

# Setting Assessment, Stages 2 to 4 for Brogan Solar Farm, Llanfyllin Powys, SY22 5LQ



Report by: Trysor

For: Fuse Renewables Ltd

April 2026



# Setting Assessment, Stages 2 to 4 for Brogan Solar Farm, Llanfyllin Powys, SY22 5LQ

By

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Trysor Project No. 2026/1034  
HER Event Record PRN – Heneb CPA 224423

For: Fuse Renewables Ltd

April 2026

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*Cover photograph: BSF2026\_016. A view of Parcel 2 from the railway embankment. Strengthening the hedgerow forming the northern boundary of this field would help screen the solar array within it. Looking north.*

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Llanfyllin, Powys, SY22 5LQ**

**RHIF YR ADRODDIAD - REPORT NUMBER:** Trysor 2026/1034

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

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

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***Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.***

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

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Heneb CPA	The northeast office of Heneb, The Trust for Welsh Archaeology
HER	Historic Environment Record
CIfA	Chartered Institute for Archaeologists
HER	Historic Environment Record
NGR	National Grid Reference
NMR	National Monuments Record
NPRN	National Primary Record Number in National Monument Record held by the RCAHMW
PRN	Primary Record Number in regional HER held by Heneb – The Trust For Welsh Archaeology
RCAHMW	Royal Commission on the Ancient and Historical Monuments of Wales
WSI	Written Scheme of Investigation

Date of Revision	Reason	Corrections Made	Requested By

## Event Record PRN – Heneb CPA HER

PRN	Heneb CPA 224423
Name	Setting Assessment, Stages 2 to 4 for Brogan Solar Farm, Llanfyllin, Powys, SY22 5LQ
Type	HERITAGE ASSESSMENT
NGR	SJ17648 18931
Easting	317648
Northing	318931
Summary (English)	In 2026 Trysor carried out an assessment of the impact on the setting and significance of 8 designated historic assets from a proposed solar farm on land east of Talwrn Bach, Llanfyllin, Powys, SY22 5LQ. The Stage 1 setting assessment had been carried out by Archaeology Wales in November 2025 and Trysor carried out Stages 2 to 4. © Trysor 2026
Crynodeb (Cymraeg)	Yn 2026 cynhaliodd Trysor asesiad o'r effaith ar leoliad ac arwyddocâd 8 ased hanesyddol dynodedig o fferm solar arfaethedig ar dir i'r dwyrain o Talwrn Bach, Llanfyllin, Powys, SY22 5LQ. Cynhaliwyd yr asesiad lleoliad Cam 1 gan Archaeoleg Cymru ym mis Tachwedd 2025 a chynhaliodd Trysor Gamau 2 i 4. © Trysor 2026
Description	In 2026 Trysor carried out an assessment of the impact on the setting and significance of 8 designated historic assets from a proposed solar farm on land east of Talwrn Bach, Llanfyllin, Powys, SY22 5LQ. The Stage 1 setting assessment had been carried out by Archaeology Wales in November 2025 and Trysor carried out Stages 2 to 4. © Trysor 2026
Sources	Trysor, 2026, <i>Setting Assessment, Stages 2 to 4 for Brogan Solar Farm, Llanfyllin, Powys, SY22 5LQ</i>
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## **Summary**

*This report is an assessment of potential impacts on the setting and any resulting impact on the significance of nationally important historic assets within a 3km radius of a proposed solar array on land at Brogan, Llanfyllin, Powys, centred approximately on SJ1764818931.*

*There are 8 designated historic assets of national importance within the 3km radius assessment area, including 6 Listed Buildings, one Scheduled Monument and one Registered Historic Park & Garden.*

*The assessment was undertaken for these designated historic assets following current Cadw guidance "Managing Setting of Historic Assets in Wales" (Cadw, 2017).*

*Most of the historic assets would experience no impact on their setting, with only two Listed Buildings likely to experience a Very Low to Low impact on their setting. None of the historic assets would experience an impact on their significance.*

*The withdrawal of one of the three fields proposed for the development, based on the initial observation of this assessment, removed all impacts on historic assets associated with Bryngwyn Hall and its Registered Historic Park & Garden. The solar array was redesigned to be concentrated in the two western fields of the proposed site, with the eastern field excluded due to its proximity to, and impact on views from, Bryngwyn Hall.*

*Mitigations were proposed to reduce the level of impact on Ty-Côch, which is the nearest historic asset to the development site. Allowing the hedgerow at the northern side of the development site to grow higher and adding a small number of spot trees would largely screen the development from view from the direction of the listed building and reduce the visual impact accordingly.*

## **1. Introduction**

1.1 This document has been prepared by Trysor, at the request of Fuse Renewables Ltd, Level39 , One Canada Square, Canary Wharf E14 5AB, to assess the impact on the setting and significance of 8 nationally important historic assets from a proposed solar farm, known as Brogan Solar Farm, focused on SJ1764818931 on land to the east of Talwrn Bach, Llanfyllin, Powys, SY22 5LQ, see Figure 1.

1.2 The proposed solar farm covers approximately 12.1 hectares across three adjacent pasture fields to the east side of the B4393 road to the southwest of Llanfechain, Powys. One of these fields has been withdrawn from the scheme on archaeological advice, however, and will not have solar panels erected within it.

1.3 Stage 1 of the Setting Assessment was undertaken by Archaeology Wales (Archaeology Wales, 2025). This report identified a number of statutorily protect historic assets which could potentially experience impacts from the development.

1.4 Trysor were subsequently asked to undertake Stage 2-4 of the Setting Assessment, to analyse the potential impacts in detail.

1.4.1 A field visit was made by Trysor to the proposed location of the development, and the surrounding area, on 21<sup>st</sup> March 2026 to examine the development site and its surroundings.

1.5 The assessment has been carried in accordance with the methodology outlined in the Welsh Government's best-practice guidance Setting of Historic Assets in Wales (Cadw, 2017).

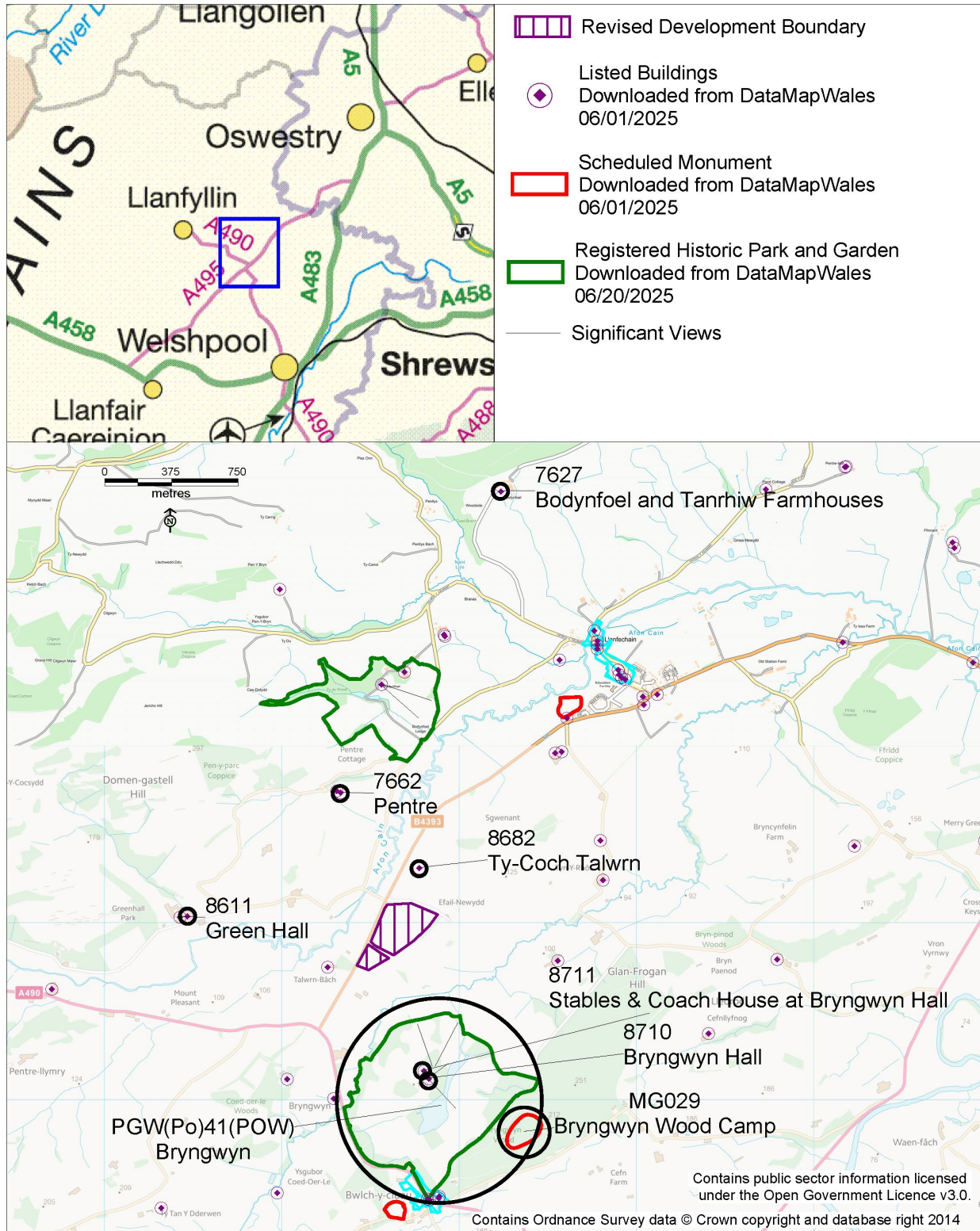


Figure 1: Location of the development and the designated, nationally important historic assets within 500-metres using the datasets downloaded from DataMapWales in January 2026.

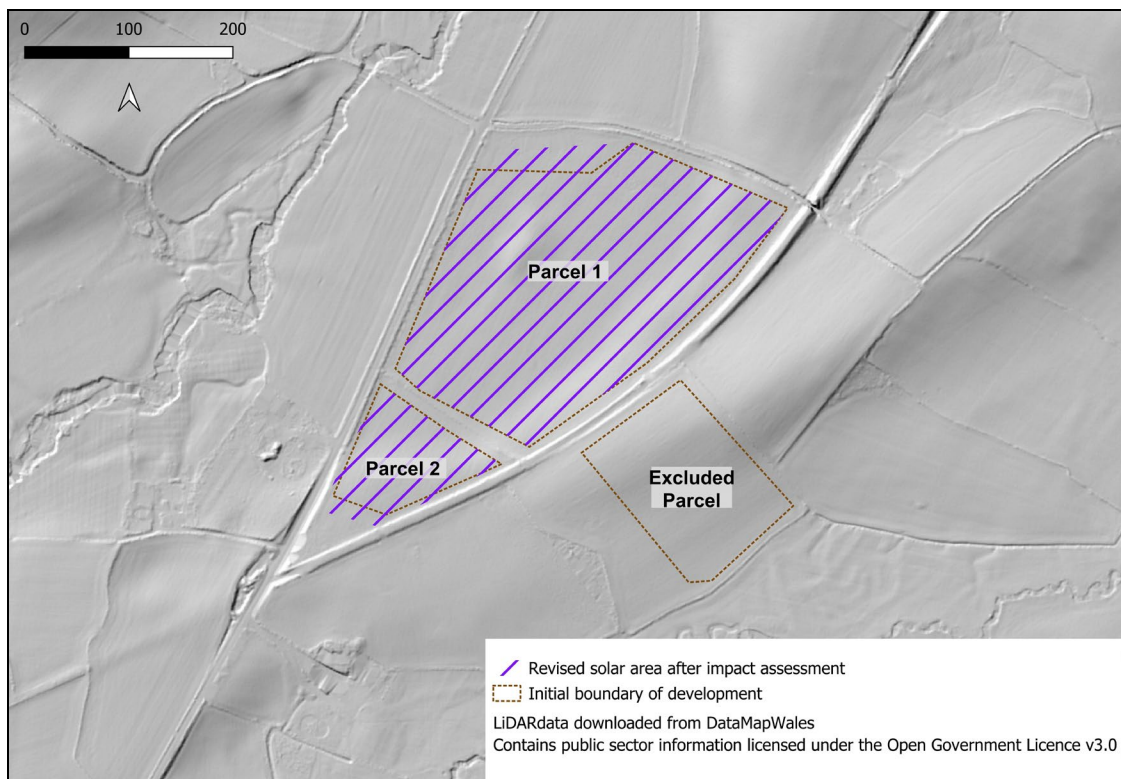
## 2. The Proposed Development Site

2.1 This report relates to a proposal for a 5MW solar array on to the southwest of Llanfechain, Powys, see Figure 1.

2.2 The proposed development would stand at approximately 105 metres AOD on relatively level ground, on the floor of the broad Cain valley. The Afon Cain flows within 150 metres to the west of the proposed development site. The western boundary is defined by the B4393 road, whilst the eastern boundary is defined by the now disused embankment of the Llanfyllin Branch line of the Cambrian Railway.

2.2.1 The proposed solar array would be a low-profile development, covering 12.1 hectares within three adjoining pasture fields, one of which has now been excluded from the scheme (see Figure 2). The solar panels would be arranged to face south.

2.2.2 The original proposal was to extend the solar array into a third pasture field, to the east of the former railway line. This was withdrawn from the proposed on archaeological advice as the eastern field would have caused a High visual impact on the Registered Park & Garden of Bryngwyn Hall (Po)41(POW).



*Figure 2: A map of the proposed development area. The Excluded Parcel To the east of the former railway embankment was withdrawn from the scheme on archaeological advice, to avoid impacts on the Registered Park & Garden at Bryngwyn Hall.*

### **3. Methodology**

3.1 This document assesses the impact on the setting and significance of nationally important historic assets within a 3km radius of a proposed solar array centred on SJ1764818931 on land to the east of Talwrn Bach, Llanfyllin, Powys, SY22 5LQ.

3.1.1 The process outlined in "Setting of Historic Assets in Wales" (Cadw, 2017) has been followed in order to assess impacts on the setting of the historic asset and any impacts on its significance.

3.1.2 This process has four stages;

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

Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and in particular the ways in which the assets are understood, appreciated and experienced.

Stage 3: Evaluate the potential impact of a proposed change or development on that significance.

Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.

3.2 The footprint of the proposed solar array is 12.1 hectares and in line with the annexe in the "Setting of Historic Assets in Wales" (2017, p.11), where an application has a footprint of under 0.2 hectares the impact on nationally important historic assets within 550-metres has been assessed.

**4. Impacts on Setting Stage 1:** *Identify the historic assets that might be affected by a proposed change or development.*

4.1 An examination of the assessment area, defined as the area within a 3km radius of SJ1764818931, shows that there are 8 recorded historic assets of National Importance present. These include a Scheduled Monument and 6 listed buildings, as well as a Registered Park & Garden (listed in Table 1 below).

