

# **Impact on Setting and Significance Relating to a Proposed Local Need Dwelling on Land Opposite Detona, Llanegwad, Carmarthen, SA32 7NJ**



Report by: Trysor

For: Heledd Edwards

May 2024



# **Impact on Setting and Significance Relating to a Proposed Local Need Dwelling on Land Opposite Detona, Llanegwad, Carmarthen, SA32 7NJ**

By

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Trysor Project No. 2023/904  
HER Event Record PRN – DAT 126573

For: Heledd Edwards

May 2024

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*Cover photograph: Looking southwest from the eastern side of the churchyard towards the church of St Egwad.*

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**DYDDIAD** 3<sup>ydd</sup> Mai 2024      **DATE** 3<sup>rd</sup> May 2024

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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## Event Record PRN – DAT HER

PRN	DAT 126573
Name	Impact on Setting and Significance Relating to a Proposed Local Need Dwelling on Land Opposite Detona, Llanegwad, Carmarthen, SA32 7NJ
Type	HERITAGE ASSESSMENT
NGR	SN5199021397
Easting	251990
Northing	221397
Summary (English)	During early 2024 Trysor carried out an assessment of the impact on the setting and significance of designated historic assets from a proposed local needs dwelling at SN5199021397 on land opposite Detona, Llanegwad, Carmarthen, SA32 7NJ. © Trysor 2024
Crynodeb (Cymraeg)	Yn 2024 cynhaliodd Trysor asesiad o effaith ar osodiad ac arwyddocâd asedau hanesyddol dynodedig o annedd anghenion lleol arfaethedig yn SN5199021397 ar dir gyferbyn â Detona, Llanegwad, Caerfyrddin, SA32 7NJ.© Trysor 2024
Description	During early 2024 Trysor carried out an assessment of the impact on the setting and significance of designated historic assets from a proposed local needs dwelling at SN5199021397 on land opposite Detona, Llanegwad, Carmarthen, SA32 7NJ. © Trysor 2024
Sources	Trysor, 2024, <i>Impact on Setting and Significance Relating to a Proposed Local Need Dwelling on Land Opposite Detona, Llanegwad, Carmarthen, SA32 7NJ</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 500-metre radius centred on SN5199021397 of a proposed local need development on land opposite Detona, Llanegwad, Carmarthen, SA32 7NP.*

*The proposed development lies at the southern edge of Llanegwad village, within a pasture field to the east of the churchyard and southwest of Detona, a modern house. It is also located to the western side of a minor lane which leads southeast from the village to give access to fields along the northern edge of the Tywi river.*

*An initial assessment demonstrated that one Scheduled Monument, Pen y Cnap motte, CM151, and three Listed Buildings, the Red Lion, Ty Llandre and the church of St Egwad's could experience a potential impact from the proposed development.*

*A full assessment has been undertaken for these historic assets following current Cadw guidance "Managing Setting of Historic Assets in Wales" (Cadw, 2017). It demonstrates that the proposed development would not have a significant impact on the settings of these designated historic assets and would not impact on the significance of these assets.*

