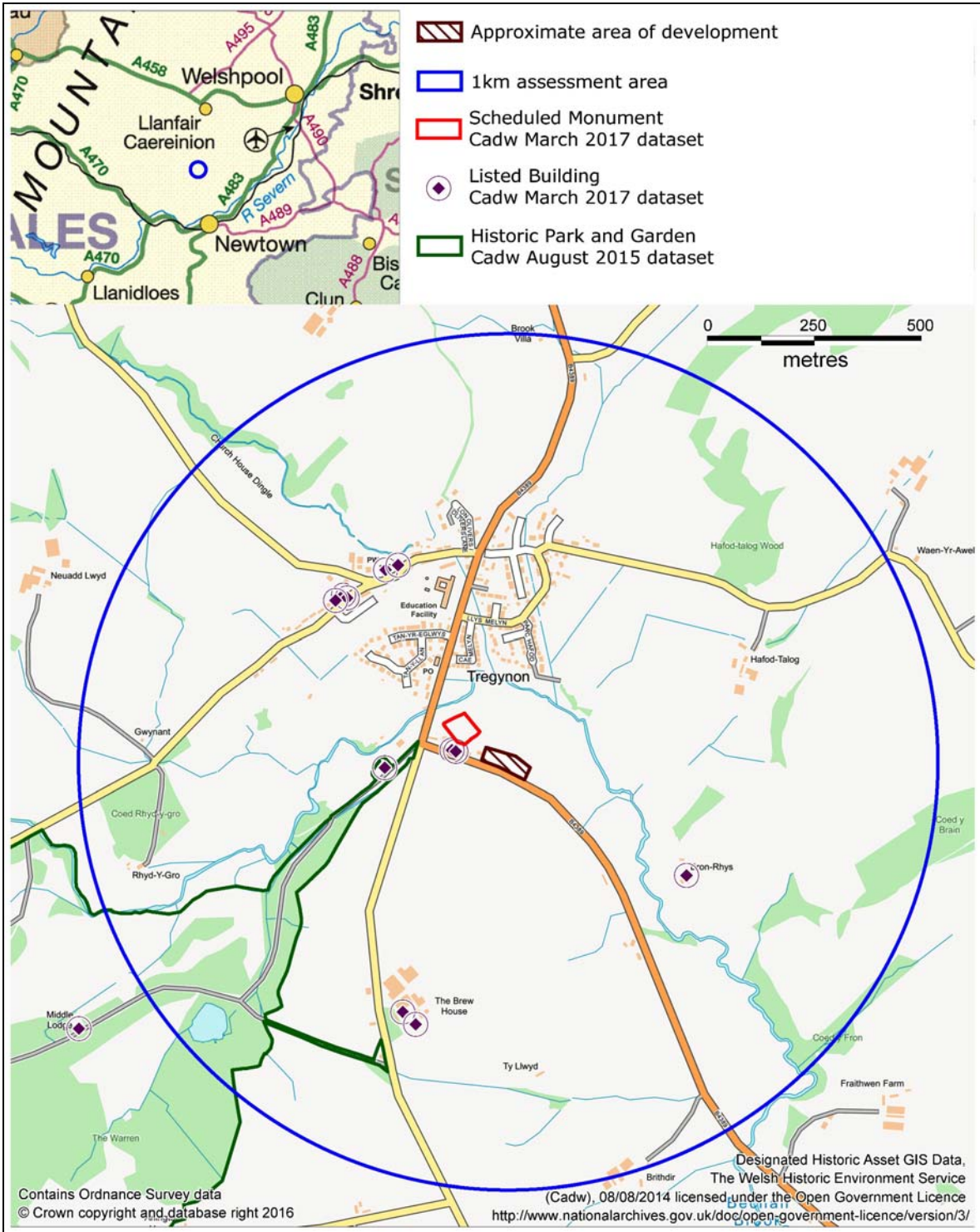


Figure 1: Location of the proposed development, showing the 1km radius assessment area.

4. The development

4.1 It is proposed that a residential development of 5 dwellings and a new access roads and associated works, is developed in a pasture fields to the east of Tyn y Ddol. The site lies to the south of Tregynon and the Bechan Brook and on the north side of the B4389 before it turns northwards into Tregynon village; 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 SO0987498269, the centre of the proposed development (see Figure 1). This helped develop an understanding of the archaeology and landscape of the surrounding area as well as 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 4. 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 fluvoglacial fan deposits and glacial tills deposited during the last Ice Age.
- 6.2 The development site is situated at approximately 160 metres above sea level, within a large pasture field, just above the southern side of the valley floor of the Bechan Brook. The land descends gradually northwards towards the river, which flows less than 200 metres to the north at this point. Immediately to the south of the site is the B4389 road, which was originally constructed in the 1860s to connect Tregynon and Bettws Cedewain. To the west of the development site is a modern house and garden, beyond which is a line of 5 further dwellings along the northern side of the B4389. These include the historic Concrete Cottages (ID numbers 11 & 19) 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. Tyn y Ddol: 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 1km radius of the proposed development site.

7.2 Iron Age (800 BC – AD43).

7.2.1 There is some evidence of Iron Age settlement within the assessment area. A single Defended Enclosure of likely Iron Age date is recorded at Pwllan (ID number 7), 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 1kilometre 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 8) 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, was originally part of the Gelynog Grange, an estate owned by the Cistercian Abbey of Strata Florida, Ceredigion. It appears that the lands of Gelynog 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 out of the Gelynog Grange. Gregynog, which grew to be one of the most significant properties in the district.
- 7.4.4 St. Cynon's parish church (ID number 8), 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 10) 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, but 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 conceivably date back to the time of the monastic grange of Gelynog and 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 originally been a tithe barn, possibly with origins in the medieval period and with an association with the monastic grange of Gelynog. 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.

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

7.5.1 Most of the sites recorded within a 1km 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, begun by Charles Hanbury-Tracy, 1st Baron Sudeley when he built the new Gregynog Hall in the late 1830s, using concrete cladding to cleverly replicate the appearance traditional black and white timber-framed houses of the Border district. The use of concrete was taken further during the 1870s by his second son and squire of Gregynog, Henry Hanbury-Tracy (Nicholas, 1872, 802-803). His buildings include the former village school (ID number 20) and School House (ID number 15), built in 1871, and the semi-detached Concrete Cottages (ID number 11 & 19), built around the same time. 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 17) and the original farm building range (ID number 18) are all of concrete construction.

8. Ty'n y Ddol 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 land is the Ordnance Survey's Original Surveyors Drawings, Newtown sheet, surveyed in 1817. 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 one of the fields of Ty'n y Bryn known as Bechan Meadow. At that time Ty'n y Bryn Farm was owned and occupied by Charles Hanbury-Tracy, possibly during the period when Gregynog Hall was under construction.



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 ringed. The old school, held in Tithebarn Cottage, is seen to the left of the development site, and the Mill labelled refers to the Cocus Mill, which lies to the west of the said school.



Figure 3; An excerpt from the Tregynon Parish Tithe Map of 1840. The proposed development site is located within field B.367, named by the tithe survey as Bechan Meadow. The building in field B.365 is the School, now known as Tithebarn Cottages. The B4389 road to Bettws Cedewain, which passes immediately south of Tithebarn Cottages was not built until some 20 years after this map was produced.

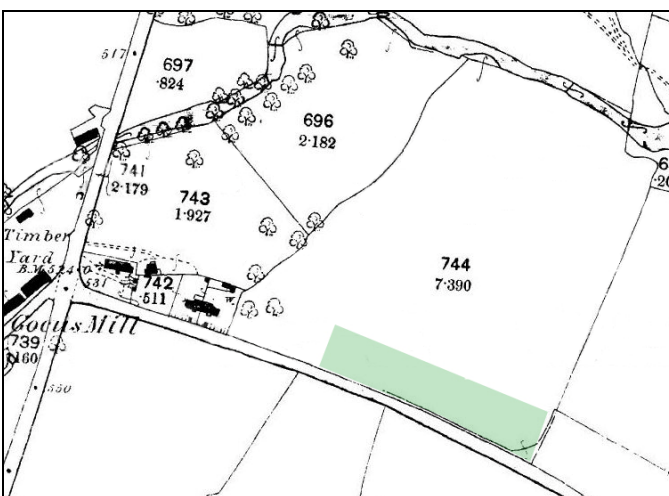


Figure 4; The 1886 1:2500 Ordnance Survey map with the approximate area of the development site shaded in green. By this time the B4389 road to Bettws Cedewain had appeared. The "Concrete Cottages" stand at the eastern end of the line of buildings along the north side of the road.

