

CPAT Report No. 1612

Bronllys Hall, Powys




Heritage Impact Assessment



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Summary

A heritage impact assessment has been produced by the Clwyd-Powys Archaeological Trust relating to Bronllys Hall. This has been done at the pre-planning stage of a proposed conversion of the hall into a hotel, conference centre and private event venue. The work comprised desk-based assessment and a field visit.

The core of the hall appears to be an 18th century country house, which underwent successive alterations in the 19th century and was further modified after 1913 when the estate was sold and subsequently became the site of Bronllys Hospital. The historic core of the building contains a number of distinctive features which give it its character, but the additions are of lesser architectural merit. The building is not listed.

In the grounds there are a number of features which relate to its use as a country house.

The proposals for the development involve the retention of the surviving historic core of the hall, and the demolition of the later additions to its rear; these will be replaced by a single unit attached to the north side of the historic core. It is also proposed that part of the second floor of the hall will be rebuilt and the original, more symmetrical, frontal appearance of the building re-established.

The significance of the overall impact on the hall will be *slight*; the removal of the later additions could provide a positive effect. Given the nature of the proposed alterations to the front of the hall it is considered that the significance of the impact on the two listed buildings within 500m of the Development Area will be *neutral*.

The registered park and garden associated with Bronllys Hospital includes the Development Area as a whole. Given that the hospital and hall are now in separate ownership, it would therefore be more beneficial to the setting of the hall to retain the current trees and avoid creating a prominent view of the later hospital buildings. If that is the case then the effect of the development will probably be at most *negligible* and potentially positive in magnitude, and the significance *slight*.

It is proposed that solar PV panels are sited within the garden as defined in the register. The degree of impact from the panels will depend on the details of the proposal, which are not available at this stage.

Some renovation and repair is intended for the coach house and gardener's cottage. The overall significance of these proposals is likely to be no more than *slight* and may have a positive effect on their appreciation.

the north-eastern portion of the building, and this was subsequently rebuilt using modern materials. Another wing to the rear of the service court on the western end of the hall is of pre-fabricated construction and clearly belongs to the second half of the 20th century.

- 1.3. In addition to the hall, there are a number of buildings in the grounds and two of these – a former gardener’s cottage and another building known as the coach house – are proposed for retention and refurbishment as part of the proposed development. The remainder of the structures in the grounds are either hospital buildings from the second half of the 20th century, or sheds that were used for housing garden equipment; none of these have any architectural merit.
- 1.4. A desk-top study was compiled for the Development Area and its surroundings to a distance of 500m from the boundary, primarily to search for designated and registered heritage assets. The regional Historic Environment Record (HER) was also searched for undesignated assets within this wider area.
- 1.5. A site visit was carried out on 7 September 2018, which examined the grounds and the buildings within the area of the proposed development. This report was written immediately thereafter.

2 Sources of Information & Guidance

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

Administration

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

Legislation and guidance

- 2.5. The legislative framework for the historic environment in Wales was revised by The Historic Environment (Wales) Act 2016. The 2016 Act amended the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. It extended the definition of scheduled monuments and enhanced their protection, as well as making changes to the process of scheduled monument consent. Changes were also made to the protection of listed buildings. The 2016 Act also provided for a statutory register of historic landscapes, a statutory list of place names, and imposed a statutory duty on Welsh Ministers to compile and maintain Historic Environment Records (HERs). Most of the provisions of the 2016 Act had come into force by 31 May 2017.
- 2.6. Chapter 6 of Planning Policy Wales was revised and re-issued in November 2016. Technical Advice Note 24: *The Historic Environment* (TAN 24) came into force on 31 May 2017, and replaced previous Welsh Office Circulars 60/96 *Planning and the Historic Environment: Archaeology*; 61/96 *Planning and the Historic Environment: Historic Buildings and Conservation Areas*; and 1/98 *Planning and the Historic Environment: Directions by the Secretary of State for Wales*.
- 2.7. The revised Design Manual for Roads and Bridges (DMRB), Volume 11 Section 3 Part 2, HA 208/07 (August 2007), though not specifically focused on developments of this nature, provides a suitable, general framework for assessing the cultural heritage. The approach to the cultural heritage which it promotes, although designed for road developments, is relevant as a methodology for the proposed development and has been adopted here. The relevant sections relating to determining the value of assets and the magnitude and significance of potential impacts is reproduced in Appendix 1.
- 2.8. The desk-based assessment was undertaken with reference to the principles and methods for assessing heritage assets laid out in the *Standard and Guidance for Archaeological Desk-based Assessments* (2014) produced by the Chartered Institute for Archaeologists (CIfA), the regulatory body for the profession.
- 2.9. Welsh Government's (2017) *Heritage Impact Assessments in Wales* sets out the general principles to consider when planning changes to historic assets and applying for listed building, conservation area and scheduled monument consent. This document, together with Cadw's (2011) *Conservation Principles for the Sustainable Management of the Historic Environment in Wales*, provides guidance on understanding historic assets, their significance and assessing potential impacts on them. The results of a heritage impact assessment should be summarised in a heritage impact statement and this process must be adopted in all cases where your proposals require listed building consent or conservation area consent.
- 2.10. Heritage impact statements are not required when applying for planning permission, including for development, in the following cases: within the setting of a listed building; within the setting of a scheduled monument; in a registered historic park and garden, or its setting; in a conservation area; and in a World Heritage Site. Nevertheless, in these circumstances, it is good practice to adopt the principles of the heritage impact assessment. There is a separate process for considering the impact of development in registered historic landscapes.

- 2.11. Planning Policy Wales (9th edition, 2016) identifies the desirability of preserving the setting of a World Heritage Site, a nationally important ancient monument (whether scheduled or unscheduled), a listed building, a Conservation Area and a site on the Register of Historic Parks and Gardens in Wales. This desirability will be a material consideration when assessing the potential impact of a development proposal on the historic environment. Recent guidance published by Welsh Government (2017) in *Setting of Historic Assets in Wales* defines the setting of a historic asset as including ‘the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset. Setting is not itself a historic asset, though land within a setting may contain other historic assets. The importance of setting lies in what it contributes to the significance of a historic asset. The setting of a historic asset can also include less tangible elements. These may include function, sensory perceptions or historical, artistic, literary and scenic associations’.
- 2.12. For the landscape in its entirety LANDMAP is the formally adopted landscape assessment tool for Wales, and is consulted in order to inform the baseline assessment of the study area. LANDMAP comprises of five evaluated Aspects, one of which – the Historic Landscape – is relevant to cultural heritage assessments, and a second – the Cultural Landscape – is partially relevant. All five aspects, the other three being Geological Landscape, Landscape Habitats and Visual & Sensory, are normally taken in conjunction (rather than individually) to assess the importance of a landscape under consideration (see CCW 2012), a process normally undertaken by a specialist in landscape and visual issues.

The categorisation and conservation of the cultural heritage resource

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

World Heritage Sites

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

Scheduled Ancient Monuments

- 2.15. SAMs are designated features of national importance. They are protected under the Ancient Monuments and Archaeological Areas Act, 1979, as amended by the Historic Environment (Wales) Act 2016. The settings of SAMs are also protected, as articulated in Planning Policy Wales (9th edition, 2016), specifically Chapter 6 (Conserving the Historic Environment) which notes that 'the desirability of preserving an ancient monument and its setting is a material consideration in

determining a planning application' (6.5.1). Setting in relation to all heritage assets, whether designated or not, is discussed further below.

Listed Buildings

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

Conservation Areas

- 2.17. These are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. This Act requires local planning authorities to have special regard to the desirability of preserving the setting of a Conservation Area, and it also requires planning proposals to meet the test of determining the extent to which a development affects views to and from such an area. Planning Policy Wales (9th edition, 2016) states that there 'will be a strong presumption against the granting of planning permission for developments ... which damage the character or appearance of a conservation area or its setting to an unacceptable level' (6.5.19).

Registered Parks and Gardens, and Historic Landscapes

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

Battlefields

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

Designated wrecks

- 2.20. The Protection of Wrecks Act 1973 allows the designation of a restricted area around a wreck to prevent uncontrolled interference. These protected areas are likely to

contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance. There are six designated wrecks in Wales.

Aircraft Crash sites

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

Undesignated assets

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

Historic Hedgerows

- 2.23. Various criteria have been used to classify historic hedgerows. In the context of a current cultural heritage assessment those that are most relevant are where a hedgerow incorporates or is part of an archaeological site and where it marks a pre-1850 parish or township boundary. In this region there is generally so little published information on estate or manorial boundaries, another pair of criteria, that an assessment utilising them is not feasible.
- 2.24. A further criterion (as cited in The Hedgerows Regulations of 1997 – SI No.1160) is ambiguous in stating that the regulation applies to a hedgerow that is recorded in a document held ‘...at a Record Office as an integral part of a field system pre-dating the Enclosure Acts’. This was qualified in guidance issued by DEFRA in May 2002 which stated that 1845 was the accepted cut-off date.

3 The Cultural Heritage History of the Area

- 3.1. This section provides a brief summary of the archaeology and history of the study area and its immediate surrounds, to enable the findings of the assessment to be placed in a wider context.

Prehistoric Era (10,000BC – AD 43)

- 3.2. There is little evidence of prehistoric activity in the immediate vicinity of the Development Area, the only two records in the Historic Environment Record (HER) within 2km being the findspot of a Bronze Age axe at Pentre Sollars, some 1.2km to the north-north-east of the hall and a standing stone near Bronllys Castle, 1.8km to the east-south-east.

Roman Period (AD 43 – 410)

- 3.3. The only Roman activity in the area is indicated by two postulated roads which cross in the centre of Bronllys. Both of these are considered to follow the line of current roads and there is some debate regarding their authenticity. The nearest to the hall is the Kenchester-Brecon route (RR63b), whose alleged line is occupied by the modern A438.

Medieval Period (410 - 1500)

- 3.4. The medieval period is more clearly represented in Bronllys and the village itself is first recorded in 1200. Around 500m south-east of the village is Bronllys Castle, originally built as an earthen motte, but on which a stone tower keep was built; the castle is first mentioned in the early 12th century when it was granted, together with surrounding land, to Richard fitz Pons Walter de Clifford by Henry I, following his anti-Welsh campaigns of 1113-4. It is possible that the original Norman castle was erected by Richard about this time, although only the earthen motte with its attendant bailey survives from this period. The castle appears to have been a masonry structure by 1175, although whether the present remains date from this time is uncertain as they seem to be more characteristic of the 13th century. The village was centred on the church of St Mary and the Bronllys Moat, which lies just under 1km to the south-east of the hall. A similar distance to the south-west there was the medieval manor at Trepillip, known as Phellippeston in 1382.
- 3.5. Agricultural activity of the period is denoted by ridge and furrow cultivation and placename evidence of the open field arable field system centred on Bronllys. This was eventually enclosed only in the 19th century, though some of the individual strips have been fossilised by later hedgerows. Some of the traces of open field lie within 500m of the Development Area.

