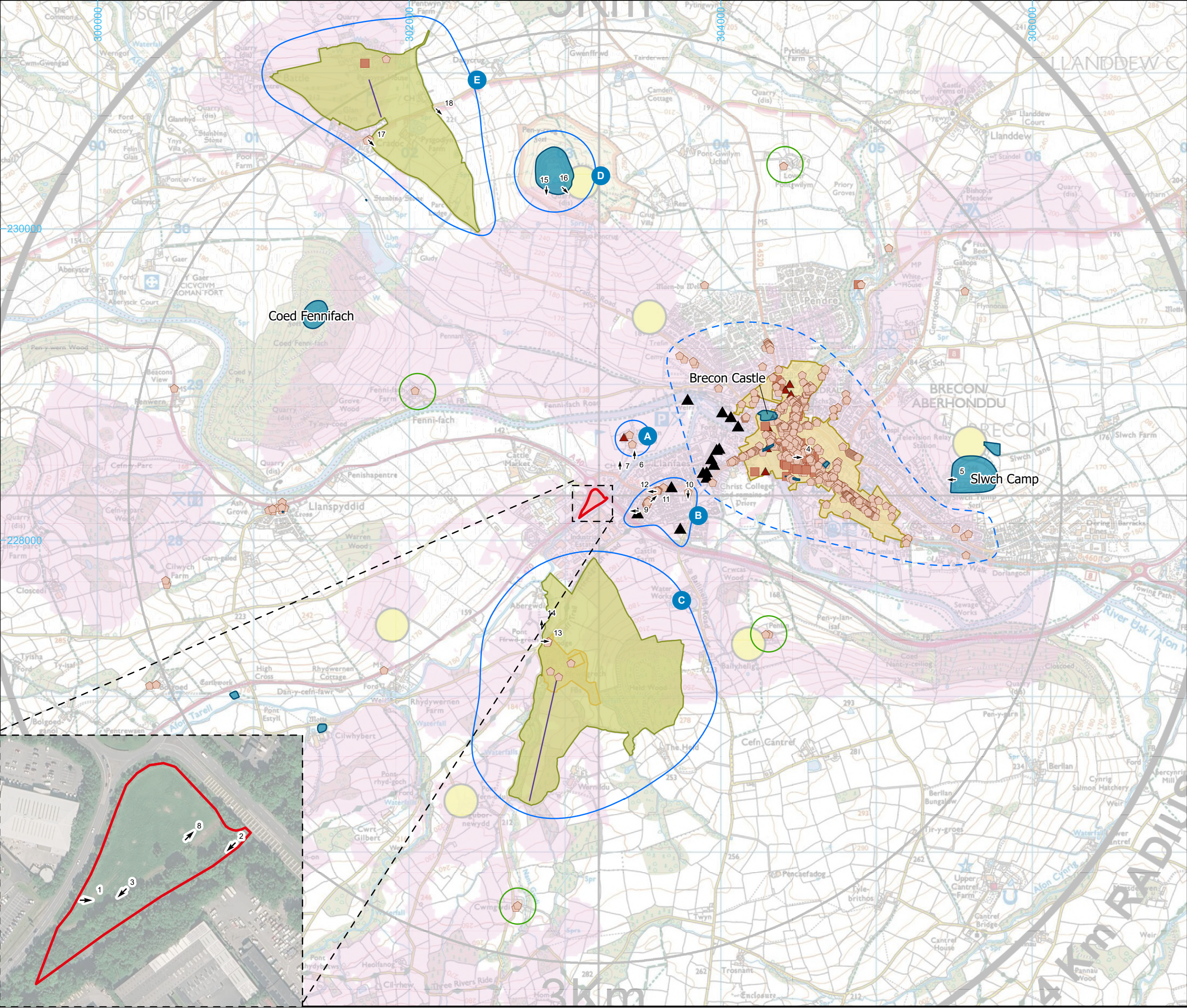




Site

Stage 2 settings assessment groups

Brecon Conservation Area and associated historic assets

Farmsteads

3km study area

Scheduled Monument

Registered Park and Garden

Registered Kitchen Garden / Garden

Brecon Conservation Area

Significant Views

Grade I Listed Building

Grade II* Listed Building

Grade II Listed Building

Locally listed building

Photo locations

N

0

1,000m

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PROJECT TITLE

Land To North of Brecon Ind. Est., South of A40/A470 Roundabout, Brecon

FIGURE TITLE

Designated Historic Assets, Locally Listed Buildings, photo locations and ZTV (pink shading)

DRAWN BY

HB

CHECKED BY

SH

APPROVED BY

ZA

PROJECT NO

CR2288

DATE

28/09/2026

SCALE@A3

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FIGURE NO.

13

Stage 2 – 3: define and analyse settings, and evaluate the potential impact of the development

- 5.18. This section presents the results of Stage 2 of the settings assessment, which have been undertaken regarding those potentially susceptible historic assets identified in Stage 1. Stage 2 considers the contribution that setting makes to the significance of potentially susceptible historic assets. Stage 3 then considers how, if at all, and to what extent any anticipated changes to the setting of those assets might affect their significance.

Newton House and associated outbuildings, Fig. 13, A

- 5.19. The three Listed Buildings of Newton House (Grade I LB: 6803) and associated Barn (Grade II LB: 85787) and outbuildings (Grade II LB: 85788) are located c. 350m north-west of the Site. Currently situated within the grounds of the Brecon Golf Club, Newton House dates from c. 1582 and was constructed by John Games, from an eminent Breconshire family. The adjacent barn has a datestone from 1697, with the window openings suggesting former domestic use. The agricultural range is comprised of a stone shed and a stone barn.
- 5.20. Newton House is of special historic interest, due to its association with the well-known Games family, and architectural interest contained within the original fabric of the house within its surrounding farmyard and outbuildings, and the wider rural landscape. It is also architecturally significant as it is thought to be the earliest Welsh example of a double-pile plan house. The barn and outbuildings also contain architectural interest in their fabric, and all three buildings have a collective architectural and historic interest.
- 5.21. There is evidence for a former historical functional association between the grounds of Newton House and the Site, as the Tithe apportionment (Table 3.1) lists the lands within the Site as belonging to Newton Farm.

Physical Surrounds – ‘What Matters and Why’

- 5.22. The immediate physical surrounds of Newton house comprise the yard, buildings, garden and golf course surrounding Newton House. The front yard and adjacent building of Newton Barn (LB: 85787) form an enclosed, private environment in the immediate front eastern elevation of the house (Photo 6). This forms an historic association between the house and its function as a grand farmstead house of a prominent family with a long association with Newton Farm, emphasising its historic interest. The architectural interest of the house is also best experienced from the front

yard, providing views of its pyramidal roof and other architectural features as well as its historic fabric. A former eastern range of buildings seen on the First Edition OS map (Appendix 3) of 1888 has since been demolished, somewhat reducing the experience of an enclosed private setting of the house and its adjacent buildings. The original approach to the house is preserved in a tree-lined avenue leading from the golf-club carpark (Photo 7), however the original trackway is now tarmacked. The approach near (the main approach to the house, Photo 7) near to the house is bordered to its east by the Agricultural Outbuilding Range at Newton House (LB: 85788) which further encloses the immediate setting of the house to its south-east, forming a private, enclosed immediate setting to the east and south-east of the house (Photo 6). This setting is further emphasised by the enclosed gardens attached to the southern elevation of the house and the southern and northern elevation of its two adjacent buildings, which forms a central, quiet, private area from which an understanding of the historic farmstead setting of the house and its adjacent buildings is understood. These interests can be somewhat appreciated as glimpsed views from the wider intermediate surrounding setting of the golf course from the PRow and from within the course itself (Photo 6). The western and northern elevations of the house are immediately surrounded by a former enclosed garden, which is still somewhat present as a low wall and line of trees, however satellite imagery (Google Imagery, 2026) shows that the golf course has encroached within this space, reducing the former private experience of the house. The architectural and historic interest of Newton House is also experienced from within this immediate setting within the former enclosed garden.

- 5.23. The intermediate surrounds of Newton House consist of the Brecon Golf Course, which has been established since 1902. Earlier mapping depicts Newton House as located within open fields within lands bordered by the Afon Usk to the north and Afon Tarell to the south (Fig. 14). This has changed the landscape character of the surrounding setting of the house from agricultural with occasional hedgerows, to a specific designed landscape of planted runs of trees, putting greens, large linear areas of turf and rough grass and bunkers.
- 5.24. The golf course and Listed Buildings of group A are enclosed within a parcel of land bounded by the Rivers Afons Tarell and Usk and the A40. The landscape beyond this comprises of the dense development of Brecon and Llanfaes to the east and south, and farmland to the north and west. This broader setting offers little to the significance

of the Listed Buildings given the aforementioned landscape boundaries, and the change in landscape character within their immediate environs.

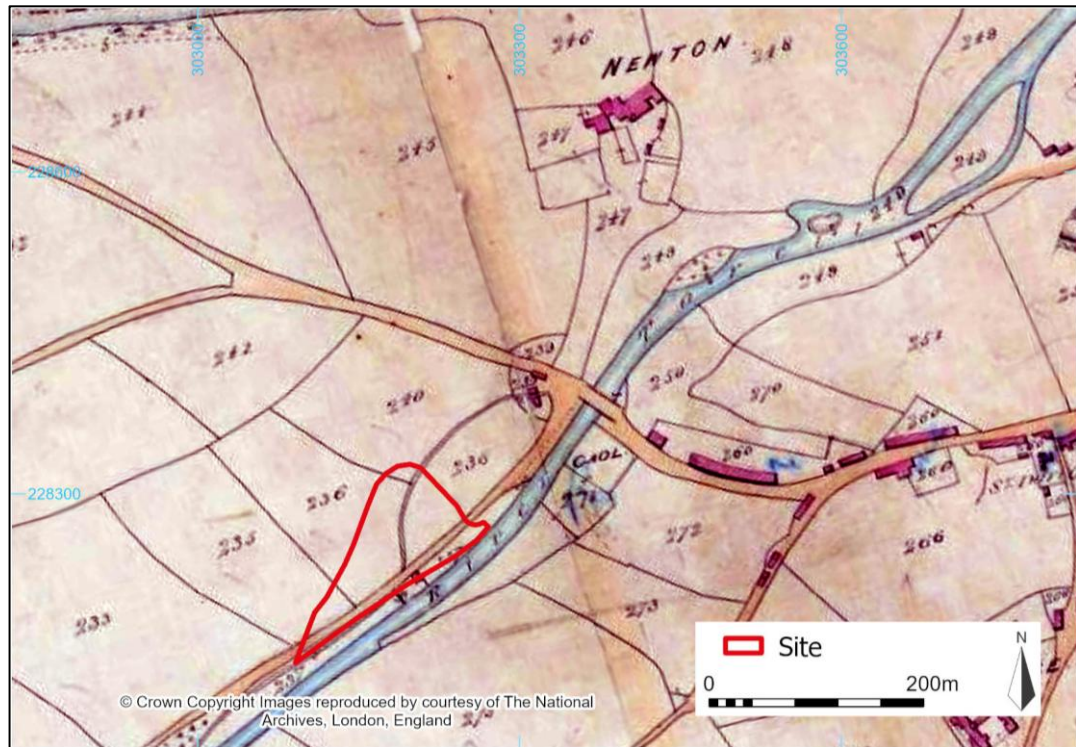


Figure 14 Extract of Tithe map of 1839, showing the Site and the approach to Newton House

Experience – what matters and why

- 5.25. The buildings now sit in the grounds of the Brecon Golf Club, with access into the farmstead prohibited. The present function of the two associated buildings is not certain. However, it is likely that the best experience of the historical and architectural interest of the house is from within the immediate farmstead setting of the house, barn and outbuildings which form an enclosed area within the wider golf club (Photo 6). The house and its associated buildings and gardens still form a central enclosed immediate setting which allows an understanding of their historic former farmstead functions and architectural interests.
- 5.26. The surrounding golf club presents a significant change to the intermediate setting of the house and its associated buildings. The changes in this landscape use and appearance, including new tree-lines, and areas of grass and bunkers, has altered any former designed views towards and from the house and its associated buildings, and represents a change to its setting which, although in keeping with the former rural, quiet experience of the surrounding landscape, no longer serves to contribute to an understanding that this was a former farmstead and good status house in a

farming landscape near the town of Brecon. Intervening trees serve glimpsed views of the house from the PRow within the golf club (Photo 6). This PRow has been moved eastwards since the First Edition OS map of 1888 (Appendix 3) and no longer provides a view along the access drive towards the house, thus further reducing an ability to appreciate the historic and architectural interests of the house within its intermediate golf course setting. The former functional relationship between the surrounding agricultural land and the house and its buildings as the historic farmstead is no longer appreciable from the intermediate setting of the golf course and the PRow within it.