9. Data Collation

- 9.1 The CPAT HER enquiry for the 1km radius assessment area yielded 45 records for historic assets.
- 9.2 Out of the 45 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 15.
- 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 1km radius assessment area contained 36 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 36 records there was one Scheduled Monument and eleven Listed Buildings.

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
8	TREGYNON CHURCH (ST CYNON)	Nationally Important	Listed Building
9	TREGYNON, THE COTTAGE	Nationally Important	Listed Building
11	CONCRETE COTTAGES	Nationally Important	Listed Building
12	BRON RHYS HOUSE	Nationally Important	Listed Building
15	TREGYNON SCHOOL, 'SCHOOL HOUSE' AND BOUNDARY WALL	Nationally Important	Listed Building
16	SAWMILL LODGE	Nationally Important	Listed Building
17	TY'N-Y-BRYN, FARM BUILDINGS	Nationally Important	Listed Building
18	TY'N Y BRYN FARM BUILDINGS	Nationally Important	Listed Building
19	TREGYNON, CONCRETE COTTAGES 2	Nationally Important	Listed Building
20	TREGYNON SCHOOL	Nationally Important	Listed Building
21	TREGYNON SCHOOL, BOUNDARY WALL	Nationally Important	Listed Building
29	GREGYNOG	Nationally Important	Registered Historic Park & Garden
3	TREGYNON RECTORY	Regionally Important	
31	TREGYNON, SMITHY	Regionally Important	
6	TYN Y BRYN FIELD SYSTEM	Locally Important	
10	TREGYNON CHURCH (ST CYNON), YARD	Locally Important	
14	TREGYNON, GOCUS (COCOS) MILL,	Locally Important	

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ID Number	Historic Asset Name	Significance of Historic Asset	Site Status
	SAWMILL		
24	PEN-Y-WAEN, FARMSTEAD	Locally Important	
30	TREGYNON VILLAGE SAWMILL	Locally Important	
34	TREGYNON, GOCUS (COCOS) MILL, CORN MILL	Locally Important	
35	CHURCH HOUSE	Locally Important	
36	BETHANY CALVINISTIC METHODIST CHAPEL	Locally Important	
4	TRINITY WELL (POSSIBLE)	Minor Importance	
5	TREGYNON STOCKS	Minor Importance	
13	HAFOD-TALOG QUARRY (DIS)	Minor Importance	
22	PEN-Y-WAEN, TRACKWAY	Minor Importance	
23	PEN-Y-WAEN, EARTHWORKS	Minor Importance	
25	PEN-Y-WAEN, WELL I	Minor Importance	
26	PEN-Y-WAEN, WELL II	Minor Importance	
27	PEN-Y-WAEN, WELL III	Minor Importance	
28	PEN-Y-WAEN, FOOTBRIDGE	Minor Importance	
32	TREGYNON, CASTLE HILL, RIDGE AND FURROW	Minor Importance	
33	TREGYNON, CASTLE HILL, PLATFORM	Minor Importance	
2	TREGYNON, TITHEBARN	Unknown	
7	PWLLAN ENCLOSURE	Unknown	

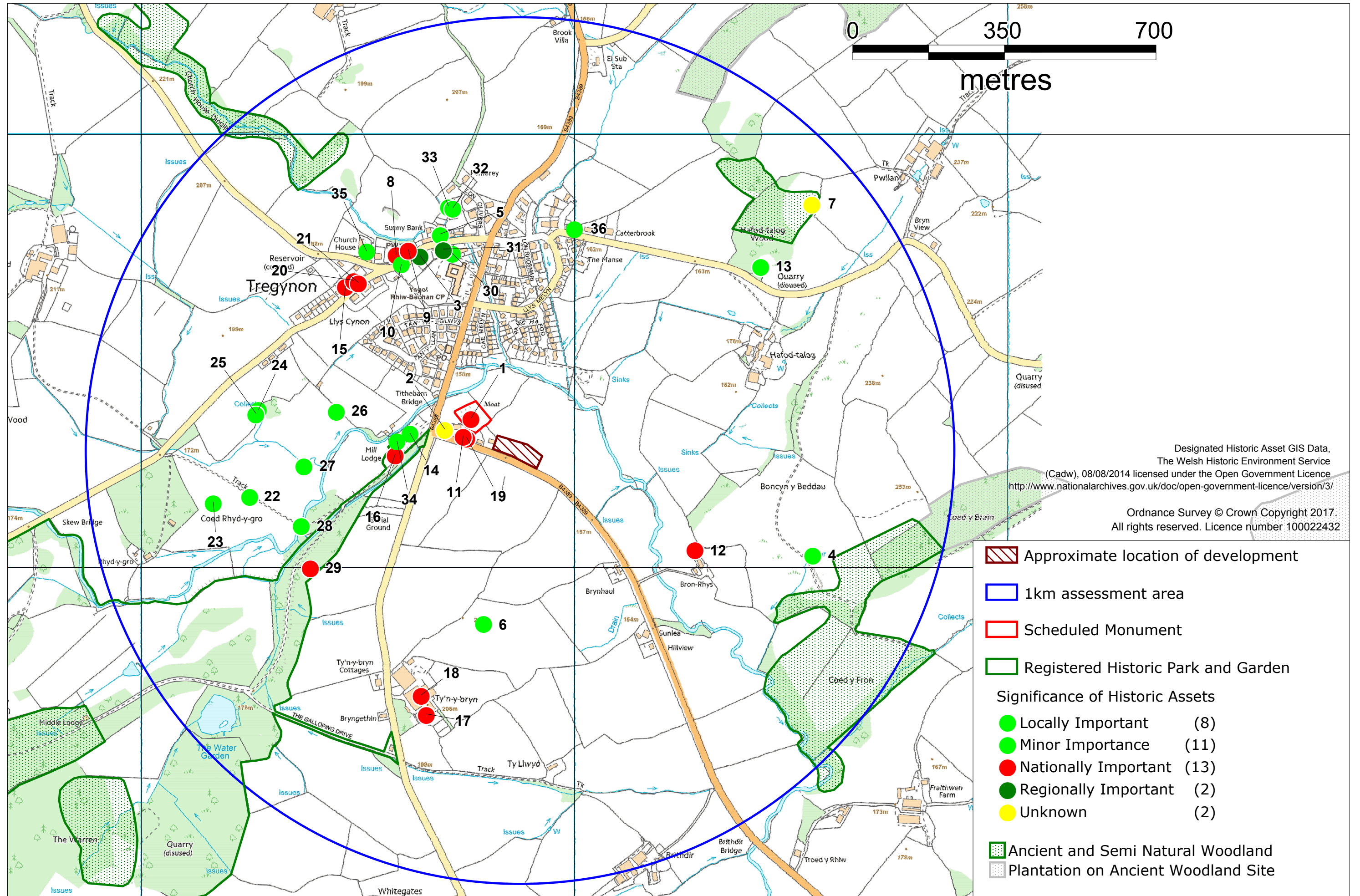


Figure 5: The 1km assessment area showing significance of historic assets, labelled with Project ID number

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
1	TITHEBARN MOAT	MOATED SITE	None	Low Negative	Low Negative
3	TREGYNON RECTORY	RECTORY	None	Very Low Negative	None
8	TREGYNON CHURCH (ST CYNON)	CHURCH	None	Very Low Negative	None
10	TREGYNON CHURCHYARD	CHURCHYARD	None	Very Low Negative	None
11	CONCRETE COTTAGES	HOUSE	None	Very Low Negative	None
19	TREGYNON, CONCRETE COTTAGES 2	HOUSE	None	Very Low Negative	None
15	TREGYNON SCHOOL, 'SCHOOL HOUSE' AND BOUNDARY WALL	SCHOOL HOUSE	None	Very Low Negative	None
20	TREGYNON SCHOOL	SCHOOL	None	Very Low Negative	None
21	TREGYNON SCHOOL, BOUNDARY WALL	SCHOOL WALL	None	Very Low Negative	None
35	CHURCH HOUSE	HOUSE	None	Very Low Negative	None
4	TRINITY WELL (POSSIBLE)	MEDICINAL WELL (POSSIBLE)	None	Not assessed as Minor Significance	Not Assessed as Minor Significance
13	HAFOD-	QUARRY	None	Not	Not