Post-Medieval and Modern Periods

- 3.6. The church of St Mary was largely rebuilt in 1887, although probably on the same plan as its predecessor, which could be dated to the 12th or 13th-century. The earliest of the surviving buildings in the village date to the 17th and 18th centuries, and it seems unlikely that the form and extent of the village had altered markedly between then and the late 19th-century Ordnance Survey maps. These show that the settlement was surrounded by a series of orchards. In more recent years, the village has expanded to the north-west from its earlier linear development along the line taken by the main Hay to Brecon road before the Bronllys bypass was constructed.
- 3.7. Bronllys Hall, also known as Pont-y-Wal, lies to the north-west of the village and is enclosed on most sides by mature mixed woodland, with only a limited view to the south-south-east, centred on Mynydd Troed and Mynydd Llangorse on the opposite slopes of the valley of the Afon Llynfi. Until recently it was the offices of the Powys Teaching Health Board.
- 3.8. The estate was bought by the Crown Estates in 1913, as the site for a new hospital and this was built in the hall grounds by Edwin T. Hall and Stanley Hall in c.1913-20, on open land descending to the south from the house. It is arranged on a widely spaced pavilion-system plan and was built as a tuberculosis sanatorium, with many of the south-facing sides of the wards opening on to verandas. A central corridor, running north-south, links the wards. The central western pavilion is notable for being built on a butterfly plan. The hospital remains in general use but is no longer a sanatorium.
- 3.9. A sophisticated Arts and Crafts chapel with modernist influences lies in its own grounds some 50m south-west of the main hospital. It was built in c. 1920, following a £5,000 gift from Sir David R. Llewellyn and H. Seymour Berry (Lord Buckland of Bwlch) and was dedicated in July 1920.



Fig. 3: Extract from the Ordnance Survey Old Series Sheet 42, published 1834

- 3.12. It is worthwhile to briefly mention the local road network, as this clearly altered through time. On the 1759 and 1817 (Fig 2) maps, the lane from Bronllys passed immediately to the south of the hall, but by 1834 (see Fig 3) the route was supplemented by another passing around the grounds to the north and by 1840 (Fig 4) the latter had become the main route, providing a degree of privacy for the hall that had been lacking. Part of the early route crossed the stone-faced dam that once held back a pond to the south-east of the hall, but there is no other clear trace of it. Another potentially early route lies in the woodland to the north-west of the main drive, where a sunken trackway can still be seen; this is accurately depicted as a path on the 1888 and 1904 OS maps (Figs 5 and 6) , with the earlier map seeming to imply that it was a former drive leading to the hall. The section within the development area was probably extant and mapped in 1759.

Bronllys Hall

Hall (Figs 12-15)

- 3.13. The hall is a gable-fronted building, built of local stone and situated on the southern slope of a gentle hill. The name Pont-y-wal appears as Pontewall in the 16th century (Jones and Bailey 1940, 232) but there were clearly a number of phases of construction or rebuilding that led to the current structure. The hall is said to have been built (or rebuilt) by Howel Harris in 1759 and was shown on a map of the same date (this cannot be reproduced owing to copyright considerations), where it appears to have a symmetrical frontage with a central entrance flanked by two windows to either side on both ground and first floors, though this could be a generalised representation of the building. It was the focus of an estate that up to that time had been owned by the Havard family in the 17th and 18th centuries (Bidgood 1992, 45) and which Lewis in 1833 noted was then owned by a Mrs Clarke. She was still in residence in the 1840s,

but subsequently the hall was held by the Crawshay Ralston family and the crest above the main entrance, showing a falcon above the motto 'Marte et Fide' is likely to be theirs; the Ralston crest has a similar falcon with the motto 'Fide et Marte'.

- 3.14. It is interesting that Lewis (1833) mentions that 'in the old portion of the house are the remains of what appears to have been a chapel, and under the more modern parts were all the appearances of a place of burial' and this is recounted by Jones and Bailey in 1911. This may or may not be an accurate recollection; however it may be inferred that the building had been extended at some point before 1833, and probably during the late 18th or early 19th century, and that parts of the original structure were retained. The accuracy of the tithe map of 1840 (Fig. 4) is questionable, although this – together with the 1817 Ordnance Surveyors' drawing – suggests that there were a series of rambling extensions to the rear of the hall at that time. It may be these which Lewis considered to be the more modern parts. The presence of the probable Crawshay Ralston crest on the main frontage implies that additional works were undertaken in the second half of the 19th century; these probably resulted in the present general appearance of the hall. Subsequent additions date to the period after the hall was sold to allow the construction of the Bronllys Hospital in 1913, and the north-eastern part is known to have been rebuilt after a fire in the second half of the 20th century.



Fig. 4: Extract from the 1840 Tithe map for Bronllys parish.

- 3.15. Externally, the core of the building is constructed from reddish sandstone with decorative elements in a yellow-brown sandstone, its roof is covered with an artificial material with the appearance of slate. The windows on the ground floor south frontage are either single lights, mostly with pointed arch heads, or multiple lights separated by stone mullions; those on the first floor are distinctively different and are generally of mullioned and transomed stone construction. It seems unlikely that any of the original windows survive: most of those on the south frontage have been replaced by metal-framed panes set into the stone surrounds, elsewhere the earliest appear to be sash windows with wooden frames. The top of the walls defining the historic core are battlemented on both the north and south sides.
- 3.16. The core of the hall comprises a central entrance hall and stairs on ground (Fig. 13, G27) and first floor (Fig. 14, F20); these appear to be of a design which imply an 18th-century origin (see Smith 1988, plate 94 and 95). On both floors the stairs are flanked by rooms with a recessed frontage (Fig. 13, G26 and G28; Fig. 14, F19 and F21), which are themselves flanked by slightly projecting rooms, of which those to the west (Fig. 13, G21; Fig. 14, F6) have ground and first floor bay windows. The western ground floor room is designed for display, with a series of ornamental shields placed high up on its walls and a decorative wooden ceiling; these features had been hidden beneath later coverings and were revealed by an ongoing process of restoration being undertaken by the owner. The western first floor room has a second floor above (Fig. 15, S2-S6) and it is clear from early 20th-century photographs that the same was true for the eastern room (Fig. 14, F30-F31), though this seems to have fallen victim to a fire in the late 20th century, when much of the rear part of the building on this side was lost and only a bay window facing east (Fig. 13, part of room G31) survived. The central rooms and entrance hall are oak panelled on the ground floor, in line with the description in the 1913 sale catalogue, and have ornamental figures flanking the fireplaces; all of the core rooms have some degree of ornamental moulding on walls and ceiling, most of which is well preserved. Cellar space (Fig. 12, B3-B6) lies beneath the entrance hall and the room to its east.
- 3.17. To the rear of the entrance hall and flanking rooms on both ground and first floors, there are passages that provided access between the rooms (Fig. 13, G14, G20, G22-G24; Fig. 14, F18, F22) and on the ground floor these might have provided routes used by servants. Together with the rooms described above, it seems probable that these occupy the footprint of the 18th century house, described elsewhere in this report as its historic core.
- 3.18. The main extension is the two-storey wing that runs north from the west end of the original core of the building, with rooms on the ground (Fig. 13, G16-G19) and first (Fig. 14, F10-F14) floors. Most of this wing is cement rendered but bricks are visible on the sides of the windows and a date in the second half of the 19th century seems probable for its construction; it is depicted on the 1888 and 1904 OS maps. While the ground floor access is relatively straightforward from passage G14, on the first floor a skewed arch has been constructed in passage F9 to fulfil the same purpose. A narrow window, now blocked, at the west end of G14 was probably intended to light the stairs that link ground and first floors at this point, but it would have become redundant when the ground floor room G15 was built on its outer side sometime before 1888. This wing is of limited architectural value.

- 3.19. At the western end of the original core a second, stone-built, extension runs westwards and, while also of two storeys (Fig. 13, G9-G13; Fig. 14, F1-F5), its roof is notably lower than that of the core, such that a descending stair has been inserted where the end wall of the core was cut through to provide access from room F6 to F5. Again, this part of the building is depicted in 1888 and 1904, but perhaps given the difference in materials it might be somewhat earlier. Potentially, this could belong to the works thought to have been carried out in the first quarter of the 19th century (see para 3.14).
- 3.20. A walled service court (Fig. 13, G1-G8) lies further to the west of the house and this is clearly of two phases, as is shown by a butt-joint in the walling to the west of an arched door through which it was accessed. The western part (Fig. 13, G1-G5) is the later and the structures here are of no architectural merit, comprising lean-tos attached to the surrounding walls and resting on brick piers. A wider service entrance lies on the north side of G1.
- 3.21. The remainder of the building comprises a pre-fabricated late 20th-century extension lying to the north of the service court, and the rebuilt section to the north of the east end of the core that was destroyed by fire in the 20th century and subsequently rebuilt in modern materials. Neither of these are of any architectural merit. The area affected by the fire covers rooms are G25 and G29-34 on the ground floor and F23-F30 on the first floor; S8 is effectively a roof terrace and can be ignored for the purposes of this assessment. The basement level of this part (Fig. 12, B2) could not be accessed.

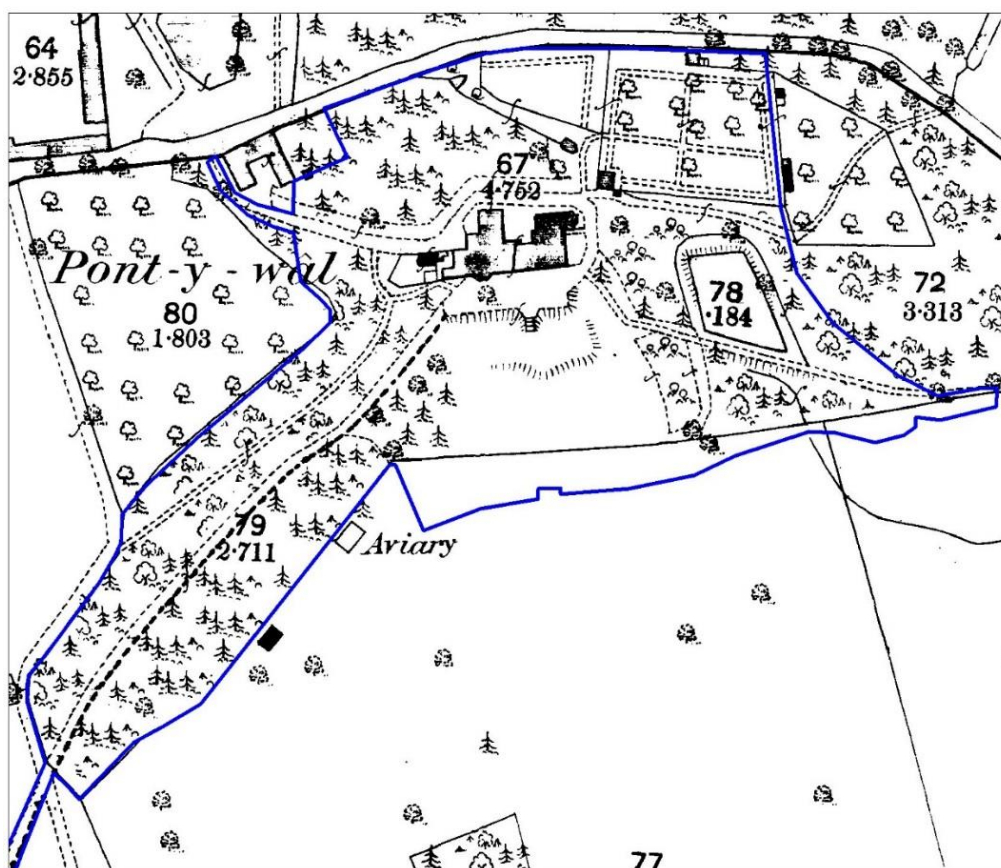


Fig. 5: Extract from the 1888 Ordnance Survey 1st edition 25'' map showing the development area outlined in blue

Additional buildings and structures within the Development Area

- 3.22. The estate formerly included a stable block which now lies outside the boundary to the north, beyond Pont-y-Wal Lane. A walled kitchen garden was present to the north-east of the house from at least the time of the 1840 tithe map and is detailed on both the 1888 and 1904 Ordnance Survey maps. Much of the surrounding wall of the garden is still extant, as are some of the internal features. On the north side, adjacent to the boundary wall, is the gardener's cottage. The interior floor of this has collapsed, although the outer walls are in reasonable condition; this too was depicted in 1840. Adjacent to the cottage to the west are the brick-built bases of the greenhouses depicted on the 1904 Ordnance Survey map and seen on Fig. 7, while to its east there is a yard area and a chimney presumably designed to service a hot-house placed on the south side of the attached wall. The 1888 Ordnance Survey map shows internal cruciform paths within the garden but by 1904 these paths were no longer evident.

