

Heritage Impact Assessment



**Brecon Lodge
Ffrwdgrech
Brecon
Powys**

On behalf of

Rachel Bedgood and Chris Jones

January 2023

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1 Executive Summary

Border Archaeology has been commissioned to carry out a Heritage Impact Assessment with regards to a proposed extension at Brecon Lodge Ffrwdgrech Brecon Powys, the results of which are summarised below:

The Lodge, Ffrwdgrech (Grade II Listed Building): The impact of the proposed development has been assessed as **Slight to Moderate**. This overall assessment takes into account the **High** significance of The Lodge, Ffrwdgrech as a Grade II Listed historic estate lodge of late 19th century date, cross-referenced against the magnitude of impact, assessed as **Minor**.

This assessment of impact reflects the substantial nature of the proposed changes to the internal and external fabric of the listed building in order to renovate the house and construct the new extension, whilst also reflecting the positive aspects of the design and the beneficial effect of restoring the building which has fallen into a considerable state of disrepair. These include the replacement of broken windows, removal of the later pebbledash lean-to extension and renovation of the interior including removal of partition walls between the existing dining room and the ground floor extension housing the kitchen/bathroom to create a larger bedroom space. It is recommended that an appropriately detailed programme of Historic Building Recording of the extant building should be undertaken prior to commencement of works to identify and record key features of architectural and historic interest which should then be conserved as part of the proposed refurbishment works.

It is considered that the single-storey form and proportions of the rear extension to the lodge as currently proposed (which has been significantly reduced in size compared to earlier iterations of the design) respects the scale of the original lodge while its contemporary, low-key design can also be supported in heritage terms. It is further acknowledged that the proposal plans include mitigation measures to lessen the visual impact of the proposed extension on its wider setting, including a traditional stone boundary wall on the drive side of the building constructed using locally quarried stone from Llangorse Quarry which will be in keeping with the character of the lodge; moreover, the use of a green roof will help blend the structure with the surrounding parkland.

It is also suggested that potential impacts may be further reduced by extending the proposed boundary wall to integrate the extension with the existing fabric and by using planting screens to echo the composition of the surrounding parkland (rhododendron, azalea, bamboo etc.). Further landscape screening on the other side of the extension could also limit potential impacts on views of Brecon Lodge as experienced from Pont Ffrwd Grech.

Gatepiers, with flanking walls and railings, to Ffrwdgrech (Grade II Listed Building): The impact of the proposed development has been assessed as **Slight to Moderate**. This overall assessment reflects the **High** significance of the Grade II listed gatepiers, cross-referenced against the magnitude of impact, assessed as **Minor**. The proposed development will have no physical impact upon the fabric of the listed gatepiers but will have a discernible visual impact due to the proximity of the designated heritage asset to the Lodge. However, this impact will be reduced by the reduced scale of the single-storey rear extension as proposed, the construction of a traditional stone boundary wall to screen the development and the implementation of appropriate landscaping measures.

Ffrwdgrech Parkland (Registered Park/Garden): The impact of the proposed development has been assessed as **Slight to Moderate**. This overall assessment takes into account the **High** significance of the Registered Park/Garden, cross-referenced against the magnitude of impact, assessed as **Minor**. The proposed development will have no physical impact upon the planted areas of Registered Park/Garden, but will have a degree of visual impact due to the location of the development within the boundaries of the registered parkland.

However, this impact is considered to be relatively limited in scope due to the reduced size and massing of the proposed new rear extension and the introduction of new boundary features which it is considered respond sensitively to its existing historic parkland setting. Moreover, it is suggested that further landscaping measures, including the sensitive use of planting to reflect the composition of the parkland could potentially limit views of the new development and integrate it more harmoniously with the existing landscape of the Registered Park and Garden.

Summary Conclusion: The overall impact of the proposed development in heritage terms may be assessed as **Slight to Moderate**.

This assessment reflects the fact that the proposed refurbishment and new building works will result in a discernible change to the existing appearance, fabric and setting of the Grade II listed 19th century gate lodge at Ffrwdgrech and a change to the setting of the adjacent Grade II listed Gatepiers and the Registered Park/Garden of Ffrwdgrech, all of which are considered to be heritage assets of High importance, reflecting their listed status. However, these changes are broadly considered to be both **Minor and Positive** in scope.

The assessment takes into account the positive aspects of the currently proposed development, such as the significant reduction in scale of the proposed single-storey extension (compared to previous iterations) which thus better reflects the proportions of the adjoining Grade II listed building, restoration of the badly damaged interior of Brecon Lodge (which is currently in a poor state of repair and needs refurbishment), the removal of the modern pebbledash extension and retention of key internal features of historic interest. It also reflects the potential for further mitigation measures to include traditional boundary walls incorporating the use of local stone matching that of the listed structures and appropriate tree/shrub planting to reduce the visual impact of the development.

Crynodeb: Cynhaliodd Border Archaeology Asesiadau o'r Effaith ar Dreftadaeth o estyniad newydd arfaethedig yn Brecon Lodge, Ffrwdgrech, Aberhonddu, Powys. Mae'r datblygiad yn debygol i gael effaith Bach i Cymedrol ar dreftadaeth.

2 Introduction

Border Archaeology (BA) has been instructed by Rachel Bedgood and Chris Jones to undertake a Heritage Impact Assessment (HIA) with regard to a planning application for a proposed extension at Brecon Lodge Ffrwdgrech Brecon Powys (Brecon Beacons National Park Authority Planning Ref. 22/21407/LBC) (*Fig. 1*).

3 Site Location

The site of the proposed development (the entire plot containing Brecon Lodge measures approximately 1,021.8m² in size) is located to the SE of Ffrwdgrech Road, which leads SW from Brecon towards Pont Ffrwd Grech, which is to the immediate W of the site.

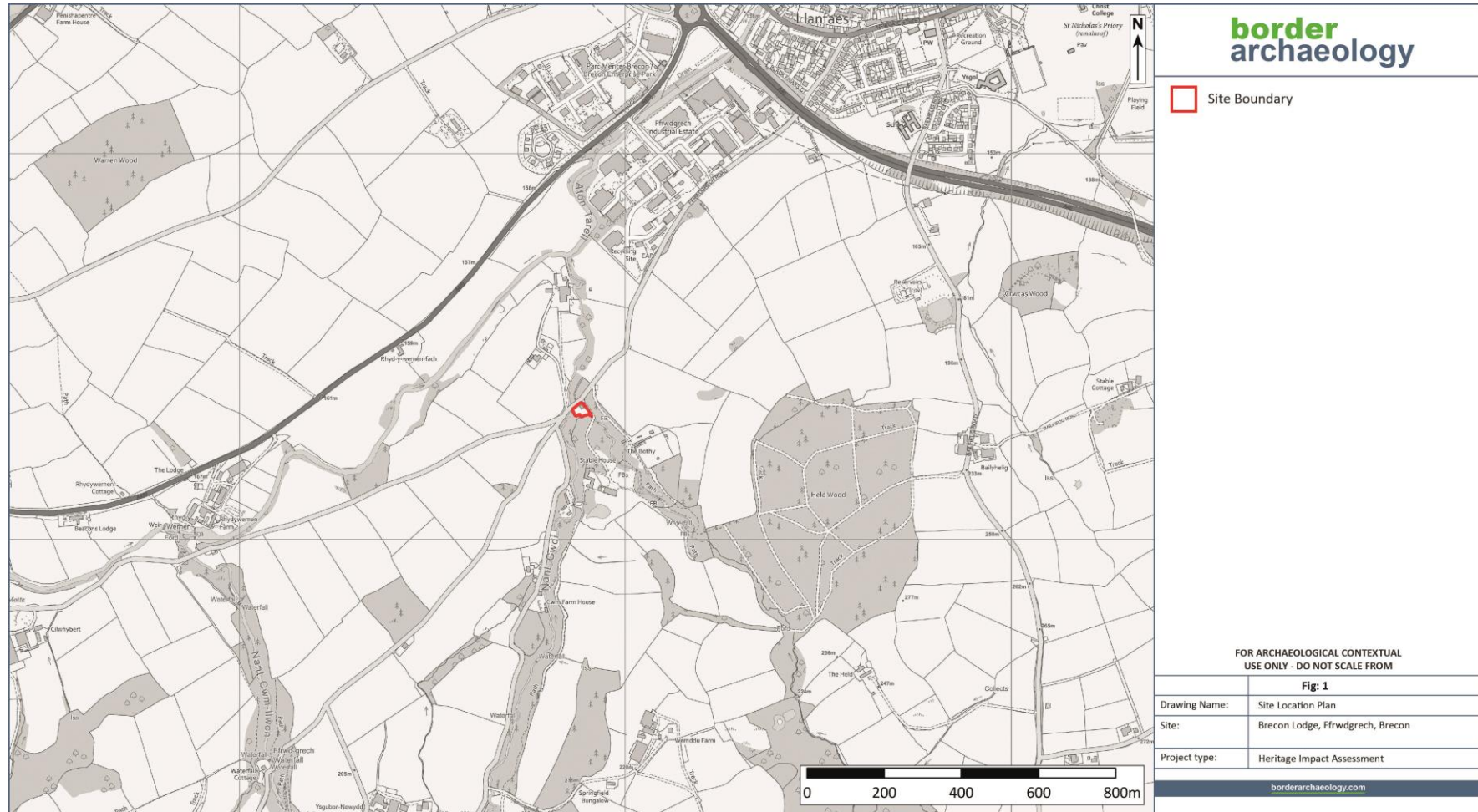
The site is located on the W edge of the Ffrwdgrech Historic Park/Garden (Ref: PGW(Po)17(POW)) and Brecon Lodge comprises a former entrance Lodge to the Ffrwdgrech estate. Brecon Lodge is Grade II listed (Ref: 84523), as are the gate piers, walls and railings to the immediate NE of the site (Ref: 84506), which formed the 19th century entrance to the Ffrwdgrech estate. Within the estate, Ffrwdgrech House (Ref: 18189), the attached stable block (Ref: 18190) and the enclosing walls of the walled garden (Ref: 84527) are also Grade II listed. No Scheduled Ancient Monuments (SAMs) are located within the site boundary.

The site is located within the boundaries of the Brecon Beacons National Park.

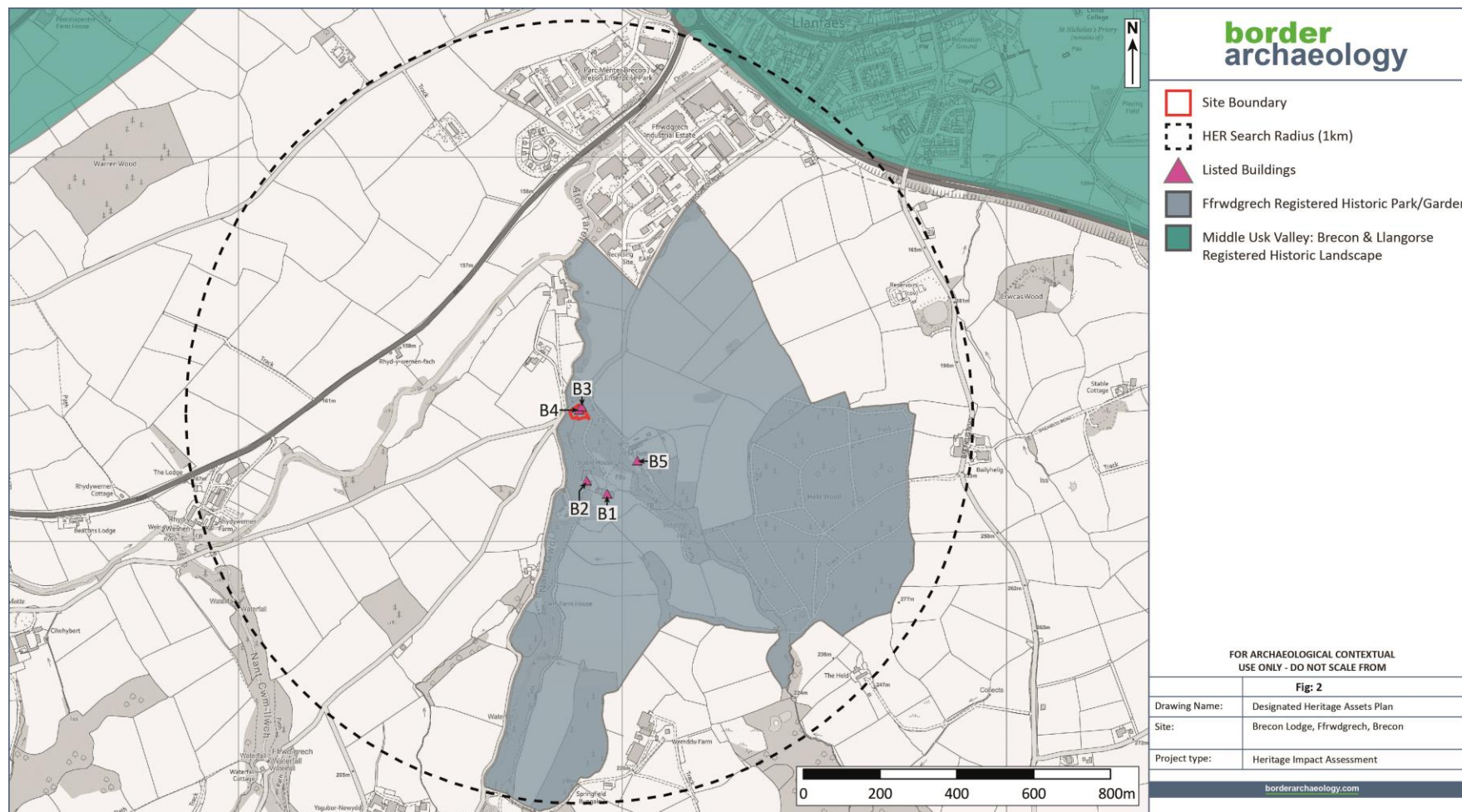
The NW boundary of the site is defined by Ffrwdgrech Road and the access road leading to Ffrwdgrech House delineates the NE boundary. The SW and SE boundaries are defined by a small unnamed stream connecting Nant Gwdi to the immediate W of the site, to the S of Pont Ffrwd Grech. Nant Gwdi, in turn, flows N into the River Tarell approximately 390m to the N of the site. The grid reference for the site (approximate centre) is NGR: SO 02887 27345.