<b>Historic Asset ID</b>		<b>Name</b>	<b>NPRN</b>	<b>PRN</b>	<b>NGR</b>	<b>Intervisibility</b>
Registered Park & Garden (Po)41(POW)	-	Bryngwyn, Powys: Registered Park and Garden	265486	32910	SJ1786018010	Theoretically Intervisible
Scheduled Monument MG029	-	Bryngwyn Wood Camp	275924	60	SJ1836517822	Theoretically Intervisible
Listed Building 7627	II	Bodynfoel and Tanrhiw Farmhouses	21256	32648	SJ1823521438	Theoretically Intervisible
Listed Building 7662	II	Pentre	29746	20272	SJ1733319737	Intervisible
Listed Building 8612	II	Barn & Cartshed Range at Green Hall	-	31525	SJ1646619039	Theoretically Intervisible
Listed Building 8682	II	Ty-Côch, Talwrn	21443	20268	SJ1777519311	Intervisible
Listed Building 8710	II*	Bryngwyn Hall	213571	17188	SJ1782918123	Theoretically Intervisible
Listed Building 8711	II	Stables and Coach House at Bryngwyn Hall	43429	32459	SJ1780218166	Theoretically Intervisible

*Table 1: Historic Assets of National Importance within a 3km radius of the proposed development site.*

**5. Impacts on Setting Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.**

5.1.1 The significance of an historic asset is derived from the sum of four heritage values according to *Conservation Principles (Cadw, 2011, p.10)*. These four values are:

- Evidential value
- Historical value
- Aesthetic value
- Communal value

5.1.2 *Conservation Principles* outlines that setting is part of the Aesthetic Value (Cadw, 2011, p.10, section 2.3 and p.17 *Aesthetic Value*).

5.1.3 Guidance on assessing the setting of historic assets was introduced in 2017 (Cadw, 2017). Cadw states that: *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.* (Cadw, 2017, p.2, Section 1, second para).

5.1.4 In sections 5.2 to 5.9 below, the setting and significance of the 8 Historic Assets of National Importance identified by Archaeology Wales in Stage 1 of the assessment (Archaeology Wales, 2025) are assessed.

## **5.2 Bryngwyn, Powys: Registered Park and Garden (Po)41(POW), see Appendix B**

- 5.2.1 A new villa was built at Bryngwyn for Lord Mostyn in 1774. The 1774 mansion was damaged by fire in 1793 and underwent repairs. The house and estate were sold in 1813 and came into the hands of Martin Williams, who was a keen student of the picturesque. Williams set about building a new mansion, which still stands today, and redesigning the surrounding parkland and gardens. He was recorded as "*demolishing numerous fences, planting largely, forming the whole into a park-like enclosure*". The current parkland at Bryngwyn therefore has its origins in the early 19th century.
- 5.2.2 The Parkland and Garden are still actively managed by the owner of Bryngwyn Hall.
- 5.2.3 There has been relatively little change to the character of the parkland and gardens over time and the management of the estate today ensures that the vision of Martin Williams in the early 19<sup>th</sup> century is still palpable in the local landscape. The development of the rural landscape surrounding the parkland has seen larger farm buildings appear on the agricultural holdings in the area, and for the creation of larger fields through field amalgamation in some places. This has been a largely organic process. The most significant addition to the local landscape perhaps was the construction of the Llanfyllin branch railway line in 1863, which passes less than 400 metres to the north of the parkland.
- 5.2.4 There have been few significant changes to views to and from the park and garden since it was created. When the park and garden was established in the early 19<sup>th</sup> century, views of the surrounding area were of little importance, as one of the main objectives was to create a largely hidden, picturesque landscape for the private enjoyment of the inhabitants of the mansion. Views into and out of the parkland were deliberately restricted by tree plantations planted around the parkland boundary and within the parkland. Outward views were possible along two specific sight lines, looking towards the Cain valley, to the north-northwest and north-northeast, which still exist today.

### **5.3 Bryngwyn Wood Camp, (MG029), see Appendix C**

- 5.3.1 Bryngwyn Wood Camp was an Iron Age hillfort and dates to the period 800BC to AD74. It was built as a defended settlement occupying a hill summit on a ridge between the Vyrnwy valley to the south and the Cain valley to the north.
- 5.3.2 Bryngwyn Wood Camp is situated at 230 metres above sea level, occupying a summit on a ridge which runs southwest to northeast and rises between the Vyrnwy valley to the south and the Cain valley to the north. Its summit position appears to have given the hillfort excellent views over both valleys. The main access route approaches from the east, with the main entrance into the hillfort situated in its eastern side, overlooking a natural pass through the ridge. It appears that this access route links the hillfort to the Vyrnwy valley, although the pass to the east of the monument would probably also allow access to the Cain valley to the north.
- 5.3.3 The hillfort has decayed over centuries to become an earthwork relict of a once strong fortification. The surrounding hilltop and hillslopes have become thickly wooded, hiding the earthwork from sight. When the hillfort was occupied, it is likely that the hill was kept bare of trees to improve the defensibility of the fort, and also to ensure that it was highly visible from lower ground. In historic times the hill has been cloaked with deciduous woodland with some coniferous or mixed plantations also added in recent centuries. A small, covered reservoir has been constructed immediately to the east side of the hillfort in modern times.

### **5.4 Bodynfoel and Tanrhiw Farmhouses (Listed Building 7627), see Appendix D**

- 5.4.1 Bodynfoel originated as a house built by the Trevor family at the end of the 17<sup>th</sup> century. The original house was in brick, with stone quoins and a hipped slate roof. Roger Trevor was the first of the Trevor family to be recorded at Bodynfoel, in 1679, which suggests that the original house dates to around that time. The family held the property down to the 19<sup>th</sup> century, although the family name was changed to Bonner-Maurice (often seen as Bonnor-Morris), by that time.
- 5.4.2 Given its late 17<sup>th</sup> century origins, Bodynfoel was influenced by Renaissance ideas. The house was built in an elevated situation at about 178 metres above sea level, facing the south-southeast. It had a prestige front on its south-facing side, which gave the property excellent views southwards towards Llanfechain, the Cain valley and even as far as the hills beyond Welshpool and the Severn Valley, almost 20km away.

5.4.3 The old hall was turned into a large farmhouse in 1846, when the Bonner-Maurice family built a new hall 1.3km to the south-southwest. The old house was later sold to the county council, who divided into two dwellings associated with council farms, known as Bodynfoel (to the west) and Tanrhiw (to the east), in the early 20<sup>th</sup> century.

5.4.4 Bodynfoel was built in an elevated location and designed to face out over the Cain valley, below it to the south-southeast. The view from the house is essentially the same as it was when it was established in the late 17<sup>th</sup> century, with the Cain valley and Llanfechain being the focus of the view, and more distant hills beyond the Severn Valley also seen. There will have been changes to some elements within that extensive landscape, such as the fieldscape and settlement pattern, which have occurred over three centuries.

## **5.5 Pentre (Listed Building 7662), see Appendix E**

5.5.1 Pentre is thought to be of 16<sup>th</sup> century origin. It was built as a timber-framed hall-house, of which some original internal features survive.

5.5.2 Pentre was established close to the source of a minor tributary stream of the Afon Cain. The stream rises in a series of springs about 500 metres to the west. The proximity of this watercourse is likely to have made the site attractive for the establishment of the homestead.

5.5.3 Pentre stands in an elevated position to the northern side of the broad Cain valley, at about 140 metres above sea level. It is sheltered from the prevailing winds by higher ground to the southwest, which rises to about 180 metres above sea level. This shelter is also likely to have made this an attractive site for settlement.

5.5.4 Pentre became a post-medieval farmhouse, which was changed considerably during Victorian times, when its southern side was rebuilt in red brick to form a façade overlooking the Cain Valley below. In modern times has become a residential property and Pentre is no longer a working farmstead.

## **5.6 Barn & Cartshed Range at Green Hall (Listed Building 8612), see Appendix F**

- 5.6.1 The barn and cartshed at Green Hall post-date the parish tithe survey of 1850. Newspaper reports of that year record that the original stable range was destroyed in a fire caused by a candle being left unattended (Shrewsbury Chronicle, April 1<sup>st</sup>, 1853). It is possible that they were built to replace the lost outbuilding. The parish tithe map of 1839 shows that all the outbuildings at Green Hall stood to the south of the farmhouse. The fire-affected stable range was presumably amongst this group of buildings. By the time of the 1:10560 scale Ordnance Survey of 1884, none of the outbuildings shown on the 1850 tithe map remained, but the barn and cartshed range are shown for the first time, standing to the east side of the house.
- 5.6.2 The barn and cartshed range were built to the eastern side of the farmhouse at Green Hall and defined the eastern side of the farmyard. Another outbuilding to the south of the farmhouse, also built after 1850, effectively defined the western side of the farmyard. The farmhouse closed off the northern side of the farmyard, which was open to the road to the south and facing down a minor road which led to a bridge over the Afon Cain a little over 100 metres away.
- 5.6.3 The barn and cart shed were therefore built to define the eastern side of the farmyard at Green Hall and would have been seen in that context when viewed from the road to the south, approaching the farmstead.
- 5.6.4 In more recent times, the mid-19<sup>th</sup> century barn and cart shed range have had multiple, large agricultural sheds built to the east and north and another shed built on the farmyard to the west, which effectively block most views of the building from the road to the south.

## **5.7 Ty-Côch, Talwrn (Listed Building 8682), see Appendix G**

- 5.7.1 Ty-Côch Talwrn is described as a lobby-entry, Type C, house, including a hall and cross wing, with a central chimney. It was first established as a cruck-framed homestead circa AD1500. By the end of the 16<sup>th</sup> century a chimney and an upper floor were added. In the early 17<sup>th</sup> century, the cross-wing was rebuilt and the hall rebuilt in stone. In the 18<sup>th</sup> century the chimney was rebuilt and the north and west sides re-faced in red brick. The southern end is characterised by rubble walling but has been heightened with red brickwork when the roof has been raised at some point. The house remains in use as a residential property, but its original purpose as

a hall-house was changed many centuries ago as it became a small farmhouse. It is no longer the focus of a working farmstead.

- 5.7.2 The homestead was established on relatively level ground on the floor of the wide Cain valley. It is situated at about 100 metres above sea level and only 150 metres to the east of the Afon Cain.
- 5.7.3 As a house of pre-Renaissance origin, the building would not have been established with a prestige-front or façade and would not have been built to take advantage of a particular view or been seen in a particular view (Peter Smith, 1975, *Houses of the Welsh Countryside*, p.229-230). As the house stands on level ground in a valley bottom location, it does not enjoy long range views along the valley, other than those of the hills rising either side of the valley. In the modern landscape, field hedges and deciduous trees largely screen views of the valley floor from the house.
- 5.7.4 The A4383 road passes 75 metres to the west and was formerly a turnpike road. It is possible that this road has earlier origins and that Ty-Côch was built close to it. It is possible that proximity to the Afon Cain and/or a pre-turnpike roadway along the valley floor were factors in the siting of the original homestead, but there is no firm evidence as to why this location was chosen.
- 5.7.5 The mid-19<sup>th</sup> century tithe survey shows that the holding was part of the Bonnor Morris estate, which lay to the north and east, and was not associated with the Bryngwyn estate to the south and west. There was formerly a 17<sup>th</sup> century box-framed barn to the east of the house, but this had fallen into ruin in modern times and has been replaced by a new outbuilding.

## **5.8 Bryngwyn Hall (Listed Building 8710), see Appendix H**

- 5.8.1 Bryngwyn Hall was built in 1773-74 for the Mostyn family and designed by the Scottish architect Robert Mylne (1733-1811). It was built on land originally owned by the Lloyd family, but there is no evidence that an earlier house stood at this location. Mylne's house was badly damaged by a fire in 1793 and had to be extensively repaired. It was sold a decade later to the ancestors of the present owner. The first member of this family at Bryngwyn was Martin Williams. He employed the architect Thomas Jones of Chester and renovated and enlarged the house in 1813. Minor changes were also made to the house in 1914 and it has been restored in recent times, but the present building largely reflects the work undertaken in 1813.
- 5.8.2 The site was chosen for the new hall when the Mostyn family purchased the land. It is likely that the location was identified as

being suitable for a large new house with surrounding gardens and parkland. The house occupies the northeastern end of a very slight, elongated hillock at about 140 metres above sea level. It appears that the house was constructed on this slight elevation to allow it to have views to the northeast along the Cain valley.

5.8.3 The surrounding landscape was transformed into parkland and gardens from the outset. Martin Williams, who was influenced by the ideas of the Picturesque movement, further improved the parkland and gardens. Tree plantations were designed to surround the parkland boundaries and cut off most views of the house. Two gaps were deliberately left in this enclosing ring of tree plantations, one towards the north-northeast and one to the north-northwest, both in the direction of the Cain valley. It appears that these views were to be enjoyed from the garden area to the rear of the house. The façade of the house faces southwest, looking towards the main carriage drive.

5.8.4 Bryngwyn continues in use as a fine country residence, in the occupation of descendants of Martin Williams, who extended the house in 1813.

5.8.5 There are a number of important cultural associations linked to Bryngwyn Hall:

- The well-known Chester architect Thomas Jones was responsible for transforming the original house, which had been designed by Scottish architect Robert Mylne.
- The 18<sup>th</sup> century artist John Ingleby painted the original house, built in 1774, but this house was quite different to the house created by Martin Williams in 1813.
- The parkland and gardens were designed in the Picturesque style for Martin Williams.

## **5.9 Stables and Coach House at Bryngwyn Hall (Listed Building 8710), see Appendix I**

5.9.1 The Stables and Coach House range at Bryngwyn Hall are thought to have been built around the same time as Martin Williams extended and refurbished the nearby hall in 1813. The exact date of construction is not known. Map evidence shows that it was certainly present by the late 1830s, though may have been added later in Martin Williams lifetime, rather than at the time the hall was extended. The complex does not appear to be shown in its present form on the Ordnance Survey's Original Surveyor's Drawings of 1829-1830 and the 1836 First Series 1:63360 scale Ordnance Survey map is too indistinct to be certain of its presence. The complex is, however, shown on the 1839 parish tithe map and its footprint on that map largely matches that seen today.

- 5.9.2 The Stables and Coach House range were built to serve the inhabitants of Bryngwyn Hall and stand close to the house and at the heart of the parkland surrounding the house. A series of carriageways and trackways linked the Stables and Coach House with the parkland and the main carriage drive.
- 5.9.3 The buildings are no longer used for their original purpose, and the Coach House has been converted for use as a holiday let.

## **6. Impacts on Setting Stage 3: Evaluate the potential impact of a proposed change or development on that significance.**

6.1 The potential impact of the proposed solar array at Brogan on the setting of each of the 8 Historic Assets of National Importance identified in Stage 1 of the assessment (Archaeology Wales, 2025) has been assessed, and whether that affects their significance of each Historic Asset. The results of the assessment are present below. Setting assessment forms were also completed for each building, see Appendices B to I, and are summarised below.

### **6.2 Bryngwyn, Powys: Registered Park and Garden (Po)41(POW), see Appendix B**

6.2.1 The proposed development would cover an area of 8ha, which is a very small area in comparison with the area of the Registered Park and Garden at Bryngwyn, which extends over 62 hectares. The two areas would not be seen together in views from the surrounding countryside, apart from some views from the hills to the north. These are long range views in which the Registered Park & Garden cannot be understood or appreciated.

6.2.2 The Registered Park & Garden is best understood and appreciated from close range or within its boundaries, not in long range views, in which it blends in with surrounding fields and woodlands.

6.2.3 The proposed development would be located to the north side of the former Llanfyllin branch railway line. The railway runs along a low ridge and is partly embanked and now has mature trees growing along either side of its course. This will block views of the proposed development from within the Registered Park & Garden and there would be no impact on its setting or significance.

### **6.3 Bryngwyn Wood Camp, (MG029), see Appendix C**

6.3.1 The hillfort would have been built in its summit position for two main reasons, to occupy a highly defensible position with good views over the surrounding area, and to be highly visible from the surrounding area. Occupants of the hillfort would have had clear views across the valleys to the north and south and would have been visible from many positions in those lower-lying valleys.