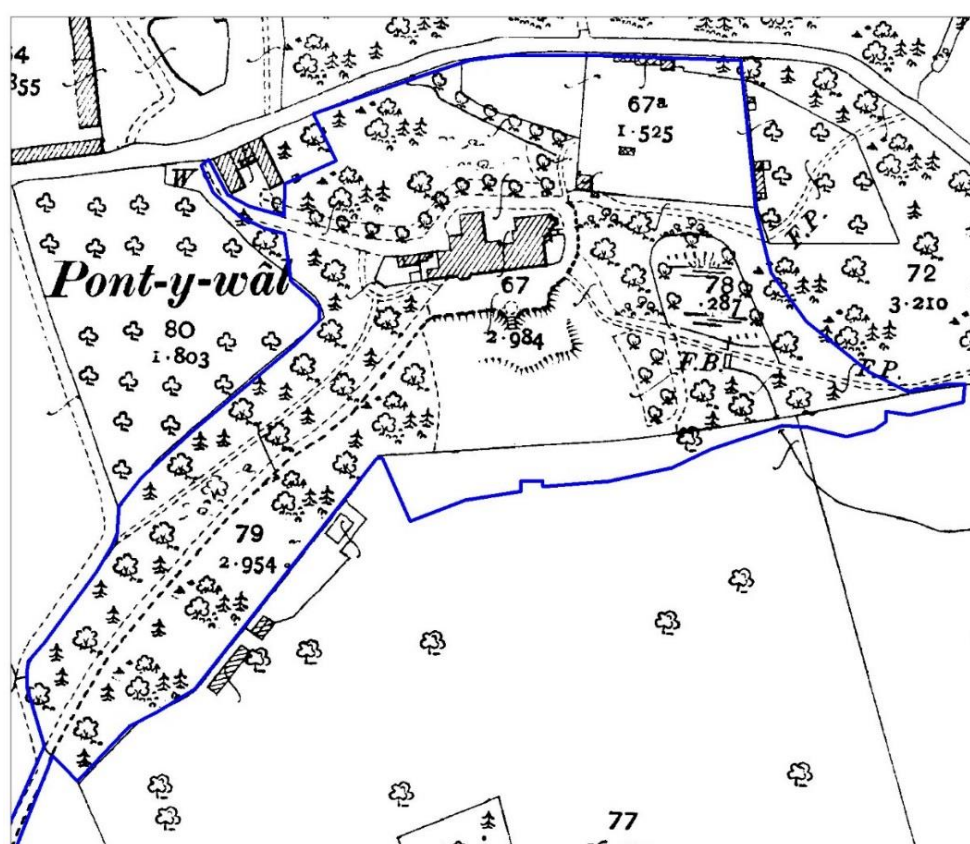


Fig. 6: Extract from the 1904 Ordnance Survey 2nd edition 25'' map showing the development area outlined in blue

- 3.23. At the south-west corner of the walled garden, an approximately square building now known as the coach house, is depicted on the 1840, 1888 and 1904 maps. This survives but has clearly seen considerable reconstruction in more recent years and only the outer skin remains, albeit modified by the insertion of concrete lintels and brick aperture surrounds. It is attached to a series of modern rooms, forming a single storey pre-fabricated late 20th-century block extending to the east.

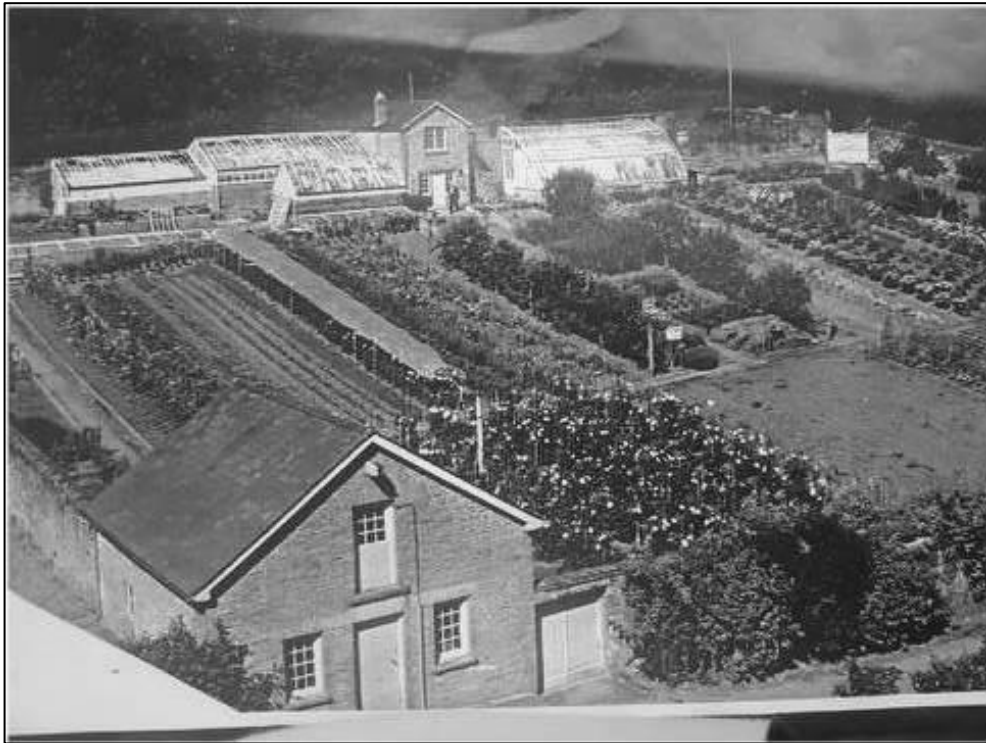


Fig. 7: Coach House and Gardeners Cottage (with attached greenhouses) as seen from the hall (undated)

- 3.24. Cadw's parks and gardens register notes that a ha-ha was evident on a photograph of 1910 and despite their assertion that this had been subsequently lost, it is still clearly evident on the slope to the south of the hall. It comprises a revetment wall approximately 1m high, set into the slope. There has been a little damage from tree root growth but it is largely intact. It follows part of the line of the boundary to the south of the hall which is depicted on the 1888 and 1904 Ordnance Survey maps.
- 3.25. A pond, recorded on both the 1888 and 1904 Ordnance Survey maps, lay to the east of the house. Although now dry, its waters were held back by a surviving stone-faced dam on which the old lane past the front of the house was probably carried. Whether the dam was an early feature or had originally been a causeway for the lane that was subsequently altered to create a dam and pond cannot be conclusively proven, though the presence of brick modifications to the structure might suggest the latter.
- 3.26. At the east-south-east end of the dam there is a feature considered by the owner to be a possible ice house, but this could not have functioned as such if the pond was full of water. It comprises a short, arched tunnel measuring 1.0m wide by 1.0m high and 1.8m long, its top at approximately the same level as the top of the dam. A ceramic pipe set into the rear wall may suggest that it was an ornamental feature related to the pond.
- 3.27. The grass terrace in front of the hall is depicted on the 1888 and 1904 Ordnance Survey maps, but the date this was formed is not known. It seems most likely that it would not have been created until the lane leading to Bronllys was moved from the front of the hall to its rear, which is thought to have occurred in the 1830s. The same date could possibly be ascribed to the planting of the large trees that lie near the

house, implying that the park was perhaps created around the beginning of the Victorian period.

- 3.28. Another potentially early trackway lies in the woodland to the north-west of the main drive, where a sunken route, approximately 4m wide can still be seen; this is accurately depicted as a path on the 1888 and 1904 OS maps, with the earlier map implying that it was an earlier drive leading to the hall. The section within the development area was probably depicted on the 1759 estate map, though it does not seem to have been extended towards the A438 until sometime between 1840 and 1888.

4 Baseline Assessment

- 4.1. The assessment involved the desk-based examination of all the readily available primary and secondary sources at the following repositories:
- the regional Historic Environment Record
 - the National Library of Wales, Aberystwyth
 - the National Monuments Record, Aberystwyth
 - Powys County Archives
- 4.2. Following the desk-based assessment, the Development Area was visited to both examine those heritage assets that had been identified and to search for assets that had hitherto gone unrecorded.

Designated and Registered Heritage Assets within 500m of the Development Area

Table 1: Summary of Designated and Registered Heritage Assets within 500m of the Development Area

Designated asset	Within the Development Area	Additional assets within 500m
World Heritage Sites	0	0
Scheduled Ancient Monuments	0	0
Listed buildings	0	2
Registered historic parks and gardens	1	0
Registered historic landscapes	1	0
Conservation areas	0	0

- 4.3. The following provides details of all designated and registered cultural assets within 500m of the Development Area, summarised in Table 1. It should be noted at this

stage that all nationally designated assets are automatically considered to be of high value (see Annex 2, Table 2.1).

World Heritage Sites

- 4.4. There are no World Heritage Sites within 500m of the Development Area.

Scheduled Ancient Monuments

- 4.5. There are no scheduled ancient monuments within 500m of the Development Area.

Listed Buildings

- 4.6. There are two listed buildings within 500m of the Development Area, as detailed in Table 2, below. Both are listed at Grade II and lie within the hospital grounds to the south of the Development Area. They were constructed as part of the hospital development in the early 20th century.