3.1 Soils & Geology

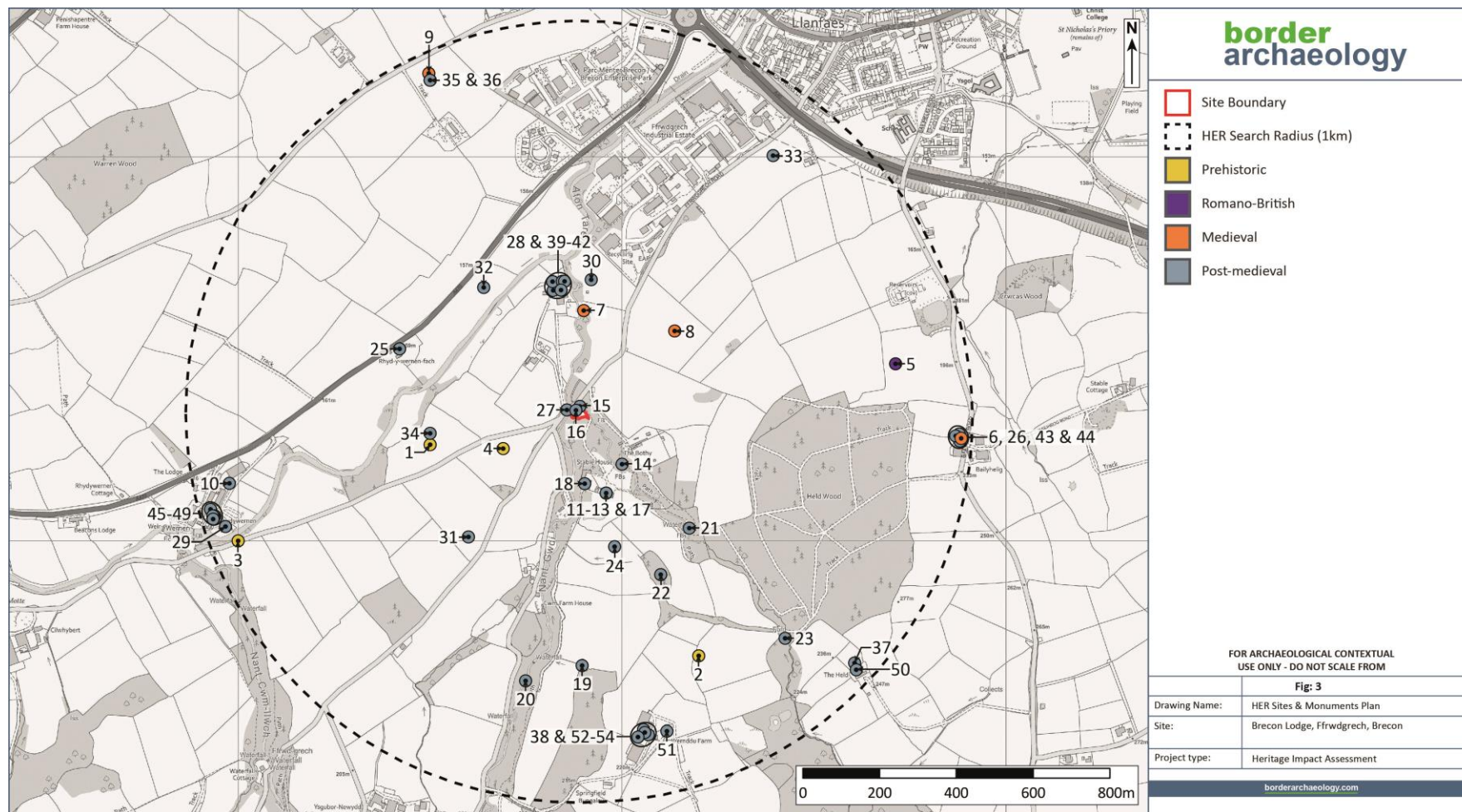
The British Geological Survey (BGS) identifies the solid geology underlying the site as comprising interbedded argillaceous rocks and sandstone of the St Maughans Formation. This represents a sedimentary bedrock formed 419.2-393.3 million years ago during the Devonian period. No superficial deposits are recorded within the boundaries of the site (BGS 2022).



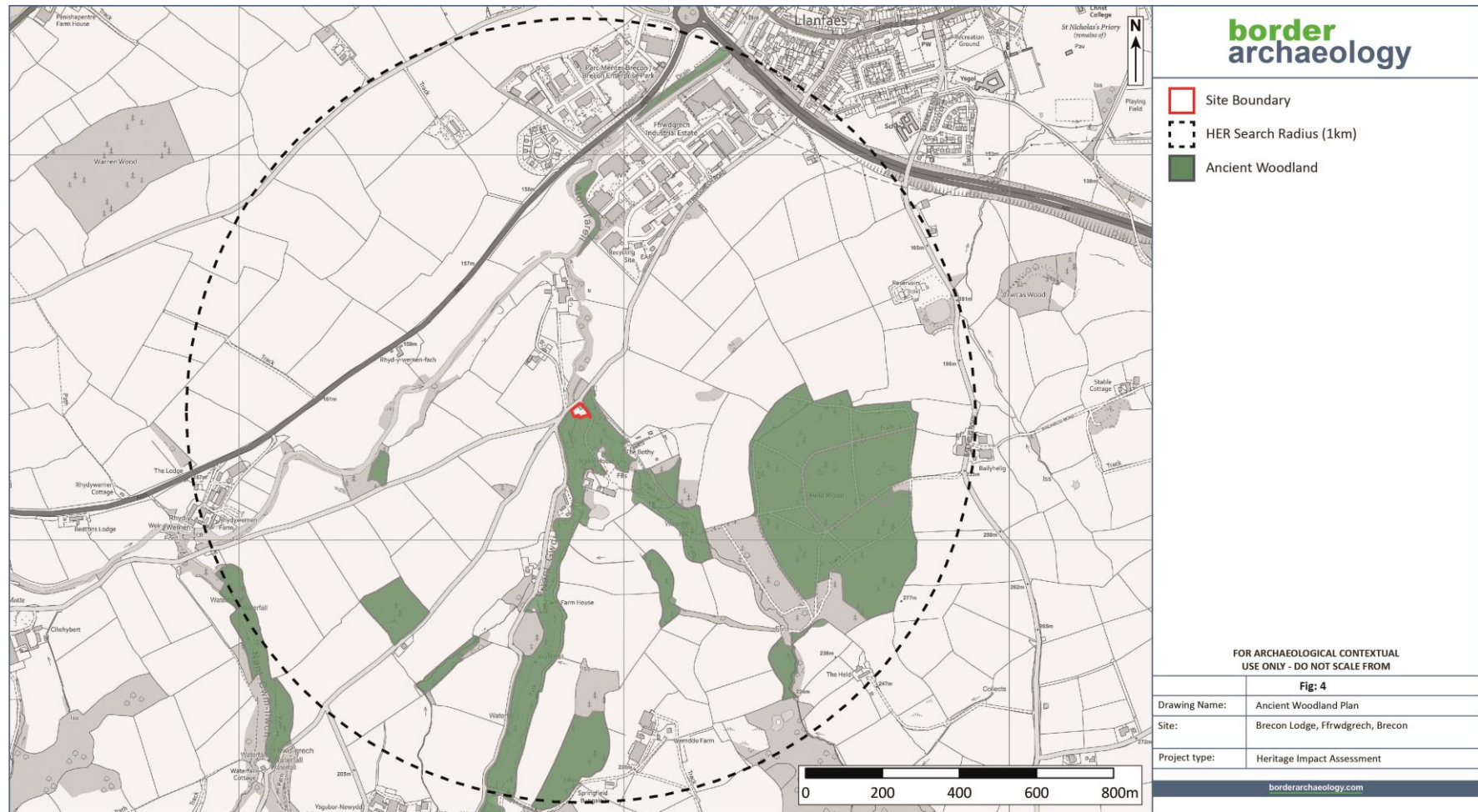
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4 Historical & Archaeological Background

A search was commissioned from the Clwyd-Powys Archaeological Trust (CPAT) Historic Environment Record (HER) in order to fully understand the historical and archaeological background of the site (*Figs. 3 & 4; Tables 3 & 4*). A total of 54 archaeological monuments and five Listed Buildings were identified within a 1km radius of the site.

4.1 Site Description

The proposal site (*Plates 2-5*) comprises a portion of the garden to the rear of The Grade II Listed Brecon Lodge Ffrwdgrech (*Plate 1*). The fabric and morphology of Brecon Lodge is described in greater detail in Section 6.1.1. The site, which is located to the SE of the Listed Building, is currently vacant, consisting of flat ground bordering the road leading to Ffrwdgrech House, which forms the NE boundary of the site of the proposed development. The SW boundary of the site is defined by a small unnamed stream, which joins Nant Gwdi to the immediate W of the site, which has recently been landscaped to minimise flooding across the garden of Brecon Lodge. The NW boundary of the site is defined by the rest of the garden attached to Brecon Lodge and the building itself. The site is relatively flat, with a gentle slope towards Nant Gwdi.



Plate 1: View looking SE towards the front of Brecon Lodge



Plate 2: View looking NNW across the site of the proposed development



Plate 3: View looking NW across the site of the proposed development



Plate 4: View looking ESE towards the site of the proposed development



Plate 5: View looking SE along the boundary of the site of the proposed development

4.2 Prehistoric & Romano-British

No evidence for prehistoric activity has been recorded on the CPAT HER within the immediate vicinity of the site (see *Fig. 3 & Table 3*), although four features of a prehistoric date are shown within the wider designated study area. Two of these relate to placenames indicative of possible prehistoric features. The HER suggests that 'Cae Garn' (HER: 2383; 375m to the W of the site) is indicative of the site of a cairn, whilst it also lists 'Close Maen Llwyd' (HER: 2384; 682m to the SE of the site) as being suggestive of a former standing stone. Two findspots of a prehistoric date are also recorded within the designated study area, namely, a Bronze Age spear fragment found approximately 200m to the W of the site (HER: 122174) and a socketed axe head located approximately 930m to the W of the site. However, none of these prehistoric HER entries are likely to have an impact upon the archaeological potential of the site.

Romano-British activity recorded within the designated study area on the CPAT HER is limited to a single entry marking the projected line of a Roman road between Llanfrynach and Taf Fechan (HER 57537), which is located approximately 815m to the E of the site.

4.3 Medieval

The place name 'Ffrwdgrech', which translates to 'bubbling/strong stream' and relates to the stream flowing through the settlement from Corn Du and Allt Ddu, is first documented as 'Ffroudgrech' in 1372 (Owen & Morgan 2007, 152). Ffrwdgrech is located within the parish of St David's, Llanfaes, located to the SW of Brecon.

No features of a medieval date are recorded within the immediate vicinity of the site on the CPAT HER, although four are recorded within the wider designated study area. Three medieval findspots are recorded within the HER dataset, the closest being a dagger chape identified 250m to the N of the site (HER: 119023). The site is also located approximately 975m to the W of the earthworks of Crwcws Castle at Beili Helyg (HER: 34765). However, none of these medieval HER entries are likely to impact upon the archaeological potential of the site.

4.4 Post-medieval

The 1813 Ordnance Survey (OS) Surveyors' Drawing of Brecknock (*Fig. 18*) provides the earliest available accurate cartographic source depicting the landscape containing the site of the proposed development. This appears to show a small building within the plot of land that constitutes the site, although the accuracy of OS Surveyor's Drawings with regard to individual buildings is questionable. However, if this source is showing a building within the plot, then it suggests that there may have been an earlier building, predating the existing lodge, within the site, as the HER entry (HER: 40522) and the Listed Building Data clearly state that the existing lodge dates from the late 19th century. The HER entry, for instance, gives an approximate date of 1881.

Interestingly, the same sources give a date of approximately 1828 for the construction of the house and parkland at Ffrwdgrech (HER: 32921; HER: 32922; HER: 32923; HER: 41991) and the 1813 OS map clearly shows a cluster of buildings close to the site of the house, with a drive leading up from the road along roughly the same orientation as the modern drive which passes the house. Therefore, it is likely that this represents the earlier house which predated the construction of the existing Ffrwdgrech House.

The 1813 map also appears to show the small stream forming the SW site boundary, which joins Nant Gwdi to the immediate W, although it is not possible to discern the course of the stream with any accuracy based on this map. The OS Surveyor's Map shows the road being carried over Nant Gwdi by a bridge, which represents Pont Ffrwd Grech (*Plate 6*; HER: HER: 70966). The bridge is first mentioned in documentary sources in 1711 and again in 1813 and is described as having three pointed and two segmented arches (Davies 1992).



Plate 6: View looking NNW at Pont Ffrwd Grech

The 1842 Tithe Survey of the parish of St David's, Llanfaes (*Fig. 19*) postdates the approximate date of the construction of the house and parkland at Ffrwdgrech, 1828. The 1842 Tithe Map clearly shows the house and stable block (HER: 41992), as well as the walled garden (HER: 40348), each of which represent Listed Buildings (*Plates 7-9*). Ffrwdgrech house was built in a late Georgian style most likely by the architect Robert Lugar; the design is in his pattern book and is a mirror image of that employed for the construction of Yaxham Rectory in Norfolk. The house was extended and altered in the 1890s, when a new billiard room and enlarged service range were added, and the library was remodelled in the 1930s. The previous house and the land surrounding was sold by the Price family to Samuel Church of Brecon, who built the current Ffrwdgrech House. Although gardens were established in the 1820s when the house was built, much of the present parkland and pleasure grounds surrounding the house were created by David Evans in the 1880s



Plate 7: View looking SE at Ffrwdgrech House



Plate 8: View looking SW at the Stable Block at Ffrwdgrech



Plate 9: View looking E at the enclosing walls of Walled Garden at Ffrwdgrech

The plot containing the site of the proposed development is not the same as shown on later historic cartography or the 1842 Tithe Survey, although this may be as a result of cartographic inaccuracy. The driveway and location of the bridge and Nant Gwdi are as shown on the later OS cartography but the course of the small unnamed stream to the rear of the property differs. Importantly, despite a later 19th century date being given to the lodge, a building is shown within the plot in 1842. It is likely that this represents an earlier building, possibly the one shown in the 1813 map, which stood closer to the bridge within the plot. The site is located within Plot 160 representing Ffrwdgrech House and parklands and the accompanying apportionment records Samuel Church as the owner/occupier.

The 1888 OS 1st Edition 6-Inch Survey of Brecknockshire (*Fig. 20*) depicts the plot containing the site of the proposed development in its present form. The existing Lodge had also been built and is so named. It is also around this time that the listed gatepiers to the E of the building were added (HER: 40350). Of note, is the line of streams to the W of the lodge, which appear to cut through the middle of what is now the garden attached to Brecon Lodge, suggesting extensive management and rerouting of the streams feeding into the Nant Gwdi had taken place.

Little evidence of landscape change appears on the 1905 OS 2nd Edition 6-Inch Survey of Brecknockshire (*Fig. 21*) or the 1943 OS 3rd Edition 6-Inch Survey of Brecknockshire (*Fig. 22*), apart from the addition of what might be a small outbuilding in the SE corner of the site. However, the 1953 OS 4th Edition 6-Inch Survey of Brecknockshire (*Fig. 23*) and 1964 OS 1:10,000 National Survey (*Fig. 24*) show the stream previously seen crossing the middle of the garden attached to the Lodge had been rerouted along its present course.

5 Heritage Impact Assessment Methodology

This HIA identifies and describes those designated and undesignated heritage assets that may be affected by the proposed development and assesses their significance, followed by a description of the application proposals and an assessment of their potential impact on these heritage assets, in order to reach an overall assessment of the significance of impact upon the built heritage resource in the vicinity of the proposed development.

5.1 Legislative Framework

This HIA has been compiled to determine the potential impact on heritage assets and their respective settings in the vicinity of the proposed development and is primarily informed by *The Setting of Historic Assets in Wales* (Cadw 2017a), which outlines a four-stage process for considering the impact of a proposed development within the setting of historic assets. The assessment is also informed by the Brecon Beacons National Park Local Development Plan 2007-2022 (adopted December 2013). In particular, Policy 15 (Listed Buildings), Policy 17 (The Settings of Listed Buildings) and Policy 20 (Historic Parks and Gardens) are noted.

The stages for considering the impact of a proposed development within the setting of historic assets are outlined below:

1/ Identification of the Heritage Assets and their Associated Settings

Baseline information regarding listed and undesignated heritage assets in the vicinity of the proposed development was obtained from the CPAT HER and the National Monuments Record of Wales (NMRW), supplemented by cartographic and documentary records held at the Powys Archives.

A site visit was undertaken on 16th November 2022 and a photographic record of the site showing the nearby heritage assets and their respective settings was undertaken from key vantage points (*Figs. 5-7*).