6.3.2 The hillfort is now clad in trees and not visible from anywhere apart from when viewed in close proximity or within the site itself, when its earthworks can be seen on the ground

6.3.3 The proposed development would be situated some 1.2km metres to the north-northwest of the hillfort, within two pasture fields alongside the busy A4393 road. The embankment of the Llanfyllin

Branch railway line forms the southern boundary of the development, and the line is now lined with trees and hedgerows, which would block views of the solar array from the south. The hillfort is itself now a thickly wooded site, from which views of the surrounding landscape are screened by trees. The development site would therefore not be visible from the hillfort. The development would not detract from the appreciation or understanding of the hillfort or its setting and would not affect its significance.

#### **6.4 Bodynfoel and Tanrhiw Farmhouses (Listed Building 7627), see Appendix D**

6.4.1 The proposed development would be located 2.4km to the south-southwest and on land that is some 70 metres lower in altitude than the listed building. It would not affect the designed view to the south-southeast which is clearly the most important view from the front of the old hall.

6.4.2 The proposed solar array is a low-profile installation and would face away from Bodynfoel and Tanrhiw, therefore it would not represent a significant change to the views of the expansive landscape seen from the house. The proposed development would be largely invisible from the listed building and would not detract from the appreciation or understanding of the house or any key views of it.

6.4.3 The impact on the wider, modern setting of Bodynfoel and Tanrhiw would be minimal and it would not affect the significance of the listed building.

#### **6.5 Pentre (Listed Building 7662), see Appendix E**

6.5.1 There is no evidence that Pentre was originally constructed to take advantage of significant views. It has been established (Peter Smith in "Houses of the Welsh Countryside", 1975 p.229-230) that pre-Renaissance homesteads (probably pre-17<sup>th</sup> century in Montgomeryshire) were built to be symmetrical along their long axis and had no "prestige front". By implication, views of, or from, these homesteads were not designed but were purely incidental and functional. As the original house at Pentre was established in the 16<sup>th</sup> century as a hall house, it would not have had a façade or significant views, and its most significant association would have been with the farmyard and barn immediately to its northern side.

6.5.2 There is no evidence that there were any designed views of or from the homestead when it was established in the 16<sup>th</sup> century. The relationship between Pentre and its surrounding landscape was purely functional when it was established, with the yard and barn to the north being the most important elements in its setting.

6.5.3 The house at Pentre is very difficult to view from the surrounding landscape other than at some distance from the south and southeast, due to the nature of the local topography. It is not visible from the road to the west or north as it is shielded from view by topography, trees and outbuildings.

6.5.4 The façade of the house is partially visible from the proposed development site, but it cannot be understood or appreciated from 650 metres away. The development site would also be 35 metres lower in terms of altitude the location of Pentre. The solar panels would be low-profile structures contained within defined field parcels. They would also face away from Pentre, as they would be mounted to face south, and Pentre stands to the north-northwest. They would cause a Low visual impact on the setting of the house but would not impact on its significance.

## **6.6 Barn & Cartshed Range at Green Hall (Listed Building 8612), see Appendix F**

6.6.1 The proposed development is over 1km to the east of Green Hall. There is no identifiable view of the listed building from the proposed development site due to the nature of local topography and the presence of a great number of deciduous hedgerow trees.

6.6.2 The barn and cartshed range is also surrounded by modern agricultural buildings which block most views of it and from it. Therefore, the proposed development would not be seen in any views which include the listed building range.

## **6.7 Ty-Côch, Talwrn (Listed Building 8682), see Appendix G**

6.7.1 It is believed that Ty-Côch was first built in the early 16<sup>th</sup> century, as a timber-framed hall-house. It has undergone many changes since the 16<sup>th</sup> century and served as a small farmhouse in later post-medieval times. It is now private residence and not the focus of a working farmstead.

6.7.2 As a pre-Renaissance homestead, Ty-Côch would not have been associated with designed views as functionality would have been the overriding factor in the form and location of the original house

6.7.3 The house has been visible from the road to its western side since at least the 18<sup>th</sup> century, but this is not a particularly striking or interesting view. Even after the changes made to the house during post-medieval times, it does not have a prestige front or façade that attracts attention.

6.7.4 The historical and architectural importance of Ty-Côch is best understood from close external and internal examination. Long

range views are not significant due to changes to the building in post-medieval and modern times. The best view of the house today is gained from the B4393 road, when viewed from the west. This is a busy rural road, however, with no pavement. This view would not be affected in any way by the development, which would be to the south of the house and screened from view by hedgerows

6.7.5 The proposed development is a low-profile solar array which will be largely screened from view by intervening hedgerows and trees. It would have a Low impact on the setting of the house at Ty-Côch, with no impact on its significance.

### **6.8 Bryngwyn Hall (Listed Building 8710), see Appendix H**

6.8.1 Bryngwyn House was built in 1773 and restored and extended in 1813. The house stands within an area of designed parkland with formal gardens around the house itself. Over time the parkland and gardens have been maintained and developed, but in most respects their character has been preserved.

6.8.2 Bryngwyn Hall stands at the heart of a secluded area of parkland, ringed with screening tree plantations. The proposed development would be situated some 650 metres to the north-northwest of the house, on land 30 metres lower in altitude, and outside the boundaries of the parkland.

6.8.3 The proposed development would be a low-profile solar array which would be largely screened from views by intervening hedgerows and trees.

6.8.4 In particular, trees and hedges defining either side of the former Llanfyllin branch line would block views of the development from Bryngwyn Hall. The long disused line passed circa 650 metres to the north of Bryngwyn Hall along a constructed embankment. Its embankment survives and is now used as a farm track.

6.8.5 As the proposed development would not be intervisible with Bryngwyn House and would not appear in any views of the house, it would not detract from the appreciation or understanding of the house in its setting and would not detract from its significance.

### **6.9 Stables and Coach House at Bryngwyn Hall (Listed Building 8710) see Appendix I**

6.9.1 The Stable and Coach House range was added into a landscape which already had the hall and its parkland and gardens. It is possible that the range was positioned to be visible close to the hall, but there are no particular views of or from the range which could be described as designed views.

- 6.9.2 The range can only be appreciated and understood from close range within the parkland, particularly from the driveway to the southwest side of the range, from where the buildings and courtyard can be seen best.
- 6.9.3 The development would not be visible from the Stable and Coach House range or be seen in views of the range due to the presence of the raised railway embankment of the former Llanfyllin branch line, which passed circa 650 metres to the north. The line is long disused, but the embankment survives and is now used as a farm track, defined along either side by field boundary hedges and/or treelines. It therefore blocks any views from the range towards the proposed solar array, which would be located in two fields to the north side of the former railway line.
- 6.9.4 The development would not be visible from the Stable and Coach House range or be seen in views of the buildings due to the presence of the raised railway embankment. It would therefore have no impact on the listed building or on its setting, and no impact on the significance of the listed building.

**7. Impacts on Setting Stage 4: *If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.***

**7.1 Bryngwyn, Powys: Registered Park and Garden**

**(Po)41(POW).** The original proposal was that the solar array would extend across three pasture fields at Brogan, two to the west side of the embankment of the former Llanfyllin Branch railway line and one to the east.

7.1.1 After the initial assessment by Trysor it was identified that locating solar panels in the field to the east of the old railway embankment would create a High impact on the setting of the Bryngwyn Hall Registered Park & Garden (Po)41(POW). This field would be visible in one of the main original sightlines preserved through the tree plantations within the parkland and there would be no way to mitigate the visual impact the development would cause in views along this sightline from within the parkland.

7.1.2 As a result of this observation, the client voluntarily removed the eastern field from the proposal as a mitigation to ensure that this impact on the setting of the Registered Park & Garden was entirely removed. The solar array was then redesigned to occupy only the two fields to the west of the railway embankment, as the embankment would block any views of the solar panels from within the parkland.

**7.2 Bryngwyn Wood Camp, (MG029).** The hillfort is now hidden in thick woodland which would block intervisibility with the proposed development. The withdrawal of the field to the east of the former railway embankment from the scheme, described above in 7.1.1, is in itself an important mitigation. As a result of this change to the proposal, even theoretical views of the proposed development from the hillfort would be minimised by the presence of the tree-lined railway embankment which forms the eastern boundary of the reduced development site. The setting of the hillfort would not be further disturbed and no further mitigations are proposed.

**7.3 Bodynfoel and Tanrhiw Farmhouses (Listed Building 7627).**

The proposed development would be visible in peripheral view at over 2.4km distance on the valley floor below. It would not affect the designed view to the south-southeast which is clearly the most important view from the front of the old hall.

7.3.1 No archaeological mitigations are proposed in relation to this listed building. The proposed development would have a minimal visual impact on its setting and no impact on its significance.

**7.4 Pentre (Listed Building 7662).** In terms of historic setting, the proposed development would have no impact on Pentre. In terms of modern setting there would be a Low visual impact caused by the development, as the house at Pentre was partially rebuilt in late Victorian times, with its south-facing side transformed into a façade, apparently designed to overlook the Cain valley to the south-southeast, in the direction of the development site. However, the distance and difference in elevation reduce the visual impact considerably. Intervening trees close to Pentre and close to the development site also screen the view to some extent.

7.4.1 No archaeological mitigations are proposed in relation to this listed building. The proposed development would have a Low visual impact on its modern setting and no impact on its significance.

**7.5 Barn & Cartshed Range at Green Hall (Listed Building 8612).** The proposed development is over 1km to the east of Green Hall. There is no identifiable view of the listed building from the proposed development site due to the nature of local topography and the presence of a great number of deciduous hedgerow trees. The listed building is also surrounded by modern agricultural sheds which block most views of the building from outside the farmyard.

7.5.1 No mitigations are proposed in relation to the Barn & Cartshed Range at Green Hall.

**7.6 Ty-Côch, Talwrn (Listed Building 8682).** The historical and architectural importance of Ty-Côch are best understood from close external and internal examination. Long range views are not significant due to changes to the building in post-medieval and modern times. The best view of the house is gained from the west and would not be affected in any way by the development, which would be to the south of the house. There are no important views of Ty-Côch from the proposed development site.

7.6.1 The proposed development is a low-profile solar array which will be largely screened from view by intervening hedgerows and trees. It would have a Low visual impact on the modern setting of Ty-Côch, but no impact on its significance.

7.6.2 The level of impact can be reduced to Very Low through mitigation. It is suggested that the hedgerow which forms the northern boundary of the proposed development site is allowed to grow between 0.5 metres and 1 metre higher, this would effectively screen the development from view without negatively impacting on the southward view from Ty-Côch. Some additional hedgerow trees along the boundary would help strengthen this screening effect.

**7.7 Bryngwyn Hall (Listed Building 8710).** As outlined in 7.1.1 above, the proposed development was reduced in area by the removal of one field from the scheme as a mitigation to avoid having any impact on the setting of the Bryngwyn Hall Registered Park & Garden (Po)41(POW). The removal of this field is relevant to the Grade II\* listed building of Bryngwyn Hall (Listed Building 8710) also.

7.7.1 The mitigation also removes the proposed solar array out of view from the direction of Bryngwyn Hall. The screening effect of the Llanfyllin Branch railway embankment would block any views from Bryngwyn Hall towards the proposed solar array, which would be located in two fields to the west side of the former railway line. Parkland trees would also screen views from the hall in the direction of the proposed development.

7.7.2 No further mitigations are thought necessary with regard to Bryngwyn Hall.

**7.8 Stables and Coach House at Bryngwyn Hall (Listed Building 8711).** As outlined in 7.1.1 above, the proposed development was reduced in area by the removal of one field from the scheme as a mitigation to avoid having any impact on the setting of the Bryngwyn Hall Registered Park & Garden (Po)41(POW). The removal of this field is relevant to the Grade II listed Stables and Coach House at Bryngwyn Hall (Listed Building 8711) also.

7.8.1 The mitigation also removes the proposed solar array out of view from the direction of the Stables and Coach House range. The screening effect of the Llanfyllin Branch railway embankment would block any views from this range towards the proposed solar array, which would be located in two fields to the west side of the former railway line. Parkland trees would also screen views from the range in the direction of the proposed development.

7.8.2 No further mitigations are thought necessary with regard to the Stables and Coach House range.

## **8. Bibliography**

Cadw, 2011, *Conservation Principles*

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

Smith, P., 1975, *Houses of the Welsh Countryside*.

Archaeology Wales, 2025, *Settings Assessment – Stage 1: Talwrn Bach, Llanfyllin, Powys, SY22 5LQ*

### **8.1 Map sources**

Ordnance Survey, 1829, Original Surveyors Drawings, 2 inch to 1 mile, Meifod Sheet 328

Ordnance Survey, 1836, 1 inch to 1 mile, First Series 1:63360 scale

Ordnance Survey, 1884, First Edition 1:10560 scale  
Montgomeryshire Sheet X.SW

Ordnance Survey, 1884, First Edition 1:10560 scale  
Montgomeryshire Sheet X.NW

Llanfechain Parish Tithe Map & Apportionment, 1839.

## **APPENDIX A Photographs**

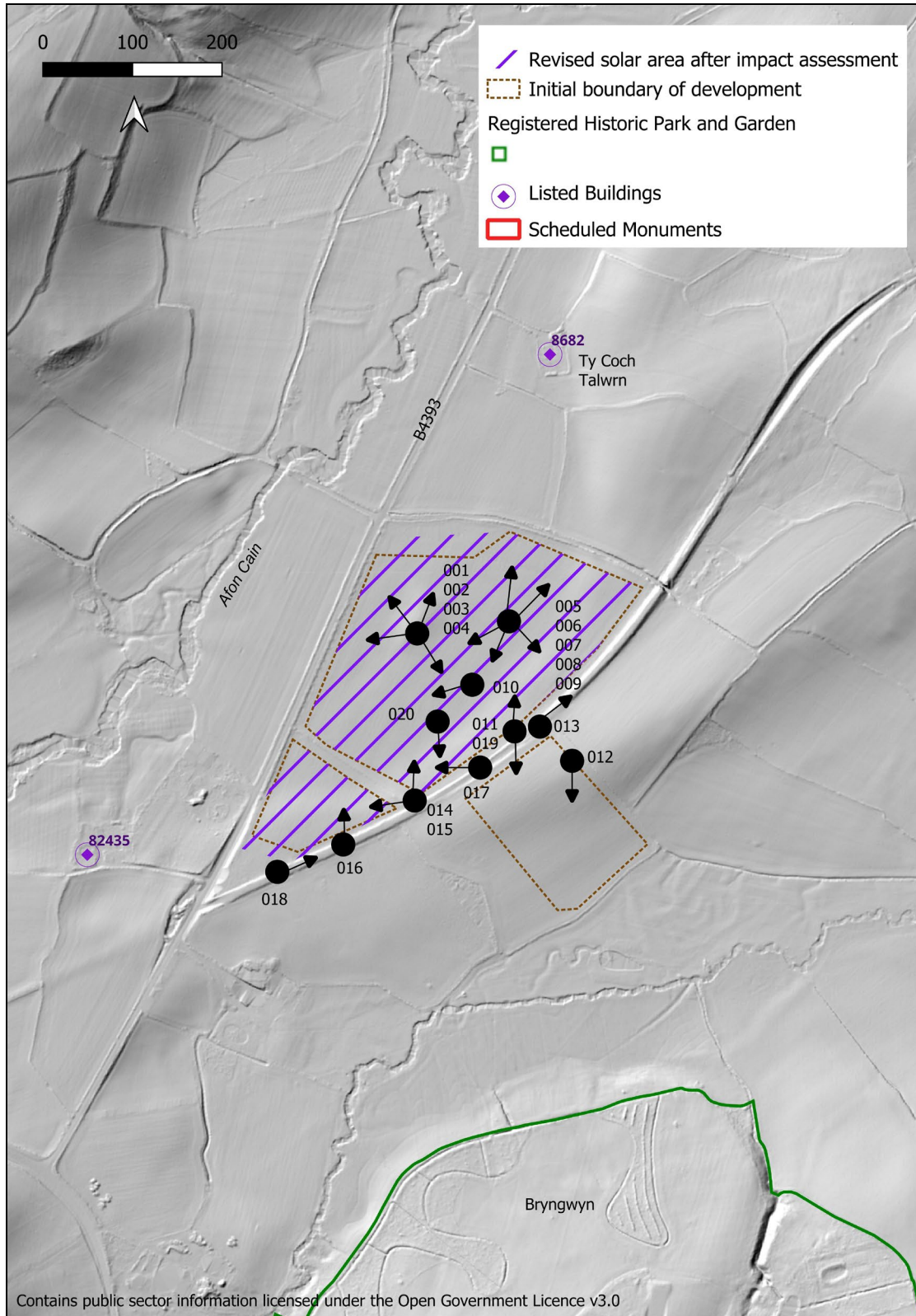


Figure 3: Location of photographs



*Plate 1: BSF2026\_001. A view from the low, natural mound to west of centre in Parcel 1 of the development site. Looking towards Ty-Côch, seen at the centre of the image. The broad valley of the Afon Cain is seen to the left of centre, with the village of Llanfechain not visible due to intervening trees. Looking north-northeast.*



*Plate 2: BSF2026\_002. A view from the western side of Parcel 1, looking in the direction of Bryngwyn Hall and its parkland, which are blocked from view by the treeline along the former railway embankment. Bryngwyn Wood Camp occupies the central hill (arrowed) but is now hidden in thick woodland. Looking south-southeast.*



*Plate 3: BSF2026\_003. A view from view from the low, natural mound to west of centre in Parcel 1, looking towards the B4393 road, which is beyond the first hedge line. Looking southwest.*



*Plate 4: BSF2026\_004. A view from the centre of Parcel one. The listed Ty-Côch is seen to the right edge of the image. From this position, other listed buildings at Pentre and Bodynfoel & Tanrhiw are not visible due to screening trees (which are not in leaf). Looking north.*



Plate 5: BSF2026\_005. A view from the north end of Parcel 1. The top of Ty-Côch can be seen behind the hedge at the centre. Raising the height of the hedge and adding a small number of hedgerow trees would reduce any visual impact from the direction on Ty-Côch. Pentre is partially visible to the left (arrowed) and Bodynfoel & Tanrhiw in the distance (arrowed). Looking north-northeast.