Table 2: Listed buildings within 500m of the Development Area

LB No	Name	Grade
7494	Chapel at Bronllys Hospital	II
16605	Basil Webb Hall at Bronllys Hospital	II

Registered Parks and Gardens



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Fig. 8: The extent of the Bronllys Hospital registered park and garden (information via Archwilio)

- 4.7. The development area lies within the Bronllys Hospital Registered Park and Garden (POW 09), which has been afforded Grade II status. The Significant View from the hall is identified as lying to the south, though this is mostly a distant view, looking towards Mynydd Troed and Mynydd Llangorse, on the opposite side of the Llynfi valley. The Essential Setting of the park lies to its west, north and east; all of this is effectively invisible from the hall owing to the woodland which surrounds it.



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Fig. 9: Designated and Registered assets within 500m of the Development Area

Registered Historic Landscapes

- 4.8. The Development Area lies within the Middle Wye historic landscape, and particularly the Llynfi landscape character area (HLCA 1091), which is characterised as an area of nucleated settlements and large dispersed farms deriving from medieval English-held manors associated with extensive medieval open fields along the fertile Llynfi valley corridor. Also within 500m is the Trebarried landscape character area (HLCA 1085), which is characterised as an area centred on the nucleated medieval church settlement of Llanfilo and occupied by scattered medieval and later farmsteads on undulating lower hill land west of the Llynfi. A number of the farms originate in smaller medieval manors and subtenancies held by either English or Welsh families.

Conservation Areas

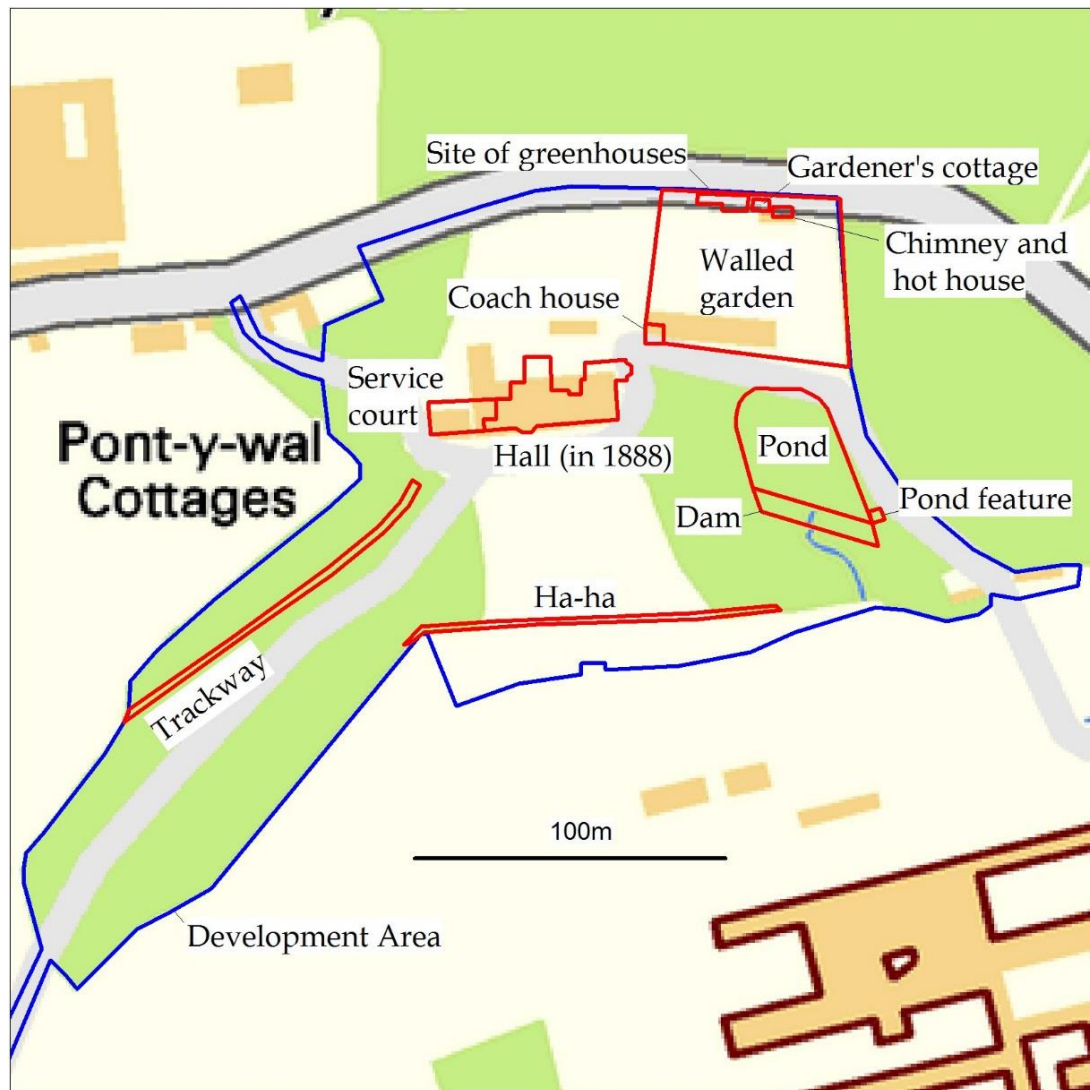
- 4.9. There are no conservation areas within 500m of the Development Area; the nearest is Talgarth, some 2.2km to the south-east of the hall.

Undesignated Assets within the Development Area

- 4.10. The regional HER records one undesignated asset within the Development Area (the hall itself). A further 12 undesignated assets were identified within the Development Area by the desk-based study and field visit. The NMR provided no additional assets. No heritage assets were identified in the section bordering the drive leading to the hall, though the line of the main A438 at the southern end of the drive has been suggested as the route of the Kenchester-Brecon Roman road, for which see Fig. 11.

Table 3: Undesignated Assets within the Development Area

PRN	Name	Period	Type	Value
32890	Pont-y-wal	Post-medieval	House	Medium
	Bronllys Hall, walled garden	Post-medieval	Garden	Low
	Bronllys Hall, gardeners cottage	Post-medieval	Cottage	Low
	Bronllys Hall, coach house	Post-medieval	Coach house	Low
	Bronllys Hall, walled garden greenhouses	Post-medieval	Greenhouse	Low
	Bronllys Hall, walled garden chimney	Post-medieval	Chimney	Low
	Bronllys Hall, dam	Post-medieval	Dam	Low
	Bronllys Hall, pond feature	Post-medieval	Pond feature	Low
	Bronllys Hall, pond	Post-medieval	Pond	Low
	Bronllys Hall, trackway	Post-medieval	Trackway	Low
	Bronllys Hall, ha-ha	Post-medieval	Ha-ha	Low
	Bronllys Hall, ?chapel	Post-medieval	Chapel	Unknown
	Bronllys Hall, ?cemetery	Post-medieval	Cemetery	Unknown



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Fig. 10: Heritage assets within the Development Area

Historic Hedgerows

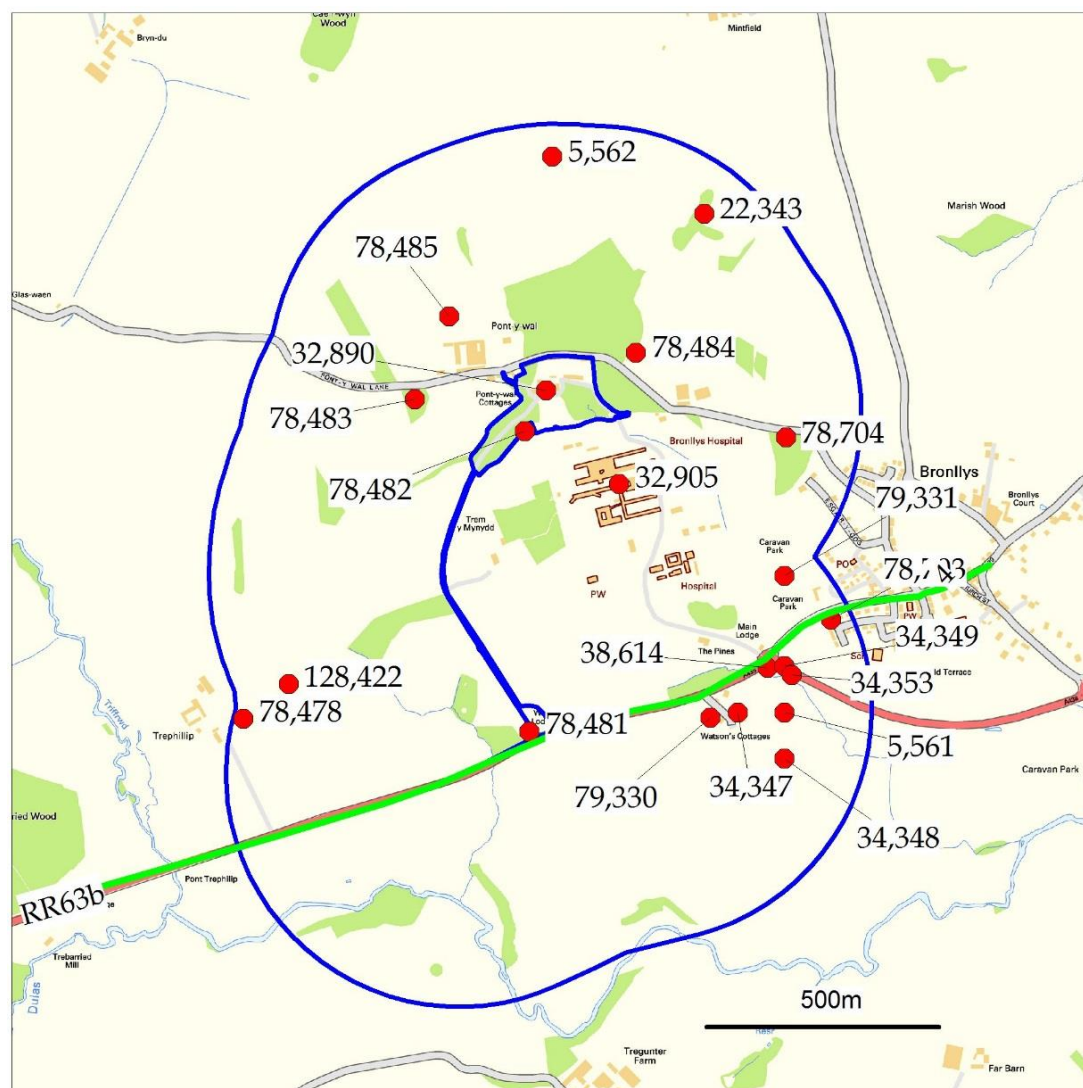
- 4.11. There are no historic hedgerows within the Development Area. The surrounding area has not been searched.

Undesignated Assets within 500m of the Development Area

- 4.12. A total of 21 heritage assets were identified within 500m of the Development Area, as listed in Table 3 and depicted on Fig. 11, below.