2/ Assessment of the Significance of the Heritage Assets and the extent to which their Settings respectively contribute to their Significance

This assessment has been primarily based upon criteria for assessing visual and physical impact on cultural heritage assets contained in the *Design Manual for Roads and Bridges*, Vol. 11 Section 3 part 2 (Highways Agency 2007), as well as relevant criteria contained in Section 4.1 of *Setting of Historic Assets in Wales* (Cadw 2017a), which are briefly outlined below:

The setting of an historic asset comprises:

- Its current surrounding;
 - Our present understanding and appreciation of the historic asset;
 - What (if anything) survives of its historic surroundings.
-

Setting is defined as not being dependent on public rights of way or current access to the asset or viewpoints overlooking the asset.

Factors which contribute to the significance of the heritage asset may include:

Rarity: Does it exemplify a pattern or type seldom or never encountered elsewhere? It is often assumed that rarity is synonymous with historical importance and therefore high value, but it is important not to exaggerate rarity by magnifying differences and downplaying common characteristics.

Representativeness: Is its character or type representative of important historical or architectural trends? Representativeness may be contrasted with rarity.

Aesthetic appeal: Does it (or could it) evoke positive feelings of worth by virtue of the quality (whether designed or artless) of its architecture, design or layout, the harmony or diversity of its forms and materials, or through its attractive physical condition?

Integrity: Does it retain a sense of completeness and coherence? In a historic landscape with a high degree of integrity, the functional and hierarchical relationships between different elements of the landscape remain intelligible and nuanced, greatly enhancing its evidential value and often its aesthetic appeal. Integrity is most often used as a measure of single-phase survival, but some buildings and landscapes are valuable precisely because of their multiple layers, which can have considerable evidential value.

Associations: Is it associated with important historic events or people? Can those associations be verified? If they cannot, they may still be of some significance, as many places and buildings are valued for associations that are traditional rather than historically proven.

Consideration was given as to whether the setting of the heritage assets contributes or detracts from its significance, with reference to the following attributes, namely:

- Topography;
 - Presence of other heritage assets;
 - Formal design;
 - Historic materials and surfaces;
 - Land use;
 - Trees and vegetation;
 - Openness, enclosure and boundaries;
 - History and degree of change over time;
 - Integrity;
 - Surrounding townscape character;
 - Views from, towards and across the asset (to including the asset itself);
-

- Visual prominence and role as focal point;
- Intentional intervisibility with other historic and natural features;
- Sense of enclosure, seclusion, intimacy or privacy;
- Accessibility, permeability and patterns of movement;
- The rarity of comparable survivals of setting;
- Associative relationships between heritage assets;
- Cultural associations.

3/ Assessment of the Magnitude of Impact of the Proposed Development on Heritage Assets and their Settings

Having determined at an initial stage that there will be no direct physical impact upon the heritage assets, the magnitude of visual impact resulting from the proposed development on the setting of the heritage assets was assessed supported by a photographic survey of the area from key vantage points. Consideration was given to key attributes of the proposed development in terms of:

- Location and siting, e.g. proximity to asset, extent, degree to which location will physically or visually isolate the asset and position in relation to key views;
- Form and appearance, e.g. prominence/conspicuousness, competition with or distraction from the asset, scale and massing, proportions, materials, architectural style or design;
- Additional effects, e.g. change to built surroundings and spaces, change to general character and tree-cover;
- Permanence.

The assessment was based on the following criteria:

High: The development has a severe impact upon established 'views from' and/or 'views to' the heritage asset in terms of prominence within the view, directly obscuring or occluding views of it from the viewpoint and significantly disrupting the overall coherence of its extant setting.

Moderate: The development has a clearly discernible impact upon established 'views from' and/or 'views to' the heritage asset, in terms of prominence within the view, but does not significantly obscure or occlude views of it from the viewpoint. It may cause limited disruption to the overall coherence of the extant setting of the heritage asset.

Minor: The development is only partially discernible upon established 'views from' and/or 'views to' the heritage asset. It does not obscure views of the heritage asset from the viewpoint and thus causes no appreciable disruption to the overall coherence of its setting.

Negligible: The development will result in very slight changes to key historic building elements that hardly affect it. The development will result in very slight changes to the setting of an historic building.

No change: There is no discernible impact upon historic fabric or to the setting of the Heritage Asset as a result of the development.

4/ Overall Assessment of the Significance of Impact on the Heritage Assets

A conclusion is then drawn integrating both the assessment of the significance of the heritage assets and their associated settings and the magnitude of impact of the proposed development to produce an overall assessment of the implications of the development proposals, as detailed in the table below:

Table 1: Overall Significance of impact on heritage assets

Magnitude of impact	Importance of heritage asset				
	Very High	High	Medium	Low	Negligible
No change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Minor	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
Moderate	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
Major	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

5.2 Consultation of Records Relating to Designated Heritage Assets

In order to fully appreciate the significance of the heritage assets and their respective settings that may be affected by the proposed development, information was collected on designated and undesignated built heritage assets within a 1km radius around the area of the proposed development.

The research carried out for the HIA consisted of the following elements:

- CPAT HER (Search Ref: E6786) - information on archaeological and built heritage assets, previous archaeological investigations and historic building surveys. A total of 6 designated built heritage assets, 5 Listed Buildings and 1 Historic Parks/Gardens, were identified within the 1km study area defined for the purposes of this study (Table 4; Fig. 4).
- Cadw – information on statutory designations including SAMs, Registered Parks and Gardens and Listed Buildings along with identified Heritage at Risk;
- British Geological Survey (BGS) – solid and drift geology digital map. BGS geological borehole record data;
- Llyfrgell Genedlaethol Cymru/National Library of Wales, The British Library, the National Archives and the Powys Archives – historic maps, published and unpublished archaeological and historical accounts;
- Internet sources, including LPA local plans and information on Conservation Areas, Archaeological Priority Areas and locally Listed Buildings;
- Powys Archives and the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW)– collections of aerial photographs dating back to 1949.

However, it became clear from a site visit undertaken to determine the potential impact on views to and from these heritage assets that, due to the intervening topography, vegetation, and the location of the proposal site set towards the bottom the drive leading up to Ffrwdgrech House (Plates 1-9), Ffrwdgrech House (18189), the stable block at Ffrwdgrech (18190), and the Enclosing walls of Walled Garden at Ffrwdgrech (84527) will not be impacted visually by the proposed development (Plates 10 & 11). Consequently, the three heritage assets to be assessed in terms of potential impacts from the development were:

- The Lodge, Ffrwdgrech (84523);
- Gatepiers, with flanking walls and railings, to Ffrwdgrech (84506);
- Ffrwdgrech Registered Park/Garden (PGW(Po)17(POW)).



Plate 10: View looking NNW from Ffrwdgrech House towards the site of the proposed development



Plate 11: View looking NW from the walled garden towards the site of the proposed development

6 Heritage Impact Assessment

6.1 Assessment of Heritage Assets

The following section contains a description of the designated and non-designated heritage assets with the potential to be impacted by the proposed development, and their settings, followed by an assessment of their significance in heritage terms.

6.1.1 The Lodge, Ffrwdgrech (84523)

- *Identification of Heritage Asset & its Associated Setting*



Plate 12: View looking SE at the front of Brecon Lodge

Brecon Lodge (*Plates 12-15*), which was Grade II listed in 2005 as ‘The Lodge, Ffrwdgrech’ (84523), is recorded as a late 19th century entrance lodge to Ffrwdgrech. The Listing records that the house was owned by the Evans family from 1881 and was previously tenanted for some years, so the Lodge may date from after 1881. The exterior of the building is described as follows in the Listing:

Lodge, red rubble stone with slate eaves roof, fretted bargeboards and verge boards, terracotta ridge tiles and centre brick stack. One and a half storeys, Tudor style with two square-headed cross-windows each floor, the upper panes with Tudor heads, and centre door. Windows have rock-faced stone sills, red stone lintels and rock-faced grey stone hoodmoulds, the upper windows break eaves under gables with picturesque fretted bargeboards. Segmental-

pointed doorway with stone voussoirs, boarded door with glass panel. Left end wall to drive has similar first floor window over an ornamental canted timber bay with hipped roof and 1-3-1-light glazing, the top lights with Tudor heads, moulded cornice and fretted verges. Lean-to on right end wall with matching bargeboard. Added lean-to to rear.



Plate 13: View looking W at E side of Brecon Lodge, showing modern le

Brecon Lodge comprises a rectangular gabled house, one and a half storeys in height and of red sandstone rubble construction with a slate roof surmounted by a central brick chimneystack with terracotta ridge tiles and ornamental bargeboarded eaves. The principal N-facing elevation is three bays wide with a central low-arched doorway flanked by two flat-arched Tudor-style mullioned and transomed windows with hoodmoulds, while the fenestration at first floor level comprises two flat-arched mullioned and transomed windows with hoodmoulds, set beneath two ornamental bargeboarded gables (*Plate 12*).

The E-facing gable has a canted bay window at ground level, above which is a hoodmoulded four-light window with mullion and transom (*Plate 13*). Attached to the W gable end of the building is a single-storey stone-built lean-to extension with bargeboarded eaves which appears likely to be of late 19th/early 20th century date (*Plate 14*), while to the S is a modern single-storey lean-to structure, of brick construction with a pebbledashed exterior which appears to be of mid-late 20th century date (*Plate 15*).

The interior of Brecon Lodge was accessed via a door on the E side of the modern (mid-late 20th century) pebbledash lean-to extension to the rear of the property, the front door being currently inaccessible. The interior of this extension is stone floored and currently used for the storage of building refuse (*Plate 16*).

Entry to the living room is made from the later extension (*Plates 17-19*). The living room has flagstone flooring and there is a fireplace and large canted bay-window in Tudor style with coloured glass in the spandrels of the arches. However, the fireplace surround has been removed by a previous occupant to leave an empty opening. A number of windows had been broken; the glass being replaced by wooden panelling. Much damage was noted to the walls and ceiling, with wallpaper and plaster in a very poor state of repair and extensive evidence of mould/damp.

Passing through the entrance hall, which has a tiled floor (*Plates 20 & 21*), one enters a small dining room which has a small blocked fireplace, planked floorboards and plastered walls all in a poor state of repair (*Plates 22 & 23*).

The dining room leads through to a small former kitchen located within the late 19th/early 20th century extension on the W side of the building. This had been stripped of all features and was in a poor state of repair (*Plate 24*). Returning to the living room, one reaches the downstairs landing, with stairs leading up to the first floor from which the banisters had been removed (*Plate 25*). A doorway leads from this landing to the downstairs bathroom which appears to have been created at a later date by inserting a partition wall within the W extension. The bathroom, which again is in a poor state of repair, had a toilet and bath but the plasterwork on the ceiling had been largely removed (*Plate 26*).

The first floor comprises two bedrooms, a larger one to the E and a smaller one to the S. The larger bedroom (*Plates 27 & 28*) is carpeted and has another removed fireplace. Again, much damage was noted to the walls and the ceiling, with wall paper and plaster being in a very poor state of repair and extensive evidence of mould/damp. The same is true of the smaller bedroom (*Plates 29 & 30*).

Brecon Lodge occupies a prominent setting at the entrance to the Ffrwdgrech parkland. It forms a group with the adjacent gatepiers, walls and railings (see Section 6.1.2), representing the 19th century entrance to Ffrwdgrech. The driveway to the main house and surrounding parkland (see Section 6.1.3) also form important elements of the setting. Other, undesignated, features of the setting include the attached garden within the plot, comprising beds at the front of the house, and a muddy 'lawn' area to the rear, as well as the watercourse flowing into Nant Gwddi which forms the rear boundaries of the property, as well as Pont Ffrwd Grech to the NW of the building.



Plate 14: View looking E towards the W gable end of Brecon Lodge



Plate 15: View looking NW at the rear of Brecon Lodge



Plate 16: View looking SW across the interior of the lean-to extension to the rear of Brecon Lodge



Plate 17: View looking NW across the interior of living room



Plate 18: View looking SE across the interior of the living room



Plate 19: View looking SW across the interior of the living room



Plate 20: View looking N across the entrance hall



Plate 21: View looking at the tiled floor of the entrance hall



Plate 22: View looking SE across the interior of the dining room



Plate 23: View looking NE across the interior of the dining room



Plate 24: View looking SW across the interior of the kitchen



Plate 25: View looking NE towards the stairs to the first floor



Plate 26: View looking W across the interior of the bathroom



Plate 27: View looking SE across the larger bedroom



Plate 28: View looking SW across the larger bedroom



Plate 29: View looking SE across the smaller bedroom



Plate 30: View looking NW across the smaller bedroom

- *Assessment of the Significance of the Heritage Asset & the extent to which its Setting contributes to its Significance*

Brecon Lodge may be regarded as a heritage asset of **High** significance in architectural and historical terms. This assessment reflects its status as a Grade II listed Building and well-preserved example of a later 19th century Tudor style estate lodge, associated with the nearby historic mansion of Ffrwdgrech House, which has retained significant evidence of original fabric and architectural detailing, in spite of some later alterations.

Brecon Lodge occupies a prominent position at the entrance to the Ffrwdgrech parkland and has retained its distinct character at the entrance to a fine country house. Consequently, its setting within the entrance to the registered parkland and the proximity of the Grade II listed gatepiers, walls and railings, contribute greatly to its significance as a heritage asset.

6.1.2 Gatepiers, with Flanking Walls & Railings, to Ffrwdgrech (84506)

- *Identification of Heritage Asset & its Associated Setting*

The gatepiers and flanking walls and railings (*Plates 31-34*), which were Grade II listed in 2005 (84506), are recorded as a pair of mid to later 19th century stone gatepiers, low curved walls and low iron railings at the entrance to the drive to Ffrwdgrech. They are described thus in the Listing:

Two stone gatepiers of cut red sandstone with pedestal, shaft divided by three raised bands and a centre raised strip on each face, fluted frieze, cornice, and big grey ashlar cap with acroterial corner ornament and concave curves to flat top. Rock-faced red rubble low walls ramped down each side, with grey stone coping and low plain iron rails.

The setting of the gatepiers is the same as that of Brecon Lodge (see Section 6.1.1). The gatepiers occupy a prominent position at the entrance to the Ffrwdgrech parkland and form a group with Brecon Lodge. Consequently, the driveway leading up to the main house and surrounding parkland (see Section 6.1.3) also form important components of the setting of the gatepiers.

- *Assessment of the Significance of the Heritage Asset & the extent to which its Setting contributes to its Significance*

The gatepiers and flanking walls and railings may be regarded as representing a heritage asset of **High** significance in architectural and historical terms. This assessment reflects their status as a Grade II listed building and well-preserved example of 19th century entrance gates to the estate associated with the historic mansion of Ffrwdgrech House. Their setting, occupying a prominent position at the entrance to the Ffrwdgrech parkland, as well their demonstrably close visual and historic association with Brecon Lodge, also contributes significantly to their significance as heritage assets.



Plate 31: View looking SE at the E gatepier



Plate 32: View looking N at the W gatepier



Plate 33: View looking NE towards the gatepiers



Plate 34: View looking S at the gatepiers, with Brecon Lodge in the background

6.1.3 Ffrwdgrech Registered Park/Garden (PGW(Po)17(POW))

- *Identification of Heritage Asset & its Associated Setting*

Ffrwdgrech Registered Park/Garden (PGW(Po)17(POW)) is Grade II listed as a well-preserved example of a Victorian pleasure ground with exceptionally fine tree-planting. The grounds include a picturesque dingle and are set in a magnificent situation at the foot of the Brecon Beacons, the landscaping being contrived to offer fine views to the hills. It is described as follows on the Register:

The house lies within a small, picturesque landscape park situated at the foot of the Brecon Beacons. The park was created in about 1828, when the house was built. Its configuration was contrived to give fine views to the hills to the S and has been little altered since. It stretches N, E and S from the house, the ground rising gently to the S and more steeply to the E, culminating in the large plantation of Held Wood.