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ID Number	Historic Asset Name	Historic Asset Type	Level of Direct Impact	Level of indirect Impact	Level of Impact on Setting
	TALOG QUARRY DIS)			Assessed as Minor Significance	Assessed as Minor Significance
22	PEN-Y-WAEN, TRACKWAY	TRACKWAY	None	Not Assessed as Minor Significance	Not Assessed as Minor Significance
23	PEN-Y-WAEN, EARTHWORKS	EARTHWORK	None	Not Assessed as Minor Significance	Not Assessed as Minor Significance
25	PEN-Y-WAEN, WELL I	WELL	None	Not Assessed as Minor Significance	Not Assessed as Minor Significance
26	PEN-Y-WAEN, WELL II	WELL	None	Not Assessed as Minor Significance	Not Assessed as Minor Significance
27	PEN-Y-WAEN, WELL III	WELL	None	Not Assessed as Minor Significance	Not Assessed as Minor Significance
28	PEN-Y-WAEN, FOOTBRIDGE	BRIDGE	None	Not Assessed as Minor Significance	Not Assessed as Minor Significance
32	TREGYNON, CASTLE HILL, RIDGE AND FURROW	RIDGE AND FURROW	None	Not Assessed as Minor Significance	Not Assessed as Minor Significance
33	TREGYNON, CASTLE HILL, PLATFORM	PLATFORM	None	Not Assessed as Minor Significance	Not Assessed as Minor Significance
2	TREGYNON, TITHEBARN	TITHE BARN (POSSIBLE)	None	None	None
5	TREGYNON STOCKS	STOCKS	None	None	None
6	TYN Y BRYN FIELD SYSTEM	FARMSTEAD	None	None	None
7	PWLLAN	DEFENDED	None	None	None

ID Number	Historic Asset Name	Historic Asset Type	Level of Direct Impact	Level of indirect Impact	Level of Impact on Setting
	ENCLOSURE	ENCLOSURE (POSSIBLE)			
9	TREGYNON, THE COTTAGE	HOUSE	None	None	None
12	BRON RHYS HOUSE	HOUSE	None	None	None
14	TREGYNON, GOCUS (COCOS) MILL, SAWMILL	SAW MILL	None	None	None
16	SAWMILL LODGE	LODGE	None	None	None
17	TY'N-Y-BRYN, FARM BUILDINGS	HOUSE	None	None	None
18	TY'N Y BRYN FARM BUILDINGS	FARM BUILDING	None	None	None
24	PEN-Y-WAEN, FARMSTEAD	FARMSTEAD	None	None	None
29	GREGYNOG	PARKLAND	None	None	None
30	TREGYNON VILLAGE SAWMILL	SAW MILL	None	None	None
31	TREGYNON, SMITHY	BLACKSMITHS WORKSHOP	None	None	None
34	TREGYNON, GOCUS (COCOS) MILL, CORN MILL	CORN MILL	None	None	None
36	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 any significant impact from the development. 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 Sixteen 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.
- 11.2.4 One historic asset would experience a Low Negative, indirect, visual impact and Low impact on its setting. This is the Scheduled Monument (ID Number 1, MG204) Tithebarn Moat moated site, see Plate 3. The proposed development would be partially visible from this monument. It would also be partially visible in views of the monument from the B4389 to the northwest. However, the existing houses to the south of the site have already greatly impacted on its setting. The proposed development would be further away and partially hidden behind the present modern house adjacent to the proposed development site and boundary trees in the garden of that house.
- 11.3 There is one Scheduled Monument within 1km of the development area, see 11.2.4 above for impacts.
- 11.4 There are 11 Listed Buildings within the 1km assessment area. There would be a Very Low Negative, indirect, visual impact on six of these but no impact on their setting and therefore no impact on their significance, see Table 2, Appendix B and Figures 5 & 6.
- 11.5 There is part of one Registered Historic Parks and Garden within the 1km assessment area. There would be no impact on this historic asset. Topography and trees would block all views.
- 11.6 There are no World Heritage sites within the 1km assessment area.
- 11.7 The development site does not lie within a registered Historic Landscape.
- 11.8 The proposed development would stand in the Garth LANDMAP Historic Landscape Aspect Area (MNTGMHL587), see Figure 6, 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."

11.8.1 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."*

11.9 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."*

11.9.1 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"*

11.10 The Tregynon Conservation Area falls within the 1km study area and is focused in 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.

11.11 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.

11.12 No palaeoenvironmental potential was identified at the proposed development site, which lies in a valley-side pasture field.

- 11.13 There are no place-names identified on the list of Historic Place Names within the proposed development area.
- 11.14 There are no field names of archaeological significance at the development site, which is merely named as Bechan Meadow by the 1841 parish tithe apportionment.
- 11.15 The boundary banks around the development site are post-medieval in date and include hedged and fenced boundaries. The B4389 road at the southern edge of the proposed development site dates to the 1860s and the surrounding field parcels appear to have been redefined after its construction.

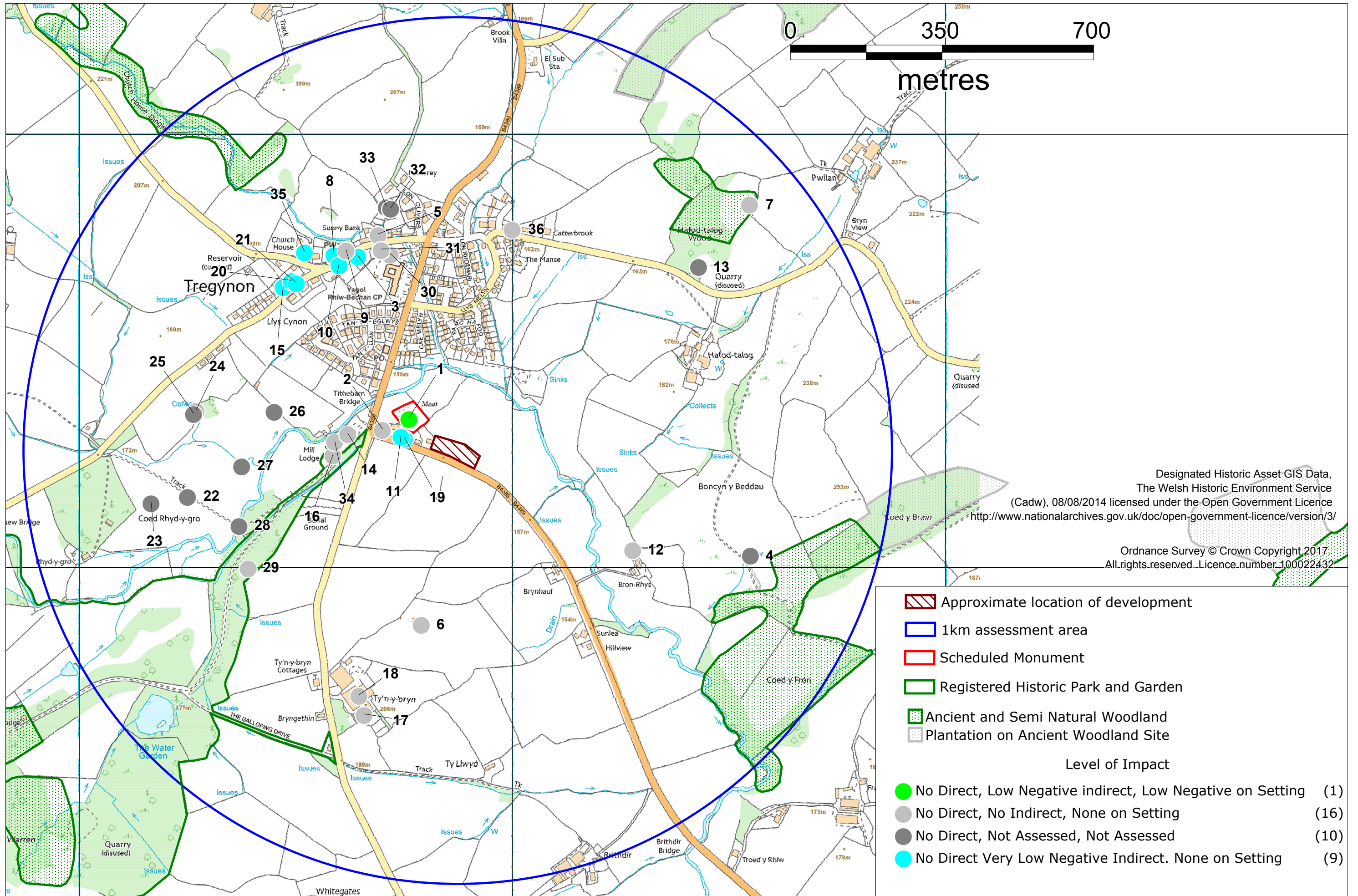


Figure 6: The 1km assessment area showing the level of impact on historic assets, labelled with Project ID number