Plate 6: BSF2026\_006. A view of the northeastern corner of Parcel 1, showing how new hedgerow trees (arrowed) have been added to the eastern end of the northern boundary hedge of the field. Similar additions to the western end would help screen views of the development from the north-northeast. Looking northeast.



*Plate 7: BSF2026\_007. A view across the northern end of Parcel 1. The former railway embankment forms the opposite field boundary. Looking east-southeast.*



*Plate 8: BSF2026\_008. A view across Parcel 1 from its northern end. The natural mound is seen to the right edge of the image. Looking south.*



Plate 9: BSF2026\_009. A view from the centre of Parcel 1 looking towards its northwestern corner. Looking northwest.



Plate 10: BSF2026\_010. A view from the northeastern corner of Parcel 1 looking towards its southwestern corner. The listed barn and cartshed at Green Hall Farm are hidden by trees growing on the valley floor. Its position is arrowed. Looking southwest



Plate 11: BSF2026\_011. A view from the eastern edge of Parcel 1, looking across the proposed development site. This side of the field rises up to the railway line. From here three listed buildings are visible (all arrowed): these are Pentre (left), Ty-Côch (centre) and Bodynfoel & Tanrhiw (right). Looking north.



Plate 12: BSF2026\_012. A view of the Excluded Field to the southeast of the railway embankment. This image shows how it would be intervisible with the heart of the Bryngwyn Hall parkland and also with the hall and its stable and coach house range (arrowed). Looking south.



Plate 13: BSF2026\_013. A view of the railway embankment which former carried the Llanfyllin Branch line through the area. It now blocks views of the proposed development from most views from the southeast. Looking north-northeast.



Plate 14: BSF2026\_014. A view across Parcel 1 from its southeast corner. As the eastern edge of the field is elevated slightly, the rear of Ty-Côch is visible (arrowed), but at this distance the house cannot be appreciated or understood, and this is not an important view of the listed building. Looking north.



*Plate 15: BSF2026\_015. A view into Parcel 2 from its northeast corner. This field is largely hidden from external view by trees, with the railway embankment forming its southeastern side. Looking west.*



*Plate 16: BSF2026\_016. A view of Parcel 2 from the railway embankment. Strengthening the hedgerow forming the northern boundary of this field would help screen the solar array within it. Looking north.*



*Plate 17: BSF2026\_017. A view of the southern end of Parcel 2, showing how the southeastern edge of the field, in the foreground, is higher than the northwestern side. Trees block the view to the southwest. Looking southwest.*



*Plate 18: BSF2026\_018. A view of the former railway embankment alongside Parcel 2, again showing how it acts as a barrier to views from the southeast. Looking northeast.*



*Plate 19: BSF2026\_019. A view across the former railway embankment, showing how it acts as a barrier to views from the southeast. The hill where Bryngwyn Wood Camp is situated is just visible through the bare trees. Looking south-southeast.*



*Plate 20: BSF2026\_020. A view towards the railway embankment from within Parcel 1, again showing its screening effect from views from the southeast. Looking southeast.*

## **APPENDIX B**

### **SETTING ASSESSMENT NOTES STAGES 2 & 3**

#### **Registered Park and Garden - (Po)41(POW)**

#### **Bryngwyn, Powys**

<b>Bryngwyn Park and Garden</b> <b>Registered Park and Garden - (Po)41(POW)</b>	
<b>Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?</b>	
<b>Thinking about when the historic asset was first built and developed:</b>	
<b>Origins of the historic asset</b>	<p>The early history of Bryngwyn is not well-documented. It is known that the Mostyn Owen family owned the land here from 1630s onwards. A new villa was built here for Lord Mostyn in 1774. However, the 1774 mansion was damaged by fire in 1793 and underwent repairs. The original house and estate was sold in 1813 and came into the hands of Martin Williams, who was a keen student of the picturesque. Williams set about building a new mansion, which still stands today, and redesigning the surrounding parkland and gardens. He was recorded as <i>"demolishing numerous fences, planting largely, forming the whole into a park-like enclosure"</i>. The current parkland at Bryngwyn therefore has its origins in the early 19th century.</p>
<b>What were its physical, functional and visual relationships with other structures/ historic assets and natural features?</b>	<p>Martin Williams created the parkland which encloses the mansion and gardens in the years after 1813. There is no evidence that pre-existing structures or historic assets had any bearing on his creation. Natural features, however, had considerable influence on the layout of the estate, as Williams sought to create a secluded landscape around the house. The parkland was ringed by shelter belts of both deciduous and coniferous woodland which were designed to enclose the heart of the estate. The progress of his work are seen on the 1829 Ordnance Survey Drawings and the 1840 parish tithe map. These maps show the estate in different</p>

	<p>stages of development. No woodland is mapped around the northern and western sides of the parkland on the 1829 map, but by 1840 the extent of woodland is similar to that which is seen in the modern landscape. A number of sight lines were created to give longer views from the heart of the parkland to the surrounding countryside. The most significant of these sight lines are to the north and northeast, where long views across The Brogan brook and the Cain valley towards the hills north of Llanfechain are possible.</p>
<p><b>What topographic or earlier features influenced its location?</b></p>	<p>The presence of the earlier villa at Bryngwyn and its associated estate lands were the reason for the purchase of the property and development of the parkland and gardens by Martin Williams.</p>
<p><b>What was its relationship to the surrounding landscape/ streetscape?</b></p>	<p>The parkland sits within a rural landscape but is largely sheltered from it by screening belts of trees. Only a few selected sight lines have been left open to view the wider landscape from within the secluded heart of the estate.</p>
<p><b>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.</b></p>	<p>The parkland and gardens were set out to create a secluded and picturesque setting for the mansion. The intention was not to create a landmark feature, but rather to hide the heart of the estate from outside view and at the same time create a private space within it, with a small number of selected outward views created so that the wider landscape could be appreciated. Clearly the most significant of these outward-looking lines of sight are those to the north and northeast, towards the Cain valley.</p>
<p><b>Has its function or use changed?</b></p>	<p>No. The Parkland and Garden are still actively managed by the owner of Bryngwyn Hall.</p>
<p><b>What changes have</b></p>	<p>The modernisation of the landscape and</p>

<p><b>happened to the surrounding landscape/streetscape?</b></p>	<p>agricultural holdings has seen larger farm buildings appear in the landscape, and for the creation of larger fields through amalgamation in some places. This has been a largely organic process over time. The most significant addition to the local landscape perhaps was the construction of the Llanfyllin branch railway line in 1863, which passes just to the north of the parkland.</p>
<p><b>Have changes happened because of changes to the historic asset or to its historical setting?</b></p>	<p>Both. The surrounding landscape has evolved gradually. The parkland and gardens have also evolved although many of the characteristics introduced by Martin Williams during the first half of the 19<sup>th</sup> century still have an influence on the character of the parkland.</p>
<p><b>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</b></p>	<p>The presence of the Registered Park and Garden has ensured that the land around Bryngwyn Hall has retained its estate character to a large extent, making change less perceptible that would otherwise be the case.</p>
<p><b>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</b></p>	<p>As above</p>
<p><b>Have historic and designed views to and from the historic asset changed</b></p>	<p>Early maps of the estate show that there was initially less tree cover within the parkland. No woodland is mapped around the northern and western sides of the parkland on the 1829 Ordnance Survey's Original Surveyors Drawings, but by 1840 the extent of woodland is similar to that which is seen in the modern landscape. The screening</p>

	effect of these plantations has reduced views from and into the parkland and gardens over time.
<b>Thinking about the original layout of the historic asset and its relationship to its associated landscape:</b>	
<p><b>Were these relationships designed or accidental?</b></p> <p><b>How did these relationships change over time?</b></p>	<p>The relationship between the parkland and the surrounding landscape were designed, with the intention of creating a private, secluded landscape at the heart of the estate, rather divorced from the landscape surrounding it.</p> <p>There has been relatively little change over time and the management of the estate today ensures that the vision of Martin Williams in the early 19<sup>th</sup> century is still palpable in the local landscape.</p>
<p><b>How do these relationships appear in the current landscape; are they visual or buried features?</b></p>	<p>They are visual features.</p>
<p><b>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</b></p>	<p>The relationship with Martin Williams and his family is a particularly important historical theme associated with the house, parkland and gardens. His descendant still manages the property in 2025.</p>



<p><b>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</b></p>	
<p><b>● views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</b></p>	<p>When the park and garden was first created in the early 19<sup>th</sup> century, views of the area and across it were of little importance and the purpose of their creation was to create a largely hidden, picturesque landscape for the private enjoyment of the inhabitants of the mansion.</p> <p>Some views out of the parkland were deliberately created, most notably along two sight lines looking to the north and northeast, where long views across the Cain valley and the hills beyond were created.</p>
<p><b>● views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site</b></p>	<p>No known artistic depictions towards, from or across the parkland and gardens exist. The photographer John Thomas visited Bryngwyn circa 1895 however and took photographs within the parkland, which show how even 130 years ago mature trees block most views of the surrounding landscape.</p> <p>The development of the parkland and gardens is charted on 19<sup>th</sup> century maps.</p>
<p><b>● important modern views to, from and across the historic asset – for example, popular visitor viewing points.</b></p>	<p>The parkland is not highly visible from the adjoining landscape. The best views into the parkland from a distance are from the road along the edge of Bryngwyn Wood, on the high ground to the southeast.</p> <p>Views out of the parkland are restricted by the enclosing shelter-belts to the surrounding hills. The only two directions which appear to allow views out of the parkland into the surrounding countryside occur at its northern side, looking north-northwest and north-northeast.</p>

<b>Stage 3: Evaluate the potential impact of change or development.</b>			
<b>POSSIBLE IMPACT</b>	<b>COMMENT</b>	<b>IMPACT ON SETTING</b>	<b>IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET</b>
<b>The visual impact of the proposed change or development relative to the scale of the historic asset and its setting</b>	The proposed development would cover an area of 8ha, which is a very small area in comparison with the area of the Registered Park and Garden at Bryngwyn, which extends over 62ha. The two areas would not be seen together in views from the surrounding countryside, apart from some views from the hills to the north. These are long range views in which the Registered Park & Garden cannot be understood or appreciated.	None. The Registered Park & Garden is best understood and appreciated from close range or within its boundaries, not in long range views, in which it blends in with surrounding fields and woodlands.	None
<b>The visual impact of the proposed change or development relative to the location of the historic asset</b>	The proposed development would be located to the north side of the former Llanfyllin branch railway line. The railway runs along a low ridge and is partly embanked, and now	None	None

	has mature trees growing along either side of its course. This will block views of the proposed development from within the Registered Park & Garden.		
<b>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains</b>	No. The proposed development is small in extent, on lower lying ground and blocked from view. It is also detached from the land of the Registered Park & Garden.	None	None
<b>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</b>	The Registered Park & Garden sits within a rural setting. Bryngwyn Hall and its associated buildings sit at the heart of the registered area. In the surrounded landscape there are scattered cottages and farmstead, many of the working farmsteads	None	None

	<p>now have large, modern agricultural sheds. The course of the former Llanfyllin branch railway line is still visible in the landscape, including embanked sections.</p> <p>The proposed development would be a low-profile development, with solar panels less than 2.5 metres high, located in two low-lying fields between the B4393 road and the former Llanfyllin railway line.</p>		
<p><b>The lifespan of the proposed change or development and whether or not the impact might be reversible</b></p>	<p>The development would be expected to last a generation. The solar array could be removed in future and the land restored to pasture.</p>	None	None
<p><b>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</b></p>	<p>Within the parkland there are numerous parkland trees as well as long established screening belts of trees around the margins of the parkland. These</p>	Neutral	None

	<p>are managed and their presence is permanent.</p> <p>The surrounding landscape includes many mature hedges defining field boundaries, along with hedgerow trees.</p> <p>These are characteristic of the local landscape and also managed and permanent.</p>		
<p><b>The impact of artificial lighting – for example, on night-time views</b></p>	<p>No artificial lighting is proposed in association with the proposed development.</p>	None	None
<p><b>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</b></p>	<p>No existing historic environment features will be removed by the development. The extent of the proposed development is very modest in scale within an extensive fieldscape within which long views are generally screened by topography, trees and hedgerows.</p> <p>Minor mitigations such as allowing field boundary</p>	Neutral	None

	hedges to grow higher, the solar array will help screen closer views also.		
<b>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</b>	The proposed development site is working farmland and adjacent to a busy road, the B4393. It is not a location which evokes a sense of remoteness or peacefulness. Traffic and agricultural machinery are a constant background noise for much of the time. The solar array will not create any new intrusive sounds.	None	None
<b>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</b>	The solar array will not create any new intrusive sounds or new smells.	None	None
<b>The cumulative effect of the proposed change or development – sometimes relatively small changes, or a</b>	This would be a single development, and no comparable development exists in the district. The proposed	None	None

<b>series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</b>	development will not have any impact on the Registered Park and Garden at Bryngwyn Hall.		
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## **APPENDIX B**