A long sloping pasture runs S from the garden, divided from it by a ha-ha. The grassland is flanked by plantations, mainly coniferous, which frame the view of the Beacons. To the SE is Quarry Wood, a large coniferous clump, fronted by mature specimen trees including a very tall silver fir. To the N of the grounds is an area of open grassland planted with some notable ornamental trees, both coniferous and deciduous. The E side of the park is entirely occupied by Held Wood, a commercial plantation comprising blocks of various coniferous species. The W side of the park is bounded by the Ffrwdgrech road but the large field adjoining it, with isolated deciduous trees and roadside iron park railings, was also part of the park. When the property was bought in the 1880s by David Evans

a large programme of tree-planting was implemented in the park and grounds, with a strong emphasis on American conifers.

The grounds may be divided into two main areas. To the S of the house is an open area of lawn and pond and to the N and E of the house is the wooded valley that has been ornamentally laid out and planted. These complement each other very well, the one providing a foreground to the park and magnificent scenery beyond, the other providing enclosed, picturesque walks.

The entrance to the grounds is off a small lane to the N of the house, through entrance gatepiers with flanking walls and railings. To the S of the entrance is a small, two-storey 19th century lodge in gothic style. The tree-lined drive crosses a stone bridge, winds southwards through mixed woodland under-planted with rhododendron and other shrub species, then crosses a lawn to the forecourt of the house.

The lawn around the E and N sides of the house is planted with specimen trees. To the S, the lawn slopes gently down to a stone-edged pond. Parts of the lawn were formerly levelled for tennis courts. The S side of the pond is fringed with hybrid rhododendrons, azaleas and maples, planted in the Edwardian period. The garden is bounded on the S by a stone ha-ha and on the W by a stone revetment wall.

The valley is largely wooded, planted with many ornamental and woodland trees and shrubs. To the E of the house, picturesque paths are laid out to give circular walks at various levels of the valley, known as 'the dingle'. Numerous fine specimen trees, planted in the 19th century, ornament this area. The oldest were probably planted when the house was built and the grounds laid out in the 1830s. The paths wind up to a highly picturesque series of waterfalls, where the stream tumbles over several exposed rock strata. Some of the falls have been artificially enhanced by diverting the stream with large boulders or by cutting grooves in the rock over which the water falls. The secluded, picturesque setting is enhanced by trailing ivy, moss, laurel and abundant fern.

Opposite the house, at the foot of the N lawn, sinuous pathways lead to a small wooden bridge over the stream and a flight of stone steps the other side leading to a small triangular lawn next to the W wall of the kitchen garden. In the centre of the lawn is a stone sundial.

The square, 2.2-acre walled kitchen garden lies to the NE of the house, on the far side of the valley. The garden is roughly square and is surrounded by well-preserved stone and brick walls. Each side has a brick, round-arched doorway. A large glasshouse stands along the N wall. Smaller glasshouses to the W have been removed. Along the outside of the N wall is a long range of well-preserved, stone lean-to bothies, including a potting shed and apple store. Beyond stand two houses: the Garden House, presumably the head gardener's house; and The Bothy, situated on lower ground to the W." (Cadw 1999, 65-67)

The section of the parkland with intervisibility with the site is the portion immediately adjacent to the entrance (*Plates 35-38*). This consists of the tree-lined drive, which is underplanted with rhododendrons, azaleas, bamboo and other plants (such as gunnera).



Plate 35: View looking SW along the drive leading towards Ffrwdgrech House

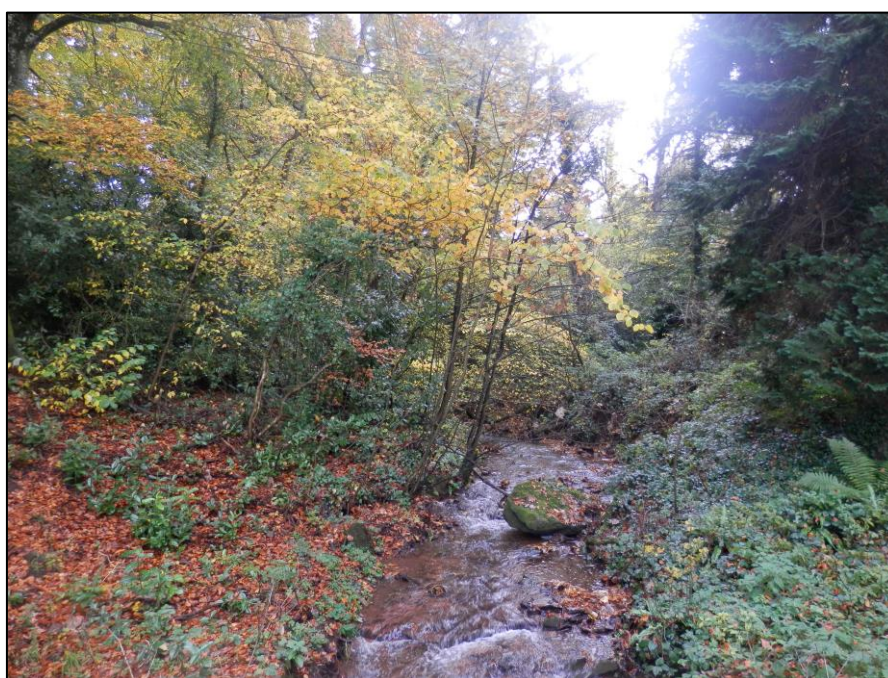


Plate 36: View looking SE along stream to SE of Brecon Lodge



Plate 37: View looking NW at Brecon Lodge within its parkland setting



Plate 38: View looking SE at planting on the E side of the drive

- *Assessment of the Significance of the Heritage Asset & the extent to which its Setting contributes to its Significance*

The Ffrwdgrech Registered Park/Garden may be regarded as representing a heritage asset of **High** significance in landscape and historical terms. This assessment reflects its status as a Grade II Registered Park/Garden, representing a well-preserved example of a Victorian pleasure ground with exceptionally fine tree-planting. The parkland is situated in a secluded setting on the fringe of the Brecon Beacons, with significant views of the surrounding hills.

The Registered Park/Garden also has important group value with Ffrwdgrech House, as well as the other associated estate buildings within the estate which are listed. These include Brecon Lodge and the gatepiers. Consequently, these Listed Buildings, and their intervisibility with the relevant sections of the parkland, greatly contribute to the setting and significance of the Ffrwdgrech Registered Park/Garden.

7 Description of Proposals & Magnitude of Impact

7.1 Summary Description of Proposals

The following summary description of the development is based on updated architects' drawings and information supplied by the client on 9th January 2023, updating earlier plans supplied on 28th October 2022 (*Figs. 8-19*). Subsequent publication of revised proposals and specifications for the proposed development, together with updated plans and drawings, may necessitate revisions to this report and the conclusions reached.

In brief, the proposed works involve the removal of the existing later lean-to extension to the rear of Brecon Lodge and construction of a single-storey masonry extension with flat green roof located to the rear of the main property and connected by means of a glass walkthrough link. The extension comprises a living room, kitchen/diner, boot room, washroom, W.C. and a plant room and will use locally sourced stone from Llangorse Quarry for the external walls. The updated plans have reduced the length of the single storey extension by 1500mm, bringing it away from the watercourse and significantly reducing the overall footprint of the extension.

In terms of renovations to the existing fabric of Brecon Lodge, the works to make the building more efficient will involve the replacement of the current single-glazed windows, which are in a poor state of repair, with double-glazed timber-frame windows. It will also include a new insulated floor, internally insulated walls and potential removal of some internal walls to allow for more usable habitable spaces, in order to provide suitable living accommodation for a family home (e.g., 3 bedrooms, accessible toilet etc.). The main staircase and fireplace of the original building are seen as integral to the character of the listed structure and will be retained. Renovation of the interior spaces will also include renewing the plasterwork and works on the electrics and the plumbing.

It is also proposed to remove part of the W wall of the existing dining room and the partition wall within the W extension to create a larger habitable space to be used as a ground floor bedroom.

7.2 Assessment of Magnitude of Impact

7.2.1 The Lodge, Ffrwdgrech

The magnitude of impact resulting from the proposed development on the physical fabric of the Lodge, Ffrwdgrech has been assessed as **Minor**. Although the proposed designs for the development will largely leave the external fabric of Brecon Lodge untouched, there will be a degree of external refurbishment, with the replacement of the broken windows, the removal of the later pebbledash lean-to extension to the rear of the property and construction of a new glass walkthrough link leading to the new rear extension.

However, it may be argued that the removal of the modern pebbledash lean-to extension will have a positive impact on the building, as it is a later 20th century addition which differs in style from the rest of Brecon Lodge and is in a poor state of repair. It is considered that the proposed refurbishment of the windows is sympathetic to the character of the existing fenestration although it is suggested that particular care should be given to preservation of the timber-framing of the canted bay window at ground level.

The proposed plans will have a higher degree of impact upon the internal fabric of the building, with the current proposals involving the removal of some of the internal walls to allow for more usable habitable spaces within the existing listed building. In particular, the updated ground floor plans show proposals to remove part of the existing wall between the dining room and the W extension housing the kitchen and bathroom to create a large bedroom space. This would necessitate the removal of part of the W wall of the dining room which appears to represent the original external wall of the house prior to addition of the W extension in the late 19th/early 20th century. It is suggested that this wall should be retained if at all feasible (or the proposed opening made smaller), although it is considered that the removal of the modern partition wall within the extension, separating the bathroom and kitchen, can clearly be supported.

It is advised that a detailed programme of Historic Building Recording be undertaken to produce a record of the interior of the building in its current state and to inform the programme of refurbishment, with the emphasis on identifying and preserving any internal features and partition walls of historic/architectural interest. In connection with this, it may be noted that the proposed plans mention the retention and refurbishment of original features such as the staircase and fireplace. These features are currently in a poor condition, the staircase banisters and fireplace surrounds having been removed by a previous occupant. There is thus potential to have a positive impact upon the internal fabric of the building through the restoration of these features in a suitable style consistent with the historic character of the Listed Building. It is also advisable that other important contemporary internal features, such as the flagstone/tiled flooring and bay windows, be retained, and a detailed programme of Historic Building Recording will be able to inform this decision.

It should also be noted that the property is in rapid decline having been subjected to several acts of vandalism resulting in smashed windows which has facilitated moisture ingress. There is a large amount of damage affecting the plasterwork, ceilings and wallpaper and a significant amount of mould/damp was noted on the walls (see Section 6.1.1). Therefore, sympathetic renovation of the fabric of the building would have a positive impact upon Brecon Lodge, helping to prevent any further damage to the structure of the Listed Building.

It is considered that the form and proportions of the single-storey rear extension to the lodge as currently proposed (which has been significantly reduced in size compared to earlier iterations of the design) respects the scale of the original lodge while its contemporary, low-key design can also be supported in heritage terms. It may further be argued that mitigatory measures which have been proposed as part of the current design will help to reduce potential impacts on the listed lodge and its setting. These include the erection of a stone boundary wall on the drive side of the building, constructed in traditional style from locally sourced materials from Llangorse Quarry, which will integrate the building visually with the existing fabric of Brecon Lodge, as well as the listed stone walls and gatepiers to the E of the building. The use of a green roof for the new extension will also enable the structure merge more harmoniously with the planting of the surrounding parkland.



Plate 39: View looking ESE at the site of the proposed development from Pont Ffrwd Grech

Further mitigatory measures may be suggested in order to further reduce the visual impact of the development. These include potentially reorientating the building to minimise its footprint along the driveway, extending the scope of the Llangorse Quarry stone wall to further tie-in the extension with the existing fabric and the use of planting screens mirroring the planting regime of the surrounding parkland, incorporating species such as rhododendron, azalea and bamboo to lower the visual impact of the proposed development. There is also potential for further plant screening to be employed on the other side of the extension, which would have the positive impact of screening the new development from the views of Brecon Lodge from Pont Ffrwd Grech (see *Plate 39*).

Based on the above assessment, it is considered that the magnitude of impact on the Grade II listed lodge and its setting, based on the current revised proposals, can be assessed as **Minor**, reflecting the reduced scale of the proposed single-storey extension and the beneficial effects resulting from the refurbishment of the listed building, both internally and externally which has fallen into a state of significant disrepair.

7.2.2 Gatepiers, with Flanking Walls & Railings, to Ffrwdgrech

Despite the proximity of the listed gatepiers and associated features, the proposed development will have no physical impact upon the fabric of the gates. However, care should be taken during any building works to ensure that no damage is caused to the gatepiers.

Visually, the impacts of the proposed development upon the listed gatepiers will be extremely similar to those upon Brecon Lodge, due to the close proximity of the two designated heritage assets. Evidently, there is a high degree of intervisibility between the site of the proposed development and the listed gatepiers (*Plate 40*).

Based on the current proposals, the magnitude of impact can be assessed as **Minor**. The proposed development will have no physical impact upon the fabric of the listed gatepiers but will have a discernible visual impact due to the proximity of the designated heritage asset to the Lodge. However, this impact will be limited by the reduced scale of the single-storey rear extension as proposed, the construction of a traditional stone boundary wall to screen the development and the implementation of appropriate landscaping measures.