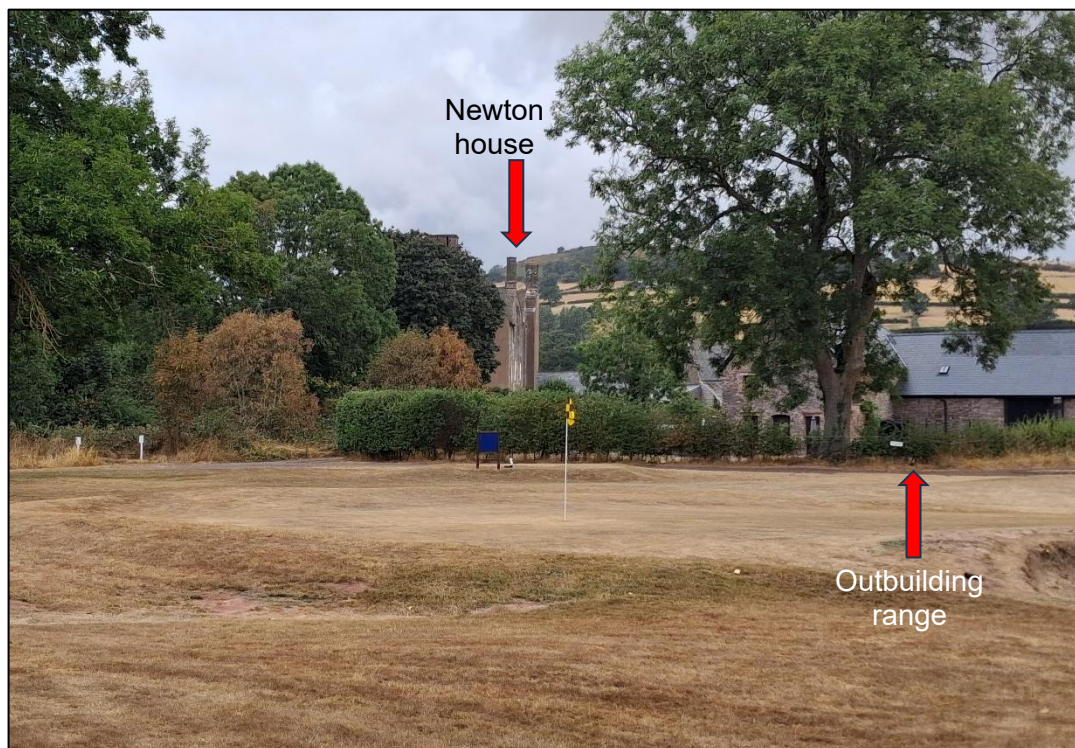


Photo 6 View from PRow towards Listed Newton House and outbuilding range, looking north

- 5.27. To the west and south of the golf course the roads of the B4601 and A40 have physically and visually cut-off the Site, which once formed a small part of the wider farmlands belonging to Newton farm, from the intermediate setting of the golf club. There is no intervisibility between the house and its buildings and the Site or the golf course and the Site (Photo 8). It is therefore not possible to appreciate the historic interest and former historic association between the Site and the house and its associated buildings from within the Site.



Photo 7 View of approach towards Newton House and associated buildings from golf club carpark, looking north-east



Photo 8 View towards Newton House from within the Site along the former A470 (foreground), looking north-east

- 5.28. A former historic association between the Site and Newton house and its associated buildings is evidenced in the Tithe apportionments of 1839, which lists the fields within

the Site as belonging to Newton Farm. This historic association is no longer visibly appreciable from within either the Site itself or from the House and its associated buildings owing to intervening roads, built form and vegetation. It is unclear whether the Site remains within the same ownership but given the distinct change in land use and character, it appears likely that it has since changed hands. Regardless, this former association is no longer perceptible and therefore contributes little to the significance of the House.

Summary of development effects

- 5.29. The Site no longer physically or visually illustrates any historical association with the former approach to Newton House. The significance of the group of Listed Buildings is best experienced from the immediate farmstead setting, the approach from the golf club and the grounds of the golf course. There is no intervisibility between the Site and the house and its associated buildings.
- 5.30. Given the low-rise nature of the proposal, and that it will essentially fill a gap within an already developed industrial/commercial outskirt of Brecon, this change within the environs of the group of assets will be essentially imperceptible. As such there **no harm** to the significance of Newton House caused by the proposals (Photo 8).

West Llanfaes, Fig. 13, B

- 5.31. The Grade II Listed Buildings along Newgate Street and Ffrwdgrech Road and St David's Church in the western half of Llanfaes are of post-medieval to modern date and consist of a church, a B&B, a public house and residential housing (Appendix 2). In addition, three locally listed buildings consisting of Christ College St David's House and two residential buildings are within this area and will be considered in this grouping (Appendix 2). As historic buildings, the key contributors to their significance will be in their physical form; specifically, their historic (illustrative) and aesthetic value. In the case of St David's Church, its significance will also be founded in its communal and spiritual value as a community place of worship.

Physical Surrounds – 'What Matters and Why'

- 5.32. The town of Llanfaes developed as a western suburb of Brecon in the early medieval period, with the majority of the present-day linear settlement developing along Newgate Street/Church Street in the post-medieval period. This dense residential and commercial townscape forms the setting of this group, both historically and in the present day (CPAT 1993, CPAT n.d., Photo 12). Those Listed and locally listed

buildings within this western extent of Llanfaes contribute to the towns' historic and architectural interest, along with the interest inherent within their physical fabric. The roadways and footpaths within the town form the authentic setting of these buildings and are the primary way to experience and understand them in their historic context. The Site is not visible from Newgate Street or Ffrwdgrech Road, with the narrow streetscape and intervening vegetation along the Afon Tarell forming a natural end point to the town, and a visual barrier between the town and the Site (Photos 9, 11 and 12).

- 5.33. The primary aspects of the St David's church's setting which contribute to its significance are its close surroundings formed by the churchyard and the residential areas within these close surroundings, especially along Newmarch Street (Photo 10). The church spire was not visible from within the Site (Photo 1).



Photo 9 View from locally listed St David's villa towards the Site, looking west



Photo 10 View of St David's church and churchyard, looking south

Experience – 'What Matters and Why'

- 5.34. The historic and architectural interest of the Listed and locally listed buildings within the western part of town are best experienced from the roadways and footpaths within Llanfaes, which form the primary townscape setting for these assets.
- 5.35. St David's church is best experienced from within the churchyard and within the church itself, with its spire forming a focal point within the wider townscape of Llanfaes.

Summary of development effects

- 5.36. The Site does not hold any key attributes which contribute to the significance of the Llanfaes group of assets, having no direct associations with the buildings of Llanfaes beyond being an incidental part of the wider surrounding landscape. There was no intervisibility noted during the Site visit between the group and the Site (Photo 1). The proposal would fill a gap within land of existing industrial/commercial character.
- 5.37. The key significance in the physical form of these structures, and the communal value and dominance of the spire of the church will not be compromised in any way.
- 5.38. As such, the proposed development presents **no harm** to the significance of these assets or the experience of them.



Photo 11 Listed Buildings along Ffrwdgreh road (foreground on left), looking north-east towards Listed Buildings along Newmarch St (background)



Photo 12 View towards the Site from the Listed Buildings along Newmarch Street, looking west

Ffrwdgrech park, kitchen garden and associated Listed Buildings, Fig. 13, C

- 5.39. The Grade II Listed Ffrwdgrech Registered Park (ref: PGW(Po)17(POW)) is located from c. 260m south of the Site and contains within it a kitchen garden and five Grade II Listed Buildings, all designed as a part of the Ffrwdgrech Estate. The Park has well-preserved 19th-century pleasure grounds with a small kitchen garden. Part of the pleasure grounds consists of a wooded valley with ornamental tree plantings, providing picturesque walks by the planted coniferous and deciduous tree, a stream and waterfalls. Its significance derives from its picturesque, designed landscape at the foot of the Brecon Beacons and designed views south towards the hills; it also has group value with Ffrwdgrech House and associated estate buildings

Physical Surrounds – ‘What Matters and Why’

- 5.40. The house lies within a small, picturesque landscape park situated at the foot of the Brecon Beacons, south of Brecon. The Park was created in c. 1828, when Ffrwdgrech house was built, designed to provide impressive views to the Brecon Beacons to the south from the front elevation of the house. The Park stretches north, east and south from the house, the ground rising gently to the south rising steeply to Held Wood in the east. The grounds can be divided into two main areas: to the south of the house is an open area of lawn and pond; to the north and east of the house is the kitchen garden and wooded valley that has been ornamentally laid out and planted.
- 5.41. The square, walled kitchen garden lies to the north-east of the house, on the far side of the valley. The garden is enclosed by stone and brick walls (LB: 84527) with four round-arched doorways. A large glasshouse stands along with stone lean-to bothies, are adjacent to the walls.
- 5.42. The Grade II Listed Buildings within the park consist of Ffrwdgrech house, stable block, gate piers and lodge. Ffrwdgrech house (LB: 18189) is a Grade II Listed two-storey Georgian style country house built c. 1828, probably designed by Robert Lugar. It is situated centrally within the park, with its entrance facing the southern significant viewpoint along the Park towards the Brecon Beacons. Behind the house is extensive woodlands which screen the house from the Site, including the lodge and gate piers at the entrance to the estate (Photo 13).



Photo 13 View of gate piers and lodge house at entrance drive to Ffrwdgrech house, looking east

- 5.43. The Grade II Listed stable block (LB: 18190) to the west of the house consists of four ranges with a central yard and is best experienced in its immediate setting. Later 19th century Grade II Listed Buildings within the Park consist of the lodge house (LB: 84523), a two-storey nineteenth-century lodge in gothic style, with the nearby entrance gate piers (LB: 84506) with flanking walls and railings of a later 19th century date. The entrance to the grounds is off a small winding lane to the north of the house, through entrance gate piers with flanking walls and railings.

Experience – ‘What Matters and Why’

- 5.44. There are no official PRoWs within the Park, however there are unofficial walking trails which appear to be available for the public to use within Held Wood to the east of the Park, although access was not available during the Site visit. The northern and western extents of the Park and the gate piers and lodge house are visible from Ffrwdgrech road which runs in a north-south direction alongside and through the park (Photo 13). The road is surrounded by plantation and woodland with a small area of pasture in the north-western extent closest to the Site. This north-western extent was viewed during the Site visit, with no intervisibility noted between the Site and the Park edges, with intervening pasture, vegetation, tree cover along the Afo Tarell and the Ffrwdgrech Industrial Estate blocking views (Photo 14).

- 5.45. The northern part of the Park was designed to be experienced within the enclosed woodland environment, as such, the principal designed aesthetic values of the woodland setting is best experienced within the wood itself, to appreciate the designed landscape of footpaths, waterfalls and specially planted trees. This was confirmed in aerial photography from 1945 (106G/UK/397) which showed a large semi-circular tree-lined outer wall around the kitchen garden, and heavy woodland in the lands around the gate lodge to the north of the house. Held Wood was similarly enclosed by what appears to be another circular tree-lined planted boundary. These indicate that any designed views through the Park, which may have led the eye across the location of the Site, were intended to be experienced only as glimpses of the wider rural landscape.
- 5.46. The southern part of the Park was designed around the principal significant views from Ffrwdgrech house looking southwards (away from the Site), emphasising the designed aesthetic value of the parkland setting by incorporating the view of the Brecon Beacons in the distance.



Photo 14 View towards the Site from the edge of Ffrwdgrech park, looking north

- 5.47. The kitchen garden is an enclosed area designed for its architectural interest to be best experienced within the walls of the garden. At no point were the kitchen garden,

stables or Ffrwdgrech house visible from Ffrwdgrech Road, as they were obscured by intervening tree plantations.

- 5.48. The architectural and historic interest of the Listed Buildings within the estate are derived from their physical fabric and their immediate setting within the park grounds, which have been designed to emphasise these values. The primary experience of the aesthetic values of the Park and kitchen garden, and the architectural and historic interest of the Listed Buildings lies within their immediate setting of the designed woodland, parks, significant views, and the buildings themselves. These provide a secluded and peaceful situation, with the wider landscape beyond incorporated into the design of the park viewpoints in order to emphasise the aesthetic value of the park. The primary external viewpoint is focused on the view of the Brecon Beacons from the front elevation of Ffrwdgrech house looking to the south, away from the Site.

Summary of development effects

- 5.49. The Site forms a part of the wider incidental landscape of the Ffrwdgrech Park, kitchen garden and Listed Buildings, possibly viewed as incidental glimpses from the northern extent of Held Wood in the north-east of the Park. As the views towards the Site are incidental in nature and within a pre-existing industrial area, there is **no harm** anticipated from the proposed development to the significance of the Park, which is focused on its enclosed, secluded setting within its grounds with a designed view focused south away from the Site. The Site does not contribute to the setting of the kitchen garden, or Listed Buildings within the Site and therefore its proposed development constitutes **no harm** to the significance or experience of these assets.