### **SETTING ASSESSMENT NOTES STAGES 2 & 3**

**Scheduled Monument:  
Bryngwyn Wood Camp, MG029**

<b>Scheduled Monument:</b>	
<b>Bryngwyn Wood Camp, MG029</b>	
<b>Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?</b>	
<b>Thinking about when the historic asset was first built and developed:</b>	
<b>Origins of the historic asset</b>	Bryngwyn Wood Camp was an Iron Age hillfort and dates to the period 800BC to AD74. It was built as a defended settlement occupying a hill summit on a ridge between the Vyrnwy valley to the south and the Cain valley to the north.
<b>What were its physical, functional and visual relationships with other structures/ historic assets and natural features?</b>	Bryngwyn Wood Camp is situated at 230 metres above sea level, occupying a summit on a ridge which runs southwest to northeast and rises between the Vyrnwy valley to the south and the Cain valley to the north. Its summit position appears to have given the hillfort excellent views over both valleys. The main access route approaches from the east, with the main entrance into the hillfort situated in its eastern side, overlooking a natural pass through the ridge. It appears that this access route links the hillfort to the Vyrnwy valley, although the pass to the east of the monument would probably also allow access to the Cain valley to the north.
<b>What topographic or earlier features influenced its location?</b>	The ridge summit was undoubtedly chosen as the location for this hillfort as it is the highest point in the ridge and would offer a highly defensible site, with steep slopes on all sides, but with a pass to the east which would allow access from the valley below. The position was also undoubtedly an excellent viewpoint overlooking the valleys to the north and south.
<b>What was its relationship to the surrounding</b>	The hillfort is situated on a summit that dominates the local landscape and it is probable that the fort would have

<b>landscape/ streetscape?</b>	intentionally been highly visible from the lower ground to either side of the ridge as a statement of power and authority.
<b>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.</b>	It is thought that the hillfort was built to occupy this prominent summit as good views would have been gained over and along the valleys to the north and south of the ridge. This elevated position would also have been highly visible from lower ground to both sides of the ridge.
<b>Has its function or use changed?</b>	The hillfort would have served as a defended stronghold during the Iron Age. Such hillforts were abandoned immediately after the Roman conquest of the country. Some hillforts were reused in post-Roman times, but there is no evidence that this was the case at Bryngwyn Wood Camp. The hillfort was abandoned and forgotten and has survived only as a relict feature in the landscape.
<b>What changes have happened to the surrounding landscape/ streetscape?</b>	When the hillfort was occupied it is likely that the hill was kept bare of trees to improve the defensibility of the fort, and also to ensure that it was highly visible from lower ground. In historic times the hill has been cloaked with deciduous woodland with some coniferous or mixed plantations also added in recent centuries. A small, covered reservoir has been constructed immediately to the east side of the hillfort in modern times.
<b>Have changes happened because of changes to the historic asset or to its historical setting?</b>	Both. The hillfort has decayed over centuries to become an earthwork relict of a once strong fortification. The surrounding hilltop and hillslopes have become thickly wooded, hiding the earthwork from sight.

<p><b>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</b></p>	<p>No. The hillfort is in a high and detached position and has not played any role in the development of the landscape since it was abandoned.</p>
<p><b>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</b></p>	<p>No. As above.</p>
<p><b>Have historic and designed views to and from the historic asset changed</b></p>	<p>Yes. The ridge on which the hillfort stands has become thickly wooded, whereas trees would have been stripped from the area around the hillfort when it was in use. The original views across and along the valleys to the north and south are therefore now largely screened by trees. The landscapes in both valleys are also now characterised by an extensive post-medieval field system with scattered farms and dwellings, which is undoubtedly very different to that which would have existed during the Iron Age, in which there would have been less enclosure and a far less settled landscape.</p>
<p><b>Thinking about the original layout of the historic asset and its relationship to its associated landscape:</b></p>	
<p><b>Were these relationships designed or accidental?</b></p> <p><b>How did these relationships change over time?</b></p>	<p>The relationship between the hillfort and the landscape was designed, with its summit-top location chosen for its defensive attributes.</p> <p>The relationship changed once the hillfort was abandoned and allowed to decay and become a relict feature, eventually disappearing beneath woodland.</p>

<b>How do these relationships appear in the current landscape; are they visual or buried features?</b>	They are visual.
<b>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</b>	None are known.

<p><b>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</b></p>	
<p><b>● views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</b></p>	<p>The hillfort would have been situated in its summit position for two main reasons, to occupy a highly defensible position with good views over the surrounding area, and to be highly visible from the surrounding area.</p> <p>Occupants of the hillfort would have had clear views across the valleys to the north and south and would have been visible from many positions in those lower-lying valleys.</p>
<p><b>● views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site</b></p>	<p>There is no known historic depiction of the hillfort.</p>
<p><b>● important modern views to, from and across the historic asset – for example, popular visitor viewing points.</b></p>	<p>The hillfort is now clad in trees and not visible from anywhere apart from when viewed in close proximity or within the site itself, when its earthworks can be seen on the ground.</p>

<b>Stage 3: Evaluate the potential impact of change or development.</b>			
<b>POSSIBLE IMPACT</b>	<b>COMMENT</b>	<b>IMPACT ON SETTING</b>	<b>IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET</b>
<b>The visual impact of the proposed change or development relative to the scale of the historic asset and its setting</b>	The proposed development would cover an area of 8ha, which is a larger area than the size of Bryngwyn Wood Camp, the scheduled area of which extends for some 2.44ha. The two sites would not be seen together in views from the surrounding countryside, however so the difference in area is not of concern.	None. The hillfort is best understood and appreciated from close range or within its boundaries, not in long range views. The monument is now hidden in thick deciduous woodland.	None
<b>The visual impact of the proposed change or development relative to the location of the historic asset</b>	The proposed development would be located to the north side of the former Llanfyllin branch railway line. The railway runs along a low ridge and is partly embanked and now has mature trees growing along either side of its course. This will effectively block views of the eastern side of the proposed	None	None

	development from the Bryngwyn Wood Camp. In addition, the scheduled hillfort is now hidden in thick woodland and there are no clear views from the monument towards the proposed development.		
<b>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/or buried remains</b>	<p>No. The proposed development is on lower lying ground and largely blocked from view from the hillfort.</p> <p>The hillfort occupies the summit of a prominent hill and would have dominated the local landscape when in use.</p>	None	None
<b>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or</b>	The hillfort sits on a wooded hilltop, surrounded by mature woodland. There is a modern covered reservoir some 50 metres downslope of the hillfort to its eastern side, but there are no other structures within close	None	None

<p><b>development compares with this</b></p>	<p>proximity. The hill rises above a rural landscape which is characterised by scattered farms and cottages. Many of the farmsteads now have large, modern agricultural sheds. Bryngwyn Hall and its associated buildings sit over 500 metres to the northwest at the heart of its Registered Park &amp; Garden. The course of the former Llanfyllin branch railway line is still visible in the landscape to the northwest, over 1.1km away. Beyond that is the busy B4393 road, which was originally a turnpike road.</p> <p>The proposed development would be a low-profile development, with solar panels less than 2.5 metres high, located in two low-lying fields between the B4393 road and the former Llanfyllin railway line.</p>		
<p><b>The lifespan of the proposed change or development and whether or not the impact might be</b></p>	<p>The development would be expected to last a generation. The solar array could be removed in future and the land</p>	<p>None</p>	<p>None</p>

<b>reversible</b>	restored to pasture.		
<b>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</b>	The hillfort is hidden by mature woodland and stands atop a hill which is itself cloaked with trees. There are numerous parkland trees as well as long established screening belts of trees around the margins of the Bryngwyn Hall Registered Park & Garden to the northwest. Their presence is permanent. The surrounding landscape includes many mature hedges defining field boundaries, along with hedgerow trees. These are characteristic of the local landscape and also managed and permanent.	Neutral	None
<b>The impact of artificial lighting – for example, on night-time views</b>	No artificial lighting is proposed in association with the proposed development.	None	None
<b>The capability of a landscape setting to absorb change or new development</b>	No existing historic environment features will be removed by the development. The extent of the	Neutral	None

<p><b>without the erosion of its key characteristics</b></p>	<p>proposed development is very modest in scale within an extensive fieldscape within which long views are generally screened by topography, trees and hedgerows. Minor mitigations such as allowing field boundary hedges to grow higher, the solar array will help screen closer views also.</p>		
<p><b>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</b></p>	<p>The proposed development site is working farmland and adjacent to a busy road, the B4393. It is not a location which evokes a sense of remoteness or peacefulness. Traffic and agricultural machinery are a constant background noise for much of the time. The solar array will not create any new intrusive sounds.</p>	None	None
<p><b>The impact of non-visual elements of the proposed change or development, such as the</b></p>	<p>The solar array will not create any new intrusive sounds or new smells.</p>	None	None

<p><b>removal or addition of noises and smell</b></p>			
<p><b>The cumulative effect of the proposed change or development – sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</b></p>	<p>This would be a single development, and no comparable development exists in the district. The proposed development will not have any impact on the Bryngwyn Wood Camp.</p>	<p>None</p>	<p>None</p>

## **APPENDIX D**

### **SETTING ASSESSMENT NOTES STAGES 2 & 3**

**Listed Building: 7627  
Grade II  
Bodynfoel and Tanrhiw Farmhouses**

<p><b>Listed Building: 7627</b></p> <p><b>Grade II</b></p> <p><b>Bodynfoel and Tanrhiw Farmhouses</b></p> <p><b>Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?</b></p>	
<p><b>Thinking about when the historic asset was first built and developed:</b></p>	
<p><b>Origins of the historic asset</b></p>	<p>Bodynfoel is known to have been one of the six townships in the manor of Plas Dinas in medieval times (Davies, 1946, 128).</p> <p>The listed building originated as a house built by the Trevor family at the end of the 17<sup>th</sup> century. The original house was in brick, with stone quoins and a hipped slate roof.</p> <p>Roger Trevor was the first of the Trevor family to be recorded at Bodynfoel, in 1679, which suggests that the original house dates to around that time. The family held the property down to the 19<sup>th</sup> century, although the family name was changed to Bonner-Maurice (often seen as Bonnor-Morris), by that time.</p> <p>Given its late 17<sup>th</sup> century origins, Bodynfoel was influenced by Renaissance ideas. The house was built in an elevated situation at about 178 metres above sea level, facing the south-southeast. It had a prestige front on its south-facing side, which gave the property excellent views southwards towards Llanfechain, the Cain valley and even as far as the hills beyond Welshpool and the Severn Valley, almost 20km away.</p> <p><i>Davies, J. Conway, 1946, "Lordships and Manors in the County of Montgomeryshire" in Montgomeryshire collections relating to Montgomeryshire and its borders, Vol. 46, p.128</i></p>

	<p><i>Roger Trevor Bodynfoel 1679</i> <a href="https://www.stirnet.com/genie/data/british/tt/trevor03.php">https://www.stirnet.com/genie/data/british/tt/trevor03.php</a></p>
<p><b>What were its physical, functional and visual relationships with other structures/ historic assets and natural features?</b></p>	<p>Bodynfoel appears to have been a new-build in the late 17<sup>th</sup> century. It would have been built by the Trevor family on land in their possession where a son of the family, Roger Trevor, chose to settle. There is no indication that there was an earlier homestead at the same location. The site was chosen carefully to accommodate a large house, built parallel to the contours of the slope, with a prestige front facing Llanfechain and the Cain valley to the south-southeast.</p>
<p><b>What topographic or earlier features influenced its location?</b></p>	<p>The elevated position and good views over Llanfechain and the Cain valley appear to have been important to the choice of this location for the house.</p>
<p><b>What was its relationship to the surrounding landscape/ streetscape?</b></p>	<p>The house was built in an elevated position on a south-southeast facing slope, to the north side of the Cain valley.</p>
<p><b>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360-degree view, some areas of the view may be more significant than others.</b></p>	<p>The house was built in an elevated position in order to have the benefit of a clear view over the valley and fieldscape below. The view is focused on Llanfechain, with views across the valley and also including the hills beyond the Severn Valley to the south-southeast and east.</p>
<p><b>Has its function or use changed?</b></p>	<p>Yes. The old hall was turned into a large farmhouse in 1846, when the Bonner-</p>

	<p>Maurice family built a new hall 1.3km to the south-southwest. The old house was later sold to the county council, who divided into two dwellings associated with council farms, known as Bodynfoel (to the west) and Tanrhiw (to the east), in the early 20<sup>th</sup> century.</p>
<p><b>What changes have happened to the surrounding landscape/ streetscape?</b></p>	<p>There is no information available relating to the character of the surrounding landscape at the time the old hall was built. It is likely that the enclosure of the slopes below the hall had begun by the late 17<sup>th</sup> century and that the post-medieval field system was already developing. LiDAR shows that there are earthwork features in the fields immediately south of the old hall which may represent an earlier post-medieval fieldscape which had been abandoned to create a parkland in front of the house when it was built, or during the following years. The post-medieval field system continued to develop and was captured in detail on the parish tithe map of 1839 and on later 19<sup>th</sup> century Ordnance Survey maps. Much of this post-medieval field system survives today around the old hall.</p>
<p><b>Have changes happened because of changes to the historic asset or to its historical setting?</b></p>	<p>Both.</p>
<p><b>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</b></p>	<p>There is no clear evidence of this, although it is possible that an earlier field system was abandoned when the house was built to give it a parkland setting. Earthwork features downslope to the south of the house may represent this lost landscape.</p>

<p><b>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</b></p>	<p>As above.</p>
<p><b>Have historic and designed views to and from the historic asset changed</b></p>	<p>The house was originally built to overlook the valley below and there has been no change in this aspect of its character. The changes which have occurred since the late 17<sup>th</sup> century are related to the development of the post-medieval fieldscape during the past 3 centuries, during which period it is likely that more land is now enclosed and farmed than would have been the case when Bodynfoel was established. Llanfechain village, which is located just 1km to the south-southeast has also grown in size since the 17<sup>th</sup> century.</p>
<p><b>Thinking about the original layout of the historic asset and its relationship to its associated landscape:</b></p>	
<p><b>Were these relationships designed or accidental?</b></p> <p><b>How did these relationships change over time?</b></p>	<p>Bodynfoel was built in an elevated location and designed to face out over the Cain valley, below it to the south-southeast.</p> <p>The view from the house is essentially the same as it was when it was established in the late 17<sup>th</sup> century, with the Cain valley and Llanfechain being the focus of the view, and more distant hills beyond the Severn Valley also seen. There will have been changes to some elements within that extensive landscape, such as the fieldscape and settlement pattern, which have occurred over three centuries.</p>
<p><b>How do these relationships appear in the current landscape; are they</b></p>	<p>They are visual relationships.</p>

<b>visual or buried features?</b>	
<b>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</b>	Cadw's listing description refers to a drawing of the house made in 1872, but the source is not given. No other representations of the old hall are known.

<b>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</b>	
<b>● views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</b>	When the old hall was established in the late 17 <sup>th</sup> century, it was influenced by Renaissance thinking and was therefore situated in an elevated position facing over the Cain valley to the south-southeast.
<b>● views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site</b>	There are no known historical depictions of the old hall.
<b>● important modern views to, from and across the historic asset – for example, popular visitor viewing points.</b>	There are no close views of the prestige front or façade of the old hall. It is only seen from a distance, from the valley below, in views which are not sufficiently clear to allow the building to be understood or appreciated. Closer views are possible from the minor road which passes behind the house, to its northern side, but these are only of the rear of the building, which has been changed by the addition of later extensions.