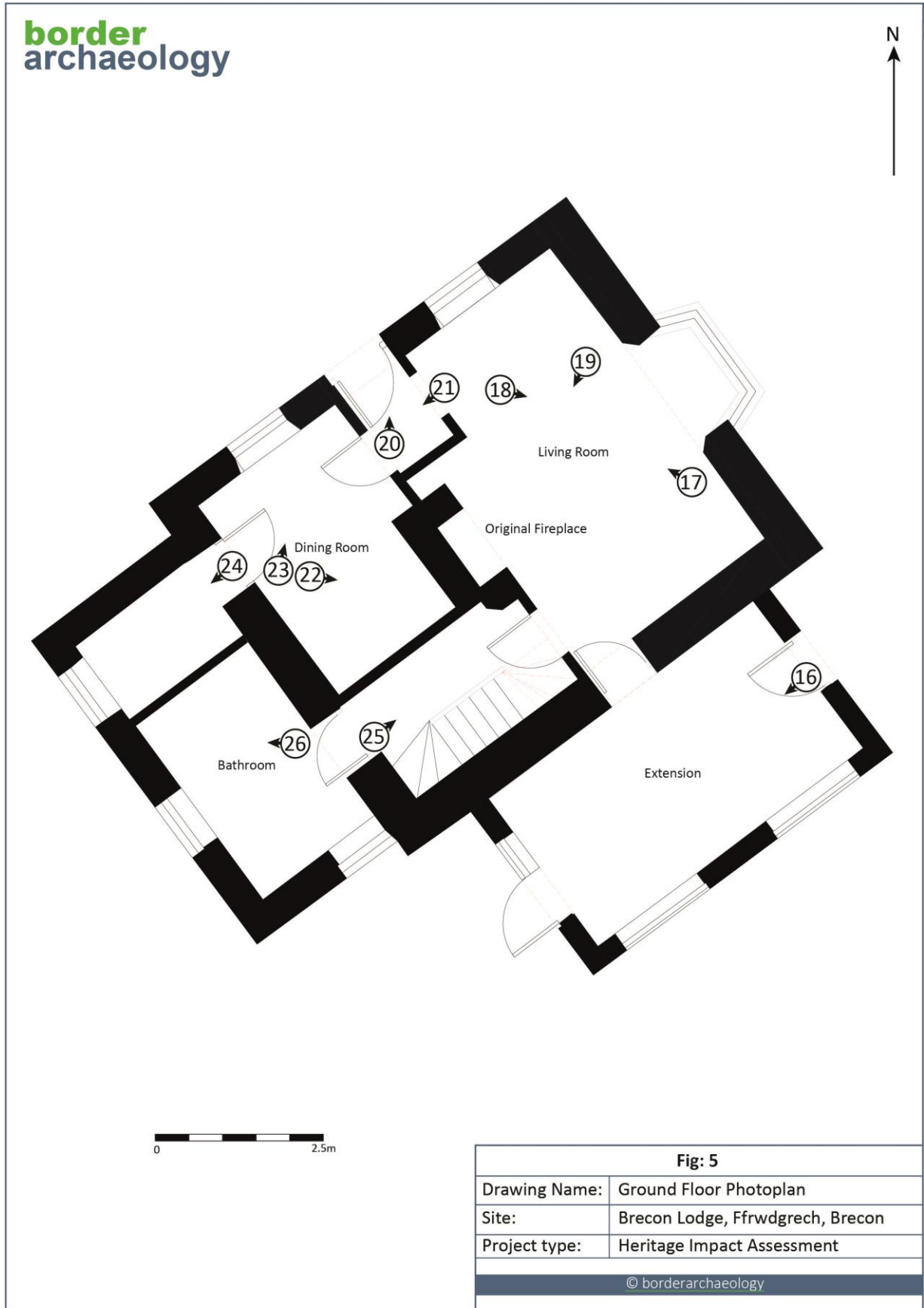


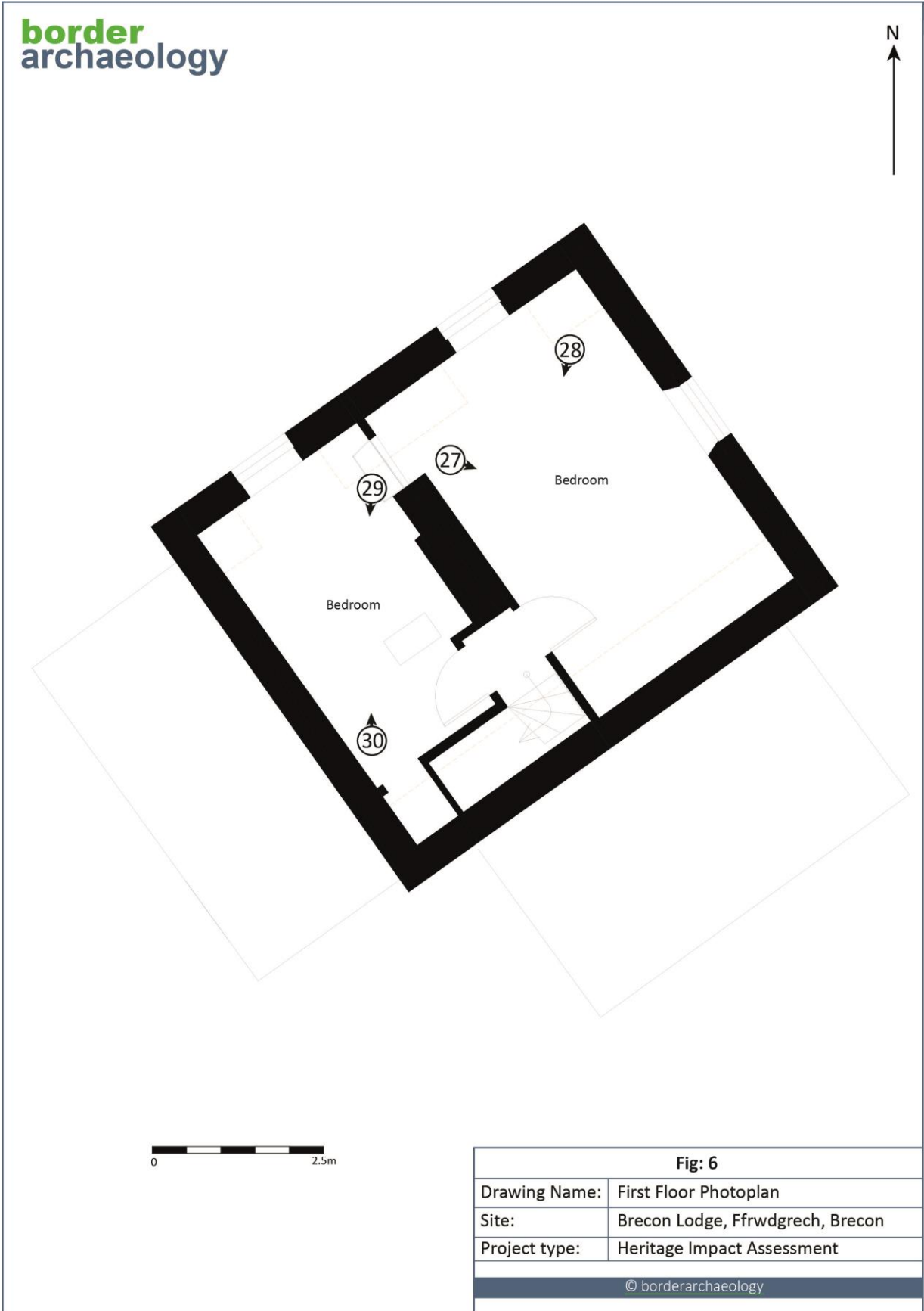
Plate 40: View looking S from the listed gatepiers towards the site of the proposed development

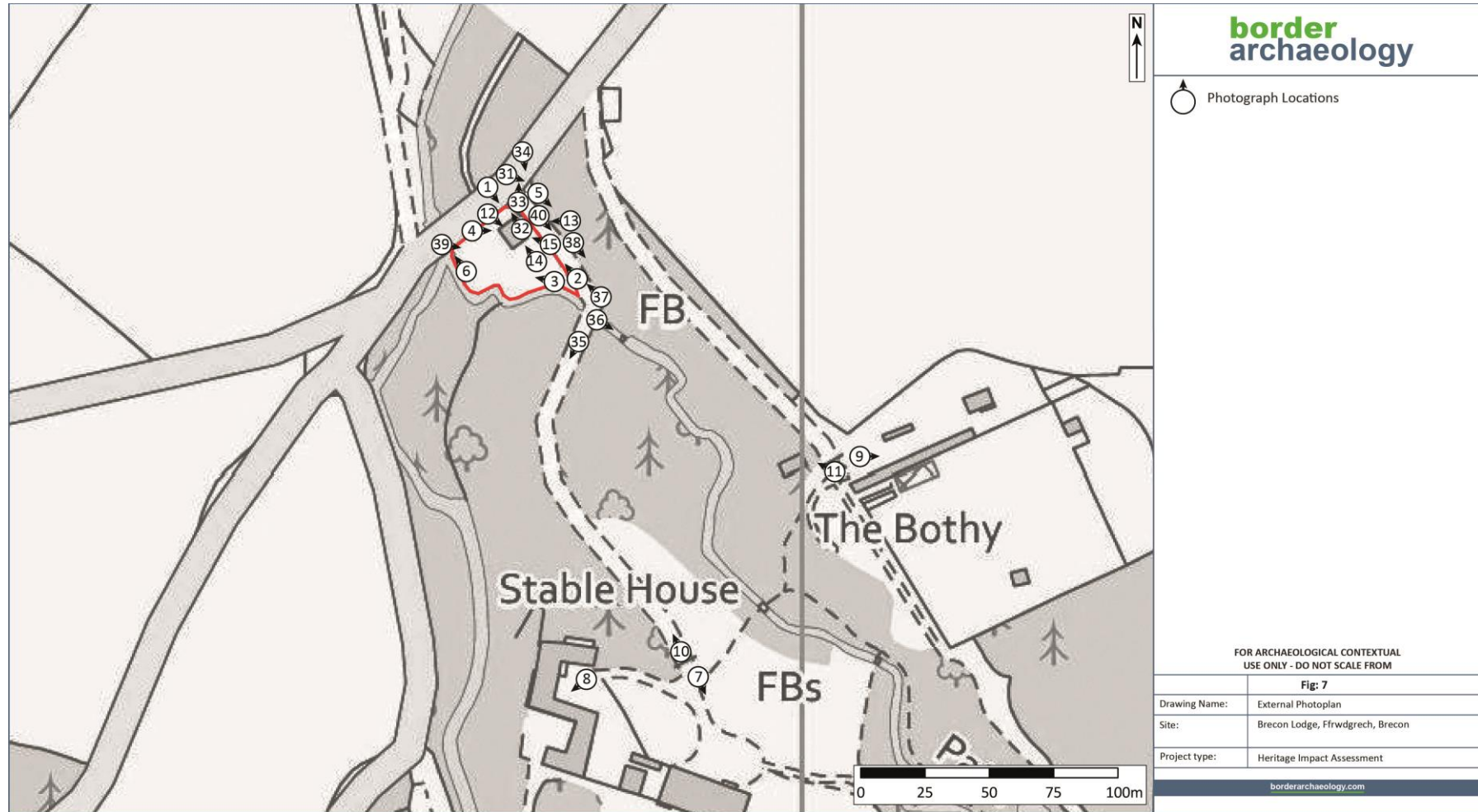
7.2.3 Ffrwdgrech Registered Park/Garden

The impact of the proposals on the Registered Park/Garden of Ffrwdgrech can be assessed as **Minor**. Despite the location of the site within the boundaries of the Ffrwdgrech Registered Park/Garden, the proposed development will have little physical impact upon the parkland itself, as it is located within the garden/yard attached to Brecon Lodge. Consequently, none of the landscaped/planted areas which constitute the Registered Park/Garden will be physically impacted by the proposed development.

There will be a degree of impact from the proposed works on the setting of the Registered Park; however this is considered to be relatively limited in scope, due to the reduced size and massing of the proposed new rear extension and the introduction of new boundary features which it is considered respond sensitively to its existing historic parkland setting. Moreover, it is suggested that further landscaping measures, including the sensitive use of planting to reflect the composition of the parkland could potentially limited views of the new development and integrate it more harmoniously with the existing landscape of the Registered Park and Garden.







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*Fig. 8: Existing Site Plan
(Reproduced by courtesy of the client)*



*Fig. 9: Existing Ground Floor Plan
(Reproduced by courtesy of the client)*

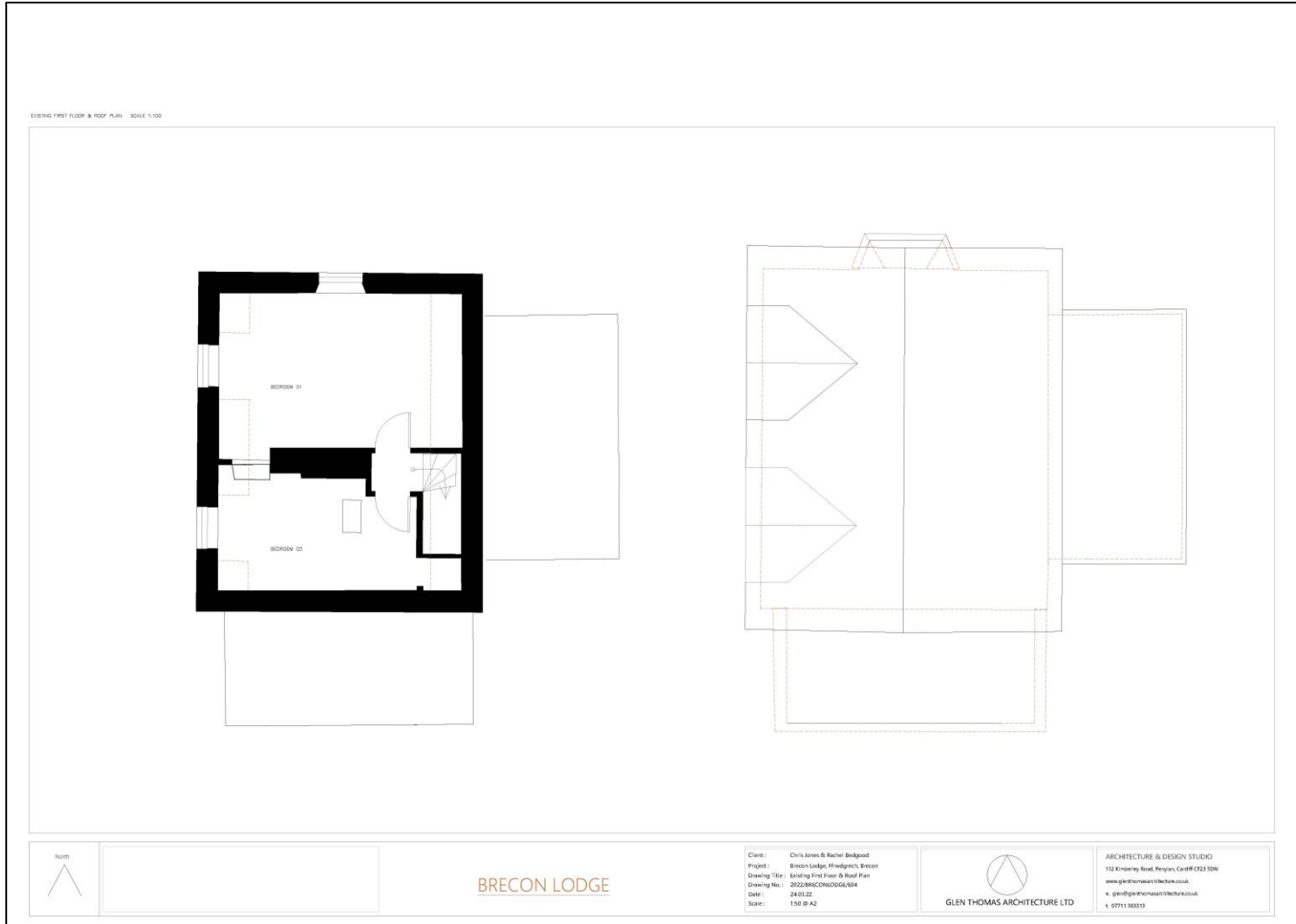


Fig. 10:
Existing First
Floor Plan
(Reproduced by
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client)



Fig. 11:
Existing NW &
NE Elevations
(Reproduced by
courtesy of the
client)