Pen-y-Crug hillfort, Fig. 13, D

Physical Surrounds – ‘What Matters and Why’

- 5.50. Pen-y-Crug is a large multi-vallate hillfort of probable Iron Age date located to the north-west of Brecon. Situated on an isolated hill at an elevation of c330m aOD, it rises to the north of the River Usk. Enclosed by a series of banks and ditches, the summit of the hillfort commands extensive views in all directions, including to the possible contemporaneous hillforts of Coed-Fenni-Fach camp in the south-west and Slwch Camp in the south-east. It contains specific evidential and historic values from the archaeological and environmental evidence that it holds relating to its construction and use, and the contribution this can make to furthering an understanding of the nature of social organisation in the Iron Age period. In addition, the commanding

views provide both evidential association with the nearby hillforts and strategically important views of the surrounding landscape, which contribute to its significance.

- 5.51. The significance of the monument as identified in the Scheduling description derives principally from its evidential and aesthetic values:

...its potential to enhance our knowledge of later prehistoric defensive organisation and settlement. The site forms an important element within the wider later prehistoric context and within the surrounding landscape. The site is well preserved and retains considerable archaeological potential. There is a strong probability of the presence of evidence relating to chronology, building techniques and functional detail.¹



Photo 15 Landscape view from the southern ramparts of Pen-y-Crug towards the Site, looking south

¹ Cadw, 'Scheduled Monuments- Full Report' <https://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=en&id=1726> (accessed 24 August 2026)

- 5.52. The evidential value of the ramparts are best appreciated through the entrance to the south-west and the PRow through the ramparts to the east, with the internal evidential value of the hillfort best experienced from high points within the hillfort. The wider landscape provides an intended dominating setting for the hillfort as a result of its elevated position providing 360 degree views, which contribute to its evidential and historic value. The landscape views from the southern area of the hillfort are one of mixed agricultural fields, wooded areas and areas of built form that occupies the river valley. The extant fieldwork pattern seen today is not contemporary with the monument, comprising of later post-medieval and modern boundaries. In addition, Brecon and Llanfaes are conspicuous as developed low-lying features within the river valley to the south, including the industrial area which surrounds the Site (Photo 15).
- 5.53. The field boundaries and extant, visible settlements make a neutral contribution to significance. Specifically, key views from the monument include the Brecon Beacons to the south, and the adjacent hilltop camp Coed-Fenni-Fach to the south-west, which evidences the defensible location of this hillfort, providing evidential and historical value and thus positively contributing to its significance (Photo 16). Thus, it is the wide-ranging nature of the views, rather than the landscape character, which contributes.

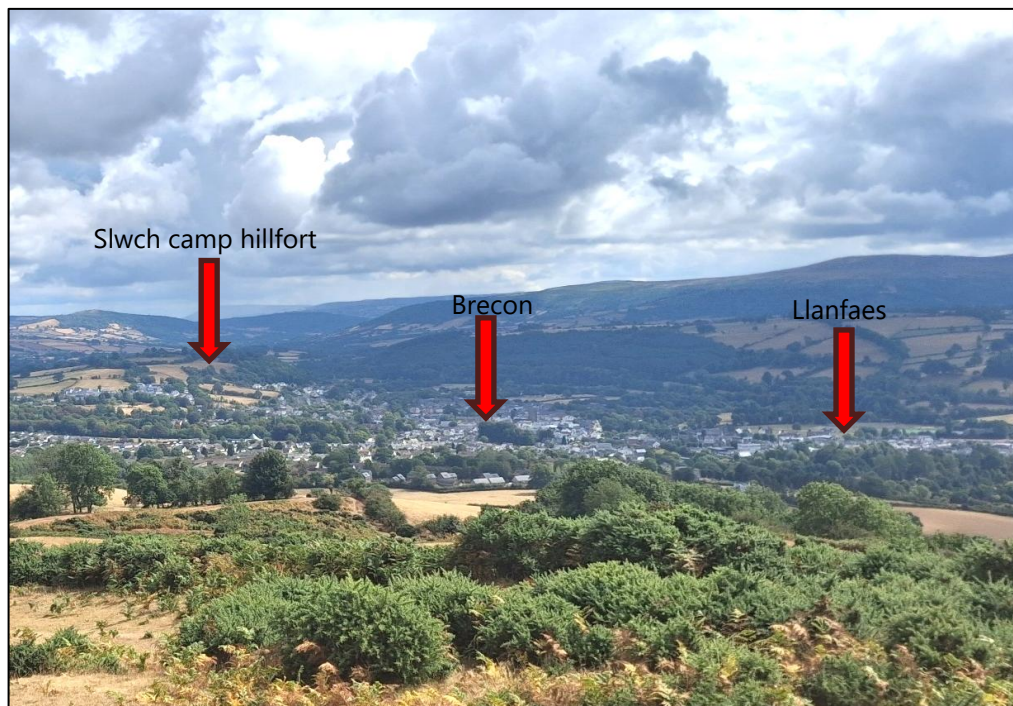


Photo 16 View from the southern ramparts of the monument towards the Brecon Beacons (background) with Slwch camp, Brecon and Llanfaes in the foreground, looking south-east

-
- 5.54. The Site is visible when looking south from the summit of Pen-y-Crug in the middle distance between large industrial buildings (Photo 15). It forms part of a view which was intended to be observed from the hillfort, as a way to assert control and display power in the valley. It is the hillfort's strategic elevated position in relation to the land within the Site and its commanding views which provide its historical and evidential value, rather than the nature of use of the land within the Site itself. As such, the use of the land within these views has no bearing on the significance or experience and understanding of the monument. The overlooking position, and commanding location will still be retained, and the physical elements of the monument will not be altered. The monument was not visible from the Site during the Site visit due to intervening trees. As the Site is surrounded by pre-existing industrial development and roadways, the proposed development will not affect the way in which the significance of the Scheduled Monument is experienced and thus not have any effect on its values.

Summary of development effects

- 5.55. The proposed development will not alter the physical or experiential aspects of setting that have been identified as contributing positively to the significance of the Scheduled hillfort and **no harm** has been identified.

Penoyre park and Listed Buildings, Fig. 13, E

- 5.56. Situated north-west of the Site, The Grade II Listed Penoyre Registered Park and Garden (ref: PGW(Po)13(POW)) is located on higher ground overlooking the Usk river valley, beginning from c. 1.8km north-west of the Site. Within the Park are Grade II* Listed Penoyre house and its entrance gate piers and gates (Grade II Listed), while two Grade II Listed Buildings, namely The Old Smithy and Telephone Call-box in Cradoc, lie adjacent to the Park in the village of Cradoc.

Physical Surrounds – 'What Matters and Why'

- 5.57. Penoyre Park is registered for the ornamental grounds associated with Grade II* listed Penoyre House. Situated in a rural location above the village of Cradoc and to the east of the village of Battle, its significant views are centred southwards, looking out over the southern Park grounds, towards the panorama of the Brecon Beacons. The registered Park area includes remnants of a high Victorian formal garden and remnant 18th and 19th century parkland. The main approach drive to the house runs up the eastern boundary of the Park/golf course before turning west towards the eastern face of the house. There are some areas of woodland south-east of the house but any surviving Park planting has been lost in new golf course plantings. The west

drive, to Battle, has been removed as has the second southern carriage drive in the south Park, which survives as a farm track.²

- 5.58. Grade II* Listed Penoyre House (LB: 7483) is a large Italianate mansion in Bath stone built for Col. J. L. V. Watkins MP in 1846-8 to designs by Anthony Salvin. The main southern elevation was designed to take in expansive views southwards towards the Brecon Beacons. The Grade II Listed set of formal gate piers and gates to Penoyre (LB: 84272) are of late 19th century date and are aligned on the main entrance tower down an east-west entrance drive flanked by Irish yews, and are best appreciated from this drive.



Photo 17 View of The Old Smithy (right) and telephone box (left) in Cardoc village on the western edge of Penoyre Park, looking south-east towards the Site (not visible)

- 5.59. The village of Cradoc contains the Old Smithy (LB: 84278), a 19th century two-storey pebble-dashed house and smithy which was formerly a post office, and a Telephone Call-box in Cradoc (LB: 84278), designed in 1936 by Sir Giles Gilbert Scott. These are both situated on the crossroads within Cradoc and form a central focus point when driving or walking through the village (Photo 17).

²Cadw, 'Scheduled Monuments- Full Report' <https://cadwpublic-api.azurewebsites.net/reports/parkgarden/FullReport?lang=en&id=329> (accessed 25 august 2025)

Experience – ‘What Matters and Why’

- 5.60. The setting of the outstanding situation of the house, and the views from it southwards, provide a designed aesthetic value which was best appreciated from within the southern range of the house and from the southern area of the Park. This significant view, and therefore the key element in the setting of the Park and house, has been altered by the construction of a golf course within the Park grounds, due to the planting of trees which partially obscure the designed viewpoints from the house and Park grounds, thus reducing an appreciation of the historic value of the Park. The ornamental gardens are still extant to the east and south of the house and are best appreciated within their enclosed garden environment which forms their primary setting, with the outlying Park grounds forming their wider landscape setting and contributing to their aesthetic and historic value.



Photo 18 View from the eastern edge of Penoyre Park at the traditional eastern access drive to Penoyre House, looking south-east towards the Site (not visible)

- 5.61. The historic and architectural interest of the house and gate piers are best appreciated in their immediate settings of the designed Park and drives, and within the house itself. Although both assets were on private land and thus inaccessible during the Site visit, it is likely that intervening planted trees from the gold course have disrupted the primary southern viewpoint from the house south towards the Usk river valley, of which the Site is a part. The village of Cradoc forms the main setting

within which to experience the historical and architectural interest of the Old Smithy and telephone box.

Summary of development effects

- 5.62. There is no intervisibility between the Listed Buildings within this group and the Site due to intervening vegetation and topography, and there is no clear historic association. As such, the Site does not contribute to the setting of these assets, resulting in **no harm**. The southern part of the Park south of Cradoc Road was not accessible during the Site visit due to a road closure, however the ZTV identified that this area is not intervisible with the Site and there is no other clear historic association. This area will likewise receive **no harm** from the proposed development.
- 5.63. The Site visit did not identify any visibility between the Site and Park along Cradoc Road (Photo 17 and 18). If there is intervisibility from the northern Park towards the Site it is expected that the intervening distance, topography, vegetation and built form would result in a negligible change from the proposals to the setting of the Park and associated assets. In addition, the Site lies within a pre-existing industrial area surrounded by A-roads, of which the proposals will constitute an imperceptible addition at this distance. As such, the proposed development result in **no harm** to the significance of the park.

6. CONCLUSIONS

- 6.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, to identify known and potential historic assets located within the Site and its environs which may be affected by the proposals. The significance of the identified known and potential historic assets has been determined, as far as possible, based on the available evidence. The potential effects of the proposals on the significance of identified historic assets, including any potential physical effects upon buried archaeological remains, and potential non-physical effects resulting from the anticipated changes to the settings of historic assets, have been assessed. Any physical or non-physical effects of the development proposals upon the significance of the heritage resource will be a material consideration in the determination of the planning application for the proposal.

Physical effects

- 6.2. The assessment has identified a low potential for later prehistoric to Roman buried archaeological remains to be present in the Site, reflecting the limited archaeological record in the study area. Roman remains may have potential to inform the understanding of the development of Roman transportation and military occupation in the area, and if found, would be of archaeological interest.
- 6.3. There is potential for the Site to contain medieval to modern industrial, agricultural/pastoral and transportation remains. Any medieval to modern agricultural/pastoral remains are not expected to constitute a non-designated historic asset given their limited evidential (archaeological) value. The potential industrial remains are primarily associated with a known former leat of probable post-medieval origin within the Site, and any related as yet unidentified industrial remains buried within the Site. Additionally, the former line of the A470 ran through the Site along the same route as an earlier post-medieval turnpike road. If found, these are not anticipated to be of high significance. There is potential for buried remains of a small possible post-medieval to modern structure of likely former agricultural use to be present within the Site, which, if present, would be of negligible evidential (archaeological) value.
- 6.4. The heritage impacts of their truncation and/or removal could be addressed through an appropriate condition, with the agreement of the BBNPA.