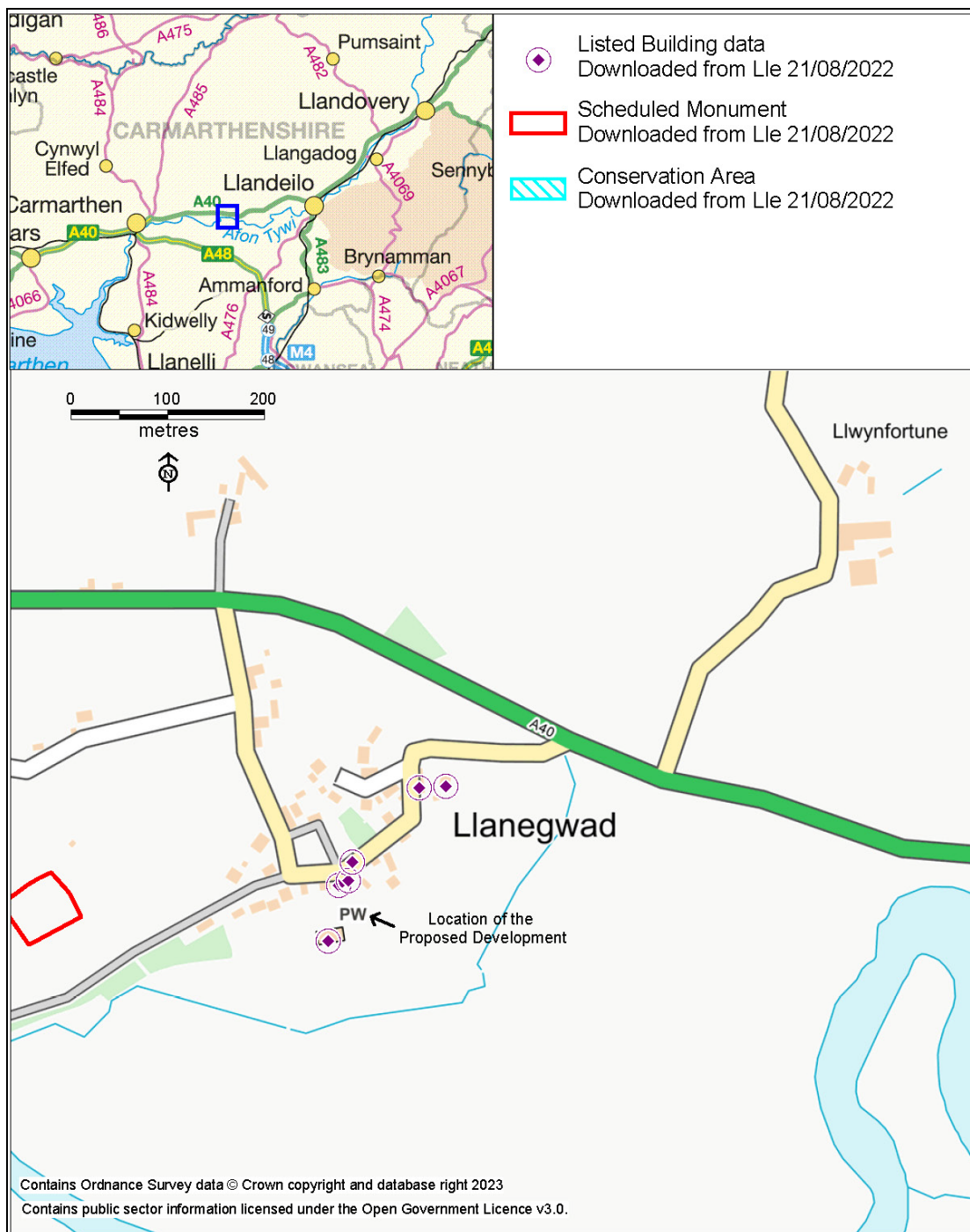
## 1. Introduction

- 1.1 This document has been prepared by Trysor, at the request of Heledd Edwards, Llwynfortune, Nantgaredig Carmarthen SA32 7NP, to assess the impact on the setting and significance of nationally important historic assets within a 500-metre radius from a proposed local need development centred on SN5199021397 on land opposite Detona, Llanegwad, Carmarthen SA32 7NJ.
- 1.2 The proposed development is a local need dwelling and associated works in the northeast corner of the field opposite Detona, centred on SN5199021397, see Figure 1.
- 1.3 A field visit was made by Trysor to the proposed location of the development, and the surrounding area, on 4<sup>th</sup> January 2024 to examine the development site and its surroundings.
- 1.4 A previous planning application was refused by the local planning authority, planning application, PL/03110 (Carmarthenshire). Four reasons were given for refusal and the first one concerned the setting of a designated heritage asset:

*Reason 1 The proposed development by reason of its sitting, scale, massing, design and appearance would have a significant detrimental impact upon the setting of the nearby grade II listed St Egwad's Church. The proposal is considered to have a detrimental impact upon how the listed building is understood, experienced and appreciated given that it would interrupt views of the church from nearby public vantage points as well as appearing as a dominant feature in close proximity to the current open setting of the church and its associated churchyard. This in turn unacceptably affects the link between the listed building and its surrounding landscape in a manner that also affects its significance. The proposal would therefore be contrary to Policy SP13 Protection and Enhancement of the Built and Historic Environment, Policy EQ1 – Protection of Buildings, Landscapes and Features of Historic Importance of the Carmarthenshire Local Development Plan – Adopted December 2014 and the duty placed on Local Planning Authorities under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).*

Carmarthenshire Planning Authority, 17/05/2022

- 1.5 The client has revised the design and location of the development and has requested that Trysor undertake an assessment of the impact on the setting and significance of designated historic assets from the new design. The assessment has been undertaken following the methodology outlined in the Welsh Government's best-practice guidance Setting of Historic Assets in Wales (2017).