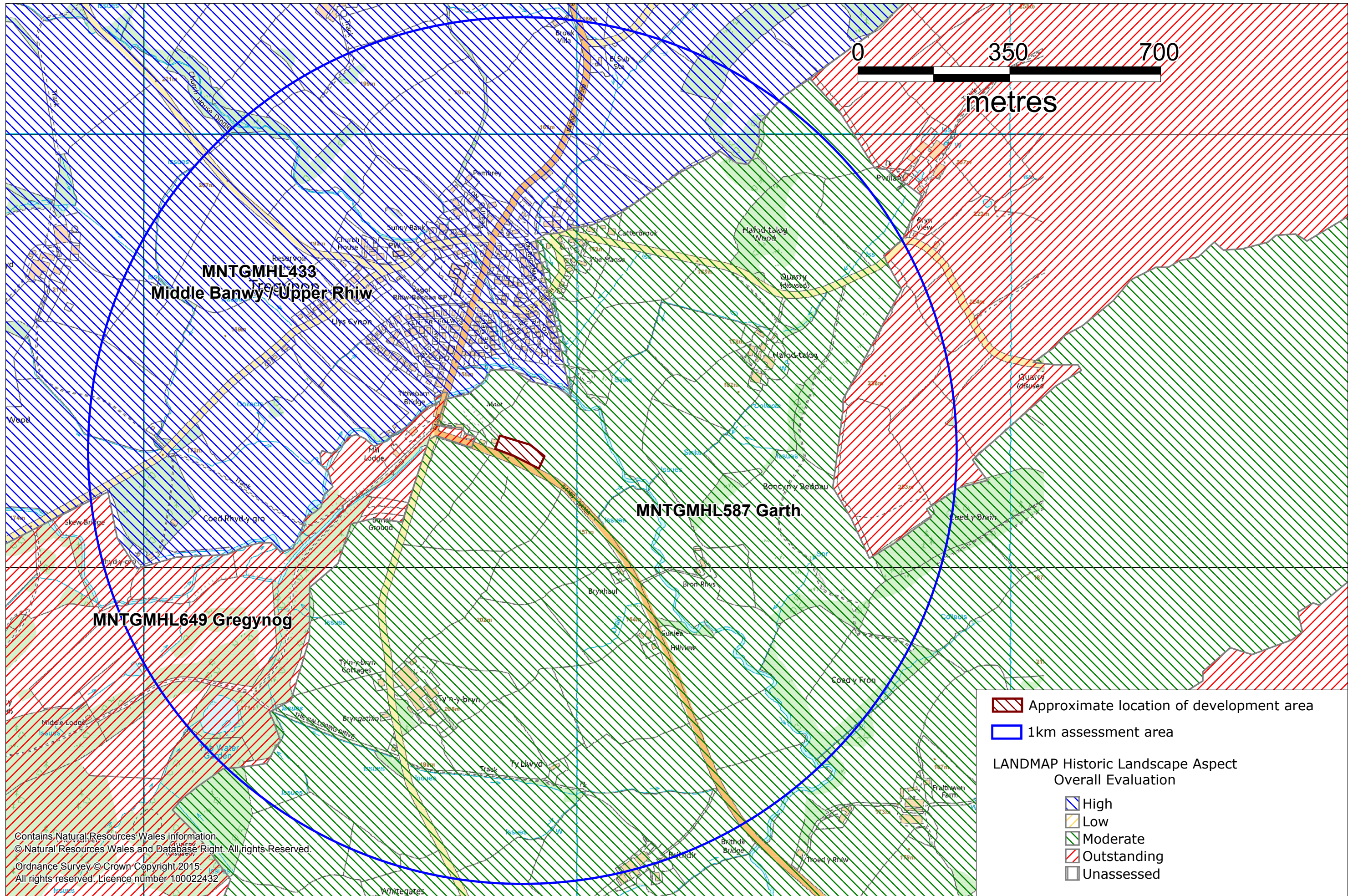


Figure 7: The 1km assessment area showing the LANDMAP Historic Landscape aspect, labelled with LANDMAP Aspect Area Number and Name

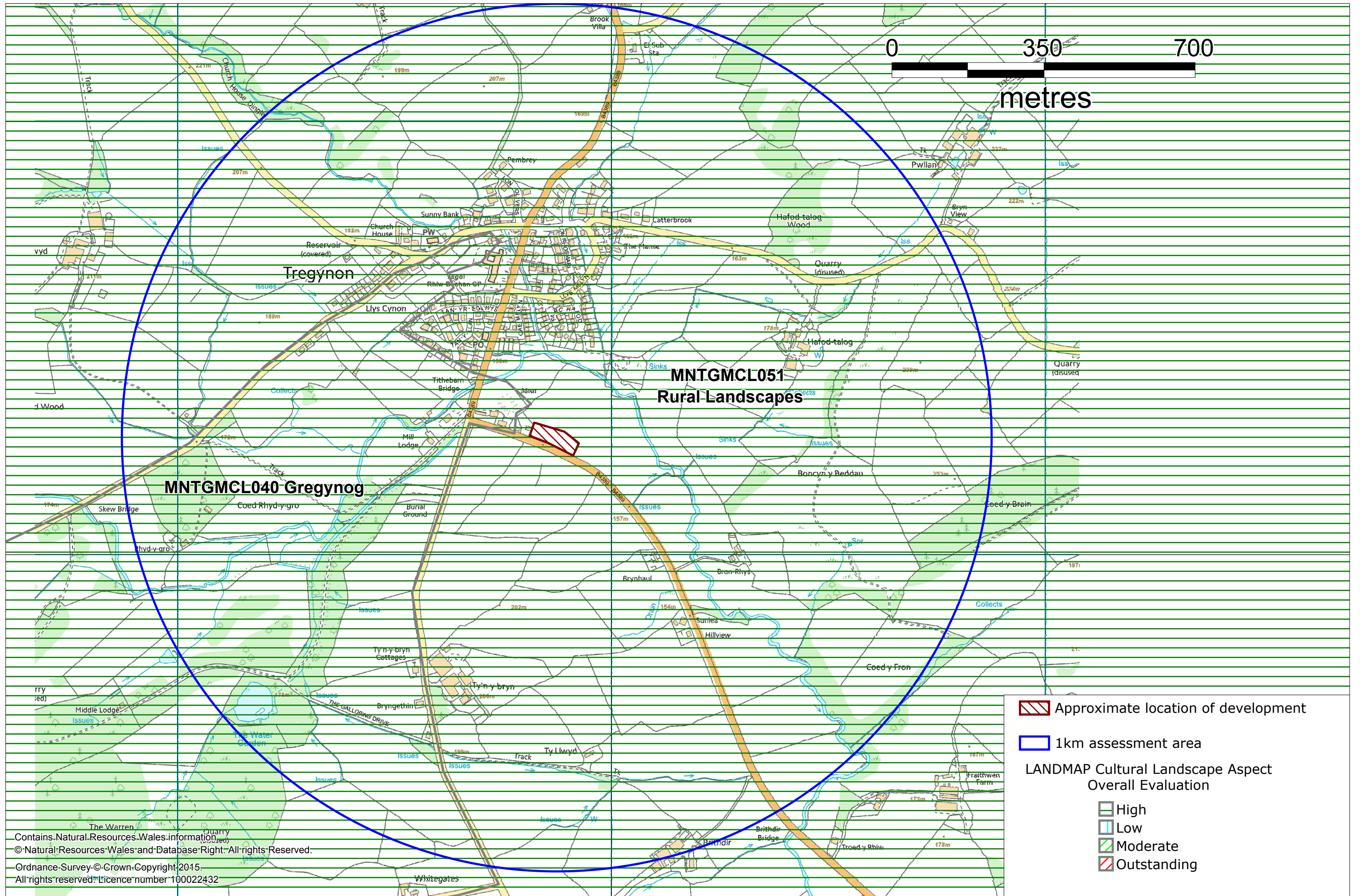


Figure 8: The 1km assessment area showing the LANDMAP Cultural Landscape aspect, labelled with LANDMAP Aspect Area Number and Name