Table 3: Undesignated Assets within 500m of the Development Area

PRN	Name	Period	Type	Value
5561	Maes Dan Derw Ridge and Furrow	Post-medieval	Ridge and furrow	Low
5562	Minfield field system	Medieval	Field system	Low
22343	Pont-y-wal pit (dis)	Post-medieval	Pit	Negligible
32905	Bronllys Hospital	Modern	Hospital	Low
34347	Bronllys field bank	Medieval	Bank (earthwork)	Low
34348	Bronllys ridge and furrow I	Post-Medieval	Ridge and furrow	Low
34349	Bronllys ridge and furrow II	Post-Medieval	Ridge and furrow	Low
34353	Bronllys well	Post-Medieval	Well	Low
38614	Bronllys Bypass, house platform	Post-Medieval	House platform; field boundary	Low
78478	Trephilip orchard I	Post-Medieval	Orchard	Negligible
78481	Pont-y-wal, lodge	Post-Medieval	Lodge	Low
78482	Pont-y-wal, aviary	Post-Medieval	Aviary	Negligible
78483	Pont-y-wal quarry I (disused)	Post-Medieval	Quarry	Negligible
78484	Pont-y-wal quarry II (disused)	Post-Medieval	Quarry	Negligible
78485	Pont-y-wal orchard	Post-Medieval	Orchard	Negligible
78703	Neuadd milestone	Post-Medieval	Milestone	Low
78704	Bronllys Hospital gravel pit	Post-Medieval	Gravel pit	Negligible
79330	Maes Waldish placename	Medieval	Open field	Negligible
79331	Maes derw placename	Medieval	Open field	Negligible
128422	Trephillip, ridge and furrow	Medieval	Ridge and furrow	Low
RR63b	Kenchester-Brecon Roman road	Roman	Road	Low



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Fig. 11: Undesignated heritage assets within 500m of the Development Area

5 Impact Assessment

- 5.1. The potential impacts which may result from the development proposals have been assessed in accordance with the DMRB guidelines for determining the value of an asset and the potential impacts (see Appendix 1).
- 5.2. The Development Area contains 13 undesignated heritage assets, all of which are to some extent associated with the hall and are likely to be of post-medieval date. Most of these are considered to be of low value, but the hall itself is of medium value owing to its apparent retention of early elements within what otherwise appears to be a late 19th-century country house. The early parts of the house will be retained in the development plans that have been submitted to CPAT, so the significance of the impact on the house is likely to be *slight* rather than the *moderate/large* significance that would otherwise be expected. Maps from the early 19th century appear to show additional structures to the rear of the hall and it is not known whether there may be surviving sub-surface evidence of these buildings.

- 5.3. Information provided to CPAT suggests that the undesignated heritage assets within the Development Area will be retained and preserved in-situ.
- 5.4. There are two further potential assets, which are recorded in antiquarian accounts, but the veracity of which cannot be confirmed. These were observations by Lewis (1833) and Jones and Bailey (1911, 36) that evidence of a chapel and associated 'place of burial' was noted at Pont y Wal. Although unconfirmed by more recent investigations, a close reading of these sources implies that the alleged chapel was part of the core of the historic building, with the burial ground to the rear.
- 5.5. The Development Area occupies part of the Grade II registered park and garden associated with Bronllys Hospital, although the intervisibility of the hall and hospital is reduced by the mature woodland in the hall grounds.
- 5.6. The following section assesses the potential impacts on Bronllys Hall and its former parkland in accordance with Cadw's *Conservation Principles* (2010). This states that the potential impact of development or changes to a heritage asset should be assessed having first considered the significance of the asset, based on four component values, and the affect the proposals may have on each value. Welsh Government Technical Advice Note (TAN) 28 (2017) requires the assessment process to consider not only the significance of a heritage asset, but also the contribution the setting of that assets makes to that significance.

Evidential value

- 5.7. This derives from those elements of an historic asset that can provide evidence about past human activity and could include the physical remains or surviving fabric of an asset, the contribution of documentary sources, pictorial records and museum collections.
- 5.8. Bronllys Hall is not itself listed. Despite this, it seems likely that the house retains its historic core, which has two rooms to either side (east and west) of the entrance hall on both ground and first floors; a second floor room is present at the west end of the core and there was a similar room at the east end that was seemingly lost to a fire in the late 20th century. The historic core is likely to date to the 18th century and will be retained, but it is known that there was a dwelling here by the 16th century. The extent of survival of any earlier structures cannot be determined, but Lewis' observations imply that an earlier structure was exposed during one of the phases of alterations to the hall, and may have been incorporated into those alterations.
- 5.9. While a park has been identified on the slopes to the south of the house, much of this area is no longer visible from the hall owing to tree growth, which has partially shielded the view of the hospital site. This area was not part of the landholding of the hall in 1759 though there was a suggestion of parkland there on the 1834 Ordnance Survey map. It had definitely become part of the landholding of the hall by the time of the Tithe survey in 1840, but the land was recorded as either pasture or meadow at the time. The arrangement of fields is not markedly different by the time of the 1888 Ordnance Survey map, and while there are traces on the map of an earlier field pattern showing as lines of trees, this must pre-date 1840. It is only with the 1896 Ordnance Survey map that a park is clearly shown, though ultimately one of the main indicators of a park is the ha-ha which lies to the south of the house and follows part

of the line of a boundary depicted in 1840 and thereafter. The evidence seems to point to a park that, with the exception of the ha-ha and some ornamental tree planting, was perhaps rather more informal than an enclosed park in the classic sense; it seems to have been a 19th-century creation. The registered park and garden of Bronllys Hospital, although related to the earlier park, should probably be considered as a separate entity, as it was graded largely for its association with the purpose-built tuberculosis sanatorium constructed in the early 20th century.

- 5.10. The evidential value of the building complex as it currently stands will be affected by the proposed development. The development proposals involve demolition of later 19th and 20th-century extensions, which are outside the historic core and are of little or no architectural value. The historic core of the house will be retained, and the process of removing the piecemeal extensions, and their replacement, has the potential to both improve the overall appearance of the building and reveal evidence relating to its earlier history.

Historical value

- 5.11. An historic asset might illustrate a particular aspect of past life or it might be associated with a notable family, person, event or movement. These illustrative or associative values of an historic asset may be less tangible than its evidential value but will often connect past people, events and aspects of life with the present and are not so easily diminished by change as evidential values and are harmed only to the extent that adaptation has obliterated them or concealed them.
- 5.12. The name Pont-y-wal appears as Pontewall in the 16th century (Jones and Bailey 1940, 232), when Phelpot Solers, David Lloide ap Rees and William Vaughan were recorded as holding a knight's fee there in a survey of the manor of Brecknock. It was later owned by the notable local Havard family in the 17th and 18th centuries (Bidgood 1992, 45) and is said to have been built (or rebuilt) by Howell Harris (1714-1779) in 1759, though on what basis is not known; he is nationally celebrated as the effective founder of the Presbyterian Church of Wales. In the 19th century, the hall was held by the Crawshay Ralston family and the crest above the main entrance, showing a falcon above the motto 'Marte et Fide' is likely to be theirs; the Ralston crest has a similar falcon with the motto 'Fide et Marte'. The crest will be retained as part of the development, so the proposals will have no adverse impact on the historical value of the building.

Aesthetic value

- 5.13. This derives from the way in which people draw sensory and intellectual stimulation from an historic asset through its form, external appearance or setting.
- 5.14. Bronllys Hall has a curious mixture of elements and the removal of the later additions is likely to improve its overall appreciation, as long as any new additions are created in a style that is more in keeping with the historic core of the building. With the exception of those elements, such as the pond and the walled garden, that lie in close proximity to the house, the parkland is now effectively divorced from it by mature woodland and can be more readily appreciated as part of the grounds of the hospital. It is only from the uppermost rooms that any hospital buildings can be seen and the view to the house from the surrounding landscape is limited to distant prospects from the hills leading up to Mynydd Troed and Mynydd Llangorse, where the house

is hardly visible against the surrounding woodland. The proposals are only likely to have a positive impact on its aesthetic value.

Communal value

- 5.15. This 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. Most of the communal value of Bronllys Hall lies in it having been the focus of the hospital site following its sale in 1913, and no doubt this would have been relevant to patients and staff over the years.
- 5.16. While the hospital remains in use, this and its grounds are now separate from the hall and it seems probable that the communal value of the locality will be attached to the hospital site rather than the hall. Accordingly, the proposals are not considered to have any significant impact on this value.

Setting

- 5.17. The setting for Bronllys Hall is provided by the surrounding mature woodland, which has effectively masked it from view on all bar the south side. Even here, the ground floor of the hall has only distant views of the hills in that direction; it is only from the upper floors that there are any views of hospital buildings in the area to the south that was once the attached park. The reconstruction of accommodation and a gable on the second floor at the east end of the building, lost to a fire in the later 20th century, will return the view of the hall to its state at the time the hospital was built in the early 20th century. Any works to the rear (north) of the house, as long as they are limited in height to that of the hall's south frontage, will not be evident from the surrounding area.
- 5.18. Closer to hand, there are some features, particularly the pond and walled garden, that are readily intervisible with the hall and any proposed construction works, but these are currently significantly overgrown and in need of management. It seems to be the case that, as long as any works on the house and its surroundings are done in a manner sympathetic with the historic core of the building and preserve/repair the ornamental and functional features within the grounds, then the proposals are most likely to have a positive impact on the setting of the site. This is particularly the case where it is proposed that late 20th-century additions of no architectural merit will be removed. The house is not currently listed.

Statement of Significance

Summary description

- 5.19. Bronllys Hall survives as a multi-period country house which currently has a late 19th-century appearance, though it seems to incorporate a core which belongs to the 18th century; earlier elements could survive within the building fabric. The house saw much remodelling in the 19th century, and was further altered after it became the focus of the Bronllys Hospital site in 1913. The north-eastern part appears to have been largely rebuilt following a fire in the late 20th century. Most of the significant architectural detail lies within the historic core of the house, including wooden panelling, decorative mouldings and a part-panelled entrance hall with stairs to the first floor. An interesting feature are the passages which occupy the rear of the

historic core and provide a link between the separate rooms, perhaps intended partly for the use of servants.

- 5.20. The parkland is now largely occupied by the Bronllys Hospital and has its own merits after its 20th-century conversion into a garden facility for the use of patients at the hospital. The hall is now largely divorced from the parkland by the surrounding mature woodland. The only effective view from the hall is to the south, but even here, where once the grounds of the hall were enhanced by a ha-ha which allowed an uninterrupted view of the park, modern tree growth has placed a barrier to the appreciation of this landscape. Currently, it is only the distant views of the hills on the opposite side of the Llynfi valley which can be readily appreciated from the hall, though the roofs of the hospital buildings can be seen from the upper floors of the hall.

Heritage Values

- 5.21. Although Pont y Wal, the former name of Bronllys Hall, was recorded in the 16th century, and it is known that this subsequently became a residence of the Havard family, what is not certain is whether any of the current structure relates to these early periods. It was reputedly rebuilt or remodelled in the 18th century by Howell Harris, who is a significant personality in Welsh religious life, in consequence of his effective founding of the Presbyterian Church of Wales.
- 5.22. In later years the house was owned by the Crawshay Ralston family, and it seems to be their crest that has been placed above the main entrance of the house. The parkland may have been developed during their period of ownership but could already have been in place before their time, this is difficult to confirm owing to a lack of readily available detailed sources. With the sale of the house and land in 1913, it and the grounds were converted to form the site of Bronllys Hospital. The hospital is still in operation but is now separate from the hall which had more recently formed the offices of the Powys Teaching Health Board.
- 5.23. The area surrounding the hall contains a number of features that relate to the gardens and parkland, including a stone-built ha-ha, a pond (currently dry), and a walled garden. Some large trees, probably dating back to at least the early 19th century, lie within the grounds and suggest that there was some level of ornamental planting around that date.