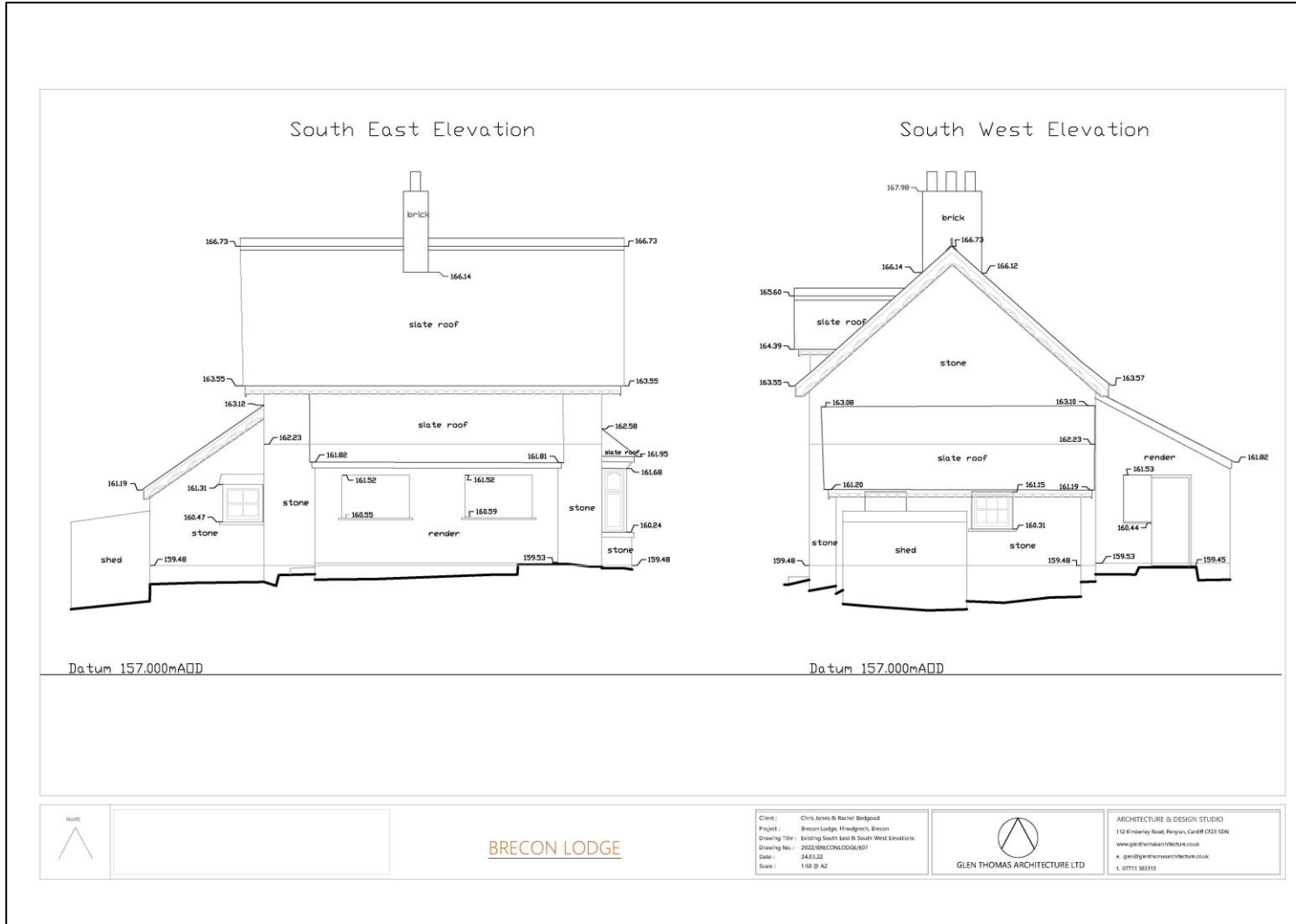


Fig. 12:
Existing SE &
SW Elevation
(Reproduced by
courtesy of the
client)

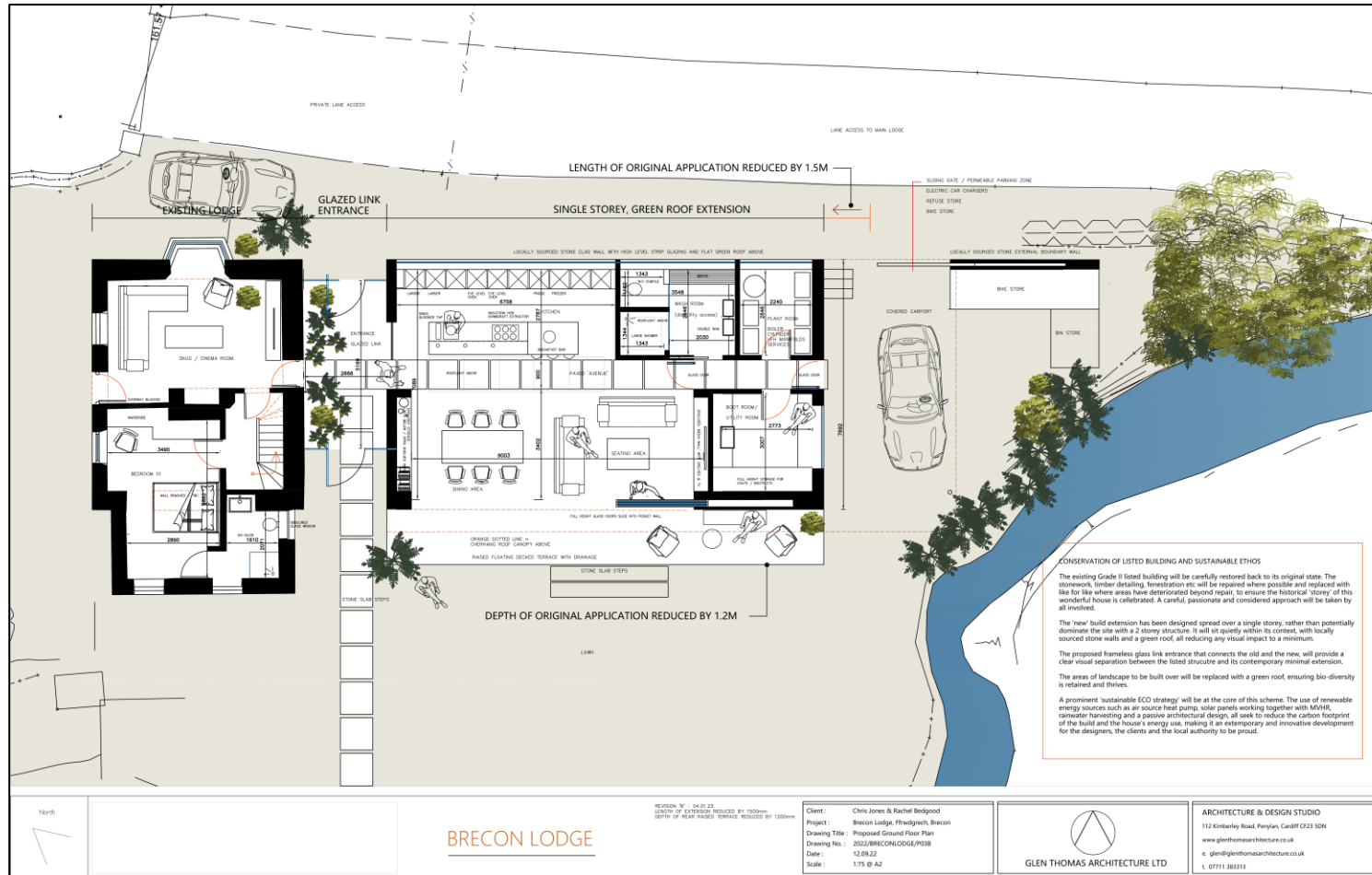


Fig. 13:
Proposed
Ground Floor
Plan
(Reproduced by
courtesy of the
client)

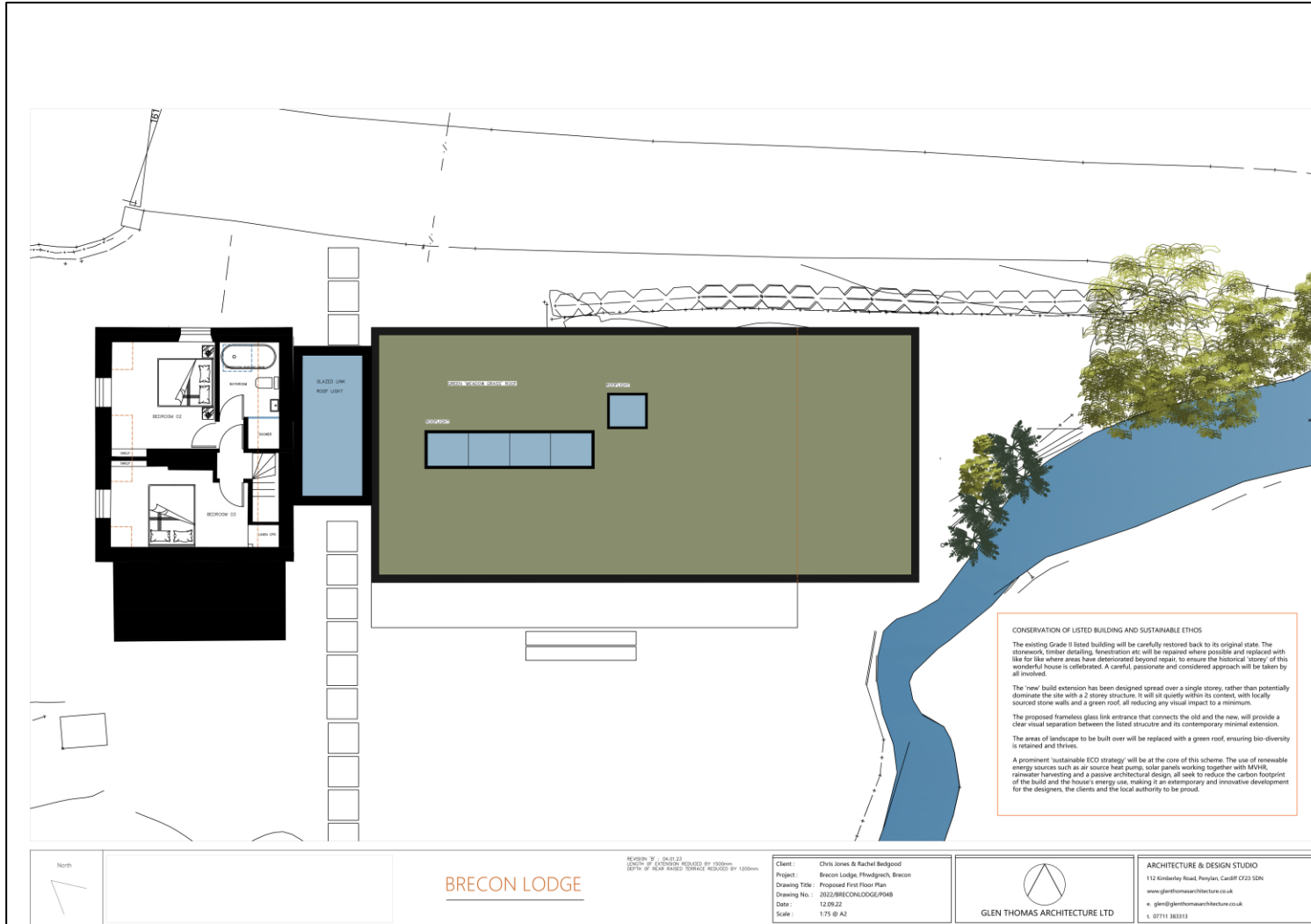


Fig. 14:
Proposed First
Floor Plan
(Reproduced by
courtesy of the
client)

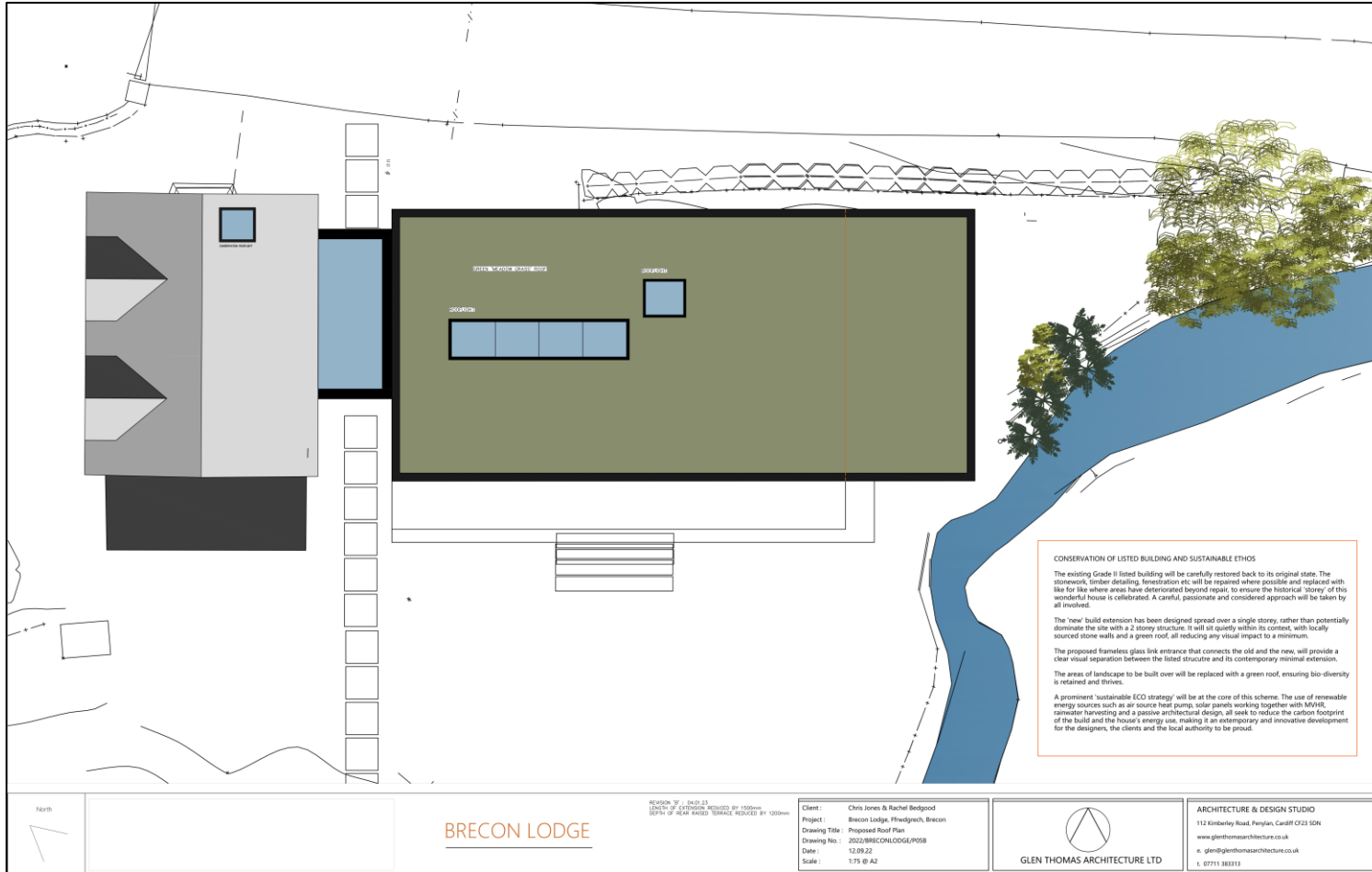


Fig. 15:
Proposed Roof
Plan
(Reproduced by
courtesy of the
client)