*Figure 1: Location of the development and the designated, nationally important historic assets within 500 metres.*

1.6 Designated assets within 500 metres of the proposed development have been assessed. These are:

<b>Reference</b>	<b>Status</b>	<b>Name</b>
CM151	Scheduled Monument	Pen y Cnap Castle
21461	Listed Building	Church of St Egwad
81014	Listed Building	Mounting block at N entrance to Llanegwad churchyard
81016	Listed Building	Red Lion
81018	Listed Building	Stables and coach house at Tawelfan
81019	Listed Building	Tawelfan
81020	Listed Building	Ty Llandre

*Table 1: Designated historic assets within 500 metres of the proposed development. Those in grey have no potential impact as buildings block any views to and from and have not been assessed further. Those shaded in green potentially have an impact from the proposed development and have been assessed in detail in this report.*



## **2. The Proposed Development Site**

- 2.1 The proposed development is for a three-bedroomed, two-storey dwelling with hardstanding for parking, landscaped garden and associated infrastructure.
- 2.2 It will stand on the eastern side of a small parcel at 21 metres AOD to the south side of Llanegwad village. A small access lane runs to its east and St Egwad's church its west.
- 2.3 The ridge height of the front portion of the house will be 7.7 metres from existing ground level with the ridge of the rear return to the west slightly lower at 7 metres. It will be 4.7 metres to the bottom of the eaves. The footprint of the dwelling will be 75 square metres (gross 150 square metres).

### **3. Methodology**

3.1 This document assesses the impact on the setting and significance of nationally important historic assets within a 500-metre radius from a development centred on SN5199021397 in Llanegwad, Carmarthen, SA32 7NJ.

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 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 and below 15 metres in height, the impact on nationally important historic assets within 500 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 A Zone of Theoretical Visibility (ZTV) was created to help identify designated historic assets which might be able to experience impacts on their setting and significance from the proposed development. The ZTV was for a point 13.5 metres above the land surface at the centre of the proposed development area at SN5199021397.

4.2 Within a 500-metre radius of the proposed development site there is one scheduled monument, see Table 2. It lies within the Zone of Theoretical Visibility.

<b>Scheduled Monument Number</b>	<b>Historic Asset Name</b>	<b>Period</b>	<b>Historic Asset Type</b>	<b>Easting</b>	<b>Northing</b>
CM151	Pen y Cnap Castle	Medieval	Motte	251641	221386

*Table 2: Scheduled Monuments within 500 metres of the proposed development site*

4.2.1 The Pen y Cnap motte, CM151, lies 320 metres to the west of the proposed development site. The motte is visible from the development site and a full assessment has been made, see sections 5.2 and 6.1 and Appendix B.

4.3 Within a 500-metre radius of the proposed development site there are 6 Listed Buildings recorded, see Table 3.

<b>40</b>	<b>Status</b>	<b>Name</b>
21461	Listed Building	Church of St Egwad
81014	Listed Building	Mounting block at N entrance to Llanegwad churchyard
81016	Listed Building	Red Lion
81018	Listed Building	Stables and coach house at Tawelfan
81019	Listed Building	Tawelfan
81020	Listed Building	Ty Llandre

*Table 3: Listed buildings within 500-metres of the proposed development site. Those in grey have no potential impact as buildings block any views to and from and have not been assessed further. Those shaded in green potentially have an impact from the proposed development and have been assessed in detail in this report.*

4.4.1 Listed Buildings numbers 81018 and 81019 at Tawelfan lie to the eastern side of Llanegwad, and although only 130 metres to the northeast of the development site, intervening buildings block views between them. There would be no impact on their setting or significance and no further assessment has been undertaken.

- 4.4.2 Listed Building number 81014, the mounting block outside the churchyard lies 40 metres to the northwest of the development site but intervening buildings and structures block views between them. There would be no impact on its setting or significance and no further assessment has been undertaken.
- 4.4.3 Listed Building number 81020, Ty Llandre, lies 50 metres to the north-northwest of the development site. It would be potentially intervisible with the development and a full assessment was undertaken
- 4.4.4 Listed Building number 81016, Red Lion, lies 30 metres to the northwest of the development site. It would be intervisible with the development and a full assessment was undertaken.
- 4.4.5 Listed Building number 21461, St Egwad's church, lies 40 metres to the southwest of the development site. It would be intervisible with the development and a full assessment was undertaken.
- 4.5 The development site lies within the Tywi Valley registered Historic Landscape, which covers 20160 hectares in total. It is within the NANTGAREDIG - DERWEN FAWR historic landscape character area, a large area of 2,789 hectares, along the north side of the Tywi. The development would be a very minor addition into a village location. No elements of the historic environment would be removed and no further assessment was made.
- 4.6 There are no Conservation Areas, World Heritage Sites, or registered Parks and Gardens within 500 metres of the proposed development.
- 4.7 After an initial assessment of intervisibility, distance, topography, built structures, hedges and trees, the nationally important historic assets on which there may be a quantifiable impact were Pen y Cnap motte, the former Red Lion, Tyllandre, and St Egwad's church. A full assessment of the setting of these and the impact on those settings and on their significance from the proposed development is the subject of the rest of this report, see Appendices B to E for detailed commentary.