<b>Stage 3: Evaluate the potential impact of change or development.</b>			
<b>POSSIBLE IMPACT</b>	<b>COMMENT</b>	<b>IMPACT ON SETTING</b>	<b>IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET</b>
<b>The visual impact of the proposed change or development relative to the scale of the historic asset and its setting</b>	The footprint of the proposed development is larger than that of the old hall, but it is located 2.4km to the south-southwest and on land that is some 70 metres lower in altitude than the listed building.	None. The proposed development would possibly be visible in peripheral view at over 2.4km distance on the valley floor below, but would not affect the designed view to the south-southeast which is clearly the most important view from the front of the old hall.	None
<b>The visual impact of the proposed change or development relative to the location of the historic asset</b>	As above	None. As above	None
<b>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its</b>	As above	None. As above	None

<p><b>functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains</b></p>			
<p><b>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</b></p>	<p>Old Bodynfoel stands in a relatively isolated, elevated position with no other dwellings or farms visible within 750 metres.</p> <p>The eastern half of the listed building is the farmhouse of Tanrhiw farm, which is still a working holding and a collection of post-medieval and modern farm outbuildings stand to the north and east of the house.</p> <p>The proposed development would be over 2.4km away on much lower ground and would be in a peripheral view from the house front. As the proposed solar array is a low-profile installation and would face away from</p>	<p>None</p>	<p>None</p>

	Bodynfoel, it would not represent a significant change to the views of the expansive landscape seen from the house.		
<b>The lifespan of the proposed change or development and whether or not the impact might be reversible</b>	The development would be expected to last a generation. The solar array could be removed in future and the land restored to pasture.	None	None
<b>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</b>	There are numerous mature deciduous hedgerow trees and a number of old parkland trees in the immediate area and across the wider landscape. There is a large parcel of mixed woodland to the north of the listed building and a smaller deciduous wood to the west. The pattern of tree cover here is well-established and unlikely to change.	None	None
<b>The impact of artificial lighting – for example, on night-time views</b>	No artificial lighting is proposed in association with the proposed development.	None	None
<b>The capability of a landscape setting to absorb change</b>	No historic elements would be removed from the existing landscape.	None	None

<p><b>or new development without the erosion of its key characteristics</b></p>	<p>The proposed development would be located between a busy road (B4393) and a former railway line. It would occupy only two modest fields in an expansive fieldscape. The panels would be low-profile and the surrounding hedgerows would screen most views.</p>		
<p><b>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</b></p>	<p>The proposed development site is working farmland and adjacent to a busy road, the B4393. It is not a location which evokes a sense of remoteness or peacefulness. Traffic and agricultural machinery are a constant background noise for much of the time. The solar array will not create any new intrusive sounds.</p>	None	None
<p><b>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and</b></p>	<p>The solar array will not create any new intrusive sounds or new smells.</p>	None	None

<b>smell</b>			
<b>The cumulative effect of the proposed change or development – sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</b>	This would be a single development, and no comparable development exists in the district.	None	None

**APPENDIX E**

**SETTING ASSESSMENT NOTES**  
**STAGES 2 & 3**

**Listed Building 7662**  
**Grade II**

**Pentre**

<b>Listed Building 7662</b> <b>Grade II</b> <b>Pentre</b>	
<b>Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?</b>	
<b>Thinking about when the historic asset was first built and developed:</b>	
<b>Origins of the historic asset</b>	Pentre is thought to be of 16 <sup>th</sup> century origin. It was built as a timber-framed hall-house, of which some original internal features survive.
<b>What were its physical, functional and visual relationships with other structures/ historic assets and natural features?</b>	A timber-framed barn stands across the yard to the north of the house at Pentre. This barn is also listed (ID number 82418). It includes a single surviving cruck of 16 <sup>th</sup> century date, which suggests that it may be contemporary with the construction of the house. It seems likely that the barn and yard were important elements in the original or early setting of the house.
<b>What topographic or earlier features influenced its location?</b>	<p>Pentre was established close to the source of a minor tributary stream of the Afon Cain. The stream rises in a series of springs about 500 metres to the west, which feed streams that unite about 200 metres to the west of the farm, before flowing through a deep, natural gorge-like valley some 80 metres to the north. The stream flows eastwards to reach the Cain some 470 metres to the east. The proximity of this watercourse is likely to have made the site attractive for the establishment of the homestead.</p> <p>Pentre stands in an elevated position to the northern side of the broad Cain valley, at about 140 metres above sea level. It is situated on top of a relatively steep natural slope, which falls away to the south and east. Despite its elevated position, Pentre is also sheltered from the prevailing winds by higher</p>

	<p>ground to the southwest, which rises to about 180 metres above sea level. This shelter is also likely to have made this an attractive site for settlement.</p> <p>The elevated position of Pentre also affords it views to the south and east to the fields downslope below the house and towards the floor of the Cain valley. The tithe survey of 1839 shows that the land of the farm lay to the north, east and south of the farmhouse.</p>
<p><b>What was its relationship to the surrounding landscape/ streetscape?</b></p>	<p>As above.</p>
<p><b>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.</b></p>	<p>There is no evidence that Pentre was originally constructed to take advantage of significant views. It has been established (Peter Smith in "Houses of the Welsh Countryside", 1975 p.229-230) that pre-Renaissance homesteads (probably pre-17<sup>th</sup> century in Montgomeryshire) were built to be symmetrical along their long axis, and had no "prestige front". By implication, views of these homesteads and from them were not designed to be "significant, but were purely incidental and functional. As the original farmhouse at Pentre was established in the 16<sup>th</sup> century as a hall house, it would not have had a façade or significant views, and its most significant association would have been with the farmyard and barn immediately to its northern side. It is probable that views over the slopes below to the south and east, and the slopes above to the north, would have been advantageous, but this would have been a functional relationship, not based on the concept of designed "significant" views.</p>

<b>Has its function or use changed?</b>	Pentre was originally a hall-house or homestead set on its own land. It became a post-medieval farmstead but in modern times has become a residential property and is no longer a working farmstead.
<b>What changes have happened to the surrounding landscape/ streetscape?</b>	Since Pentre was first established in the 16 <sup>th</sup> century, the present post-medieval field system has developed and much more of the landscape in the surrounding district is now enclosed farmland. In the Cain valley below, to the east and south, any early roadway was improved when the turnpike road was created in the late 18 <sup>th</sup> century, and during the second half of the 19 <sup>th</sup> century the importance of the valley as a communications route was enhanced by the construction of the Llanfyllin Branch line of the Cambrian Railway. Across the valley to the south, the mansion and parkland of Bryngwyn Hall was added to the landscape in the early 19 <sup>th</sup> century.
<b>Have changes happened because of changes to the historic asset or to its historical setting?</b>	Both. The house has been substantially changed since the early 19 <sup>th</sup> century whilst the landscape has changed significantly due to post-medieval and modern developments.
<b>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</b>	There is no evidence that this is the case, apart from the house and its outbuildings becoming the focus of the enclosed fieldscape of a post-medieval farmstead.
<b>Has the presence of the historic asset influenced the character of the</b>	As above.

<p><b>surrounding landscape /streetscape?</b></p>	
<p><b>Have historic and designed views to and from the historic asset changed</b></p>	<p>The development of the surrounding landscape in post-medieval times, as outlined above, means that the landscape is today very different from that in which Pentre was established in the 16<sup>th</sup> century. The house itself was changed considerably during Victorian times, when its southern side was rebuilt in red brick to form a façade overlooking the Cain Valley below. The original timber-framed homestead is now only understood from within the building or at its northern side.</p>
<p><b>Thinking about the original layout of the historic asset and its relationship to its associated landscape:</b></p>	
<p><b>Were these relationships designed or accidental?</b></p> <p><b>How did these relationships change over time?</b></p>	<p>The relationship between Pentre and its surrounding landscape was purely functional when it was established, with the yard and barn to the north being the most important elements in its setting.</p> <p>This changed in the later 19<sup>th</sup> century when the timber-framed house was changed with the addition of a façade to its southern side, when its southern lateral wall was rebuilt in red brick. The effectively became a “prestige front” overlooking the Cain valley below.</p>
<p><b>How do these relationships appear in the current landscape; are they visual or buried</b></p>	<p>These are visual relationships.</p>

<b>features?</b>	
<b>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</b>	None are known.

<p><b>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</b></p>	
<p><b>● views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</b></p>	<p>There is no evidence that there were any designed views of or from the homestead when it was established in the 16<sup>th</sup> century.</p>
<p><b>● views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site</b></p>	<p>None are known.</p>
<p><b>● important modern views to, from and across the historic asset – for example, popular visitor viewing points.</b></p>	<p>The house at Pentre is very difficult to view from the surrounding landscape other than at some distance from the south and southeast, due to the nature of the local topography. It is not visible from the road to the west or north as it is shielded from view by topography, trees and outbuildings.</p> <p>Steep slopes to the east and south, as well as mature trees immediately downslope to the south and scattered in the hedgerows of surrounding fields mean that it is only partially visible unless seen in close proximity. Partial views of the red brick Victorian façade can be seen from the valley floor to the south but the building cannot be understood or appreciated</p>

	<p>from distance, and its origin as a 16<sup>th</sup> century hall-house is certainly not evident. The house can only be understood in views from within the farmyard and garden area and its origin as a hall-house can only been understood from inside the building.</p>
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<b>Stage 3: Evaluate the potential impact of change or development.</b>			
<b>POSSIBLE IMPACT</b>	<b>COMMENT</b>	<b>IMPACT ON SETTING</b>	<b>IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET</b>
<b>The visual impact of the proposed change or development relative to the scale of the historic asset and its setting</b>	The proposed development would be situated over 650 metres to the south-southeast of Pentre, occupying two pasture fields on the floor of the Cain valley. The development site would be 35 metres below the location of Pentre. Although the solar array would cover an area much larger than the footprint of the house, the solar panels would be low-profile structures contained within defined field parcels. They would also face away from Pentre, as they would be mounted to face south, and Pentre stands to the north-northwest.	<b>Very Low Visual Impact on Modern setting.</b>  In terms of historic setting, the proposed development would have no impact on Pentre. The original homestead would have been a hall-house built in the 16 <sup>th</sup> century and associated with its yard and barn to the north side, with no designed or significant views towards the proposed development. It should be emphasised that key features in the modern valley landscape below, such as the post-medieval field system and mansion and parkland at Bryngwyn would not have existed when Pentre was established.	None. Pentre would remain a good example of a post-medieval farmhouse retaining evidence of its origins as a 16 <sup>th</sup> century hall-house, and its relationship with its yard and barn to the north, which are key elements in its setting, would not be affected.

		<p>In terms of modern setting there would be a <b>Very Low visual impact</b> caused by the development, as the house at Pentre was partially rebuilt in late Victorian times, with its south-facing side transformed into a façade, apparently designed to overlook the Cain valley to the south-southeast. However, the distance and difference in elevation reduce the visual impact considerably. The development would only occupy two relatively small fields in an expansive valley landscape visible from Pentre house. Mature deciduous trees and shrubs which grow to the southern side of Pentre house also partially screen views to the south as some hedgerow trees on the valley floor itself would also partially screen the development from the direction of</p>	
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		Pentre. This means that the development would only be partially visible from Pentre.	
<b>The visual impact of the proposed change or development relative to the location of the historic asset</b>	As above	<b>Very Low Visual Impact on Modern setting.</b>	None
<b>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/or buried remains</b>	<p>The development would not dominate the listed building. It would be located over 600 metres away on land which is 35 metres lower in altitude, partially screened by mature deciduous trees in the landscape.</p> <p>Pentre’s key setting is defined by its association with its yard and barn to the north of the house, not by distant views to the south.</p>	<p><b>None</b></p> <p>Pentre house can only be understood and appreciated by internal inspection or when viewed from close proximity. Long range views of and from the valley below are not relevant to its significance as an example of a 16th century hall-house, which would not have had any designed views associated with the valley below.</p>	None
<b>The presence, extent, character and scale of the existing built environment within the surroundings of the historic</b>	Pentre stands in a rural setting in a relatively isolated and elevated location. Other farmsteads and cottages are scattered across the landscape but	<p><b>None</b></p> <p>As the proposed development is over 650 metres away from Pentre and on much lower ground, it cannot be said to</p>	None

<p><b>asset and how the proposed change or development compares with this</b></p>	<p>none of any significant scale stand within 500 metres. The nearest structures are the outbuildings to the north side of the farmyard.</p>	<p>be in the “surroundings” of the listed building. It would be partially visible at distance and form only a small element in a very expansive landscape to the east and south which is visible from Pentre. The development would be located beyond the busy B4393 road.</p>	
<p><b>The lifespan of the proposed change or development and whether or not the impact might be reversible</b></p>	<p>The development would be expected to last a generation. The solar array could be removed in future and the land restored to pasture.</p>	<p>None</p>	<p>None</p>
<p><b>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</b></p>	<p>The slopes immediately south of Pentre have a number of mature deciduous trees growing on them and there a frequent hedgerow trees in the wider landscape. This characteristic is well-established and unlikely to change.</p>	<p>None</p>	<p>None</p>
<p><b>The impact of artificial lighting – for example, on night-time views</b></p>	<p>No artificial lighting is proposed in association with the proposed development.</p>	<p>None</p>	<p>None</p>

<p><b>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</b></p>	<p>No historic elements would be removed from the existing landscape. The proposed development would be located between a busy road (B4393) and a former railway line. It would occupy only two modest fields in an expansive fieldscape. The panels would be low-profile and the surrounding hedgerows would screen most views.</p>	<p>None</p>	<p>None</p>
<p><b>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</b></p>	<p>The proposed development site is working farmland and adjacent to a busy road, the B4393. It is not a location which evokes a sense of remoteness or peacefulness. Traffic and agricultural machinery are a constant background noise for much of the time. The solar array will not create any new intrusive sounds.</p>	<p>None</p>	<p>None</p>
<p><b>The impact of non-visual elements of the proposed change or development,</b></p>	<p>The solar array will not create any new intrusive sounds or new smells.</p>	<p>None</p>	<p>None</p>

<p><b>such as the removal or addition of noises and smell</b></p>			
<p><b>The cumulative effect of the proposed change or development – sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</b></p>	<p>This would be a single development, and no comparable development exists in the district. The proposed development would not have an impact on the setting of Pentre house and no impact on its significance.</p>	<p>None</p>	<p>None</p>

## **APPENDIX F**

### **SETTING ASSESSMENT NOTES STAGES 2 & 3**

**Listed Building 8612  
Grade II**

**Barn & Cartshed Range  
at Green Hall**

<b>Listed Building 8612</b>	
<b>Grade II</b>	
<b>Barn &amp; Cartshed Range at Green Hall</b>	
<b>Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?</b>	
<b>Thinking about when the historic asset was first built and developed:</b>	
<b>Origins of the historic asset</b>	<p>The barn and cartshed at Green Hall post-date the parish tithe survey of 1850. Newspaper reports of that year record that the original stable range was destroyed in a fire caused by a candle being left unattended (Shrewsbury Chronicle, April 1<sup>st</sup>, 1853). It is possible that they were built to replace the lost outbuilding.</p> <p>The parish tithe map shows that all the outbuildings at Green Hall stood to the south of the farmhouse. The stable range was presumably amongst this group of buildings. By the time of the 1:10560 scale Ordnance Survey of 1884, none of the outbuildings shown on the 1850 tithe map remained, but the barn and cartshed range are shown for the first time, standing to the east side of the house.</p>
<b>What were its physical, functional and visual relationships with other structures/ historic assets and natural features?</b>	<p>The barn and cartshed range were built to the eastern side of the farmhouse at Green Hall sometime after 1850. They defined the eastern side of the farmyard. Another outbuilding to the south of the farmhouse, also built after 1850, effectively defined the western side of the farmyard. The farmhouse closed off the northern side of the farmyard, which was open to the road to the south and facing down a minor road which led to a bridge over the Afon Cain a little over 100 metres away.</p>
<b>What topographic or</b>	The presence of the farmhouse and