Character-Defining Elements

- 5.24. Key elements that define the heritage character of Bronllys Hall, the parkland and associated structures include:
- the hall, specifically its historic core
 - formal gardens including terracing in front of the house and an ornamental pond and dam that may have been used as the route of a public road in the early 19th century
 - the ha-ha which once allowed clear views of the park, though these are now masked by mature woodland
 - a walled garden which included a gardeners cottage, a coach house and greenhouses
 - the mature parkland trees

- the distant view from the house towards the hills on the opposite of the Llynfi valley

Potential Impacts on Designated and Registered Assets

- 5.25. As noted above the grounds of the hall are somewhat overgrown and their appearance could be improved by considered management. It therefore seems possible that the setting of the registered park and garden (POW 09) could be improved in this regard. Sympathetic restoration of garden features and structures, particularly the walled garden, would certainly improve its overall appearance. It is also the case that the link between the hall and the hospital parkland to the south has been effectively severed by the growth of trees in the intervening space, at a point where the ha-ha once allowed an uninterrupted view.
- 5.26. On balance it is probably more beneficial from the point of view of setting to leave the current trees in place to signify a break between the hospital parkland and the house. If that is the case then the effect will probably be at most *negligible* and potentially positive, and the significance *slight*.
- 5.27. The two listed buildings within 500m both lie within the hospital site to the south of the hall. Neither will be significantly impacted by the proposed development, as the intention is to return the frontage of the hall to its appearance from the early 20th century; the intervening trees also now shield much of the view in this direction. Overall, the magnitude of effect will be *no change* and the significance *neutral*.
- 5.28. The comments in paragraphs 5.26 and 5.27 above do not take into account any potential impact from the proposed location of solar PV panels in the area to the south of the ha-ha. Since these are located within the defined area of the Registered Park and Garden they will necessarily have a material impact on the designated asset. However at this stage the design details of the solar PV panels are not known. The degree of visual impact will depend on those details and so cannot be accurately ascertained at this stage.

Potential Impacts on Undesignated Assets

- 5.29. The potential magnitude and significance of the impacts of the development on the undesignated assets within the Development Area are detailed in the following table (Table 4). Some of the impacts will be positive, since the intention of the development proposals is to restore and repair historic features, provided this work is undertaken sympathetically and in keeping with the features in question.
- 5.30. In the following table, previous comments regarding the impact of the proposals on the overall appearance of Bronllys Hall should be taken into account, and in particular that the proposals to remove later additions to the original structure have the potential to benefit the understanding and appreciation of the building and its history.
- 5.31. The two historic buildings within the grounds of the hall are the gardener's cottage and the coach house. Both of these will be retained and the latter has already seen significant alteration dating to the 20th century and only the shell of the building is of much significance. The gardener's cottage has only a single room on its ground and first floors and it is proposed that this be extended to the east, to create a larger

dwelling. There are existing walls in the area of the proposed extension which relate to a hot-house and the chimney which served it survives; these features should be retained if at all possible, and sympathetically included within any extension to ensure that the complex keeps its overall character and it remains possible to interpret the various structures.

Table 4: Impacts on Undesignated Assets within the Development Area

PRN	Name	Value	Magnitude	Significance
32890	Pont-y-wal (Bronllys Hall)	Medium	Moderate	Moderate
	Bronllys Hall, walled garden	Low	Minor (+)	Slight
	Bronllys Hall, gardeners cottage	Low	Moderate	Slight
	Bronllys Hall, coach house	Low	Minor (+)	Neutral/slight
	Bronllys Hall, walled garden greenhouses	Low	Minor	Neutral/slight
	Bronllys Hall, walled garden chimney	Low	Minor	Neutral/slight
	Bronllys Hall, dam	Low	Minor	Neutral/slight
	Bronllys Hall, ?ice house	Low	Minor	Neutral/slight
	Bronllys Hall, pond	Low	Minor (+)	Neutral/slight
	Bronllys Hall, trackway	Low	No change	Neutral
	Bronllys Hall, ha-ha	Low	Minor	Neutral/slight
	Bronllys Hall, ?chapel	Unknown	Unknown	Unknown
	Bronllys Hall, ?cemetery	Unknown	Unknown	Unknown

6 Conclusions

- 6.1. Bronllys Hall, formerly known as Pont y Wal, is a building which has seen many alterations since its construction. The historic core of the house, probably dating to the 18th century, can still be identified within the current structure and this will be retained as part of the development. It is proposed that the later piecemeal additions to the rear (north) of the house will be demolished and replaced by a single extension, which has the potential to remove the current cluttered appearance of this part of the building and may reveal evidence of the earlier structures which are known to have been located in this area.
- 6.2. The surrounding grounds are currently in need of management to restore their appearance and aesthetic value. The restoration of some of the features which is proposed has the potential to improve the setting of the hall and return the grounds to something approximating their original design.
- 6.3. While most of the buildings within the grounds are sheds or late 20th-century prefabricated structures of no architectural merit, there are two buildings which are of greater interest. The coach house, set in the south-west corner of the walled garden and dating back to at least 1840, has seen much alteration and is not likely to be further impacted by proposals to refurbish it for continued use. On the north side of

the walled garden is the gardener's cottage and it is proposed that this will be repaired and extended to the east; this should be done sympathetically and by retaining the existing walls and structures that once formed part of the garden features in this area.

- 6.4. While many of the potential impacts of the proposal on the heritage assets of the area can be readily assessed, there is an unknown potential for earlier buildings both within the footprint of the historic core of the house and in the area to the north, where buildings were depicted on mapping from the first half of the 19th century. There remains the potential for the survival of below-ground evidence for earlier buildings and other features that shed light on the earlier phases of the site.

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1817 Ordnance Survey Surveyors' Drawing No 196

1834 Ordnance Survey old series 1 inch: 1 mile map; Sheet 42

1840 Tithe map for Bronllys Parish

1888 Ordnance Survey 1:2500 1st edition; Brecknock 22.12 and 22.16

1896 Ordnance Survey One inch to the mile, Revised new series - Sheet 214 Talgarth (Hills)

1904 Ordnance Survey 1:2500 2nd edition; Brecknock 22.12 and 22.16

1913 Pont-y-Wal Estate; NLW sale catalogue Breconshire 079

Photographic sources

1876 NLW Llyfr Ffoto Crawshay Photographic Album 1

8 Archive deposition Statement

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

Archive summary

CPAT Event PRN: 140255

167 digital photographs, CPAT film no 4537

Appendix 1 - Significance Criteria

Table 1: Definition of Value of Heritage Assets

Very High	World Heritage Sites (including those nominated) Assets of acknowledged international importance <ul style="list-style-type: none"> • Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Ancient Monuments (including those proposed) Undesignated monuments which could potentially be worthy of scheduling Listed Buildings – Grade I, II* and II Registered Historic Landscapes, Parks and Gardens <ul style="list-style-type: none"> • Undesignated assets that can contribute significantly to acknowledged national research objectives.
Medium	Conservation Areas <ul style="list-style-type: none"> • Undesignated assets that contribute to regional research objectives.
Low	Undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations <ul style="list-style-type: none"> • Assets of limited value, but with the potential to contribute to local research objectives.
Negligible	<ul style="list-style-type: none"> • Assets with very little or no surviving cultural heritage interest.
Unknown	<ul style="list-style-type: none"> • Importance of the asset not ascertained.

The assessment of the magnitude of effect considers the extent to which a heritage asset may be changed or affected by the proposed development through the introduction of new structures or the infrastructure. The thresholds for assessing magnitude of effect are set out in Table 1 which is derived from the DMRB Volume 11 Section 3 Part 2, Annex 5/13, 2007, although in a slightly form for each cultural heritage sub-topic (archaeology, buildings, etc) has its own set of determining factors, which are set out in detail in the DMRB.

Table 2: Definition of Magnitude of Effect

Major	<ul style="list-style-type: none"> • Changes to most or all of the key cultural heritage elements such that the assets <p>Comprehensive changes to setting</p> <ul style="list-style-type: none"> • Extreme visual effects
Moderate	<p>Changes to many key cultural heritage elements such that the asset is clearly modified</p> <p>Considerable changes to setting which affect the character of the asset</p> <ul style="list-style-type: none"> • Visual changes to many key elements
Minor	<p>Changes to key cultural heritage elements such that the asset is slightly altered or different</p> <p>Slight changes to setting</p> <ul style="list-style-type: none"> • Slight visual changes to a few key elements
Negligible	<p>Very minor changes to cultural heritage elements, or setting</p> <ul style="list-style-type: none"> • Virtually unchanged visual effects
No Change	<ul style="list-style-type: none"> • No change

A part of the assessment process is to extrapolate the degree of significance from the predictions of impact. No formal guidance from Welsh government currently exists for the assessment of significance of effects on heritage assets, but the DMRB does provide an alternative. The severity of the effect on heritage assets depends on both the magnitude of effect and the value or importance of the asset, as exemplified in the two tables above. Table 3 illustrates how information on the value of the asset and the magnitude of effect can be combined to arrive at an assessment of the significance of effect. This process ensures consistency in assessing the significance of effect, and serves as a check to ensure that judgements regarding value, magnitude and significance of effect are balanced. While the correlation of these two sets of criteria is a mechanical process, professional judgement provides the reasoned explanation of the rationale behind the conclusions that are drawn. For example, a highly valued heritage asset may require only a limited amount of change to result in an effect that is assessed as moderate or major, whereas a greater magnitude of change is likely to be required to result in equivalent effects on a less sensitive asset. In the context of the EIA Regulations an impact judged to be moderate or greater is deemed to be 'significant'.