Non-physical effects

- 6.5. The setting of historic assets was also assessed, in-line with industry standard guidance. Following a scoping exercise, detailed assessment was carried out for several designated assets within the 3km settings study area. These included Newton House and associated buildings, assets in west Llanfaes, Ffrwdgrech Park and associated assets, Pen-y-Crug hillfort, and Penoyre Park and associated assets. No assets were identified as having a non-physical impact from the proposed development.
- 6.6. As such, the proposals would not lead to harm to the significance of any potentially sensitive historic assets as a result of the potential change within their settings, in-line with the requirements of the Historic Environment (Wales) Act (2023).
- 6.7. This assessment is therefore considered to be consistent with the requirements of Technical Advice Note 24: The Historic Environment (2026) by describing the significance of any historic assets affected, including any contribution made by their setting, in appropriate detail.

7. REFERENCES

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c.1800	A Survey of Bayley Helig Estate in the parish of [c1800] St. David's, County of Brecon, belonging to the Revd. Mr. Rice Price. ref: B/D/BM/M/1/8
1818	Sketch of Penlan Uchaf and Penlan Cantreff situate in the 1818 parishes of St. David's and Cantreff in the county of Brecon. Dd. Davies, surveyor & land agent. ref: B/D/BM/M/1/11
1938-1939	Isolation Hospital. Proposed site at Newton farm. Ref: B/D/WJP/3/219
1839	Tithe map of St Davids (parish), Breconshire.
1889	First Edition Ordnance Survey map of Brecknockshire
1904	Second Edition Ordnance Survey map of Brecknockshire
1938-53	Third Edition Ordnance Survey map of Brecknockshire
1953	Fourth Edition Ordnance Survey map of Brecknockshire
1964-2006	Historic Ordnance Survey maps at 1:2500 and 1:10000 available on Envirocheck

Aerial photographs (provided by RCAHWW)

June 1945	106G/UK/397
May 1946	106G/UK/1471
May 1947	CPE/UK/2079
March 1948	CPE/UK/2472
May 1952	540/749
June 1959	543/597
Aug 1972	72-329
May 1975	75-071
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Feb 2001	43267

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Historic Environment (Wales) Act (2023)

The Historic Environment (Wales) Bill became an Act in 2023, with secondary legislation then provided ahead of it coming into full effect on 4th November 2024. It consolidates and supersedes the following enactments for ease of access, though it ultimately makes no change to prior requirements for the management and protection of the Welsh historic environment.

- (a) the Historic Buildings and Ancient Monuments Act 1953;
- (b) Parts 1 and 3 of the Ancient Monuments and Archaeological Areas Act 1979;
- (c) Parts 14 and 15 of the Town and Country Planning Act 1990;
- (d) the Planning (Listed Buildings and Conservation Areas) Act 1990;
- (e) Part 5 of the Planning and Compulsory Purchase Act 2004;
- (f) the Historic Environment (Wales) Act 2016.

This legislation provides for the effective protection and management of the historic environment.

Scheduled Monuments

Part 2, Chapter 3 of the Historic Environment (Wales) Act (2023) provides requirements for the control of works affecting Scheduled Monuments. Contrary to the requirements of the Part 3 of the Act which regards historic buildings, there is no provision for the ‘setting’ of Scheduled Monuments.

Listed Buildings

Listed Buildings are buildings of ‘special architectural or historic interest’. Work affecting Listed Buildings are subject to the provisions laid out in Part 3, Chapter 2 of the Historic Environment (Wales) Act (2023). Under Section 88 of the Act, the demolition of, nor the alteration nor extension of a Listed Building in any way that would affect its character as a building of special architectural or historic interest, are not permitted unless authorised under Section 89. Section 89 defines the form of written consent required for these works to be permitted, i.e. the LPA or Welsh Ministers.

Note on the extent of a Listed Building

Under Section 76 of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) any structure or artificial object that is fixed to the building and ancillary to it;
- (b) any other structure or artificial object that—

-
- (i) forms part of the land and has done so since before 1 July 1948, and
 - (ii) was within the curtilage of the building, and ancillary to it, on the date on which the building was first included in the list, or on 1 January 1969, whichever was later.

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within PPW (2024) and TAN 24 (2026) (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to include the building in the list and all the ancillary items) where they affect the special character of the Listed Building as a whole.

Planning Policy Wales (Edition 12) February 2024
Section 6.1: The Historic Environment

The historic environment comprises all the surviving physical elements of previous human activity and illustrates how past generations have shaped the world around us. It is central to Wales's culture and its character, whilst contributing to our sense of place and identity. It enhances our quality of life, adds to regional and local distinctiveness and is an important economic and social asset.

The historic environment is made up of individual historic features which are collectively known as historic assets. Examples of what can constitute an historic asset include:

- Listed Buildings;
- Conservation areas;
- Historic assets of special local interest;
- Historic parks and gardens;
- Townscapes;
- Historic Landscapes;
- World Heritage Sites; and
- Archaeological remains (including scheduled monuments).

The ways in which historic assets are identified can vary. The most important historic assets often have statutory protection or are included in formal registers which identify them as being of special historic interest. Other assets yet to be formally identified could include buried archaeological remains.

Conserving and Enhancing the Historic Environment and its Assets

The Historic Environment (Wales) Act (2023) provides the legislative framework for the protection and sustainable management of the historic environment in Wales. PPW provides the national planning policy framework for the consideration of the historic environment, and this is supplemented by guidance contained in Technical Advice Note 24: The Historic Environment and Cadw associated best practice guidance on the historic environment.

The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource, and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness, and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved. Cadw's published Conservation Principles highlights the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset.

The Welsh Government's specific objectives for the historic environment seek to:

- protect the Outstanding Universal Value of the World Heritage Sites;
- conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;
- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;
- preserve the special interest of sites on the register of historic parks and gardens; and
- protect areas on the register of historic landscapes in Wales.

It is important that the planning system looks to protect, conserve, and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

It is the responsibility of all those with an interest in the planning system, including planning authorities, applicants, developers, and communities, to appropriately care for the historic environment in their area. The protection, conservation and enhancement of historic assets is

most effective when it is considered at the earliest stage of plan preparation or when designing proposals new proposals.

Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.

Listed Buildings

There should be a general presumption in favour of the preservation or enhancement of a Listed Building and its setting, which might extend beyond its curtilage. For any development proposal affecting a Listed Building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting, or any features of special architectural or historic interest which it possesses.

For Listed Buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and Listed Building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future.

The demolition of any Listed Building should be considered as exceptional and require the strongest justification.

Applicants for Listed Building consent must be able to justify their proposals, show why the alteration or demolition of a Listed Building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed.

Archaeological Remains

The planning system recognises the need to conserve archaeological remains. The conservation of archaeological remains and their settings is a material consideration in determining planning applications, whether those remains are a scheduled monument or not.

Where nationally important archaeological remains and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection *in situ*. It will only be in exceptional circumstances that planning permission will be granted if

development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a demonstrably and unacceptably damaging effect upon its setting.

In cases involving less significant archaeological remains, planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.

Where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the impact of the proposal on the significance of the remains. The needs of archaeology and development may be reconciled, and potential conflict very much reduced, through early discussion and assessment.

If the planning authority is minded to approve an application and where archaeological remains are affected by proposals that alter or destroy them, the planning authority must be satisfied that the developer has secured appropriate and satisfactory provision for their recording and investigation, followed by the analysis and publication of the results and the deposition of the resulting archive in an approved repository. On occasions, unforeseen archaeological remains may still be discovered during the course of a development. A written scheme of investigation should consider how to react to such circumstances, or it can be covered through an appropriate condition for a watching brief. Where remains discovered are deemed to be of national importance, the Welsh Ministers have the power to schedule the site and, in such circumstances, scheduled monument consent must be required before works can continue.

Enabling Development

Enabling development is development which can deliver substantial heritage benefit but would usually be contrary to other objectives of national or local planning policy.

Enabling development may be appropriate if the public benefit of rescuing, enhancing, or even endowing an important historic asset decisively outweighs the harm to other material interests. It must always be in proportion to the public benefit it offers.

When considering a scheme of enabling development, planning permission should be granted only where all of the following can be applied:

- where the impact of the development was precisely defined in the application at the outset, and normally through the granting of full, rather than outline, planning permission;
- where the achievement of the heritage objective is securely and enforceably linked to the enabling development;
- where the place concerned is repaired to an agreed standard, or the funds to do so are made available, as early as possible in the course of the enabling development, ideally at the outset and certainly before completion or occupation of the enabling development;
- where the planning authority closely monitors implementation, if necessary acting promptly to ensure that obligations are fulfilled; and
- the enabling development does not give rise to significant risks, for example residential development in the floodplain or significantly impact on air quality or soundscape.

Local Development Plan

Policy 15

Listed Buildings

All Listed Building consent application will be determined in accordance with National Policy as set out in Circular 61/96.

Proposals for planning permission which impact on a Listed Building or its curtilage including the alteration, extension or change of use, whether internally or externally, will only be supported where it can be shown that there will be no significant harm to the special historic or architectural character and setting of the building or historic features.

1. Conversion / Alteration / Extension / Change of Use of a Listed Building

The conversion, alteration, extension or change of use of a Listed Building will only be permitted where the following criteria are satisfied:

- a) The proposal conserves the contribution made by the building to the character of the National Park.
- b) The materials and finishes used in the building works are compatible in all respects with those of the existing structure.

-
- c) The proposal conforms with all other relevant policies of this plan and national guidance
 - d) The development would not have a detrimental effect on the setting of a listed building or a building of local importance

An independent structural survey will be required to prove the structural stability of the building or if it is considered that the proposed works would result in major or substantial reconstruction.

Planning Applications requiring works to Listed Buildings should include details of all alterations and other works to demonstrate the effect of the proposal on the appearance, character, historic fabric and setting of the building and include where relevant species surveys and any proposed mitigation details.

Policy 17

The Settings of Listed Buildings

Development proposals which would adversely affect the setting of a Listed Building will not be permitted.

Policy 18

Protection of Buildings of Local Importance

Development affecting buildings which make an important contribution to the character and interest of the local area as set out on the local list will be permitted where the distinctive appearance, architectural integrity or their settings would not be significantly adversely affected.

Policy 20

Historic Parks and Gardens

Development which directly or indirectly, either alone or in combination affects those areas listed within Part 1 of the 'Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales' will be permitted where the essential integrity and coherence of the park or garden and its setting, as defined in the Register, is preserved or enhanced.

Development should be of a high standard and minimise disturbance to heritage features. If disturbance is unavoidable, a full recording survey will be required in advance of development.

Policy 21

Historic Landscapes

Development which directly or indirectly either alone or in combination affects those areas listed within Part 2 of the 'Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales' will only be permitted if the essential integrity and coherence of the area, as defined in the Register, is preserved or enhanced.

Policy 22

Areas of Archaeological Evaluation

Where important archaeological remains are known to exist or may exist within an area for archaeological evaluation, the archaeological implications of development proposals shall be evaluated by qualified and independent Archaeologists before planning applications are determined. Planning permission will not be granted where the evaluation is deemed inadequate by the NPA in consultation with its archaeological advisor.

Cadw, Conservation Principles (2011)

Heritage significance

The significance of historic assets in Wales is provided within 'Conservation Principles: Policies and Guidance for the sustainable Management of the Historic Environment in Wales' (Cadw 2011). This approach considers heritage significance to derive from a combination of discrete heritage values:

Evidential value derives from those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric.

Historical value may derive from aspects of past ways of life, or association with notable families, persons, events, or movements – it embodies the connection between past events and society with the present.

Aesthetic value derives from the sensory and intellectual stimulation drawn from a historic asset. It may include its physical form, and how it lies within its setting. It may also be the result of design, or an unplanned outcome of a process of events.

Communal value derives from the meanings that an historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory. It may be commemorative or symbolic and relate to issues of identity or collective memory.

Cadw, Setting of Historic Assets in Wales

Staged settings assessment

This section outlines the general principles that both assessors and decision makers should consider when assessing the impact of a proposed change or development within the setting of historic assets. Essentially, there are four stages.

Stage 1: Identify the historic assets that might be affected by a proposed change or development.

Stage 2: Define and analyse the setting.

Stage 3: Evaluate the potential impact of change or development.

Stage 4: Consider options to mitigate the impact of a proposed change or development.

Extract from the Hedgerow Regulations 1997

Extracted from Statutory Instruments 1997 No. 1160 The Hedgerows Regulations 1997, Schedule 1: Additional criteria for determining 'Important' hedgerows;

7.1. PART II: Archaeology and history

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose "historic" means existing before 1845.
2. The hedgerow incorporates an archaeological feature which is-
 - a. included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Scheduled Areas Act 1979(g); or
 - b. recorded at the relevant date in a sites and Monuments Record.
3. The hedgerow-
 - a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
 - b) is associated with any monument or feature on that site.
4. The hedgerow-

-
- a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a sites and Monuments Record or on a document held at that date at a Record Office; or
 - b) is visibly related to any building or feature of such an estate or manor.