12. Conclusion

- 12.1 The impact of the proposed development on the scheduled Tithebarn Moat (ID number 1, MG204) would be Low Negative in terms of visual impact, and impact on setting, see Plate 3.
- 12.1.1 Across most of the moated site there would be no view of the proposed development, due to the screening effect of mature trees, boundary hedgerows and buildings associated with two modern dwellings already built immediately to the southeast of the scheduled area. The eastern portion of the proposed development would be visible from the northeastern side of the monument, however.
- 12.1.2 The original setting of the monument is not understood, other than it sits on the valley floor, close to the Bechan Brook. It has already been significantly compromised by post-medieval and modern development, especially with the expansion of settlement to the west and north of the Bechan Brook and the erection of dwellings along the B4389 to the south.
- 12.1.3 The proposed development would not restrict views of the Bechan Brook and its floodplain from the monument, or towards the open landscape to the east, beyond the Bechan Brook. The development would be peripheral to this view at most.
- 12.1.4 The proposed development would not impact on the key view of the monument in its modern setting, which is gained looking east from the B4389 between Tithebarn Cottages and Tithebarn Bridge, to the west of the monument. From this part of the road the earthwork is very clearly visible against the backdrop of the Bechan Brook and its meadows and the open countryside beyond. The proposed development would not be visible from this location.
- 12.2 There would be only a Very Low Negative, indirect, visual impact on the listed Concrete Cottages (ID numbers 11 & 19), which stand to the west of the proposed development site, see Plates 2 to 7. Two modern houses, with garden hedgerows and trees stand to the east of the Concrete Cottages and would effectively insulate them from the development.
- 12.2.1 A partial view of the new development would be possible looking east along the B4389 from the southwest of Concrete Cottages, but this would not represent a significant visual impact and would not impact on key views of the cottages or their setting. Again the setting of Concrete Cottages is already compromised by modern development in adjacent plots and by the significant expansion of modern development in Tregynon, to the north of the Bechan Brook.

12.3 There is no physical, documentary, cartographic or aerial photographic evidence to suggest that the proposed development site has potential for further buried archaeology.

12.4 Ensuring that the boundary hedgerow along the north side of the development includes hedgerow trees would help screen views of the development from the Tithebarn Moat (ID number 1).

12.4.1 No archaeological mitigation is thought necessary in associated with this development.

13. Reporting

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

14. References

14.1 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

14.2 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>

14.3 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.

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

14.4 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

15. Reliability & Limitations of Sources

- 15.1 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.
- 15.2 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.
 - 15.2.1 The earliest map source was the 1829 Ordnance Surveyors Original Surveyors Drawings, of which clear digital copies are available through the British Museum website.
 - 15.2.2 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.
- 15.3 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.
- 15.4 Data from the National Monuments Record was limited but was informative and generally accurate.
- 15.5 Data from Cadw on Listed Buildings was in general accurate and informative.
- 15.6 Google Earth aerial images of the assessment area were also used online and provide good coverage for the whole assessment area.
- 15.7 LiDAR imagery available from Natural Resources Wales was of good quality for this area, and helped confirm existing sites.
- 15.8 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	
7518	Pwllan enclosure	Defended enclosure	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	

*Land adjacent to Tyn y Ddol Tregynon, Powys
Historic Environment Desk-based Assessment
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PRN	Historic Asset Name	Historic Asset Type	Record created?	Trysor Comments
17711	Tregynon Church (St Cynon), bells	Church bell	No record created	Part of Church
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

*Land adjacent to Tyn y Ddol Tregynon, Powys
Historic Environment Desk-based Assessment
Outline Planning Application P/2017/0580 (Powys)*

PRN	Historic Asset Name	Historic Asset Type	Record created?	Trysor Comments
68513	The Warren, tramway	Tramway	No record created	No evidence
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 ADJACENT TO TY’N Y DDOL
TREGYNON, NEWTOWN, POWYS, SY16 3PL
PLANNING APPLICATION: P/2017/0580 (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 adjacent to Ty’n y Ddol, Tregynon, Newtown, Powys, SY16 3PL, planning application: P/2017/0580 (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 north of the B4389 in Tregynon, Powys.

2.2 The proposed development area covers approximately 0.4 hectares (Roger Parry & Partners, 2017), centred on SO0986798268.

3. Planning Context of the Proposed Development

3.1 A planning application has been submitted: P/2017/0580 (Powys)

3.2 Comment has been received from Clwyd Powys Archaeological Trust, (CPAT, 2017)

3.3 Comments have also been received from Cadw. (Cadw, 2017a)

3.4 Comment has not yet been posted on the online planning portal from the Built Heritage Officer on the impact on Listed Buildings.

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 southeast of Tregynon moated site. This is a scheduled monument MG204, a medieval moated homestead.