**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 5.5 below, the setting and significance of the four designated nationally important historic assets identified in section 4 is summarised, with the detailed assessments in Appendices B to E.

## **5.2 Pen y Cnap (Scheduled Monument CM151) (see Appendix B for more detail of setting)**

**5.2.1 Historic Setting:** Pen y Cnap earthwork castle motte is likely to have been constructed during the late 11<sup>th</sup> or 12<sup>th</sup> century AD, during the period when the Anglo-Normans battled with the Princes of Deheubarth for control over the Tywi valley. It is first recorded as falling into the hands of Rhys Ieuanc in 1203, which indicates that it had been established in prior to that. Motte and bailey castles generally date to the late 11<sup>th</sup> or 12<sup>th</sup> centuries, with larger stone castles being favoured as the 13<sup>th</sup> century developed. It is in an elevated position overlooking the Afon Tywi to the south. It stands to the southern side of a long ridge which runs along the northern edge of the river and was clearly placed to have views along and across the river, as it is positioned below to the top of the ridge, which means it had no view northwards. It seems likely that it controlled a communication route which ran parallel to the northern bank of the river. It would have also overlooked the medieval settlement of Llanegwad, a small borough settlement which developed to the east, possibly during the 13<sup>th</sup> century. The Black Book of St. David's records that there were 24 burgesses here in 1326.

**5.2.2 Modern Setting:** The surrounding rural landscape has changed significantly since the medieval period. The land surrounding the motte has become enclosed farmland and any communication route along the Tywi river was abandoned long ago and the main road along the valley now runs to the north of Llanegwad. The adjacent small borough settlement of Llanegwad which was founded has developed and changed over the centuries to be a small rural village clustered around the parish church. The dwellings within the village are now all post medieval or modern, including the parish church, which was completely rebuilt in 1849, with its tower not added until 1902. The tower has been reduced in height in recent times due to structural issues. The motte has also undergone change as it has become forgotten and incorporated into the farmed landscape, surviving as tree-covered mound, less noticeable than it would have been when first created. It is still visible in some views from the present village, most notably from the road to the north of the churchyard entrance.



### **5.3 St Egwads church (Listed Building 21461) (see Appendix C for more detail of setting)**

**5.3.1 Historic Setting:** St Egwad's Church was built in 1849 on the site of the medieval church of the same name and within the established churchyard, which is thought to be of medieval origin. The present church was reportedly built on the site of its forerunner. Some original stones were used in the rebuild, but for all intents and purposes the present church was a new building, not a renovation of the original structure. A tower was added to the church in 1902, but this has been reduced in height in modern times due to structural problems. The church was built for functional reasons, to replace the earlier church and provide adequate seating for the parishioners. It was not built to take advantage of any particular view, nor to be seen in any particular view as it stands in a relatively sheltered position on the edge of the Tywi floodplain, with the land rising to the north. It is only visible to a meaningful degree from a limited area within adjacent fields on the Tywi floodplain. There is only one known early photograph of the 19<sup>th</sup> century church known, which dates to the late 1800s. This photograph can be seen online (<https://sirgarblog.blogspot.com/2013/12/couple-of-old-photos-from-family-archive.html>) and shows a valuable view of the 1849 church with its bellcote at its western end, before the tower was added in 1902. It captures the church seen through the lychgate from the direction of the listed mounting block outside, and indicates that historically the view from this direction must have been considered to be a key view.

**5.3.2 Modern Setting:** Since the 1849 church has been built there have been changes in 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> century buildings have been added. The Red Lion Inn, to the north of the churchyard, still stands but has been a house rather than a pub for many decades. It stands to the east of the churchyard gate, and to the west of the gate there was possibly a malthouse associated with the Red Lion. This building was replaced by the substantial building known as Ty Coffi (Coffee House) in the late 1870s, which was originally a Coffee tavern, which was later a post office and is now a dwelling.