<b>earlier features influenced its location?</b>	farmstead were the determining factors for the location of this building range.
<b>What was its relationship to the surrounding landscape/ streetscape?</b>	The building range formed part of the post-1850 farmstead complex associated with Green Hall and stood at the eastern side of the farmyard.
<b>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.</b>	The barn and cart shed were constructed to defined the eastern side of the farmyard at Green Hall, and formed a coherent group including the farmhouse and outbuildings, which would have looked impressive when viewed from the minor roads to the south.
<b>Has its function or use changed?</b>	The building range is still used within the farmstead outbuilding complex, although larger, more modern farm buildings now dominate the farmstead complex.
<b>What changes have happened to the surrounding landscape/ streetscape?</b>	<p>Since the time of the 1850 tithe map, there has been a complete redesign of the farmstead outbuilding complex and the field system to the south of the farmyard has been laid out afresh. A new road has been constructed which leads from the minor road to the south of the farmyard, southwards to join the main Llanfyllin road. This new road includes a small bridge over the Afon Cain, 100 metres south of the farmyard.</p> <p>In more recent times, the mid-19<sup>th</sup> century barn and cart shed range have had multiple, large agricultural sheds built to the east and north and another shed built on the farmyard to the west, which effectively block most</p>

	views of the building from the road to the south.
<b>Have changes happened because of changes to the historic asset or to its historical setting?</b>	The changes have happened to the setting of the building.
<b>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</b>	No
<b>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</b>	No
<b>Have historic and designed views to and from the historic asset changed</b>	Yes. It is now largely surrounded by large, modern agricultural sheds, which block most views of the building range and most views out of it.
<b>Thinking about the original layout of the historic asset and its relationship to its associated landscape:</b>	
<b>Were these relationships designed or accidental?</b>	The barn and cart shed were designed as an addition to the farmstead complex at Green Hall.
<b>How did these relationships change over time?</b>	Originally, they formed the eastern side of the farmstead building complex, defining the eastern edge of the farmyard. During the later 20 <sup>th</sup> century and into the 21 <sup>st</sup> century

	<p>they have become surrounded by modern agricultural sheds which largely screen them from view, including one shed to their west side which has disrupted their relationship with the farmyard.</p>
<p><b>How do these relationships appear in the current landscape; are they visual or buried features?</b></p>	<p>They are visual features.</p>
<p><b>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</b></p>	<p>No such factors are known.</p>

<p><b>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</b></p>	
<p><b>● views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</b></p>	<p>The barn and cart shed were built to define the eastern side of the farmyard at Green Hall and would have been seen in that context when viewed from the road to the south, approaching the farmstead.</p>
<p><b>● views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site</b></p>	<p>There are no known artistic depictions of the building.</p>
<p><b>● important modern views to, from and across the historic asset – for example, popular visitor viewing points.</b></p>	<p>The building range can now only be seen and understood from close proximity in the northern part of the farmyard near the farmhouse, as it is surrounded by modern buildings which block it from view from outside the farmyard.</p> <p>There is a view of the rear of the building range which can be gained from a minor road which climbs the slope to the northeast, but this is not a good view and does not allow for a full understanding of the building.</p>

<b>Stage 3: Evaluate the potential impact of change or development.</b>			
<b>POSSIBLE IMPACT</b>	<b>COMMENT</b>	<b>IMPACT ON SETTING</b>	<b>IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET</b>
<b>The visual impact of the proposed change or development relative to the scale of the historic asset and its setting</b>	The proposed development is over 1km to the east of Green Hall. There is no identifiable view of the listed building from the proposed development site due to the nature of local topography and the presence of a great number of deciduous hedgerow trees.	None	None
<b>The visual impact of the proposed change or development relative to the location of the historic asset</b>	As above	None	None
<b>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and</b>	As above	None	None

<b>associated structures and/ or buried remains</b>			
<b>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</b>	The historic asset is surrounded by modern agricultural buildings which block most views of it and from it.	None	None
<b>The lifespan of the proposed change or development and whether or not the impact might be reversible</b>	The development would be expected to last a generation. The solar array could be removed in future and the land restored to pasture.	None	None
<b>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</b>	There are numerous mature deciduous hedgerow trees and small wooded parcels in the immediate area. This characteristic is well-established and unlikely to change.	None	None
<b>The impact of artificial lighting – for example, on night-time views</b>	No artificial lighting is proposed in association with the proposed development.	None	None

<p><b>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</b></p>	<p>No historic elements would be removed from the existing landscape. The proposed development would be located between a busy road (B4393) and a former railway line. It would occupy only two modest fields in an expansive fieldscape. The panels would be low-profile and the surrounding hedgerows would screen most views.</p>	<p>None</p>	<p>None</p>
<p><b>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</b></p>	<p>The proposed development site is working farmland and adjacent to a busy road, the B4393. It is not a location which evokes a sense of remoteness or peacefulness. Traffic and agricultural machinery are a constant background noise for much of the time. The solar array will not create any new intrusive sounds.</p>	<p>None</p>	<p>None</p>
<p><b>The impact of non-visual elements of the</b></p>	<p>The solar array will not create any new intrusive sounds or</p>	<p>None</p>	<p>None</p>

<p><b>proposed change or development, such as the removal or addition of noises and smell</b></p>	<p>new smells.</p>		
<p><b>The cumulative effect of the proposed change or development – sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</b></p>	<p>This would be a single development, and no comparable development exists in the district. The proposed development would have no impact on the setting of the barn and cart shed at Green Hall and no impact on its significance.</p>	<p>None</p>	<p>None</p>

## **APPENDIX G**

### **SETTING ASSESSMENT NOTES STAGES 2 & 3**

**Listed Building 8682  
Grade II**

**Ty-Côch, Talwrn**

<b>Listed Building 8682</b> <b>Grade II</b> <b>Ty-Côch Talwrn</b>	
<b>Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?</b>	
<b>Thinking about when the historic asset was first built and developed:</b>	
<b>Origins of the historic asset</b>	<p>Ty-Côch Talwrn is described as a lobby-entry, Type C, house, including a hall and cross wing, with a central chimney. It was first established as a cruck-framed homestead circa AD1500. By the end of the 16<sup>th</sup> century a chimney and an upper floor were added. In the early 17<sup>th</sup> century, the cross-wing was rebuilt and the hall rebuilt in stone. In the 18<sup>th</sup> century the chimney was rebuilt and the north and west sides re-faced in red brick. The southern end is characterised by rubble walling but has been heightened with red brickwork when the roof has been raised at some point.</p>
<b>What were its physical, functional and visual relationships with other structures/ historic assets and natural features?</b>	<p>The homestead was established on relatively level ground on the floor of the wide Cain valley. It is situated at about 100 metres above sea level and only 150 metres to the east of the Afon Cain. The A4383 road passes 75 metres to the west and was formerly a turnpike road. It is possible that this road has earlier origins and that Ty-Côch was built close to it. There was formerly a 17<sup>th</sup> century box-framed barn to the east of the house, but this had fallen into ruin in modern times and has been replaced by a new outbuilding. The mid-19<sup>th</sup> century tithe survey shows that the holding was part of the Bonnor Morris estate, which lay to the north and east, and was not associated with the Bryngwyn estate to the south and west.</p>
<b>What topographic or earlier features influenced its location?</b>	<p>It is possible that proximity to the Afon Cain and/or a pre-turnpike roadway along the valley floor were factors in the siting of the original homestead, but there is no firm evidence as to why this location was chosen.</p>
<b>What was its</b>	<p>Ty-Côch is situated only 150 metres to the</p>

<b>relationship to the surrounding landscape/ streetscape?</b>	east of the Afon Cain. The A4383 road passes 75 metres to the west and was formerly a turnpike road, possibly with earlier origins.
<b>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.</b>	There is no evidence that this was the case. As a house of pre-Renaissance origin, the building would not have been established with a prestige-front or façade and would not have been built to take advantage of a particular view or been seen in a particular view (Peter Smith, 1975, Houses of the Welsh Countryside, p.229-230). As the house stands on level ground in a valley bottom location, it does not enjoy long range views along the valley, other than those of the hills rising either side of the valley. In the modern landscape, field hedges and deciduous trees largely screen views of the valley floor from the house.
<b>Has its function or use changed?</b>	The house remains in use as a residential property, but its original purpose as a hall-house was changed many centuries ago as it became a small farmhouse. It is no longer the focus of a working farmstead.
<b>What changes have happened to the surrounding landscape/ streetscape?</b>	Since the homestead was established in the early 16 <sup>th</sup> century, the local landscape has been greatly changed by the development of the post-medieval field system which gives it its present character. Ty-Côch also now stands between two important historical communications routes. To the west is the modern B4393 road, which was a turnpike road in the 18 <sup>th</sup> and 19 <sup>th</sup> centuries and may have earlier origins. To the east is the course of the now closed Llanfyllin Branch line of the Cambrian Railway, which operated for a century from the mid-1860s onwards. Beyond the railway line is Bryngwyn Hall and its extensive parkland, which were not created until the early 19 <sup>th</sup> century.
<b>Have changes happened because of changes to the historic asset or to its historical setting?</b>	The historic asset has changed considerably since it was established over 500 years ago. The historic setting of the homestead has also been changed considerably and little now remains of the landscape that would have existed when Ty-Côch came into

	existence.
<b>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</b>	No.
<b>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</b>	No.
<b>Have historic and designed views to and from the historic asset changed</b>	There would have been no designed views associated with the original homestead, as it was established in pre-Renaissance times and its form and situation would have been determined by functional requirements. Historic views of the valley and surrounding hills have changed due to the development of the post-medieval system, which constitutes a fieldscape characterised by hedgerow boundaries with frequent hedgerow trees, communications routes, changes to tree cover and changes to the settlement pattern as other homesteads or farmsteads have appeared or disappeared over time.
<b>Thinking about the original layout of the historic asset and its relationship to its associated landscape:</b>	
<b>Were these relationships designed or accidental?</b>  <b>How did these relationships change over time?</b>	The site chosen for the establishment of the original homestead at Ty-Côch would have been selected carefully. Nothing is known of the character of the landscape surrounding the homestead in its early history, as the landscape has evolved over five centuries to its present condition. The field system which dominates the landscape today would have developed by the 19 <sup>th</sup> century and is captured in detail on the 1839 parish tithe map. In modern times, the field system has continued to develop and many smaller fields

	<p>have disappeared, becoming amalgamated to create larger fields, a process which has occurred in the immediate area around Ty-Côch.</p>
<p><b>How do these relationships appear in the current landscape; are they visual or buried features?</b></p>	<p>They are visual features.</p>
<p><b>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</b></p>	<p>None known.</p>

<b>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</b>	
<b>● views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</b>	As a pre-Renaissance homestead, Ty-Côch would not have been associated with designed views as functionality would have been the overriding factor in the form and location of the original house.
<b>● views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site</b>	None are known. The house has been visible from the road to its western side since at least the 18 <sup>th</sup> century, but this is not a particularly striking or interesting view. Even after the changes made to the house during post-medieval times, it does not have a prestige front or façade that attracts attention.
<b>● important modern views to, from and across the historic asset – for example, popular visitor viewing points.</b>	The best view of the house today is gained from the B4393 road, when viewed from the west. This is a busy rural road, however, with no pavement.

<b>Stage 3: Evaluate the potential impact of change or development.</b>			
<b>POSSIBLE IMPACT</b>	<b>COMMENT</b>	<b>IMPACT ON SETTING</b>	<b>IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET</b>
<b>The visual impact of the proposed change or development relative to the scale of the historic asset and its setting</b>	The proposed solar area would have a much larger footprint than Ty-Côch, but would be a low-profile installation, over 200 metres to the south of the house and separated from it by 4 hedgerows with some hedgerow trees.	<p>Low visual impact. There is no known relationship between Ty-Côch and the proposed development site nor any significance associated with the view southwards from Ty-Côch. There are no important views of Ty-Côch from the proposed development site.</p> <p>The proposed development would be largely screened from view by intervening hedgerows and trees and this screening effect can be increased by allowing the hedgerow along the northern edge of the development to grow slightly higher, reducing any visual impact.</p>	None. The listed status of Ty-Côch would not be affected by the proposed development.

<p><b>The visual impact of the proposed change or development relative to the location of the historic asset</b></p>	<p>As above</p>	<p>None</p>	<p>None</p>
<p><b>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains</b></p>	<p>The proposed development would have no impact on the understanding or appreciation of Ty-Côch.</p> <p>The historical and architectural importance of Ty-Côch is best understood from close external and internal examination. Long range views are not significant due to changes to the building in post-medieval and modern times. The best view of the house is gained from the west and would not be affected in any way by the development, which would be to the south of the house and screened from view by hedgerows.</p>	<p>None</p>	<p>None</p>
<p><b>The presence, extent, character and scale of the existing built environment</b></p>	<p>Ty-Côch stands between to the busy rural road, the B4393, but otherwise is</p>	<p>Low</p>	<p>None</p>

<p><b>within the surroundings of the historic asset and how the proposed change or development compares with this</b></p>	<p>situated in a very rural landscape with no other buildings in view within 500 metres. The proposed development is a low-profile solar array which will be largely screened from view by intervening hedgerows and trees.</p>		
<p><b>The lifespan of the proposed change or development and whether or not the impact might be reversible</b></p>	<p>The development would be expected to last a generation. The solar array could be removed in future and the land restored to pasture.</p>	None	None
<p><b>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</b></p>	<p>There are numerous mature deciduous hedgerow trees and small wooded parcels in the immediate area. This characteristic is well-established and unlikely to change.</p>	None	None
<p><b>The impact of artificial lighting – for example, on night-time views</b></p>	<p>No artificial lighting is proposed in association with the proposed development.</p>	None	None
<p><b>The capability of a landscape setting to absorb change or new development</b></p>	<p>No historic elements would be removed from the existing landscape. The proposed development would</p>	None	None

<p><b>without the erosion of its key characteristics</b></p>	<p>be located between a busy road (B4393) and a former railway line. It would occupy only two modest fields in an expansive fieldscape. The panels would be low-profile and the surrounding hedgerows would screen most views.</p>		
<p><b>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</b></p>	<p>The proposed development site is working farmland and adjacent to a busy road, the B4393. It is not a location which evokes a sense of remoteness or peacefulness. Traffic and agricultural machinery are a constant background noise for much of the time. The solar array will not create any new intrusive sounds.</p>	<p>None</p>	<p>None</p>
<p><b>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</b></p>	<p>The solar array will not create any new intrusive sounds or new smells.</p>	<p>None</p>	<p>None</p>
<p><b>The cumulative</b></p>	<p>This would be a</p>	<p>Low Visual Impact</p>	<p>None</p>

<p><b>effect of the proposed change or development — sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</b></p>	<p>single development, and no comparable development exists in the district. The proposed development would have a Low impact on the setting of the house at Ty-Côch and no impact on its significance.</p>		
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## **APPENDIX H**