5.2 Two cottages built c.1870 lie 30 metres to the west of 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

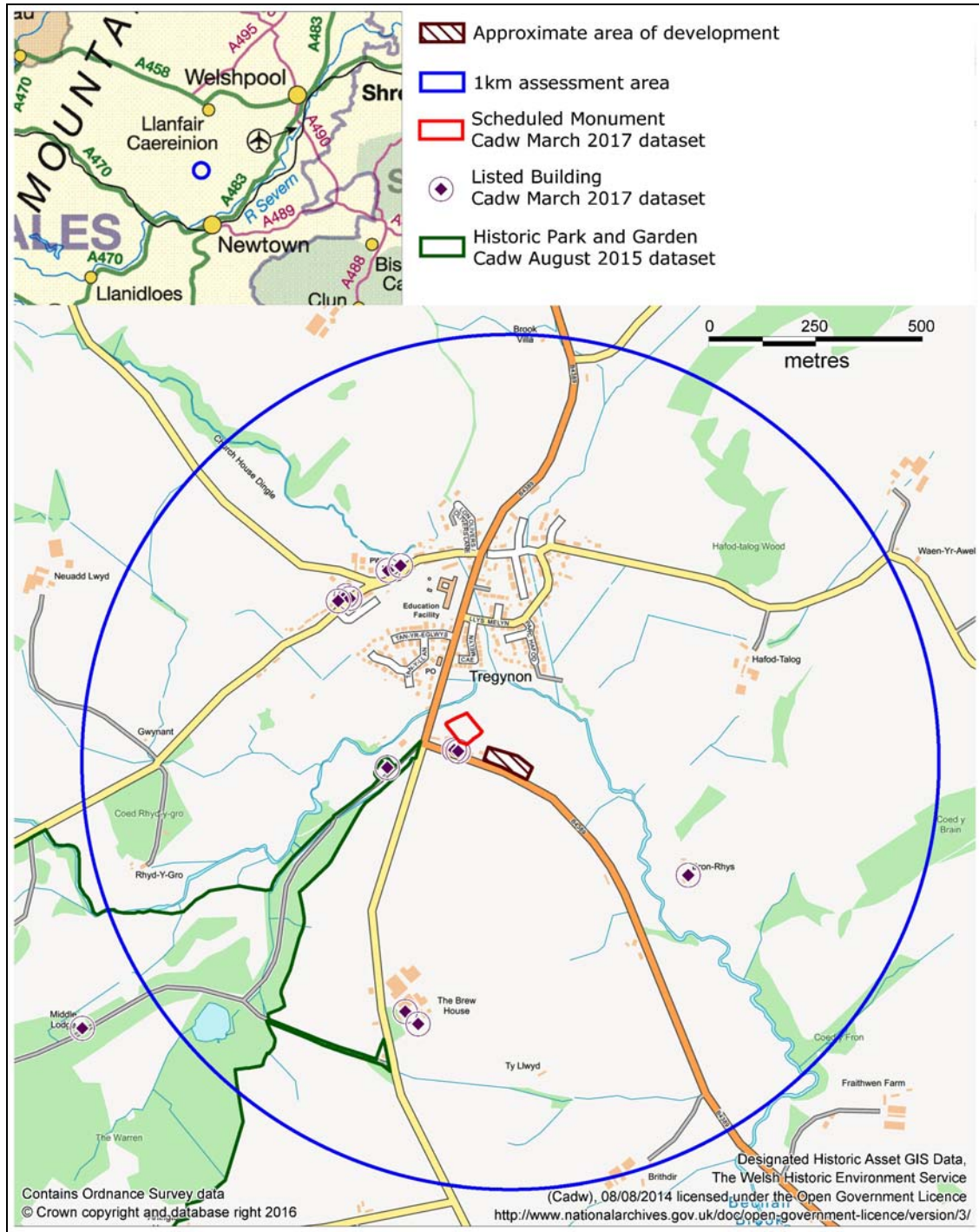


Figure 1: The approximate location of the development and the proposed 1km assessment area.

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 SO0986798268 (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, 2017b).

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. 2017/573

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, 2017a, *Erection of up to 5 dwellings and associated works, Land adjacent to Tyn Y Ddol, Tregynon, Newtown, Powys*, dated 22nd June 2017

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

Chartered Institute for Archaeologists (CIfA), revised December 2016, *Standard and Guidance for an Historic Environment Desk-based Assessment*.

CPAT, 2017, Email from Mark Walters, CPAT to Edin Hrustanovic, PCC, dated 12th June 2017

NPAAW, 2017, *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 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, see Plates 2 to 7.

Rarity: Not common

Distance from development: 35 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. Several modern developments also spread to the west of the B4389 and the moated site, and considerable development has occurred to the north of Bechan Brook. This has dramatically altered the setting of the monument. Despite that, the views to the east of the moated site remain relatively unchanged. The moat can be viewed in its original valley floor location when viewed from the B4389 to the west which is its key view in a modern setting.

Significance: Nationally 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 partially visible from the monument, along its northeastern side. It would also be partially visible in views of the monument from the B4389 to the northwest. However, the existing houses to the south of the site have already impacted on its setting. The proposed development would be further away and partially hidden behind the modern house adjacent to the proposed development site and the boundary trees in the garden of that house.

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:** Unknown

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, see Plates 2 to 7..		

Rarity: Not common

Distance from development: 120 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: Unknown

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Adjacent houses would block views towards the proposed development site.

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: 445 metres to the north-northwest

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

Level of Impact on Setting: Not Assessed

Comment on Impact:

ID number: 5 TREGYNON STOCKS
STOCKS

HER PRN: 3352 **NMR NPRN:**
NGR: SO09699877 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:

	SAM number:	LB number:	grade:
Trysor Description:			
	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: 390 metres to the south

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 PWLLAN ENCLOSURE
DEFENDED ENCLOSURE (POSSIBLE)

HER PRN: 7518

NMR NPRN:

NGR: SO1054898840 Grid reference taken at centre of site

Period: Iron Age (Possible) **Broadclass:** Domestic

Form: Cropmark **Condition:** Unknown

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:			
	A possible D-shaped enclosure noted as a cropmark in 1991 but not studied further.		

Rarity: Not rare

Distance from development: 850 metres to the northeast

Group Value: None

Evidential Value: Possible cropmark site

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: This possible enclosure is situated on top of a local summit to the east of Tregynon village, overlooking the Bechan valley to the south.

Significance: Unknown

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: The trees of Hafod Talog wood would block views towards the proposed development site.

ID number: 8 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 bell tower. It remains in use.

Rarity: Not rare

Distance from development: 485 metres to the 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: 9 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, see Plate 3.

Rarity: Not common

Distance from development: 480 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?: No
None

Level of Impact on Setting: None

Comment on Impact: Other buildings and trees would block views of the proposed development.

ID number: 10 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:	480 metres to the 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: 11 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: 75 metres to the west-northwest

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
Very Low

Level of Impact on Setting: None

Comment on Impact: Adjacent houses would block views towards the proposed development site. The development would not impact on key views of this building, but would be partially in views looking east along the B4389 road.

ID number: 12 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: 435 metres to the 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: 13 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:

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

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

Level of Impact on Setting: Not Assessed

Comment on Impact:

ID number: 14 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:			190 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: 15 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: 490 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 SAWMILL LODGE
 LODGE

HER PRN: 42177

NMR NPRN:

NGR: SO0958698261 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Domestic

Form: Building

Condition: Intact

Site Status: Listed Building

SAM number:

LB number: 18154

grade: II

Trysor

Description:

A cottage which was built on the Gregynog estate in 1886 and associated with the estate sawmill. It is now a private residence.

Rarity:

Common

**Distance from
development:**

225 metres to the west

Group Value:

Part of the Gregynog estate

Evidential Value:

Standing building, in use

Historical Value:

Described by Cadw for listing purposes

Aesthetic Value:

Listed as a 19th century estate cottage

Communal Value:

None

Setting:

A cottage which was built on the Gregynog estate in 1886 and associated with the estate sawmill. It is now a private residence.

Significance:

Nationally Important

**Any Direct
Impact?:**

No
None

**Any Indirect
Impact?:**

No
None

**Level of Impact
on Setting:**

None

**Comment on
Impact:**

Intervening woodland and higher ground would block any view of the proposed development.

ID number: 17 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: 630 metres to the south-southwest

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: 18 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: 590 metres to the south-southwest

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: 19 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: 75 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
Very Low

Level of Impact on Setting: None

Comment on Impact: Adjacent houses would block views towards the proposed development site. The development would not impact on key views of this building, but would be partially in views looking east along the B4389 road.

ID number: 20 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:

490 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: 21 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: 480 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: 22 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

Level of Impact on Setting: Not Assessed

Comment on Impact:

ID number: 23 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:

Trysor Description: **SAM number:** **LB number:** **grade:**
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

Level of Impact on Setting: Not Assessed

Comment on Impact:

ID number: 24 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:	530 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: 25 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

Level of Impact on Setting: Not Assessed

Comment on Impact:

ID number: 26 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

Level of Impact on Setting: Not Assessed

Comment on Impact:

ID number: 27 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:

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

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

Level of Impact on Setting: Not Assessed

Comment on Impact:

ID number: 28 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:

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

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

Level of Impact on Setting: Not Assessed

Comment on Impact:

ID number: 29 GREGYNOG
PARKLAND

HER PRN: 78818 **NMR NPRN:** 0
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: 30 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:	430 metres to the north-northwest		
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:	The adjacent village school would block views of the proposed development.		

ID number: 31 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: 445 metres to the north-northwest

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: The adjacent village school would block views of the proposed development.