Table 3: Matrix for assessing significance of direct and indirect impacts on heritage assets

Magnitude of Effect	Value of Heritage Asset				
	Very High	High	Medium	Low	Negligible
Major	Very Large	Large/ Very Large	Moderate/ Large	Slight/ Moderate	Slight
Moderate	Large or Very Large	Moderate/ Large	Moderate	Slight	Neutral/ Slight
Minor	Moderate/ Large	Moderate/ Slight	Slight	Neutral/ Slight	Neutral
Negligible	Slight	Slight	Neutral/ Slight	Neutral/ Slight	Neutral
No change	Neutral	Neutral	Neutral	Neutral	Neutral

Appendix 2 - Building Layout plans (all courtesy Hughes Architects, not to scale)



Fig. 12: Basement (cellar) level rooms within Bronllys Hall



Fig. 13: Ground floor rooms within Bronllys Hall

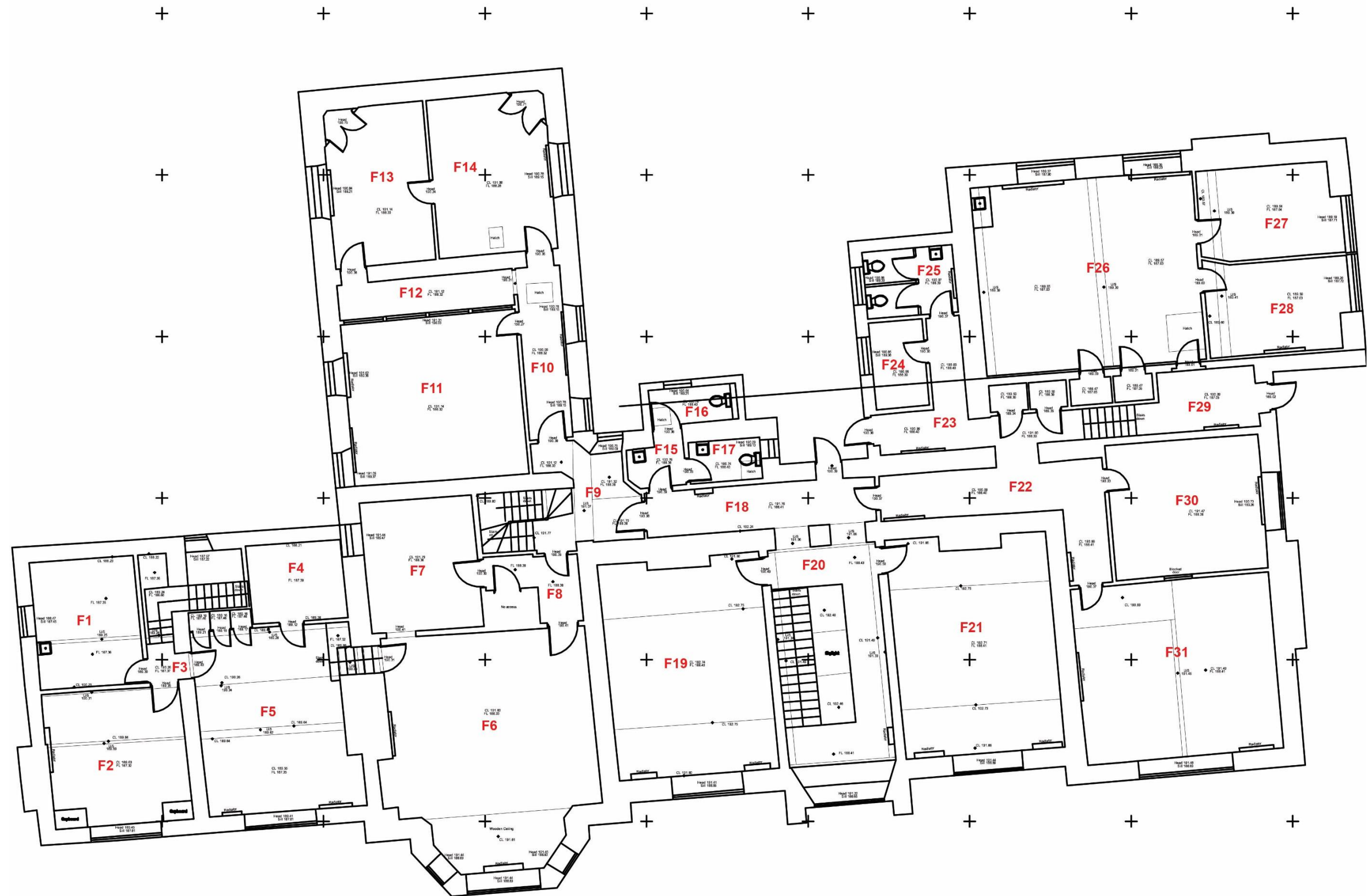


Fig. 14: First floor rooms within Bronllys Hall

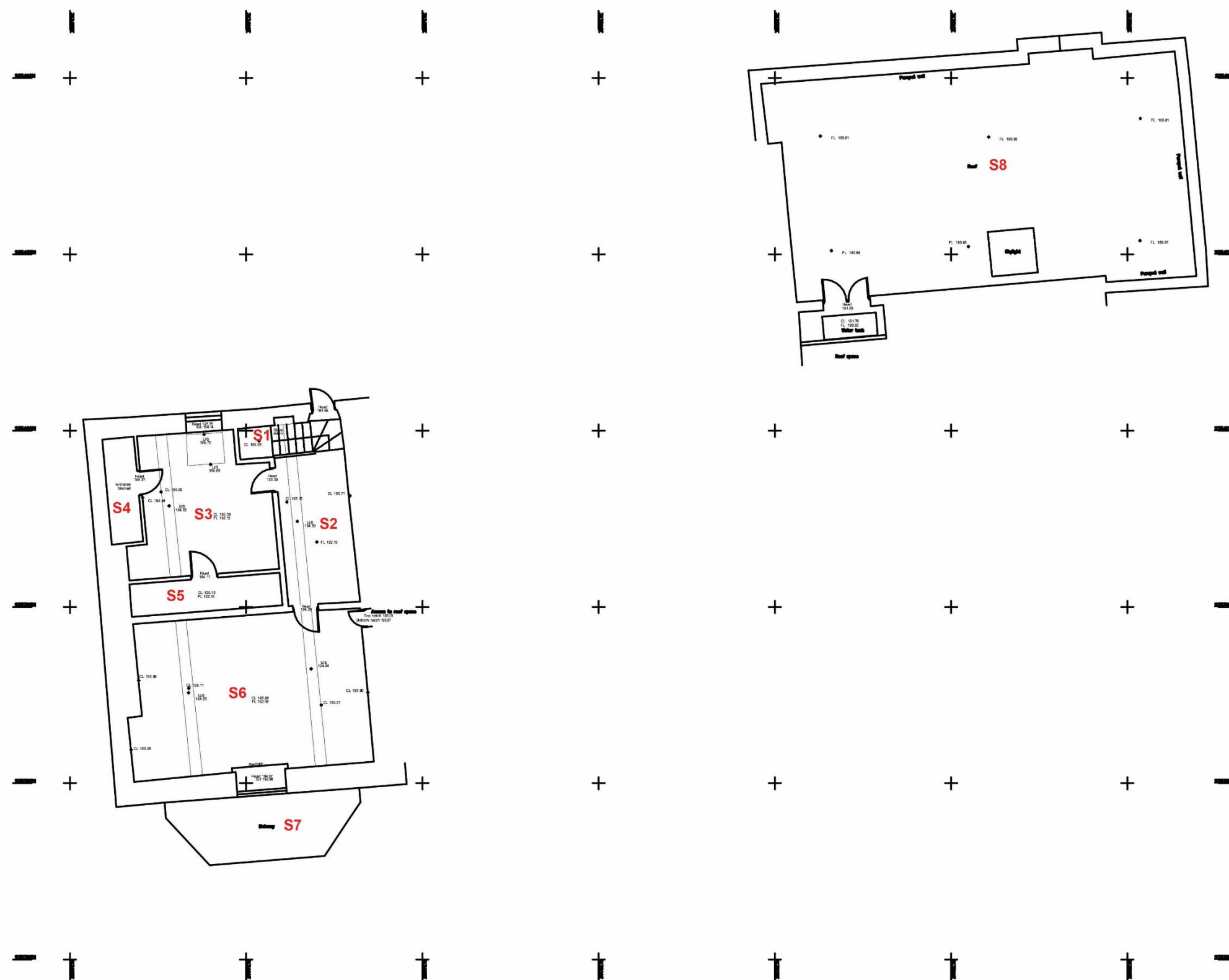


Fig. 15: Second floor rooms within Bronllys Hall

Appendix 3 - Photographs

External views



Fig. 16: Main south-facing frontage of Bronllys Hall. CPAT 4537-0005



Fig. 17: Eastern end of Bronllys Hall, showing the cement rendered replacement for the part of the hall that was lost to a fire. The bay window is original. CPAT 4537-0013



Fig. 18: The probable Crawshay Ralston crest above the entrance hall windows. CPAT 4537-0022



Fig. 19: Rear view of the hall, with the 19th-century wing projecting north from the west end of the historic core of the building in the centre of the frame. The ornamental barge board of the original building is just visible above. CPAT 4537-0039



Fig. 20: Close up view, showing the junction between the historic core of the building (centre top) and the piecemeal later additions on its west and north. CPAT 4537-0041



Fig. 21: The rear of the hall, showing the battlemented wall defining the north side of the historic core and the 19th-century north wing. Everything to the left of the battlemented wall is a rebuild following the fire in the late 20th century. CPAT 4537-0042



Fig. 22: The prefabricated 20th-century wing to the north of the service court. CPAT 4537-0020