5. The hedgerow-

- a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure acts **(a)**; or
- b) is part of, or visibly related to, any building or other feature associated with such a system, and that system-
 - i. is substantially complete; or
 - ii. is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act(b), for the purposes of development control within the authority's area, as a key landscape characteristic

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HISTORIC ASSETS

Archaeological Assets

CA Ref	Name	Summary	Period	HER No., NMR no	Easting	Northing
1	Kenchester - Brecon	Predicted line of roman road. Unknown form.	Roman	11614	303,759.00	229,107
2	Cardiff - Castell Collen	Predicted line of roman road. Unknown form.	Roman	14022	304,008	228,697
3	Cardiff - Castell Collen	Predicted line of roman road. Fossilised form.	Roman	14023	303,728	227,894
4	Abergavenny - Brecon Gaer	Proposed line of Roman road. Fossilised form.	Roman	11102	303,230	229,120
5	Abergavenny - Brecon Gaer	Predicted line of roman road. Unknown form.	Roman	11103	304,083.00	228,952
6	Brecon Chapel (St David)	-	Medieval	16681	303791	228313
7	Brecon Friary (St Nicholas), Christ College	Christ College, Brecon.	Medieval	19434	304210	228430
8	Brecon Friary (St Nicholas), cloister	Brecon Friary, Cloister.	Medieval	123727	304206	228454
9	Possible castle, Llanfaes	A castle known as "Crwcws Castle" may have existed in Llanfaes	Medieval	19432	304200	228400
10	Brecon, Llanfaes Mill	Bowen ('The Watermills of Breconshire' in Melin 3) relates that there was a mill at Llanfaes mentioned in 1410, 1431 and 1453. Its location is unknown.	Medieval	118673	304000	228400
11	Brecon, Rhyd Bernard ford	Ford referred to in 1406, probably the major crossing point of the Usk	Medieval	19448	304030	228750
12	Brecon, Saint Nicholas's Well	Reputed holy well near St Nicholas' Chapel Brecon. Disputed location	Medieval	5691	304200	228400
13	Brecon, St Nicholas's Chapel	Conventual church of Dominican Friary, dedicated to St Nicholas, founded before 1269, attached to secular college from 1541.	Medieval	221621	304204	228481
14	Llanfaes	Llanfaes is now a suburb of Brecon on the B4601 running westwards out of the town and to the south of the Usk.	Medieval	128176	303780	228300
15	Brecon, site of Battle	Documentary srouces places the conflict on the banks of the River Usk	Medieval	404347	304001	227999

CA Ref	Name	Summary	Period	HER No., NMR no	Easting	Northing
		near the village of Battle, North West of Brecon				
16	Newton farm, earthworks	Earthworks of rectangular enclosure or garden to west of Newton Farmhouse which dates from 16th century and lies on site of earlier house of 14th century.	Medieval	34770	303380	228640
17	Brecon Tannery	Tannery shown on OS 1st edn 1:2500	Post-medieval	89128	304207	228609
18	Brecon, Games Hospital, building	Built by the Games family in the early 1720s for the poor of Brecon.	Post-medieval	34361	303910	228420
19	Llanfaes Church (St David), yard	Llanfaes churchyard is almost rectangular.	Post-medieval	16488	303770	228270
20	Llanfaes Saw Mills	Saw Mills shown on OS 1st edn 1:500	Post-medieval	89132	304028	228518
21	Llanspyddid, field bank	Ploughed out field bank with associated ditch or trackway.	Post-medieval	70804	302290	228220
22	Pont Ffrwd Grech	Mentioned in 1711 and again in 1813 described as having three pointed and two segmented arches	Post-medieval	70966	302856	227341
23	Tithe Barn Boat House	Boat House shown on OS 1st edn 1:2500	Post-medieval	89125	303648	228910
24	Brecon to Pontneddfechan, post-medieval road	Road plotted by Emanuel Bowen in the early 18th century between Brecon and Pontneddfechan.	Post-medieval	140743	295212.14	219781.7
25	Llanfaes to Storey Arms, post-medieval road	Road plotted by Emanuel Bowen in the early 18th century between Llanfaes and Storey Arms.	Post-medieval	140742	299892.02	224145.1
26	Llanfaes to Pontsticill, post-medieval road	Road plotted by Emanuel Bowen in the early 18th century between Llanfaes and Pontsticill.	Post-medieval	140741	303740.09	220114.6
27	Brecon to Trecastle (southern route), post-medieval road	Road plotted by Emanuel Bowen in the early 18th century between Brecon and Trecastle.	Post-medieval	140746	292830.82	229167.9
28	Llanfaes to Crickhowell, post-medieval road	Road plotted by Emanuel Bowen in the early 18th century between Llanfaes and Crickhowell.	Post-medieval	140737	312607.13	222457.9
29	Brecon to Trecastle, turnpike road	The turnpike road westwards from Brecon runs via Llanspyddid and Sennybridge and is now the A40(T) road, one of	Post-medieval	140774	303,380.00	228,363

CA Ref	Name	Summary	Period	HER No., NMR no	Easting	Northing
		the main east to west arteries of the mid Wales road system.				
30	Leats, near Ffrwdgrech House, Brecon	Earthworks of leats near Ffrwdgrech House (NPRN 409413) visible on RCAHMW aerial photography.	Post-medieval	412406	303171	227299
31	Post-medieval structure Christ College, Llanfaes	Post-medieval circular structure, possible a garderobe	Post-medieval	-	304,174	228,431
32	Brecon Gaol	Brecon Gaol was a Victorian building	Modern	20877; 23161	303450	228270
33	Brecon, Brecon Weir, sluice	Sluice site identified during Historic Assets at Risk in the River Usk Catchment Project 2022-23.	Modern	170143	303990.21	228874.5
34	Brecon, Brecon Weir, sluice II	Sluice site identified during Historic Assets at Risk in the River Usk Catchment Project 2022-23.	Modern	170144	303995.51	228864.8
35	Brecon, Brecon Weir, water channel	Water Channel site identified during Historic Assets at Risk in the River Usk Catchment Project 2022-23.	Modern	170145	304035.75	228825.3
36	Llanfaes Church	Parish church, next to the site of the medieval church	Modern	16846	303790	228310
37	Brecon, Brecon Weir	Weir and sluice system.	Modern	86971	303892.05	228896
38	Pont a'r Darell Saw Mill / Tarel Sawmill, Brecon	Saw Mill shown on 1839 tithe map	Modern	89112; 422891	303303	228398
39	Neath and Brecon Railway	The segment to Brecon opened in 1867	Modern	-	303,636	228,989
40	Brecon, King's Meadow, gypsy/traveller site	A purpose built site for Roma Gypsy Travellers to live legally, with seven pitches in total, built in a circular shape as outlined in the WG plan attached below.	Modern	224432	302786	228012
41	Brecon Reservoir	Reservoir identified on 1st Edition historic OS map (1888).	Modern	224547	303819	227596
42	Brecon, Cradoc Road, WW2 Section Post	Remains of section post identified by the Defence of Britain/Pillbox Study Group.	WWII	221769	303591	229208

CA Ref	Name	Summary	Period	HER No., NMR no	Easting	Northing
43	Brecon Agricultural Depot PoW camp	WWI prisoner of war camp in the County Prison at Brecon	WWII	70237	303386	228305
44	Brecon to Merthyr, turnpike road	The turnpike road leaves the Brecon to Llandovery turnpike just to the west of Brecon and then follows a course through the Brecon Beacons, to the Llysiog Bridge where it passes into Glamorgan.	Post-medieval to modern	170773	303,190.00	228,227
45	Possible Enclosure on The Outskirts of Brecon	Vegetation marks in grass indicating possible agricultural enclosure 1km west of Brecon	Undated	422725	303101	229299
46	Pont a'r Darrell Saw Mill, leat	Leat site identified during Historic Assets at Risk in the River Usk Catchment Project 2022-23.	Post-medieval	170164	303,217	228,340
48	Small structure visible within the Site in the 1839 Tithe map	Building	Post-medieval to modern	-	303,204	228,221
-	Brecon Find I	Findspot	Roman findspot	5692	304000	228000
-	Brecon Find II	Findspot	Roman findspot	5699	304000	228000
-	Brecon, Coin	A copper-alloy Roman nummi of indeterminate ruler but probable late 4th century origin, (PAS Database, 2011).	Roman findspot	117660	303100	229000
-	Yscir, Coin	Findspot	Roman findspot	120053	302719	229116
-	Brecon, dagger chape	A fragment of a silver dagger chape. On the basis of form, cast single piece construction and decoration, the Glyn Tarell chape is probably of thirteenth-century date, though a bracket of late twelfth- to early fourteenth-century date offers a safe margin	Medieval findspot	119023	302900	227600
-	Brecon, key (locking)	Findspot	Medieval to post-medieval findspot	141446	302497	228218
-	Brecon, Spindlewhorl	A lead bi-conical spindle whorl of probable medieval to post medieval	Medieval to post-medieval findspot	117662	303100	228900

CA Ref	Name	Summary	Period	HER No., NMR no	Easting	Northing
		origin, (PAS Database, 2011).				
-	Brecon belt buckle mould	Findspot	Post-medieval findspot	23024	303900	228700
-	Brecon, Coin	Findspot	Post-medieval findspot	120074	303394	228004
-	Brecon, cooking vessel	Findspot	Post-medieval findspot	123987	302476	228912
-	Brecon, half groat of Elizabeth I	Findspot	Post-medieval findspot	141445	302500	228200
-	Brecon, ring bezel with intaglio	Silver bezel of a finger ring containing an orangey-red, cornelian intaglio. The intaglio would appear to be Roman, but the bezel would fit better with an 18th or 19th century date (PAS, 2009).	Post-medieval findspot	119019	302920	227680
-	Brecon, threepence of Elizabeth I	Findspot	Post-medieval findspot	141444	302500	228200
-	Brecon, weight	A hefty lump of cast lead of unknown use but most likely a weight, probably dating from the post medieval but an earlier origin can not be ruled out, (PAS Database, 2011).	Post-medieval findspot	117658	303000	228800
-	Brecon, Weight	A cast lead weight of unusual form but probable post medieval origin, (PAS Database, 2011).	Post-medieval findspot	117661	303100	228900
-	Glyn Tarell, Coin	Findspot	Post-medieval findspot	120073	302640	227660
-	Brecon ridge and furrow	Ridge and furrow	Post-medieval ridge and furrow	6876	304230	228350
-	Tithe Barn earthworks	Ridge and furrow	Post-medieval ridge and furrow	34771	303200	228950
-	Locally Listed Buildings within Llanfaes and Brecon	Brecknock Union Workhouse Brecon, Brecon Bowls Club clubhouse Brecon, Brecon Weir Brecon, Ffrwdgrech Road, St Davids Villa	Post-medieval to modern	89126 226334 86971 226353 226463 226235 226236	-	-

CA Ref	Name	Summary	Period	HER No., NMR no	Easting	Northing
		Brecon, Newgate Street, 1-8 Llandaff Row Brecon, Newmarch Street, 1-4 Games Hospital Brecon, Newmarch Street, 1-6 Talbot Place Brecon, Newmarch Street, 1a & 2a Brecon, Ryhd Bernard Brecon, St Davids Street, 15 to 17 Brecon, St Davids Street, 17 to 20 Brecon, St Davids Street, 25 to 27 Brecon, Tabernacle Chapel Brecon, The Promenade		226237 226333 226351 226238 226354 89130 226367		

Previous Archaeological Investigations

CA Ref	Description	HER No.	NGR
E1	Brecon, Christ College School, assessment project 1996 Brecon, Christ College, New Performing Arts centre, watching brief 2012 Brecon, Christ's College Swimming Pool, watching brief, 2017	34760 124552 140189	304172 228521; 124552 304170; 140189 304200
E2	Brecon, Afon Usk, Brecon Weir, watching brief 2002	39858	303787 228910
E3	Brecon, Christ College, De Winton House, watching brief 2005 Archaeological Watching Briet at De Winton House, Christ College, Brecon	112388	304179 228424
E4	Llanfaes, Newton Farm, Long Barn, watching brief 2015	124796	303414 228676
E5	BRECON, NEWMARCH STREET 1, watching brief 2013 Brecon, Games Hospital, evaluation 1996	127260 58634	303910 228420

Designated Historic Assets

CA Ref	Name	Grade/Designation	SAM/Cadw No.	NGR
A	Newton Newton House Newton Barn Agricultural Outbuilding Range at Newton House	Grade I Listed Building, Two Gade II Listed Buildings	6803 85787 85788	3034053 228640
B	West Llanfaes Church of St David, Llanfaes NOS.1,2,3,4 & 5 FFRWDGRECH ROAD,,,,,POWYS,	Gade II Listed Buildings	6868 6885 6886 6887 6972 6973 6974 6975	3036695 228221