ID number: 32 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

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

Level of Impact on Setting: Not Assessed

Comment on Impact:

ID number: 33 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

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

Level of Impact on Setting: Not Assessed

Comment on Impact:

ID number: 34 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:

225 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

No

Impact?:

None

Any Indirect

No

Impact?:

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: 35 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:

	SAM number:	LB number:	grade:
Trysor Description:	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.		
Rarity:	Common		
Distance from development:	500 metres to the 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: 36 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: 505 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: Photographs

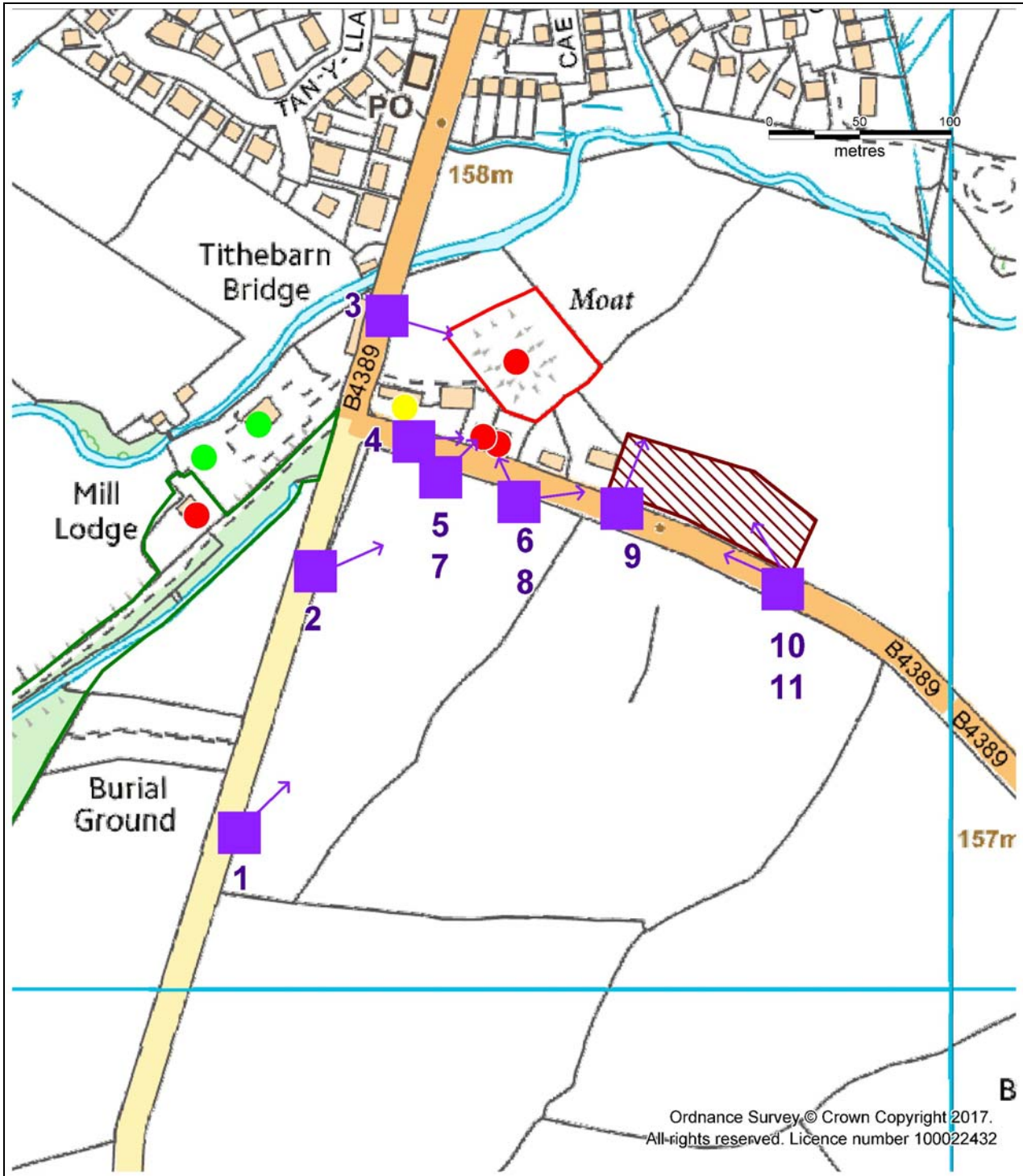


Figure 9: Location of photographs in Plates 1 to 11



Plate 1: A view towards the proposed development site, looking north-northeast from the roadside south of Tregynon. The western end of the development site would just be visible through a field gate at SO0961098090 and is marked by the white arrow.



Plate 2: A view looking east-northeast towards the development site, the position of which is shown by the white arrow. The Concrete Cottages (ID numbers 11 & 19) are to the left.



Plate 3: A view looking east-southeast towards the development site, which would be behind the house at the left edge of the group of buildings seen here. The Tithebarn Moat (ID number 1) is visible in the field, left of centre.



Plate 4: A view looking east along the B4389 towards the proposed development site, which is marked with an arrow. The Concrete Cottages (ID numbers 11 & 19) stand to the left of the road.



Plate 5: A view of the Concrete Cottages (ID number 11 & 19) looking northeast from the B4389 road. The proposed development would not interfere with this key view of the listed building.



Plate 6: A view of the Concrete Cottages (ID number 11 & 19) looking northwest from the B4389 road. The proposed development would not interfere with this key view of the listed building.

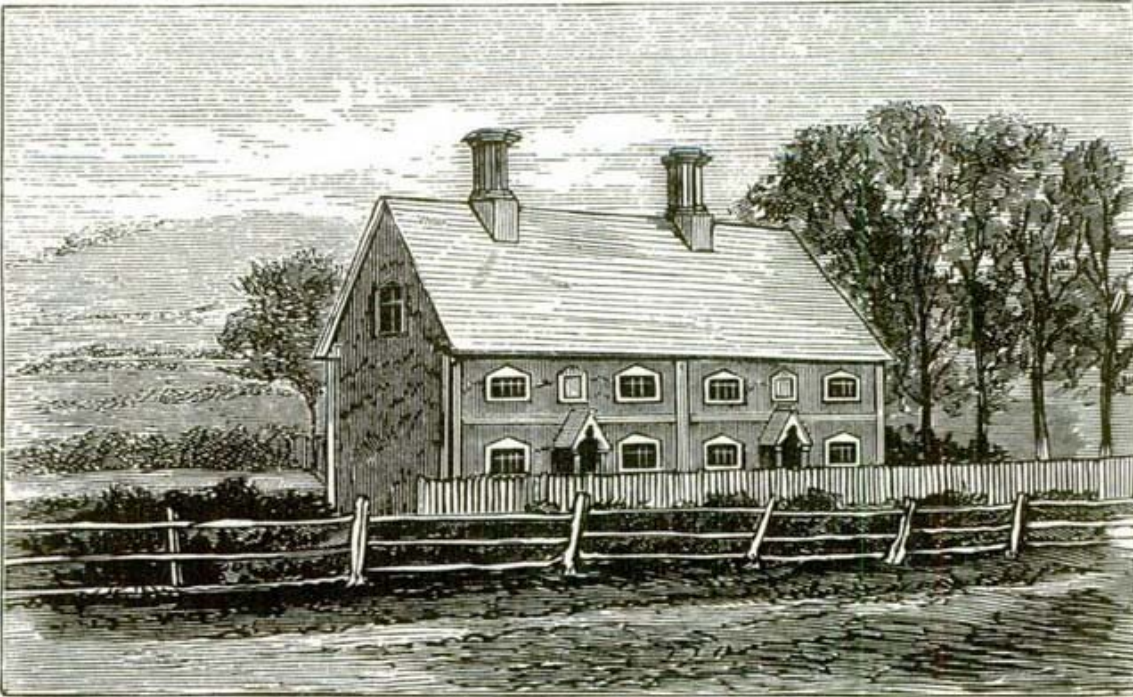


Plate 7: The ink drawing of the Concrete Cottages (ID numbers 11 & 19) published in 1872 (Nicholas, 1872) when the buildings were new, looking northeast. The original setting of the buildings was markedly different to the present context, with modern buildings added either side of the cottages, the road widened and tarmacadamed, and fences replaced.



Plate 8: A view looking east along the B4389 towards the proposed development site, with modern houses to the left.



Plate 9: Looking north-northeast across the western edge of the proposed development site. Modern houses in the greatly enlarged village of Tregynon are visible in the middle distance.



Plate 10: A view west-northwestwards along the B4389 with the proposed development site to the right. This shows that the Concrete Cottages are well screened from the development.



Plate 11: A view looking northwest across the development site towards the village of Tregynon, with St. Cynon's parish church visible left of centre. Taking into account the distance and the intervening housing developments, the proposed development would only have a minimal visual impact on historic buildings at the core of the village.

Appendix D: Client's Plan of Development

House Mix Schedule of Accommodation – land adjoining 'Tyn-y-Ddol', Tregynon - Plots 1 to 5 inclusive.

Private Dwellings:

'A' : Four bed detached house type & detached double garage = 2 Nos x 1,845 sq.ft. each = 3,690 sq.ft.