Fig. 23: External view of the service court. CPAT 4537-0038

Internal views

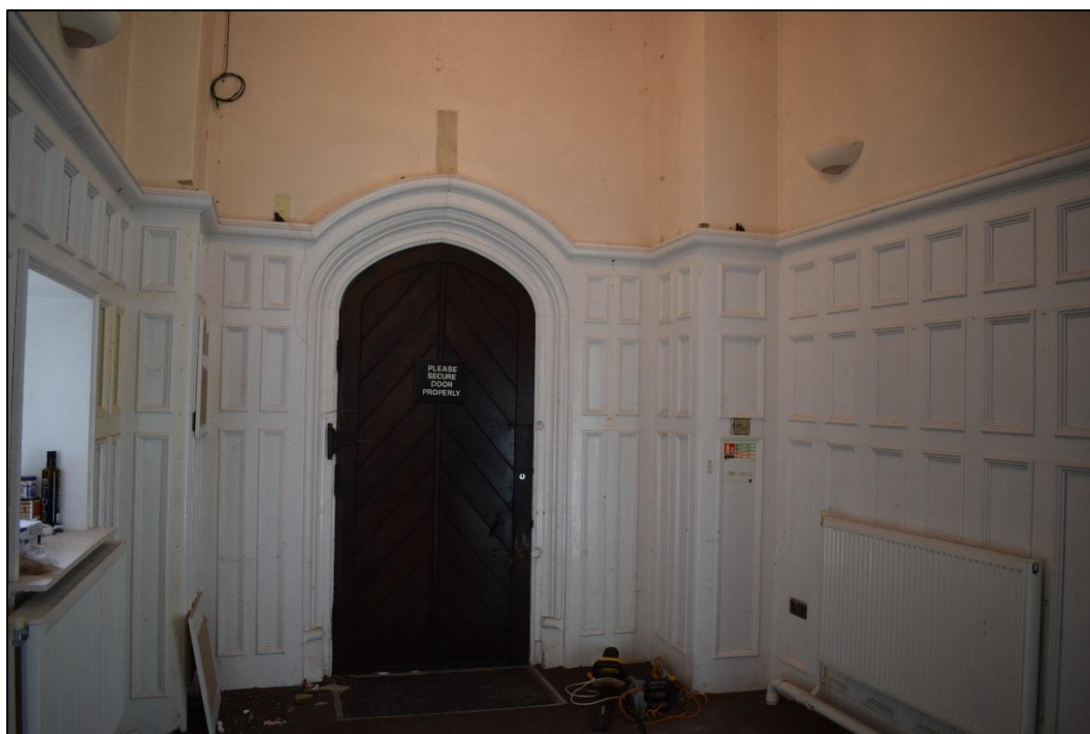


Fig. 24: Main entrance (Fig. 11, G27). CPAT 4537-0079

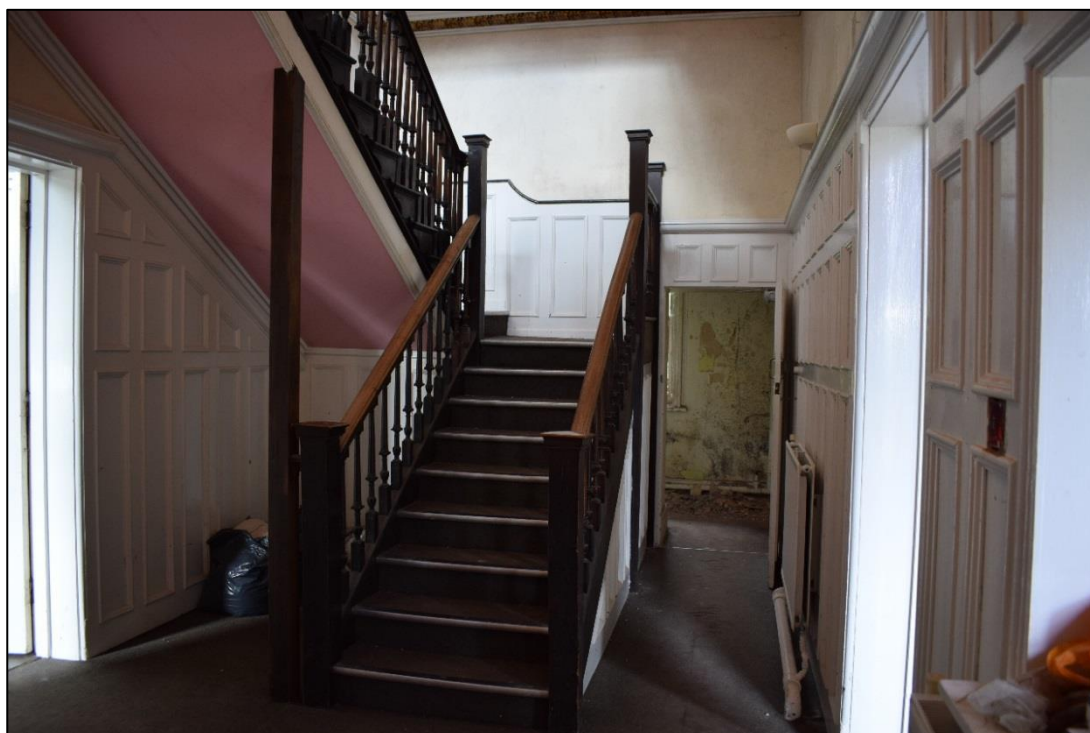


Fig. 25: Ground floor entrance hall (Fig. 11, G27). CPAT 4537-0083



Fig. 26: Inner hall, showing wooden panelling (Fig. 11, G28). CPAT 4537-0074



Fig. 27: Ornamental mouldings typical of the historic core of the hall (Fig. 11, G28).
CPAT 4537-0076



Fig. 28: Wooden panelling and ornamental mouldings in the Library (Fig. 11, G26).
CPAT 4537-0131



Fig. 29: Decorative shields and wooden ceiling in the western ground floor room of the historic core (Fig.11, G21). CPAT 4537-0140



Fig. 30: Stairs to first floor and the passage behind the rooms on the ground floor of the historic core (Fig. 11, G14, G20-G24). CPAT 4537-0143

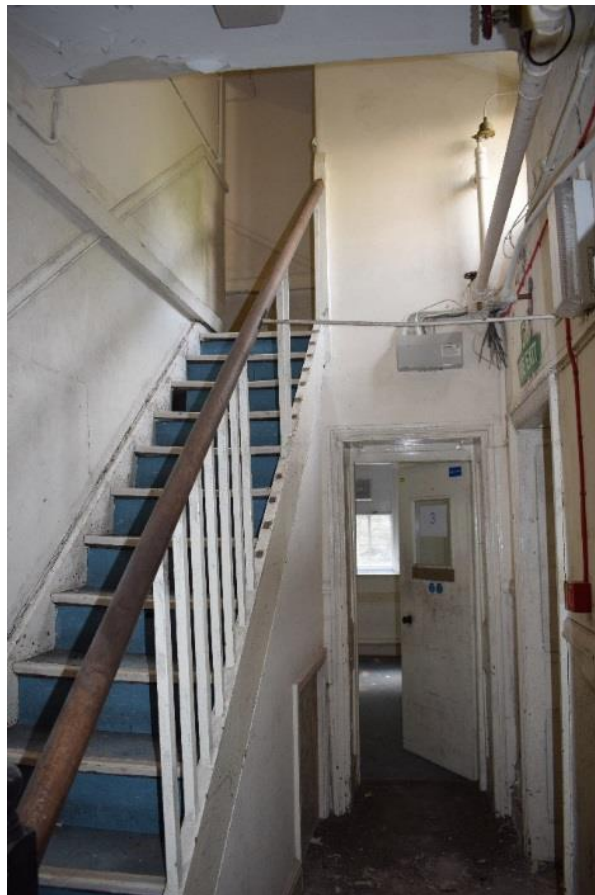


Fig. 31: The stairs accessing the first floor of the western extension (Fig. 11, G12). CPAT 4537-0144



Fig. 32: Typical interior view of a room on the ground floor of the 19th-century extension to the north of the western end of the historic core (Fig. 11, G19). CPAT 4537-0149



Fig. 33: Ornamental mouldings in the passage behind the rooms on the ground floor of the historic core (Fig. 11, G22). CPAT 4537-0152



Fig. 34: The upper floor of the entrance hall (Fig. 11, F20). CPAT 4537-0088



Fig. 35: Ornamental mouldings and roof light above the entrance hall (Fig. 11, F20).
CPAT 4537-0086



Fig. 36: The interior view of the bay window on the first floor at the western end of the historic core (Fig.12, F6). CPAT 4537-0099



Fig. 37: Ornamental door surround and roof mouldings typical of the first floor in the historic core of the building (Fig. 12, F19). CPAT 4537-0095



Fig. 38: The passage to the rear of the rooms in the historic core of the building, showing ornamental mouldings (Fig. 11, F18). CPAT 4537-0097



Fig.39: The skewed arch providing access to the 19th-century wing to the north of the western end of the historic core (Fig. 12, F9). CPAT 4537-0098



Fig. 40: Typical interior view of the rooms in the 19th-century extension on the north side of the western end of the historic core, the left hand wall was the external wall of the core (Fig. 12, F11). CPAT 4537-0117



Fig. 41: The top of the stairs leading to the second floor rooms at the west end of the historic core (Fig.13, S1-S2)



Fig. 42: The main second floor room at the west end of the historic core (Fig.13, S6)



Fig. 43: The roof space above the central part of the historic core, visible through a hatch in room S6. CPAT 4537-0124



Fig. 44: Central of the three adjoining cellar rooms (Fig. 10, B5). CPAT 4537-0157



Fig. 45: Eastern of the three adjoining cellar rooms (Fig. 10, B6). CPAT 4537-0159

Panoramic views



Fig. 46: View from one of the first floor rooms (Fig. 12, F21), showing the tops of the hospital buildings. CPAT 4537-0089



Fig. 47: The view north from the southern boundary of the Development Area demonstrating the effect of tree growth in the area of the ha-ha. (CPAT 4537-0009)



Fig. 48: The view towards Bronllys Hall from the south. The hall is surrounded by woodland in the centre of the frame, just above the tops of the hospital buildings. CPAT 4537-0167

Buildings and features in the hall grounds



Fig. 49: The coach house at the south-west corner of the walled garden. CPAT 4537-0052



Fig. 50: The gardener's cottage. CPAT 4537-0163



Fig. 51: The walls and features to the east of the gardener's cottage, with the hot-house chimney to the right. CPAT 4537-0067



Fig. 52: The causeway/dam for the ornamental pond to the east of the hall. CPAT 4537-0019



Fig. 53: The site of the pond. CPAT 4537-0046



Fig. 54: The ornamental pond feature at the south-east corner of the pond. CPAT 4537-0018



Fig. 55: The ha-ha to the south of the hall, showing tree damage. CPAT 4537-0006

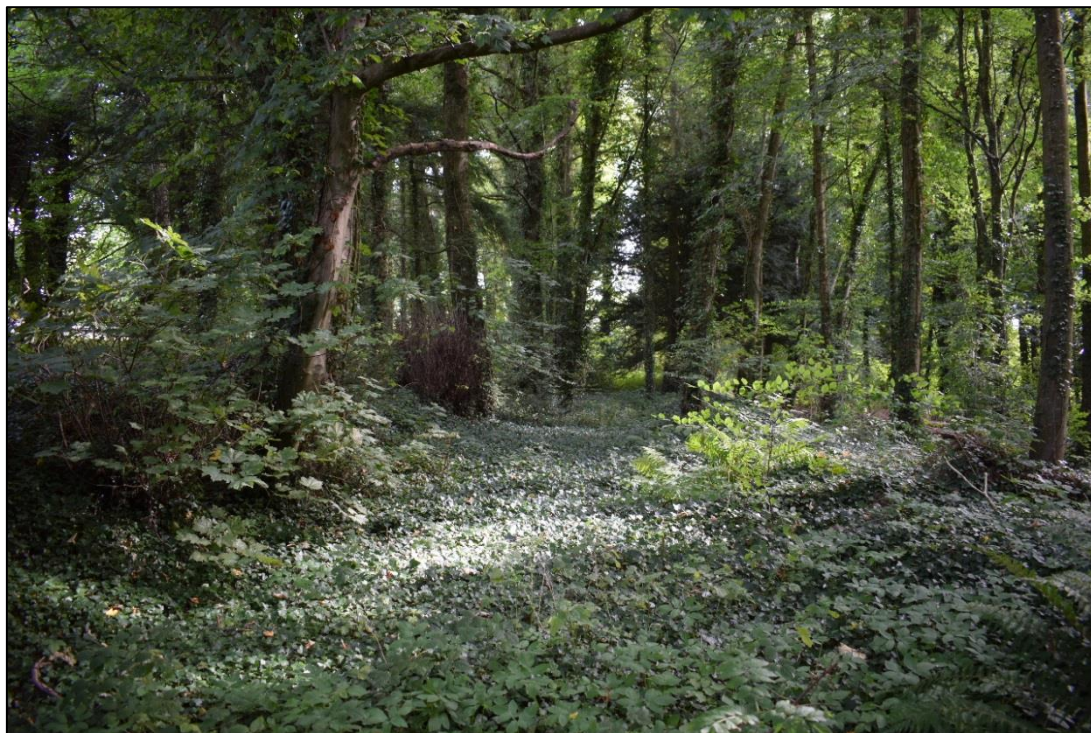


Fig. 56: The former trackway to the south-west of the hall, potentially an earlier driveway.
CPAT 4537-0003



Fig. 57: The terraced lawn to the south of the hall. CPAT 4537-0011



Fig. 58: One of the large mature trees in the grounds of the hall. CPAT 4537-0001