	NOS.6 & 7 FFRWDGRECH ROAD,,,,,POWYS, NOS.8,9,10 & 11 FFRWDGRECH ROAD,,,,,POWYS, No.18 Llandaff Row (Old Castle Farm B & B) No.20 Llandaff Row Drover's Arms NO.3 NEWGATE STREET,,,,,POWYS, ,10a, Ffrwdgrech Road,,,, ,11, Ffrwdgrech Road,,,, ,2,Ffrwdgrech Road,,,, No.21 Llandaff Row No.22 Llandaff Row ,3,,,,, ,4,,,,, ,5,,,,, ,7,Ffrwdgrech Road,,,,		85597 85600 85634 85643 85646 85654 85668 85681 85709	
C	Ffrwdgrech Registered Park and Garden and Kitchen Garden Ffrwdgrech House Stable Block at Ffrwdgrech Gatepiers, with flanking walls and railings, to Ffrwdgrech The Lodge, Ffrwdgrech Enclosing walls of Walled Garden at Ffrwdgrech	One Grade II Registered Park and Garden, One Registered Kitchen Garden, five Grade II Listed Buildings	PGW(Po)17(POW) 18189 18190 84506 84523 84527	303194 227150
D	Pen-y-Crug	Scheduled Monument	BR063	3029149 230363
E	Penoyre Registered Park and Garden Penoyre house Penoyre entrance gatepiers and gates Telephone Call-box in Cradoc The Old Smithy	One Grade II* Listed Building, Three Grade II Listed Buildings, One Registered Park	PGW(Po)13(POW) 7483 84272 84278 84279	301916 230716
-	Brecon Conservation Area and associated Designated historic assets scoped out of detailed assessment Scheduled Monuments Brecon Castle	Four Scheduled Monuments, Two Grade I Listed Buildings, Seven Grade II* Listed Buildings, 476 Grade II Listed Buildings	BR022 BR150 BR177 BR004 6815 6816 6818 6819 6820 6821 6822	3045329 228670

Town Wall at Watton Mount	6823	
Town Wall and Gatehouse at	6824	
Captain's Walk	6825	
Brecon Bridge Scheduled Monument	6826	
	6827	
	6872	
	6940	
	6968	
Listed Buildings	6977	
Usk Bridge	6978	
Chapel and Remains of Nave of	6979	
Former Friary at Christ College	6980	
Usk House	6981	
NOS.5,6 & 7 BRIDGE	85602	
STREET,,,,,POWYS,	85608	
Bridge Street	85619	
NOS.11 & 12 BRIDGE	85622	
STREET,,,,,POWYS,	85629	
13 Bridge Street including mounting	85635	
block against front, and Wings of	85655	
former Coaching Yard to rear	85671	
NOS.14,15 & 16 BRIDGE	85682	
STREET,,,,,POWYS,	85693	
NOS.17 & 18 BRIDGE	85708	
STREET,,,,,POWYS,	85710	
Old College Hall	85732	
Powell Art Centre, Christ College	85733	
Court House	85755	
NOS.1,2,3,4 & 5 KENSINGTON	85756	
ROW,KENSINGTON,,,,,POWYS,	85778	
NO.6 MILL STREET,,,,,POWYS,	85779	
NOS.6 & 7 ORCHARD	85780	
STREET,,,,,POWYS,	85781	
Stone Setts in front of Nos.3-9	6809	
Orchard Street, and Stone Flags in	6810	
front of Nos.6-8 Orchard Street.	6811	
NOS.10 & 11 ORCHARD	6812	
STREET,,,,,POWYS,	6813	
Orchard House	6815	
,11,Orchard Street,,,	6828	
,12,Bridge Street,,,	6829	
,15,Bridge Street,,,	6830	
,16,Bridge Street,,,	6831	
,18,Bridge Street,,,	6832	
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,2,Kensington Row,,,,	6859	
,3,Kensington Row,,,,	6860	
,4,Kensington Row,,,,	6861	
,5,Kensington Row,,,,	6862	
,6,Bridge Street,,,,	6863	
,7,Bridge Street,,,,	6864	
,7,Orchard Street,,,,	6865	
,9,Bridge Street,,,,	6866	
,9,Orchard Street,,,,	6869	
,9a,Bridge Street,,Brecon,,	6873	
,10,Bridge Street,,Brecon,,	6874	
Cemetery Chapel (SE)	6877	
Cemetery Chapel (NW)	6878	
Former Cemetery Lodge	6879	
Gatepiers and Gates at Cemetery	6880	
Block of Buildings at Christ College to	6881	
SE of School Chapel	6882	
	6884	
	6888	
	6889	
Former outbuilding to rear of the	6890	
Punchbowl Inn	6891	
Braehead, including Gatepiers and	6892	
Front Wall with railings	6893	
1 Wellington Place	6894	
FORMER STABLE BLOCK TO	6895	
REAR OF NO.3 BELLE VUE	6896	
ROAD,,,,,POWYS,	6897	
,5 Belle Vue Road,,Brecon,POWYS	6898	
Usk Bridge	6899	
1 Buckingham Place	6900	
Tower of Medieval Town Wall to rear	6904	
of No.3 Buckingham Place	6905	
Garden Wall to rear of No.3	6906	
Buckingham Place to SE of Medieval	6907	
Tower	6908	
NO.1 THE BULWARK,,,,,POWYS,	6909	
NO.2 THE BULWARK,,,,,POWYS,	6910	
NO.3 THE BULWARK,,,,,POWYS,	6911	
Silurian House	6912	
NOS.5 & 6 THE	6913	
BULWARK,,,,,POWYS,	6914	
Beacon Pharmacy	6915	
NO.8,INCLUDING REAR WING	6916	
EXTENDING AS FAR AS LION	6917	
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STREET,THE	6938	
BULWARK,,,,,POWYS,	6939	
The Duke of Wellington Monument	6941	
Barclay's Bank	6942	
Wellington Hotel including rear wings	6943	
Office including rear wing	6944	
Nos 12 & 12a	6945	
NO.13 THE BULWARK,,,,,POWYS,	6946	
Camden Court	6947	
Sunny Barn	6948	
Barn at Sunny Barn	6949	
Ely Tower of Brecon Castle	6950	
Stone Wall to NE of Castle Hotel	6951	
which faces River Honddu, including	6952	
Stone Outbuilding at N end	6953	
Remains of the Great Hall of Brecon	6955	
Castle	6956	
Brecon Castle Hotel	6958	
7 Castle Street	6959	
12 Castle Street	6960	
13 Castle Street	6961	
Castle Bridge	6963	
18 Castle Street	6964	
Rear Garden Wall to Nos.18 to 21	6969	
Castle Street	6970	
22 Castle Street	6971	
23 Castle Street	6984	
Penlan Lodge, including railings and	6985	
gate	6986	
Nythfa Lodge	6987	
Garden Wall and Railings at Nythfa	6989	
Lodge	6990	
Former Barn	6991	
Pembrey	6992	
Dinas View	6993	
NOS.6,7 & 8 FREE STREET	6994	
(LITTLE),,,,,POWYS,	6995	
NOS.9 & 10 FREE STREET	6996	
(LITTLE),,,,,POWYS,	6997	
NOS.12,13,14,15,16 & 17 FREE	6998	
STREET,,,,,POWYS,	6999	
House, including Garden Walls, Piers	7000	
Railings, and Gates	7001	
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Markets Tavern Hotel	7024	
No.38 Free Street including Railings	7025	
and Gates	7026	
NOS.48 & 49 FREE STREET	7027	
(LITTLE),,,,,,POWYS,	7028	
Canal Bridge at S end of Gasworks	7029	
Lane	7030	
The George Hotel	7031	
Former Cottage next to George Hotel	7032	
Gateway in Wall opposite Havard	7033	
House	7036	
The Old Museum	7037	
Havard House, including Forecourt	7038	
Wall, Railings and Gate; and Former	7039	
Stable Blocks to East and West	7040	
Garden Wall to rear of Havard and	7041	
Morgannwg Houses	7042	
NOS.3 & 4 GLAMORGAN	7043	
STREET,,,,,POWYS,	7044	
Former Garden Wall to Nos.3 & 4	7045	
Glamorgan Street (now Wall to Car	7046	
Park)	7047	
,5 Glamorgan Street,,Brecon,Powys	7048	
Garden Wall to rear of No 5	7049	
Priory Well	7050	
Walls bounding the path known as	7051	
The Groves	7052	
NO.1 HIGH STREET	7053	
INFERIOR,INCLUDING REAR	7054	
WINGS TO LION	7055	
STREET,,,,,POWYS,	7056	
NO.2 HIGH STREET	7057	
INFERIOR,INCLUDING REAR	7060	
WING,,,,,POWYS,	7062	
NOS.3 & 4 HIGH STREET	7063	
INFERIOR,,,,,POWYS,	7064	
HSBC Bank	7065	
Town Hall	7066	
NO.7 HIGH STREET	7067	
INFERIOR,,,,,POWYS,	7068	
8 High Street Inferior	7069	
NO.9 HIGH STREET	7070	
INFERIOR,,,,,POWYS,	7071	
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NOS.10,11 & 12 HIGH STREET	7097	
INFERIOR,,,,,POWYS,	7098	
NO.13 HIGH STREET	7099	
INFERIOR,,,,,POWYS,	7100	
Warwick House	7101	
NO.18 HIGH STREET	7103	
INFERIOR,,,,,POWYS,	7104	
NOS.19 & 19A HIGH STREET	7105	
INFERIOR,,,,,POWYS,	7106	
NO.20 HIGH STREET	7107	
INFERIOR,,,,,POWYS,	7108	
25 High Street Superior	7109	
NO.26 HIGH STREET	7110	
SUPERIOR,,,,,POWYS,	7111	
Brecon Market	7112	
National Westminster Bank	7113	
NO.28 HIGH STREET	7114	
SUPERIOR,,,,,POWYS,	7115	
Punch Bowl Public House	7116	
NO.32 HIGH STREET	7117	
SUPERIOR,,,,,POWYS,	7118	
NO.33 HIGH STREET	7119	
SUPERIOR,,,,,POWYS,	7120	
NO.34 HIGH STREET	7121	
SUPERIOR,,,,,POWYS,	7122	
Lloyd's TSB	7123	
NO.41 HIGH STREET INFERIOR	7124	
(ISLAND SITE),,,,,POWYS,	7125	
NO.39 HIGH STREET INFERIOR	7126	
(ISLAND SITE),,,,,POWYS,	7127	
NO.40 HIGH STREET INFERIOR	7128	
(ISLAND SITE),,,,,POWYS,	7129	
NOS.43 & 43A HIGH STREET	7130	
INFERIOR,,,,,POWYS,	7131	
NOS.44 & 45 HIGH STREET	7132	
INFERIOR,,,,,POWYS,	7133	
NO.46 HIGH STREET	7134	
INFERIOR,,,,,POWYS,	7135	
Sarah Siddons PH	7136	
48 High Street Inferior	7137	
NO.,49 HIGH STREET	7138	
INFERIOR,,,,,POWYS,	7139	
Ye Olde Cognac PH	7140	
	7141	
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	7504	
	7524	
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	14900	
	14901	
	14902	
	18110	
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NO.52 HIGH STREET	85594	
INFERIOR,,,,,POWYS,	85595	
NO.53 HIGH STREET INFERIOR	85596	
AND BRECON BOROUGH	85598	
OFFICES,,,,,POWYS,	85599	
Cobbled Steps and Pathway	85601	
No.1 King Street including dwarf	85603	
walls and iron railings	85604	
NO.2 KING STREET (THE	85605	
STRUET),,,,,POWYS,	85606	
NOS.1 & 2 LION	85607	
STREET,,,,,POWYS,	85609	
Plough United Reformed Church	85610	
Boundary Wall to the Rear of the	85611	
Plough United Reformed Church, and	85612	
Police Station	85613	
No.4 Lion Street, including Forecourt	85614	
Gate & Railings	85615	
Rear Garden Walls of No.4 Lion	85616	
Street	85617	
Cantre Selyf	85618	
Rear Garden Wall to No.5 Lion Street	85620	
NO.6 LION STREET,INCLUDING	85621	
PREMISES OCCUPIED BY	85623	
GEORGE TUDOR DE WINTON	85624	
WITH ELEVATION ONTO LION	85625	
YARD,,,,,POWYS,	85626	
NO.7 LION STREET,,,,,POWYS,	85627	
Former Bethel Chapel (Boots),	85628	
including Re-built Wall to rear	85630	
No.1 Bethel Square	85631	
NO.9 LION STREET,,,,,POWYS,	85632	
,10 Lion Street,,Brecon,POWYS	85633	
Church House	85636	
NOS.12 & 12A LION	85637	
STREET,INCLUDING UN-	85638	
NUMBERED TWO STOREY WING	85639	
ADJOINING AT NW END,,,,,POWYS,	85640	
NO.13 LION STREET,,,,,POWYS,	85641	
NO.14 LION STREET,,,,,POWYS,	85642	
NO.15 LION STREET,,,,,POWYS,	85644	
NOS.1 & 2 MOUNT	85645	
STREET,,,,,POWYS,	85647	
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NOS.3 & 4 MOUNT STREET,INCLUDING RAILINGS,,,,,POWYS, Mount Street House including forecourt wall and railings Community Centre, including Boundary and Retaining Walls House, including Garden Walls and Railings No.9 Pendre, including Garden Walls, Railings & Gates Tawelfa St John's Mount & Mews Cottage No.5 St John's Terrace Postern House 5 The Postern, including Forecourt Wall and Railings Garden Retaining Walls & Railings to Nos.9 & 10 The Postern 11 The Postern Garden Retaining Wall to Nos.11 & 12 The Postern Ely House Lychgate and Flanking Walls Cathedral Church of St John the Evangelist Priory Walls, including North, West and Postern Gateways The Almonry Tithe Barn, Brecon Cathedral The Deanery and Vestries, Cathedral of St John the Evangelist Chapter House and Diocesan Centre (with Canonry Flat and Clergy House) NOS.1 & 2 PRIORY HILL,,,,,POWYS, NO.3 PRIORY HILL,,,,,POWYS, Priory Lodge Garden Wall in the Postern to Priory Hill House Priory Hill House, including Railings & Service Wing at West End No.10 Priory Hill, including Forecourt Walls and Railings	85674 85675 85676 85677 85678 85679 85680 85683 85684 85685 85686 85687 85688 85689 85690 85691 85692 85694 85695 85696 85697 85698 85699 85700 85701 85702 85703 85704 85705 85706 85707 85711 85712 85713 85714 85715 85716 85717 85718 85719 85720 85721 85722 85723 85724 85725 85726 85727 85728 85729 85730 85731 85734 85735 85736 85737 85738 85739 85740 85741 85742 85743 85744 85745 85746	
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NOS.11 & 12 PRIORY	85747	
HILL,,,,,POWYS,	85748	
NOS.13 & 14 PRIORY	85749	
HILL,,,,,POWYS,	85750	
Priory Bridge	85751	
Pillar Box in Forecourt of Brecknock	85752	
Museum	85753	
1 Dainter Place	85754	
Church of St Mary	85757	
Fryer's Yard and North House	85758	
The Old Post Office	85759	
4 St Mary Street	85760	
NO.5 ST.MARY STREET,,,,,POWYS,	85761	
Roman Catholic Church of St Michael	85762	
Presbytery to the Roman Catholic	85763	
Church of St Michael, including	85764	
boundary wall	85765	
8 Ship Street	85766	
NO.9 SHIP STREET,INCLUDING	85767	
REAR WING,,,,,POWYS,	85768	
NO.10 SHIP STREET,INCLUDING	85769	
REAR WING,,,,,POWYS,	85770	
NO.11 SHIP STREET,,,,,POWYS,	85771	
Boleyn House and Flats round Rear	85772	
Courtyard and Stone Flagged	85773	
Pavement	85774	
NO.14 SHIP STREET,,,,,POWYS,	85775	
NO.15 SHIP STREET,,,,,POWYS,	85776	
NO.16 SHIP STREET,,,,,POWYS,	85777	
NO.17 SHIP STREET,,,,,POWYS,	85782	
NO.18 SHIP STREET,,,,,POWYS,	85783	
NO.19 SHIP STREET,,,,,POWYS,	85784	
NO.20 SHIP STREET,,,,,POWYS,	85785	
Building to NW of St Mary's Church	85786	
Tower	85789	
4 The Struet	85790	
6 The Struet	85791	
7 The Struet	85792	
8 The Struet	85793	
Rutland House, including Forecourt	85795	
Wall, Piers & Iron Railings	85796	
The Elms	85797	
	85798	
	85799	
	85800	
	85801	
	85802	
	87631	