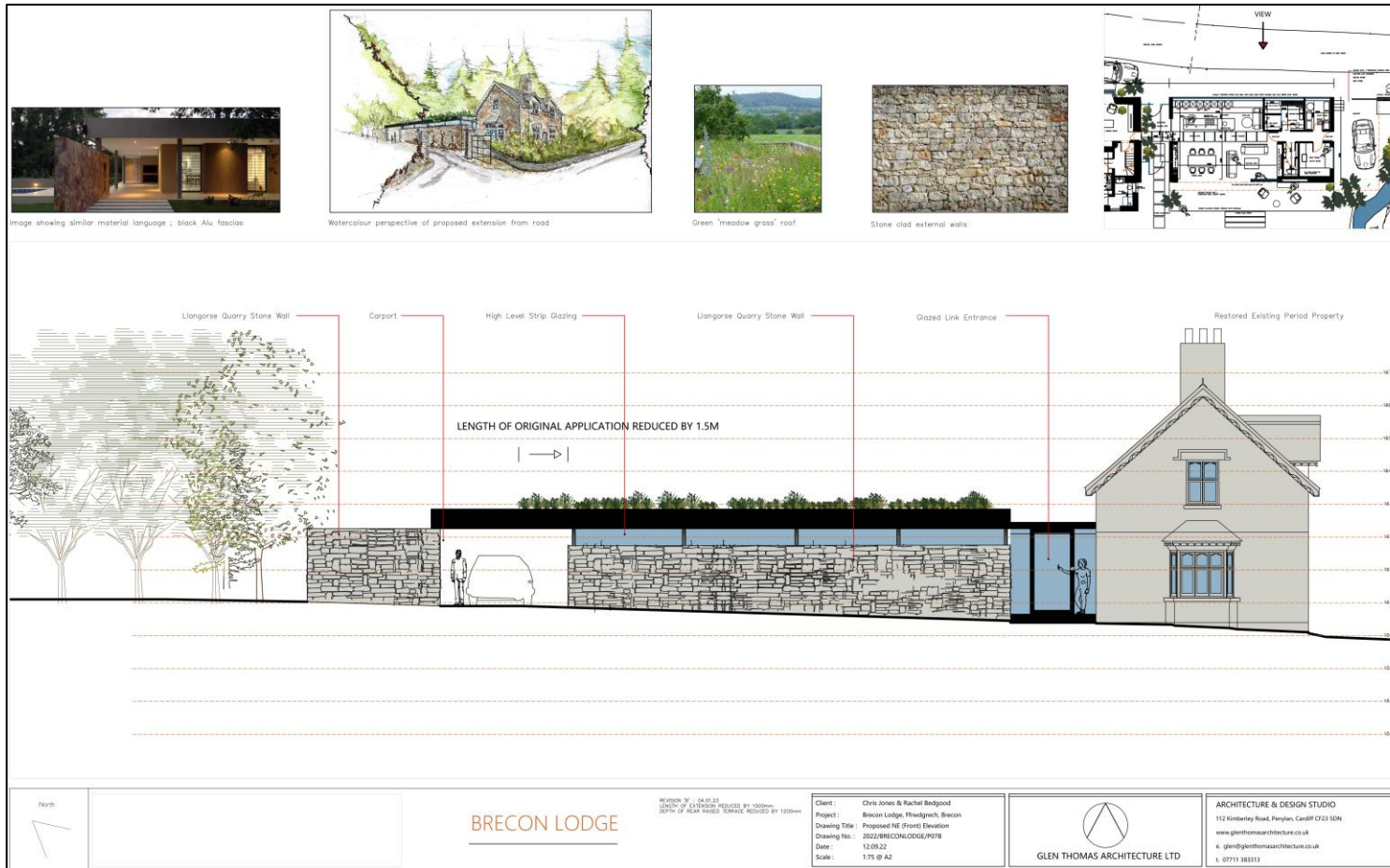


Fig. 16:
Proposed NE
Elevation
(Reproduced by
courtesy of the
client)

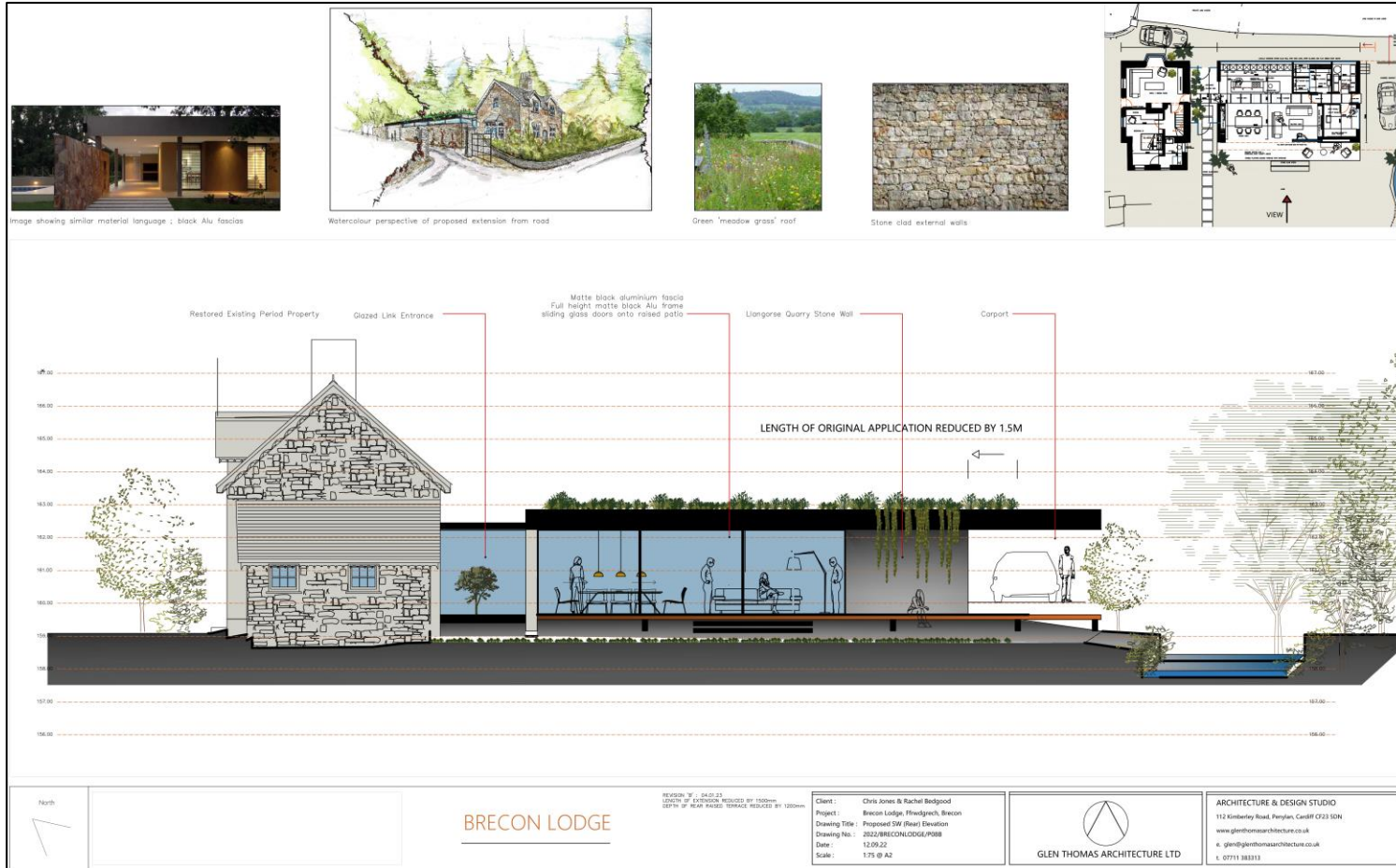


Fig. 17:
Proposed SW
Elevation
(Reproduced by
courtesy of the
client)

8 Overall Significance of Impact & Conclusion

Having determined the intrinsic significance of the specific heritage assets considered for the purposes of this study and the potential magnitude of impact of the proposed development on these assets, it is now possible to reach an informed overall appraisal of the implications of the proposals by means of cross-referencing the significance of the heritage assets against the magnitude of impact.

Table 2: Assessment of Overall Impact upon Heritage Assets

Heritage Asset	Significance of Heritage Asset	Magnitude of Impact	Overall Impact
The Lodge, Ffrwdgrech (Brecon Lodge)	High	Minor	<p>Slight/Moderate: This overall assessment takes into account the High significance of The Lodge, Ffrwdgrech Listed Building, cross-referenced against the magnitude of impact, assessed as Minor.</p> <p>This assessment of impact reflects the substantial nature of the proposed changes to the internal and external fabric of the listed building in order to renovate the house and construct the new extension, whilst also reflecting the positive aspects of the design and the beneficial effect of restoring the building which has fallen into a considerable state of disrepair. These include the replacement of broken windows, removal of the later pebbledash lean-to extension and renovation of the interior including removal of partition walls between the existing dining room and the ground floor extension housing the kitchen/bathroom to create a larger bedroom space. It is recommended that an appropriately detailed programme of Historic Building Recording of the extant building should be undertaken prior to commencement of works to identify and record key features of architectural and historic interest which should then be conserved as part of the proposed refurbishment works.</p> <p>It is considered that the single-storey form and proportions of the rear extension to the lodge as currently proposed (which has been significantly reduced in size compared to earlier iterations of the design) respects the scale of the original lodge while its contemporary, low-key design can also be supported in heritage terms. It is further acknowledged that the proposal plans include mitigation measures to lessen the visual impact of the proposed extension on its wider setting, including a traditional stone boundary wall on the drive side of the building constructed using locally quarried stone from</p>

Table 2: Assessment of Overall Impact upon Heritage Assets

Heritage Asset	Significance of Heritage Asset	Magnitude of Impact	Overall Impact
			<p>Llangorse Quarry which will would be in keeping with the character of the lodge; moreover, the use of a green roof will help blend the structure with the surrounding parkland.</p> <p>It is also suggested that potential impacts may be further reduced by extending the proposed boundary wall to integrate the extension with the existing fabric and by using planting screens to echo the composition of the surrounding parkland (rhododendron, azalea, bamboo etc.). Further landscape screening on the other side of the extension could also limit potential impacts on views of Brecon Lodge as experienced from Pont Ffrwd Grech.</p>
Gatepiers, with flanking walls and railings, to Ffrwdgrech	High	Minor	<p>Slight/Moderate: This overall assessment takes into account the High significance of the listed gatepiers, cross-referenced against the magnitude of impact, assessed as Minor.</p> <p>The proposed development will have no physical impact upon the fabric of the listed gatepiers but will have a discernible visual impact due to the proximity of the designated heritage asset to the Lodge. However, this impact will be limited by the reduced scale of the single-storey rear extension as proposed, the construction of a traditional stone boundary wall to screen the development and the implementation of appropriate landscaping measures.</p>
Ffrwdgrech Registered Park/Garden	High	Minor	<p>Slight/Moderate: This overall assessment reflects the High significance of the Registered Park/Garden, cross-referenced against the magnitude of impact, assessed as Minor. The proposals will have no direct physical impact upon the Registered Park/Garden, but will have a degree of visual impact due to the location of the development within the boundaries of the registered parkland. However, this impact will be limited by the reduced size of the new extension and by the implementation of appropriate mitigatory measures, including the sensitive use of planting to reflect the composition of the parkland (rhododendron, azaleas, bamboo etc.) and thus integrate the development more harmoniously with the existing landscape of the Registered Park/Garden.</p>

Summary Conclusion: The overall impact of the proposed development in heritage terms may be assessed as **Slight to Moderate**. This assessment reflects the fact that the proposed refurbishment and new building works will result in a discernible change to the existing appearance, fabric and setting of the Grade II listed 19th century

gate lodge at Ffrwdgrech and a change to the setting of the adjacent Grade II listed Gatepiers and the Registered Park/Garden of Ffrwdgrech, all of which are considered to be heritage assets of **High** importance, reflecting their listed status. However, these changes are broadly considered to be both **Minor and Positive** in scope.

The assessment also takes into account the positive aspects of the currently proposed designs, such as the significant reduction in scale of the proposed single-storey extension (compared to previous iterations) which thus better reflects the proportions of the adjoining Grade II listed building, restoration of the badly damaged interior of Brecon Lodge (which is currently in a poor state of repair and needs refurbishment), the removal of the modern pebbledash extension and retention of key internal features of historic interest.

It also reflects the potential for further mitigation measures to include traditional boundary walls incorporating the use of local stone matching that of the listed structures and appropriate tree/shrub planting to reduce the visual impact of the development.

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10 References

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11 Cartography

(All maps were obtained from the Llyfrgell Genedlaethol Cymru/National Library of Wales unless otherwise stated).

1813 - OS Drawing of Brecknock (British Library)

1842 – St. David's Tithe Map

1888 - OS 1st Edition 6-inch Survey of Brecknockshire

1905 - OS 2nd Edition 6-inch Survey of Brecknockshire

1943 - OS 3rd Edition 6-inch Survey of Brecknockshire

1953 - OS 4th Edition 6-inch Survey of Brecknockshire

1964 - OS 1:10,000 National Survey

12 Appendix 1: Historic Environment Record Gazetteers

Table 3: Gazetteer of Listed Buildings within a 1km radius of the site

#	Ref.	Name	Grade	NGR
B1	18189	Ffrwdgrech House	II	SO 0296 2712
B2	18190	Stable Block at Ffrwdgrech	II	SO 0290 2715
B3	84506	Gatepiers, w/ Flanking Walls & Railings, to Ffrwdgrech	II	SO 0289 2735
B4	84523	The Lodge, Ffrwdgrech	II	SO 0288 2734
B5	84527	Enclosing Walls of Walled Garden at Ffrwdgrech	II	SO 0303 2721

Table 4: Gazetteer of Archaeological Monuments within a 1km radius of the site, based on consultation of the CPAT Historic Environment Record

#	PRN	Name	Date	NGR
1	2383	Cae Garn Placename Indicative of Cairn	Bronze Age	SO 0250 2725
2	2384	Close Maen Llwyd Placename Indicative of Standing Stone	Bronze Age	SO 0320 2670
3	119489	Findspot: Socketed Axehead, Abergwdi	Bronze Age	SO 0200 2700
4	122174	Findspot: BA Spearhead Fragment	Bronze Age	SO 0269 2724
5	57537	Predicted Line of Roman Road, Llanfrynach - Taf Fechan	Romano-British	SO 0371 2746
6	34765	Beili Helyg Earthworks (Crwcws Castle)	Medieval	SO 0388 2726
7	119023	Findspot: Dagger Chape	Medieval	SO 0290 2760
8	122175	Findspot: Edward II Penny	Medieval	SO 0313 2754
9	141446	Findspot: Locking Key	Medieval	SO 0249 2821
10	22168	Rhydywernan Quarry	Post-med.	SO 0197 2715
11	32921	Ffrwdgrech Estate	Post-med.	SO 0295 2712
12	32922	House, Ffrwdgrech	Post-med.	SO 0295 2712
13	32923	Garden, Ffrwdgrech	Post-med.	SO 0295 2712
14	40348	Enclosing Walls of Walled Garden, Ffrwdgrech	Post-med.	SO 0300 2720
15	40350	Gatepiers, with Flanking Walls & Railings, Ffrwdgrech	Post-med.	SO 0289 2735
16	40522	The Lodge, Ffrwdgrech	Post-med.	SO 0288 2734
17	41991	Ffrwdgrech House	Post-med.	SO 0295 2712
18	41992	Stable Block, Ffrwdgrech	Post-med.	SO 0290 2714
19	54645	Wern Ddu, Pond II	Post-med.	SO 0289 2667
20	54646	Dingle, Ffrwdgrech Park	Post-med.	SO 0274 2663
21	54647	Ffrwdgrech Park, Garden Features I	Post-med.	SO 0317 2703
22	54648	Ffrwdgrech Park, Garden Feature II	Post-med.	SO 0310 2691
23	54649	Wern Ddu, Pond III	Post-med.	SO 0342 2674
24	54650	Ffrwdgrech Parkland	Post-med.	SO 0298 2698
25	6490	Rhyd Y Wernen Fach House	Post-med.	SO 0242 2750
26	6493	House, Beili-helyg Farm	Post-med.	SO 0388 2726
27	70966	Pont Ffrwd Grech	Post-med.	SO 0285 2734
28	111061	Aber-gwdi Farm	Post-med.	SO 0282 2765
29	111063	Orchard, Rhyd y Wernen	Post-med.	SO 0196 2703

Table 4: Gazetteer of Archaeological Monuments within a 1km radius of the site, based on consultation of the CPAT Historic Environment Record