### **SETTING ASSESSMENT NOTES STAGES 2 & 3**

**Listed Building 8710  
Grade II\***

**Bryngwyn Hall**

<p><b>Listed Building 8710</b></p> <p><b>Grade II*</b></p> <p><b>Bryngwyn Hall</b></p>	
<p><b>Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?</b></p>	
<p><b>Thinking about when the historic asset was first built and developed:</b></p>	
<p><b>Origins of the historic asset</b></p>	<p>The present Bryngwyn Hall was built in 1773-74 for the Mostyn family and designed by the Scottish architect Robert Mylne (1733-1811). It was built on land originally owned by the Lloyd family, but there is no evidence that an earlier house stood at this location. Mylne's house was badly damaged by a fire in 1793 and had to be extensively repaired. It was sold a decade later to the ancestors of the present owner, Lady Linlithgow. The first member of this family at Bryngwyn was Martin Williams. He employed the architect Thomas Jones of Chester and renovated and enlarged the house in 1813. Minor changes were also made to the house in 1914 and it has been restored in recent times, but the present building largely reflects the work undertaken in 1813.</p>
<p><b>What were its physical, functional and visual relationships with other structures/ historic assets and natural features?</b></p>	<p>Bryngwyn Hall was built within its own estate lands and the surrounding landscape was transformed into parkland and gardens from the outset. Martin Williams, who was influenced by the ideas of the Picturesque movement, further improved the surrounding landscape. The 1839 parish tithe map captures the parkland and gardens as he had designed them, and many of the features of that time are identifiable today, including numerous tree plantations around the margins of the parkland. These created a secluded and private area within the parkland to be enjoyed by its residents.</p> <p>Martin Williams' changes to the property in 1813 included the addition of a new service wing to the northwest side of the house, as</p>

	well as a new stable block and coach house a short distance further to the northwest.
<b>What topographic or earlier features influenced its location?</b>	The site was chosen for the new hall when the Mostyn family purchased the land. It is likely that the location was identified as being suitable for a large new house with surrounding gardens and parkland. It occupies the northeastern end of a very slight, elongated hillock at about 140 metres above sea level.
<b>What was its relationship to the surrounding landscape/ streetscape?</b>	The site chosen for the house is on a slight elevation, which allowed for the house to enjoy a view to the northeast, towards the Cain valley. Hills to the east, south and west truncated views in those directions.
<b>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360-degree view, some areas of the view may be more significant than others.</b>	It appears that the house was constructed on a slight elevation to allow it to have views to the northeast along the Cain valley. However, tree plantations were designed to surround the parkland boundaries and cut off most views of the house. Two gaps were deliberately left in this enclosing ring of tree plantations, one towards the north-northeast and one to the north-northwest, both in the direction of the Cain valley. It appears that these views were to be enjoyed from the garden area to the rear of the house. The façade of the house faces southwest, looking towards the main carriage drive.
<b>Has its function or use changed?</b>	No. Bryngwyn continues in use as a fine country residence, in the occupation of descendants of Martin Williams, who extended the house in 1813.
<b>What changes have happened to the surrounding landscape/ streetscape?</b>	The house stands within an extensive, managed parkland and garden setting. Relatively little has changed with regard to the character of the parkland since the early 19 <sup>th</sup> century, apart from its maturing and some additions to the extent of tree plantations. The owners of the house extended the formal gardens towards the lake to the northeast in the early 20 <sup>th</sup> century. Some minor changes have also been made around the front side of the house

	<p>since restoration began in the later 20<sup>th</sup> century, such as the conversion of a lawned area into a wider driveway to make it suitable for modern use.</p> <p>Beyond the parkland, the post-medieval fieldscape has changed during modern times as agricultural requirements have seen many field parcels amalgamated to create larger fields, but the general rural character of the landscape has not changed significantly. One of the most significant developments in the landscape was the construction of the Llanfyllin Branch Line of the Cambrian Railway, which passed within 650 metres of the house to the north. This line was in use for a century but closed in 1964.</p>
<p><b>Have changes happened because of changes to the historic asset or to its historical setting?</b></p>	<p>Both</p>
<p><b>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</b></p>	<p>The presence of Bryngwyn Hall acted as a focal point for the design of the parkland and gardens which surround it.</p>
<p><b>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</b></p>	<p>Yes. As above.</p>
<p><b>Have historic and designed views to and from the historic asset changed</b></p>	<p>Yes, but largely due to the maturing of the tree plantations and gardens surrounding the house. There have been no major intrusions into the visible landscape.</p>

<b>Thinking about the original layout of the historic asset and its relationship to its associated landscape:</b>	
<p><b>Were these relationships designed or accidental?</b></p> <p><b>How did these relationships change over time?</b></p>	<p>Bryngwyn House was built within an area of designed parkland with formal gardens around the house itself.</p> <p>Over time the parkland and gardens have been maintained and developed, but in most respects their character has been preserved.</p>
<p><b>How do these relationships appear in the current landscape; are they visual or buried features?</b></p>	<p>They are visual features.</p>
<p><b>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</b></p>	<p>The 18<sup>th</sup> century artists John Ingleby painted the original house, built in 1774, but this house was quite different to the house created by Martin Williams in 1813.</p> <p>The well-known Chester architect Thomas Jones was responsible for transforming the original house, which had been designed by Scottish architect Robert Mylne.</p> <p>The parkland and gardens were designed in the Picturesque style for Martin Williams.</p>

<b>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</b>	
<b>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</b>	<p>The house was designed with its façade facing the southwest, with the intention of its prestige side being glimpsed through parkland trees when approaching it along the main carriage drive (the present drive dates to the later 19<sup>th</sup> century and is slightly further north than the original drive).</p> <p>The parkland as laid out in the early 19<sup>th</sup> century was designed to limit views of the house from outside its boundaries, with tree plantations established around the edges and within the parkland. There are therefore no good long range views of the hall, and it is only truly appreciated when viewed in close proximity.</p> <p>The arrangement of the tree plantations appears to have deliberately left two corridors from which views were possible towards the Cain valley, to the north-northwest and north-northeast, from the rear of the house.</p>
<b>• views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site</b>	<p>The earliest depiction of Bryngwyn Hall is seen in John Ingleby’s painting, but that is of the 1774 house in its setting, which was markedly different to that of the refurbished and extended hall of 1813 and its redesigned parkland setting.</p> <p>Modern images of the house tend to be of the southwest facing façade.</p>
<b>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</b>	<p>Modern images of the house tend to be of the southwest facing façade and to be photographs taken in relatively close proximity within the parkland. There are no long range popular views of the hall.</p>

<b>Stage 3: Evaluate the potential impact of change or development.</b>			
<b>POSSIBLE IMPACT</b>	<b>COMMENT</b>	<b>IMPACT ON SETTING</b>	<b>IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET</b>
<b>The visual impact of the proposed change or development relative to the scale of the historic asset and its setting</b>	The Llanfyllin branch line passed circa 650 metres to the north of Bryngwyn Hall along a constructed embankment. The line is long disused, but the embankment survives and is now used as a farm track, defined along either side by field boundary hedges and/or treelines. It therefore blocks any views from Bryngwyn Hall towards the proposed solar array, which would be located in two fields to the north side of the former railway line.	None. The development would not be visible from Bryngwyn or be seen in views of Bryngwyn due to the presence of the raised railway embankment.	None
<b>The visual impact of the proposed change or development relative to the location of the historic asset</b>	As above	None	None

<p><b>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/or buried remains</b></p>	<p>The proposed solar array would be situated on land which is over 30 metres lower than Bryngwyn Hall and blocked from view by the intervening embankment of the former Llanfyllin branch railway line.</p>	<p>None</p>	<p>None</p>
<p><b>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</b></p>	<p>Bryngwyn Hall stands at the heart of a secluded area of parkland, ringed with screening tree plantations.</p> <p>The proposed development would be a low-profile solar array which would be largely screened from views by intervening hedgerows and trees. Trees and hedges defining either side of the former railway embankment would block any view of the development from Bryngwyn Hall</p>	<p>None</p>	<p>None</p>

<p><b>The lifespan of the proposed change or development and whether or not the impact might be reversible</b></p>	<p>The development would be expected to last a generation. The solar array could be removed in future and the land restored to pasture.</p>	<p>None</p>	<p>None</p>
<p><b>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</b></p>	<p>There are numerous mature deciduous hedgerow trees and small wooded parcels in the immediate area. This characteristic is well-established and unlikely to change.</p>	<p>None</p>	<p>None</p>
<p><b>The impact of artificial lighting – for example, on night-time views</b></p>	<p>No artificial lighting is proposed in association with the proposed development.</p>	<p>None</p>	<p>None</p>
<p><b>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</b></p>	<p>No historic elements would be removed from the existing landscape. The proposed development would be located between a busy road (B4393) and a former railway line. It would occupy only two modest fields in an expansive fieldscape. The panels would be low-profile and the surrounding hedgerows would screen most views.</p>	<p>None</p>	<p>None</p>

<p><b>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</b></p>	<p>The proposed development site is working farmland and adjacent to a busy road, the B4393. It is not a location which evokes a sense of remoteness or peacefulness. Traffic and agricultural machinery are a constant background noise for much of the time. The solar array will not create any new intrusive sounds.</p>	<p>None</p>	<p>None</p>
<p><b>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</b></p>	<p>The solar array will not create any new intrusive sounds or new smells.</p>	<p>None</p>	<p>None</p>
<p><b>The cumulative effect of the proposed change or development — sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and</b></p>	<p>This would be a single development, and no comparable development exists in the district. The proposed development would have a no impact on the setting of Bryngwyn Hall and no impact on its significance. Bryngwyn Hall stands in a</p>	<p>None</p>	<p>None</p>

<b>experience a historic asset.</b>	parkland and garden setting from which the proposed development would be fully blocked from view by the intervening embankment of the former Llanfyllin branch railway line.		
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## **APPENDIX I**

### **SETTING ASSESSMENT NOTES STAGES 2 & 3**

#### **Listed Building 8710 Grade II**

#### **Stables and Coach House at Bryngwyn Hall**

<b>Listed Building 8711</b>	
<b>Grade II</b>	
<b>Stables &amp; Coachhouse at Bryngwyn Hall</b>	
<b>Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?</b>	
<b>Thinking about when the historic asset was first built and developed:</b>	
<b>Origins of the historic asset</b>	The Stables and Coach House range at Bryngwyn Hall are thought to have been built around the same time as Martin Williams extended and refurbished the nearby hall in 1813. The exact date of construction is not known. Map evidence shows that it was certainly present by the late 1830s, though may have been added later in Martin Williams lifetime, rather than at the time the hall was extended. The complex does not appear to be shown in its present form on the Ordnance Survey's Original Surveyor's Drawings of 1829-1830 and the 1836 First Series 1:63360 scale Ordnance Survey map is too indistinct to be certain of its presence. The complex is, however, shown on the 1839 parish tithe map and its footprint on that map largely matches that seen today.
<b>What were its physical, functional and visual relationships with other structures/ historic assets and natural features?</b>	The Stables and Coach House range were built to serve the inhabitants of Bryngwyn Hall. They stand close to the northwestern side of the house
<b>What topographic or earlier features influenced its location?</b>	The presence of the hall was the reason for the establishment of the Stables and Coach House range.
<b>What was its relationship to the surrounding landscape/ streetscape?</b>	It was built alongside Bryngwyn Hall at the heart of the parkland surrounding the hall. A series of carriageways and trackways linked the Stables and Coach House with the parkland and the main carriage drive.
<b>Was it constructed to</b>	The range was established here for the

<p><b>take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.</b></p>	<p>convenience of the inhabitants of the hall and was therefore established for practical and functional reasons. Views from this outbuilding range would, therefore, not have been a consideration in the choice of site.</p> <p>It is, however, also likely that the range was designed and situated where it is to make a visible and impressive statement of status close to the hall.</p>
<p><b>Has its function or use changed?</b></p>	<p>Yes. The Coach House has now been converted for residential purposes as a holiday let.</p>
<p><b>What changes have happened to the surrounding landscape/ streetscape?</b></p>	<p>The surrounding landscape has remained remarkably consistent since the range was built. There have been some changes to the hall and the surrounding garden and parkland, but the essential character of the setting of the range remains comparable with that which existed at its point of foundation.</p>
<p><b>Have changes happened because of changes to the historic asset or to its historical setting?</b></p>	<p>Both.</p>
<p><b>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</b></p>	<p>No. It was added into a landscape which already included the hall and parkland and garden.</p>
<p><b>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</b></p>	<p>No. As above.</p>
<p><b>Have historic and designed views to and from the historic</b></p>	<p>No, apart from the maturing of the parkland and gardens since the mid-19<sup>th</sup> century.</p>

<b>asset changed</b>	
<b>Thinking about the original layout of the historic asset and its relationship to its associated landscape:</b>	
<p><b>Were these relationships designed or accidental?</b></p> <p><b>How did these relationships change over time?</b></p>	<p>The Stable and Coach House were designed to serve the adjacent and pre-existing Bryngwyn House and its associated parkland.</p> <p>The relationship has not changed over time.</p>
<p><b>How do these relationships appear in the current landscape; are they visual or buried features?</b></p>	<p>They are visual relationships.</p>
<p><b>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</b></p>	<p>There are no known cultural or historical factors relating to the Stable and Coach House range.</p>

<b>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</b>	
<b>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</b>	The Stable and Coach House range was added into a landscape which already had the hall and its parkland and gardens. It is possible that the range was positioned to be visible close to the hall, but there are no particular views of or from the range which could be described as designed views.
<b>• views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site</b>	None known.
<b>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</b>	The range can only be appreciated and understood from close range within the parkland, particularly from the driveway to the southwest side of the range, from where the buildings and courtyard can be seen best.

<b>Stage 3: Evaluate the potential impact of change or development.</b>			
<b>POSSIBLE IMPACT</b>	<b>COMMENT</b>	<b>IMPACT ON SETTING</b>	<b>IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET</b>
<b>The visual impact of the proposed change or development relative to the scale of the historic asset and its setting</b>	The Llanfyllin branch line passed circa 650 metres to the north of the Stable and Coach House range at Bryngwyn Hall, along a constructed embankment. The line is long disused, but the embankment survives and is now used as a farm track, defined along either side by field boundary hedges and/or treelines. It therefore blocks any views from the range towards the proposed solar array, which would be located in two fields to the north side of the former railway line.	None. The development would not be visible from the range or be seen in views of the range due to the presence of the raised railway embankment.	None
<b>The visual impact of the proposed change or development relative to the location of the historic asset</b>	As above	None	None

<p><b>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/or buried remains</b></p>	<p>The proposed solar array would be situated on land which is over 25 metres lower than the Stable and Coach House range and blocked from view by the intervening embankment of the former Llanfyllin branch railway line.</p>	<p>None</p>	<p>None</p>
<p><b>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</b></p>	<p>The Stable and Coach House range at Bryngwyn Hall stands at the heart of a secluded area of parkland, ringed with screening tree plantations.</p> <p>The proposed development would be a low-profile solar array which would be largely screened from views by intervening hedgerows and trees. Trees and hedges defining either side of the former railway embankment would block any view of</p>	<p>None</p>	<p>None</p>

	the development from the Stable and Coach House range.		
<b>The lifespan of the proposed change or development and whether or not the impact might be reversible</b>	The development would be expected to last a generation. The solar array could be removed in future and the land restored to pasture.	None	None
<b>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</b>	There are numerous mature deciduous hedgerow trees and small wooded parcels in the immediate area. This characteristic is well-established and unlikely to change.	None	None
<b>The impact of artificial lighting – for example, on night-time views</b>	No artificial lighting is proposed in association with the proposed development.	None	None
<b>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</b>	No historic elements would be removed from the existing landscape. The proposed development would be located between a busy road (B4393) and a former railway line. It would occupy only two modest fields in an expansive fieldscape. The panels would be	None	None

	low-profile and the surrounding hedgerows would screen most views.		
<b>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</b>	The proposed development site is working farmland and adjacent to a busy road, the B4393. It is not a location which evokes a sense of remoteness or peacefulness. Traffic and agricultural machinery are a constant background noise for much of the time. The solar array will not create any new intrusive sounds.	None	None
<b>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</b>	The solar array will not create any new intrusive sounds or new smells.	None	None
<b>The cumulative effect of the proposed change or development – sometimes relatively small changes, or a series of small changes, can have a major</b>	This would be a single development, and no comparable development exists in the district. The proposed development would have a no impact on the setting of the Stable and	None	None

<b>impact on our ability to understand, appreciate and experience a historic asset.</b>	Coach House range and no impact on its significance. The Stable and Coach House range stands in a parkland and garden setting from which the proposed development would be fully blocked from view by the intervening embankment of the former Llanfyllin branch railway line.		
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