11 The Struet, including Front Steps and Railings			
12 The Struet			
Hamilton House			
14 The Struet			
16 The Struet			
17 The Struet			
18 The Struet			
Huntingdon House			
21a The Struet			
Cobbled Setts in front of Nos.21a to 27 (Consec) and Steps outside Nos.21 & 21a			
31 The Struet			
36 The Struet			
37 The Struet			
43 The Struet			
45 The Struet			
66/67 The Struet, including Forecourt Wall & Railings			
72 The Struet			
Former Brecon Brewery			
80 The Struet			
Bull's Head Hotel			
87 The Struet			
91 The Struet			
93 The Struet			
95 The Struet			
96 The Struet			
97 The Struet			
98 The Struet			
The County House			
101 The Struet, including rear wings			
Somerfield			
103 The Struet			
104 The Struet			
105 The Struet			
NOS.4,5,6 & 7			
WATERGATE,,,,,POWYS,			
Watergate Baptist Church			
Forecourt Walls, Piers, Gates and Railings to Watergate Baptist Church			
Former Watergate Mill			

Building immediately to W of former Watergate Mill 8 Watergate 10 Watergate Boar's Head PH NO.13 WATERGATE,,,,,POWYS, Museum at Brecon Barracks Block 4 (RMP Office) Block 12 at Barracks Blocks 14 and 15 (Sphinx House and Officers' Mess), including front garden walls Block 18 (H Block) Blocks 21 and 23 (HQ Block and Rear Block) The Keep at Brecon Barracks Boundary Wall along The Watton, Brecon Barracks NOS.1,2,3,4,5 & 6 THE WATTON,,,,,POWYS, NOS.7 & 8 THE WATTON,,,,,POWYS, NOS.9,10,11,12,13 & 14 THE WATTON,,,,,POWYS, Brecon Presbyterian Church, including Hall to rear Forecourt Wall, Piers, Railings & Gates of Brecon Presbyterian Church House, including Garden Wall & Railings NOS.23 & 24 THE WATTON,,,,,POWYS, Clarence Inn, including Rear Wing to No.25 NO.27 THE WATTON,,,,,POWYS, NO.28 THE WATTON,INCLUDING REAR WING,,,,,POWYS, NOS.30,32,32 & 33 THE WATTON,,,,,POWYS, NOS.334 & 35 THE WATTON,,,,,POWYS,			
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House, including Rear Wing with NW Elevation in Free Street Watton Mount Section of Town Wall at Watton Mount Brecknock Museum Forecourt Walls & Railings to the Brecknock Museum The Puzzle Tree Restaurant, including Stone Wall and Railings NO.37 THE WATTON,,,,,POWYS, Shop, including former Theatre to rear Lansdowne Hotel, including block to rear in Lansdowne Terrace Oxford House NO.41 THE WATTON,,,,,POWYS, NOS.44,45,46 & 47 THE WATTON,,,,,POWYS, Gremlin Hotel NO.49 THE WATTON,,,,,POWYS, NO.51 THE WATTON,,,,,POWYS, NOS.52,53,54,55,56 & 57 THE WATTON,,,,,POWYS, NOS.58,59,60 & 61 THE WATTON,,,,,POWYS, House, including iron railings and gates. Brecon Rugby Club NOS.64,65,66,67 & 68 THE WATTON,,,,,POWYS, NOS.69,70,71 & 72 THE WATTON,INCLUDING REAR WING TO NO.72,,,,,POWYS, NOS.73 & 74 THE WATTON,,,,,POWYS, NOS.75-80 (CONSEC) THE WATTON,,,,,POWYS, NO.82 THE WATTON,,,,,POWYS, NOS.84,85 & 86 THE WATTON,,,,,POWYS, NOS.90,91 & 92 THE WATTON,,,,,POWYS,			
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Canal and former Hay Railway bridge to SW of Toll Gate Cottage Toll Gate Cottage Ty Camlas Ruperra House, including pavement cobbles to front. NO.2 WHEAT STREET,INCLUDING REAR WING TO NO.3,,,,,POWYS, The Wheatsheaf NO.7 WHEAT STREET,,,,,POWYS, NOS.8 & 9 WHEAT STREET,,,,,POWYS, NO.10 WHEAT STREET (BISHOPS HOUSE),,,,,POWYS, Front Wing of St Michael's Hall Telephone Call-box on pavement outside No.13 The Watton Pair of Telephone Call-boxes outside former yard of Old Post Office Pair of Telephone Call-boxes immediately to S of St Mary's Church Tower Telephone Call Box opposite Brecknock Museum Telephone Call-box outside No.10 The Struet NO 87, THE WATTON (SW SIDE),,,,,POWYS, NO 88, THE WATTON (SW SIDE),,,,,POWYS, NO 89, THE WATTON (SW SIDE),,,,,POWYS, Former Canal Weights & Measures Office at Canal Basin 4 Castle Street 82 The Struet „The Watton,,,, ,10,Little Free Street,,,, No.10 Pendre, including Garden Walls, Railings & Gates ,10,Thw Watton,,,, 103a The Struet 10a Watergate			
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10b Watergate ,11,High Street Inferior,,,, No.11 Pendre, including Garden Walls, Railings & Gates ,11,The Watton,,,, 11 Watergate ,11a,Lion Street,,,, ,12 ,High Street Inferior,,,, ,12,Priory Hill,,,, 12 The Postern ,12,The Watton,,,, ,12a,Lion Street,,,, ,13,Free Street,,,, ,13,The Watton,,,, ,14,Free Street,,,, ,14,Priory Hill,,,, Castle House ,14,Thw Watton,,,, ,15,Free Street,,,, 15 The Struet ,16,Free Street ,,,, ,16,High Street Inferior,,,, ,16,The Watton,,,, ,17,Free Street,,,, ,17,High Street Inferior,,,, ,17,The Watton,,,, ,18,The Watton,,,, 19 Castle Street ,19,The Watton,,,, 2 Wellington Place ,2,Lion Street,,,, ,2,Mount Street,,,, ,2,Priory Hill,,,, 20 Castle Street ,20,Bethel Square,,,, ,20,The Watton,,,, 21 Castle Street 21 The Struet Chwarae Teg PH 22 The Struet 23 The Struet 23a Castle Street ,24,The Watton,,,,			
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	,25a,High Street Inferior,,,,			
	,25b,High Street Inferior,,,,			
	,25c,High Street Inferior,,,,			
	,3,The Watton, ,,,			
	,3,Wheat Street,,,,			
	,30,High Street Inferior,,,,			
	,31,The Watton,,,,			
	32 The Struet			
	,32,The Watton,,,,			
	,33,,,,,			
	33 The Struet			
	,33,The Watton,,,,			
	34 The Struet			
	,37,Free Street,,,,			
	39 The Struet			
	,4,Glamorgan Street,,,,			
	,4,High Street Inferior,,,,			
	,4,Mount Street,,,,			
	,4,The Watton,,,,			
	40 The Struet			
	41 The Struet			
	,43a,High Street Inferior,,,,			
	44 The Struet			
	,45,High Street Inferior,,,,			
	,49,Little Free Street,,,,			
	,4b,Lion Yard,,,,			
	Former Rear Wing of No 2 Wheat Street			
	5 The Struet			
	,5,The Watton,,,,			
	,5,Watergate,,,,			
	,53,The Watton,,,,			
	,54,The Watton,,,,			
	,55,The Watton,,,,			
	,56,,,,,			
	,57,The Watton,,,,			
	,59,The Watton,,,,			
	,6,Glamorgan Street,,,,			
	No.6 St John's Terrace			
	,6,The Bulwark,,,,			
	6 The Postern, including Forecourt Wall and Railings			

,6,Watergate,,,,			
,60,The Watton,,,,			
,61,The Watton,,,,			
,65,The Watton,,,,			
,66,The watton,,,,			
,67,The watton,,,,			
68 The Struet, including Forecourt Wall & Railings			
,68,The Watton,,,,			
,7,,,,,			
7 The Postern, including Forecourt Wall and Railings			
,7,Watergate,,,,			
,70,The Watton,,,,			
,71,The Watton,,,,			
,72,The Watton,,,,			
73 The Struet			
,74,The Watton,,,,			
,76,,,,,			
,77,,,,,			
,78,,,,,			
,79,,,,,			
,8,Little Free Street,,,,			
8 The Postern, including Forecourt Wall and Railings			
,8,The Watton,,,,			
,80,The Watton ,,,,			
81 The Struet			
83 The Struet			
,84,The Watton,,,,			
,86 ,The Watton,,,,			
88 The Struet			
89 The Struet			
9 Watergate			
,9,Wheat Street,,,,			
90 The Struet			
,91,The Watton,,,,			
92 The Struet			
,92,The Watton,,,,			
,94,The Struet,,,,			
99 The Struet			
2 Buckingham Place			
2 Dainter Place			