'B' : Four bed detached house type & detached double garage = 2 Nos x 2,150 sq.ft. each = 4,300 sq.ft.

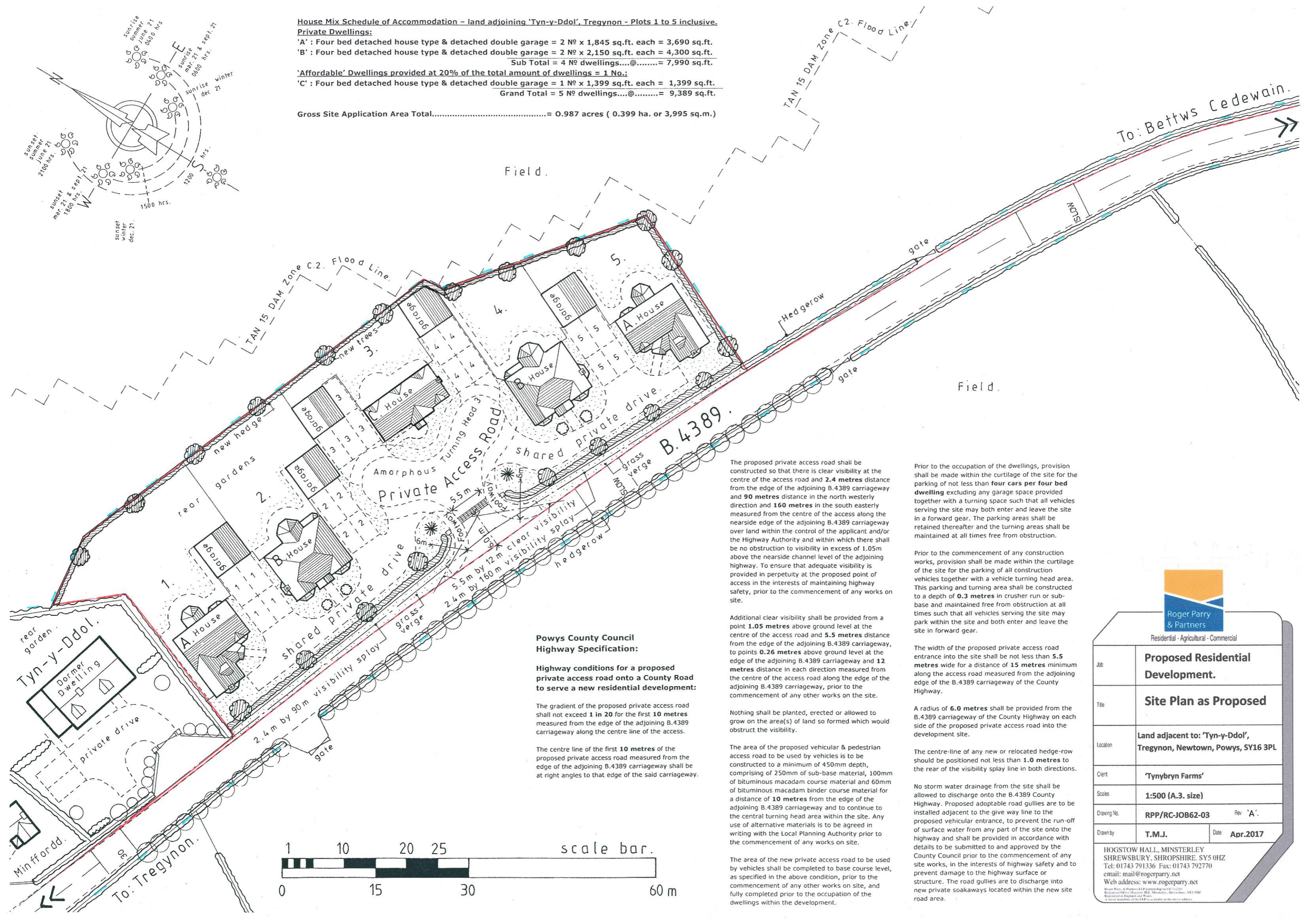
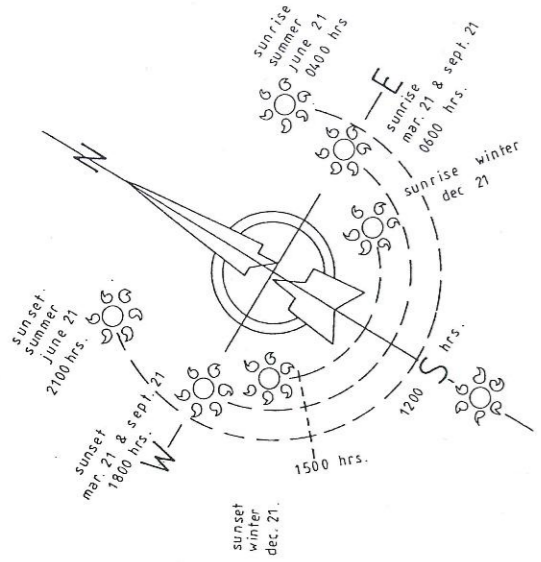
Sub Total = 4 Nos dwellings.....@.....= 7,990 sq.ft.

'Affordable' Dwellings provided at 20% of the total amount of dwellings = 1 No.:

'C' : Four bed detached house type & detached double garage = 1 No x 1,399 sq.ft. each = 1,399 sq.ft.

Grand Total = 5 Nos dwellings.....@.....= 9,389 sq.ft.

Gross Site Application Area Total.....= 0.987 acres (0.399 ha. or 3,995 sq.m.)



The proposed private access road shall be constructed so that there is clear visibility at the centre of the access road and **2.4 metres** distance from the edge of the adjoining B.4389 carriageway and **90 metres** distance in the north westerly direction and **160 metres** in the south easterly measured from the centre of the access along the nearside edge of the adjoining B.4389 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.

Additional clear visibility shall be provided from a point **1.05 metres** above ground level at the centre of the access road and **5.5 metres** distance from the edge of the adjoining B.4389 carriageway, to points **0.26 metres** above ground level at the edge of the adjoining B.4389 carriageway and **12 metres** distance in each direction measured from the centre of the access road along the edge of the adjoining B.4389 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 course material and 60mm of bituminous macadam binder course material for a distance of **10 metres** from the edge of the adjoining B.4389 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.

The area of the new 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 dwellings within the development.

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 four bed dwelling** 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 into the site shall be not less than **5.5 metres** wide for a distance of **15 metres** minimum along the access road measured from the adjoining edge of the B.4389 carriageway of the County Highway.

A radius of **6.0 metres** shall be provided from the B.4389 carriageway of the County Highway on each side of the proposed private access road into the development site.

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.

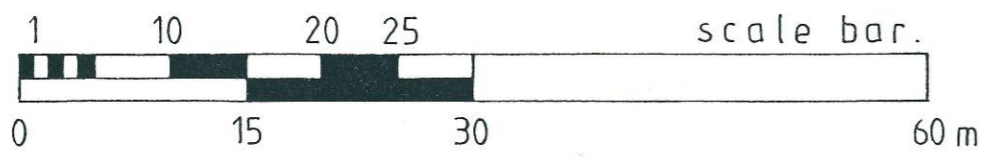
No storm water drainage from the site shall be allowed to discharge onto the B.4389 County Highway. Proposed adoptable road gullies are to be installed adjacent to the give way line to the proposed vehicular entrance, to prevent the run-off of surface water from any part of the site onto the highway and shall be provided in accordance with details to be submitted to 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 road gullies are to discharge into new private soakways located within the new site road area.

Powys County Council Highway Specification:

Highway conditions for a proposed private access road to serve a new 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 B.4389 carriageway 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 B.4389 carriageway shall be at right angles to that edge of the said carriageway.



Residential - Agricultural - Commercial	
Job	Proposed Residential Development.
Title	Site Plan as Proposed
Location	Land adjacent to: 'Tyn-y-Ddol', Tregynon, Newtown, Powys, SY16 3PL
Client	'Tynbryn Farms'
Scales	1:500 (A.3. size)
Drawing No.	RPP/RC-JOB62-03 Rev 'A'
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: Hoggstow Hall, Minsterley, Shropshire, SY5 0HZ. Registered in England and Wales. A list of members of the I.P.A. is available at the above address.</small>	