#	PRN	Name	Date	NGR
30	119019	Findspot: Ring Bezel with Intaglio	Post-med.	SO 0292 2768
31	120077	Findspot: James I Coin	Post-med.	SO 0260 2701
32	120073	Findspot: James I Coin	Post-med.	SO 0264 2766
33	120074	Findspot: Elizabeth I Groat	Post-med.	SO 0339 2800
34	120078	Findspot: James I Coin	Post-med.	SO 0250 2728
35	141444	Findspot: Elizabeth I Threepence	Post-med.	SO 0250 2820
36	141445	Findspot: Elizabeth I Half-Groat	Post-med.	SO 0250 2820
37	172346	The Held Farm	Post-med.	SO 0360 2668
38	172347	Wern-ddu Farm (Glyn Tarell)	Post-med.	SO 0306 2649
39	175773	Aber-gwdi Farm	Post-med.	SO 0281 2767
40	175774	Aber-gwdi Farm	Post-med.	SO 0284 2767
41	175775	Aber-gwdi Farm	Post-med.	SO 0285 2767
42	175776	Farm Building, Aber-gwdi Farm	Post-med.	SO 0284 2765
43	175777	Farm Building, Bryn-helyg Farm	Post-med.	SO 0387 2727
44	175778	Farm Building, Bryn-helyg Farm	Post-med.	SO 0386 2727
45	176156	Farm Building, Rhyd-y-wernen-fawr Farm	Post-med.	SO 0192 2708
46	176160	Farm Building, Rhyd-y-wernen-fawr Farm	Post-med.	SO 0193 2706
47	176161	Farm Building, Rhyd-y-wernen-fawr Farm	Post-med.	SO 0193 2706
48	176162	Farm Building, Rhyd-y-wernen-fawr Farm	Post-med.	SO 0193 2706
49	176163	Farm Building, Rhyd-y-wernen-fawr Farm	Post-med.	SO 0193 2705
50	176166	Farm Building, The Held farm	Post-med.	SO 0361 2666
51	176169	Farmhouse, Wern-ddu Farm	Post-med.	SO 0311 2650
52	176170	Farm Building, Wern-ddu Farm	Post-med.	SO 0305 2650
53	176171	Farm Building, Wern-ddu Farm	Post-med.	SO 0305 2650
54	176172	Farm Building, Wern-ddu Farm	Post-med.	SO 0304 2648

13 Appendix 2: Historic Maps



Fig. 18: Extract from the Ordnance Survey Surveyor's Drawing of Brecknock (1813)
(Reproduced by courtesy of the British Library)

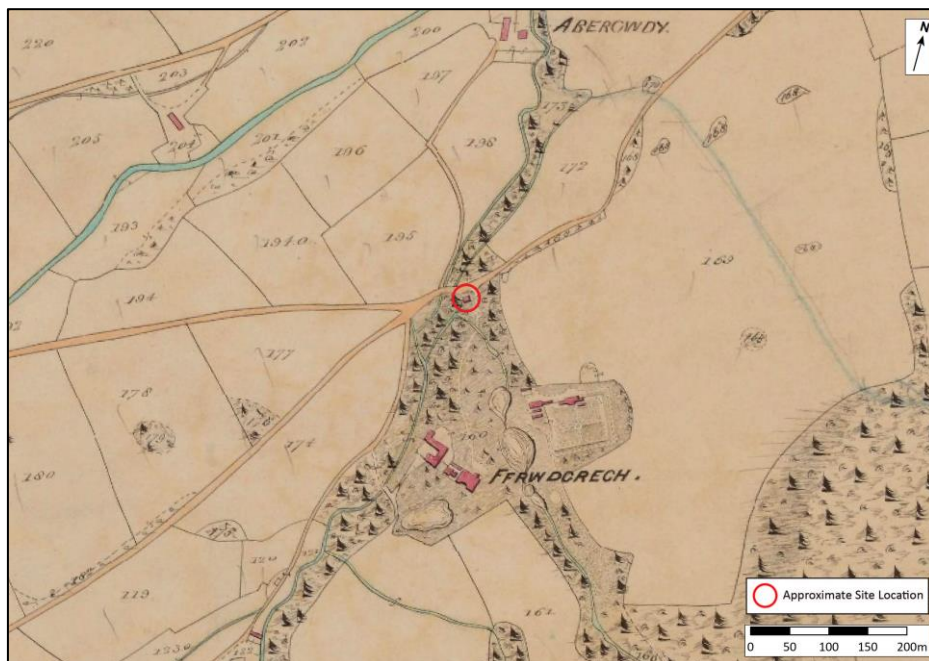


Fig. 19: Extract from the St. David's Tithe Survey (1842)
(Reproduced courtesy of the Llyfrgell Genedlaethol Cymru/National Library of Wales)

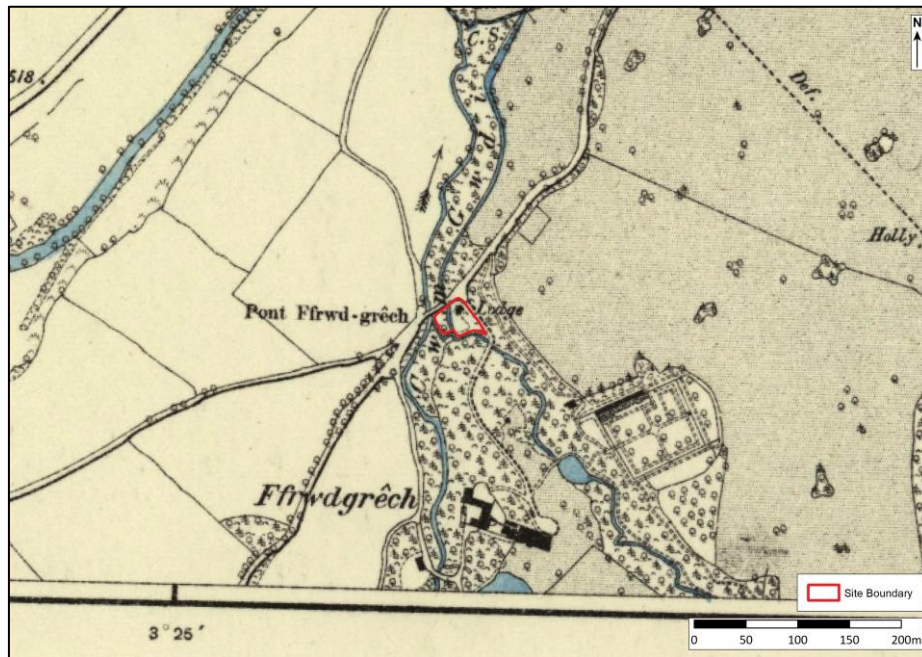


Fig. 20: Extract from the OS 1st Edition 6-Inch Survey of Brecknockshire (1888)
(Reproduced courtesy of the Llyfrgell Genedlaethol Cymru/National Library of Wales)

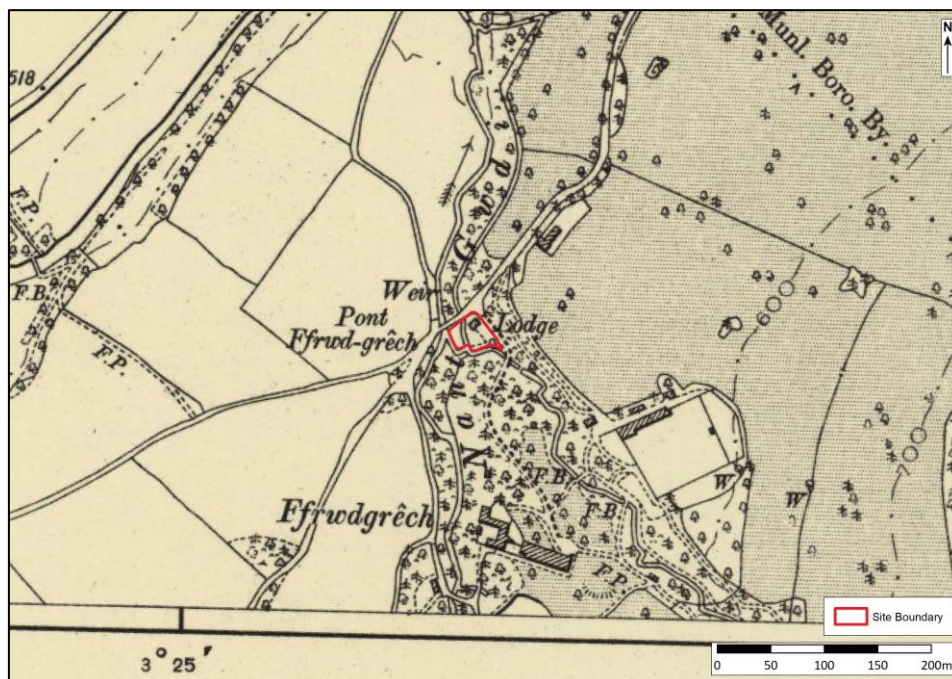


Fig. 21: Extract from the OS 2nd Edition 6-Inch Survey of Brecknockshire (1905)
(Reproduced courtesy of the Llyfrgell Genedlaethol Cymru/National Library of Wales)

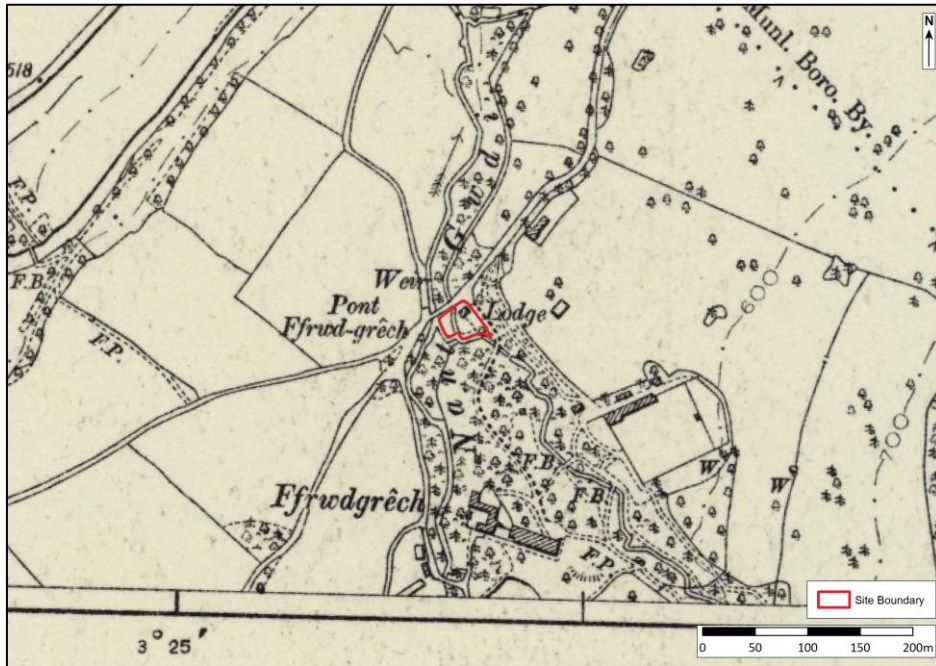


Fig. 22: Extract from the OS 3rd Edition 6-Inch Survey of Brecknockshire (1943)
(Reproduced courtesy of the Llyfrgell Genedlaethol Cymru/National Library of Wales)

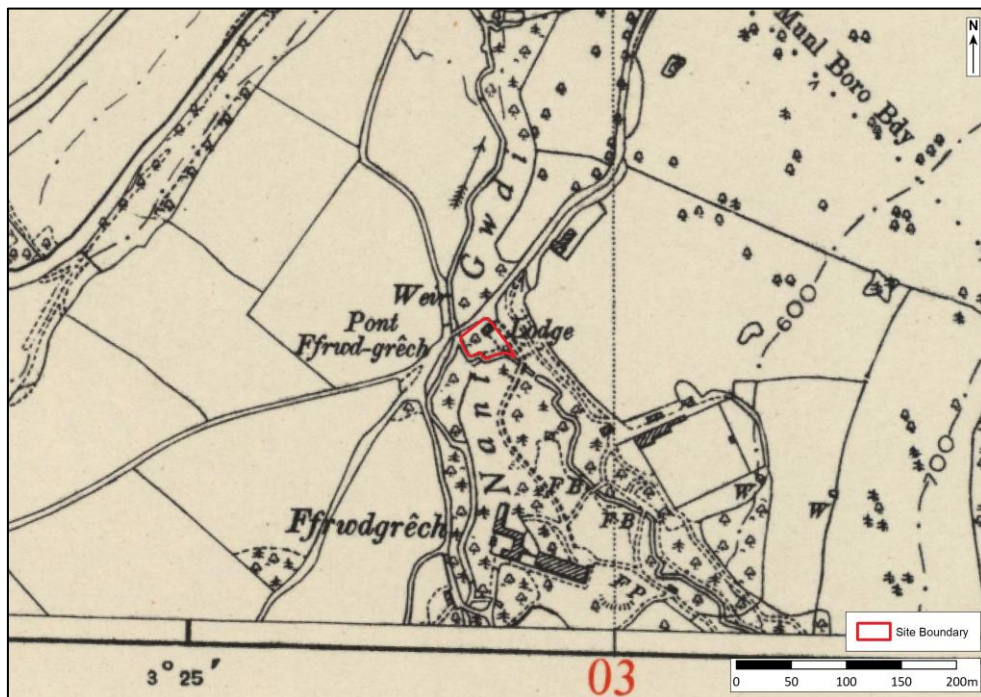


Fig. 23: Extract from the OS 4th Edition 6-Inch Survey of Brecknockshire (1953)
(Reproduced courtesy of the Llyfrgell Genedlaethol Cymru/National Library of Wales)

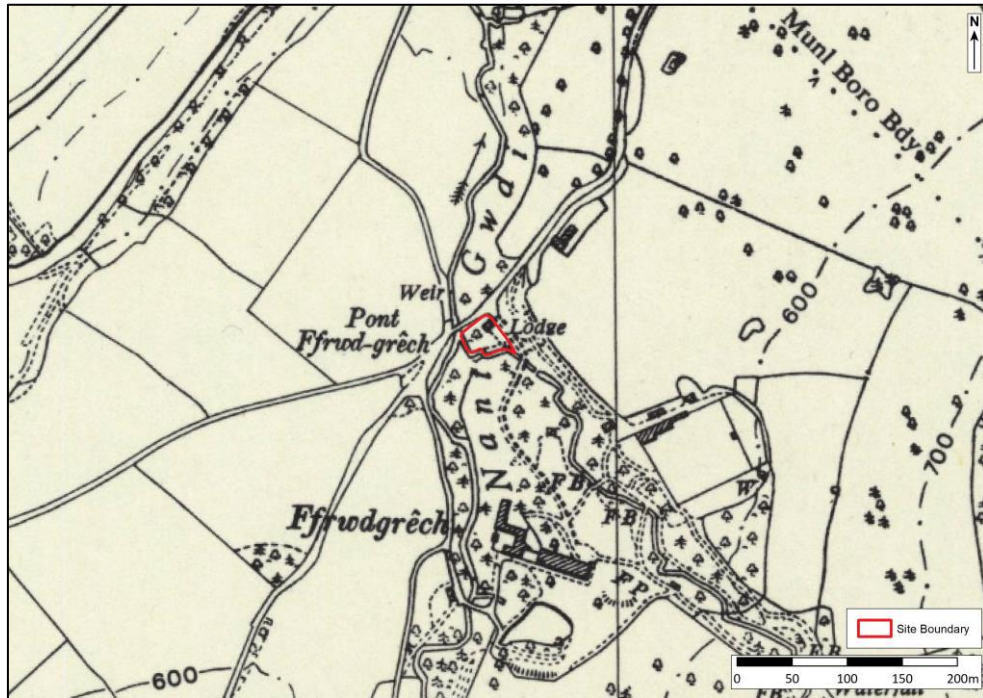


Fig. 24: Extract from the OS 1:10,000 National Survey (1964)
(Reproduced courtesy of the Llyfrgell Genedlaethol Cymru/National Library of Wales)

Document Title		Document Reference	
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