House, including Garden Walls, Piers Railings, and Gates 3 Buckingham Place 3 Dainter Place 4 Dainter Place 45&46 „The Watton ”,,, Borderers Guest House 4a and 4b Lion Yard,,Lion Yard,,,, Morgannwg House, including Forecourt Wall and Railings Building occupied by Spectrum House to rear of 1 Wheat Street Glasfryn Nibletts and Salad Bowl Nibletts Thomson „1 Camden Road,,Brecon, „2 Camden Road,,Brecon, „3 Camden Road,,Brecon, „4 Camden Road,, „5 Camden Road,,Brecon, „6 Camden Road,,Brecon, 7 Camden Lane „8 Camden Road,,Brecon, „9 Camden Road,,Brecon, „10 Camden Road,,Brecon, „11 Camden Road,,Brecon, „12 Camden Road,,Brecon, 5 Castle Street 6 Castle Street Building, excluding rear block of No.9 in Chapel Street „10,Castle Street,,Brecon,, „11,Castle Street,,Brecon,, „1,Charles Street,,Brecon,, „2,Danygaer road,,Brecon,, Danygaer Mill „35,High Street Superior,,Brecon,, „51,High Street Inferior,,Brecon,, London Cottage Gatepiers and Railings at Entrance to Tawelfa Dan-y-Glwyd			
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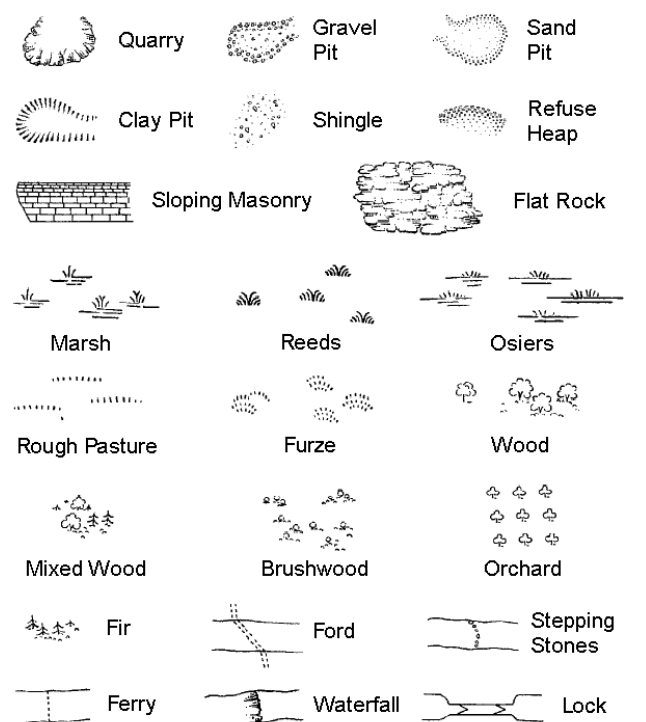
	Wall on North side of Postern Post Box outside No.8 The Struet 47 The Struet Post Box outside No.9 The Watton ,81,The Watton,,Brecon,, Building to E of Keep at Barracks No.1 Tregunter Place, including forecourt Wall and Railings No.2 Tregunter Place, including forecourt Wall and Railings No.3 Tregunter Place, including forecourt Wall and Railings No.4 Tregunter Place, including forecourt Wall and Railings No.5 Tregunter Place, including forecourt Wall and Railings Bank of Lime Kilns on N side of canal near Lime Kiln Cottage Brecon County Library			
-	Designated historic assets scoped out for assessment to the west of the Site: Scheduled Monuments Coed Fenni-Fach Camp Cross-Slab in Churchyard Cilwlybert Castle Mound Earthwork 675m W of Dan-y-Cefn Fennifach Standing Stone Listed Buildings Church of St Cattwg Dovecote at Bolgoed The Farmhouse The Corn Barn Telephone Call-box at lay-by adjoining churchyard in centre of village (01874 622105) Fenni Fach and attached barns Bolgoed Cilwlych Copper Beech Barn Milestone on A 470	5 Scheduled Monuments, 16 Grade II Listed Buildings	BR042 BR121 BR127 BR170 BR189 6768 6769 7511 7512 14921 84273 84499 84501 84502 84513 84514 84518 84519 84524 84526 84273	-

	Milestone on A40 Outbuildings at Cilwych Pearce of Ffrwdgrech tomb and railings in churchyard The Old Vicarage Wall on N side of churchyard Fenni Fach and attached barns			
	Designated historic assets scoped out for assessment to the north-east of the Site: Scheduled Monuments St Eluned's Chapel and Well Slwch Camp Listed Buildings Ffynnonau Cottage Priory Mill Priory Mill House Maen-Du Well Forge House Lower Pontgwilym	Two Scheduled Monuments, One Grade II* Listed Building, five Grade II Listed Buildings	BR236 BR038 6867 6901 6902 7080 83493 83681	-
	Designated historic assets scoped out for assessment to the south and south-east of the Site: Pen-y-Lan Farmhouse, and attached Barn To North Former Stable at Pen-y-Lan Farm Designated historic assets scoped out for assessment to the north-east of the Site: Cwm Gwdi Farmhouse Outbuilding facing Cwm Gwdi	Four Grade II Listed Buildings	6807 6808 7469 84516	-

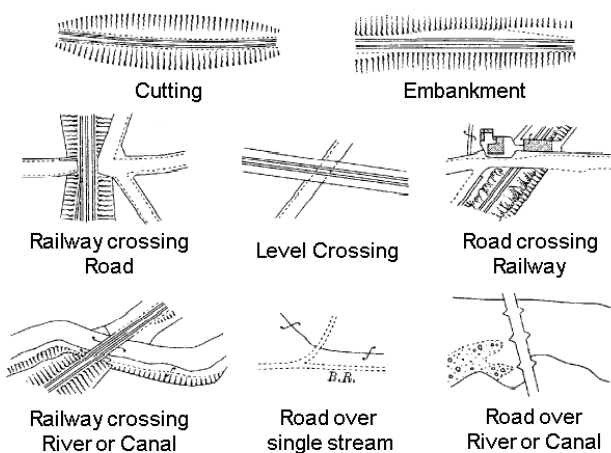
APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



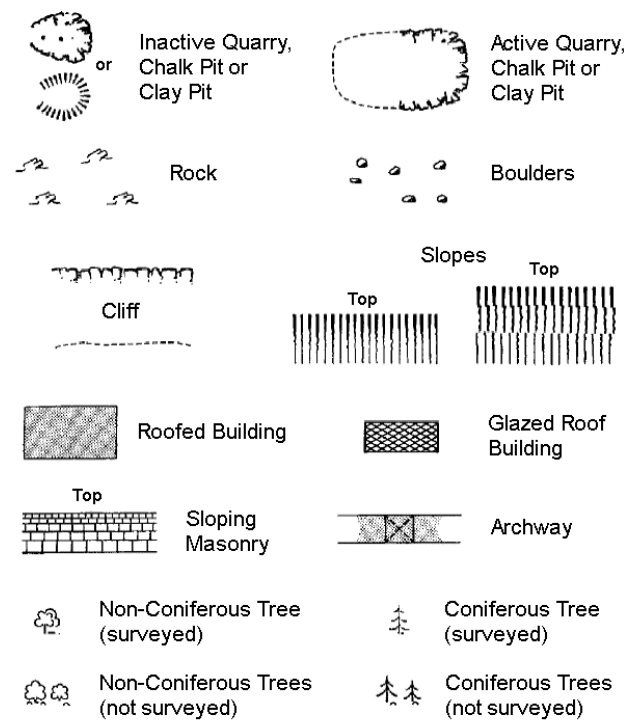
	Trig. Station	507 	Altitude at Trig. Station
<i>B.M. 325-9</i> 	Bench Mark	342 +	Surface Level
	Arrow denotes flow of water		Antiquities (site of)



-----	County Boundary (Geographical)
- . - . - .	County & Civil Parish Boundary
+ . + . + .	Administrative County & Civil Parish Boundary
-----	County Borough Boundary (England)
Co. Boro. Bdy.	
-----	County Burgh Boundary (Scotland)
Co. Burgh Bdy.	

<i>B.P.B.S.</i>	Boundary Post or Stone	<i>P.C.B.</i>	Police Call Box
<i>B.R.</i>	Bridle Road	<i>P.</i>	Pump
<i>E.P.</i>	Electricity Pylon	<i>S.P.</i>	Signal Post
<i>F.B.</i>	Foot Bridge	<i>Sl.</i>	Sluice
<i>F.P.</i>	Foot Path	<i>Sp.</i>	Spring
<i>G.P.</i>	Guide Post or Board	<i>T.C.B.</i>	Telephone Call Box
<i>M.S.</i>	Mile Stone	<i>Tr.</i>	Trough
<i>M.P.M.R.</i>	Mooring Post or Ring	<i>W.</i>	Well

Ordinance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information

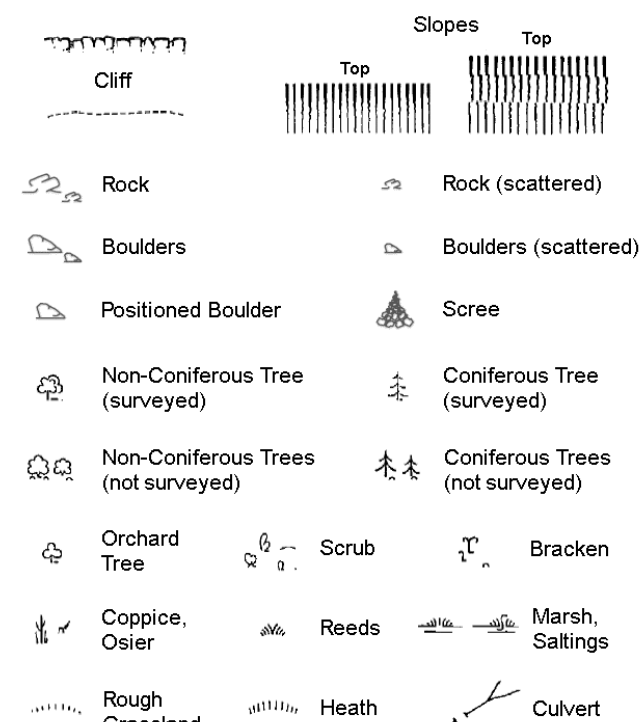


	Orchard Tree		Scrub		Bracken
	Coppice, Osier		Reeds		Marsh, Saltings
	Rough Grassland		Heath		Culvert
	Direction of water flow		Bench Mark		Antiquity (site of)
	Cave Entrance		Triangulation Station		Electricity Pylon

	Electricity Transmission Line
	County Boundary (Geographical)
	County & Civil Parish Boundary
	Civil Parish Boundary
	Admin. County or County Bor. Boundary
	London Borough Boundary
	Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
EI P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250



 Direction of water flow
  Triangulation Station
  Antiquity (site of)

E T L Electricity Transmission Line
  Electricity

 BM 231.60m Bench Mark  Buildings with Building Seed

 Roofed Building  Glazed Roof Building

• • • • • Civil parish/community boundary
 — — District boundary
 — • — County boundary
 ○ Boundary post/stone
 Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemry	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governor	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

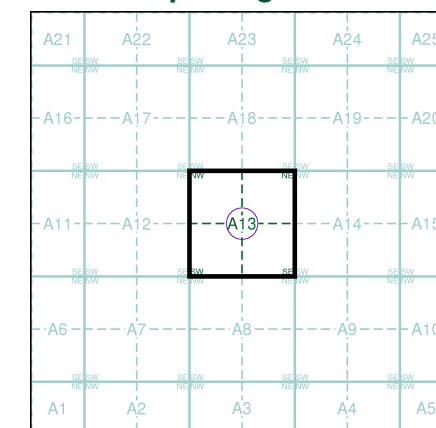
Envirocheck®

 LANDMARK INFORMATION GROUP®

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Brecknockshire	1:2,500	1889	2
Brecknockshire	1:2,500	1904	3
Ordnance Survey Plan	1:2,500	1964 - 1974	4
Additional SIMs	1:2,500	1964 - 1989	5
Ordnance Survey Plan	1:2,500	1976 - 1984	6
Ordnance Survey Plan	1:2,500	1984	7
Additional SIMs	1:2,500	1984 - 1989	8
Large-Scale National Grid Data	1:2,500	1995	9

Historical Map - Segment A13



Order Details

Order Number:	407167370_1_1
Customer Ref:	CR2288
National Grid Reference:	303200, 228280
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

Site at 303200, 228280

Landmark
INFORMATION GROUP

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Web: www.envirocheck.co.uk