Buildings and trees to the north screen the church from view from most of the village. To the northwest of the churchyard several residential properties were built in the early 21<sup>st</sup> century. To the northeast, a church hall was built alongside the Red Lion in the mid-20<sup>th</sup> century. Beyond the church hall is the site of the former Farmers Arms, a mid-19<sup>th</sup> century pub, now the site of a dwelling. This stands alongside the former 19<sup>th</sup> century National School building, which is also now a dwelling. South of this is a later 20<sup>th</sup> century dwelling, Detona, which stands opposite the proposed development site when viewed from the church. Therefore, the best views of the church are now gained from within the churchyard, most notably from the northeast quadrant of the churchyard.

## **5.4 Red Lion (Listed Building 81016) (see Appendix D for more detail of setting)**

**5.4.1 Historic Setting:** The Red Lion was built within the heart of the village of Llanegwad on the south side of the road and at the entrance to the parish churchyard. It may have had a malthouse during the 19<sup>th</sup> century, either to its rear or to the west on the opposite side of the entrance to the churchyard. The present building appears to be of 19<sup>th</sup> century date. The listing descriptions states that it may be a 19<sup>th</sup> century rebuild, but does not clarify the evidence for this. In 1879, the White Lion on the western side of the churchyard entrance was replaced by Ty Coffi, which was a short-lived, purpose-built temperance house founded by the Bath family of Alltyferin (South Wales Daily News, 31/11/1879). This building served as a Post Office by the mid-20<sup>th</sup> century. In the wider village the Red Lion has seen the village acquire a church hall, which stands adjacent to the southeast, and a National School to the northeast, which has long closed.

**5.4.2 Modern Setting:** The village has evolved around the Red Lion over time, although the area immediately around the Red Lion has seen relatively little significant change since the late 19<sup>th</sup> century, other than the addition of the church hall and a new dwelling to the southeast. By the early 21<sup>st</sup> century the wider village has new housing estates of modest size have increased the number of houses in the village, particularly to west and northeast.

## **5.5 Ty Llandre (Listed Building 81020) (see Appendix D for more detail of setting)**

**5.5.1 Historic Setting:** This cottage was built to the north of the parish churchyard and within the village of Llanegwad in the 17<sup>th</sup> or early 18<sup>th</sup> century. The layout of the village at that time is not understood and it seems probable that no other buildings of that period now survive in the immediate vicinity, with even the parish church having been rebuilt in 1849. It is likely that the location was chosen due to the availability of land within the village alongside of a road through the village. Views from the property were probably not important. The cottage has been used as a dwelling throughout its history. It may have originally been a single dwelling but during the mid-19<sup>th</sup> century census returns show that it was sub-divided into as many as 4 separate dwellings and may have been a house for paupers according to census evidence. It is now unoccupied but under renovation.

**5.5.2 Modern Setting:** The village has changed markedly since the cottage was built and there are now no known buildings of a similar date. By the mid-19<sup>th</sup> century, the Farmers Arms and Red Lion inns and a National School had appeared. In the 20<sup>th</sup> century a church hall was added alongside the Red Lion. The view to the south and southeast has changed with the addition of other buildings 20<sup>th</sup> century.

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

- 6.1.1 **Pen y Cnap** is a scheduled earthwork motte dating to the medieval period, created before 1203.
- 6.1.2 The proposed development would be located in a pasture field on the western side of Llanegwad village, some 320 metres to the east of the motte. The proposed development site lies at 20 metres above sea level, with the earthwork castle site on higher ground on the 45-metre contour. The buildings of the village of Llanegwad stand between the two locations.
- 6.1.3 The proposed dwelling would be only partially visible from the castle beyond the roofs of existing modern and post medieval houses in Llanegwad.
- 6.1.4 The proposed dwelling would not interfere with any key views from the castle. It is evident that it would be partially visible from the castle in a view which is already characterised by numerous other dwellings, including several modern houses which stand closer to the castle, including dwelling built in the early 21<sup>st</sup> century.
- 6.1.5 The key views of the castle, in terms of its historical setting, are likely to be from the road to the south and parts of the adjoining floodplain. Views from the area of the original church and churchyard and the settlement may have been possible later in its history, but at the time the castle was founded it is not known if there was a settlement at Llanegwad.
- 6.1.6 In terms of modern setting, the construction of modern houses downslope to the east-southeast of the castle has had some impact. Post-medieval houses within the southern part of the village have also impacted on views towards the castle, whilst the presence of trees and hedgerows in the landscape around the castle and wider area also create screens and blocks which interrupt potential views looking towards the original fortification.
- 6.1.7 A key view of the castle motte which appears to survive from within the village is that gained from the road between the Red Lion and Ty Coffi, looking west-northwest. The castle is visible from this location, although as the motte is tree covered it is perhaps not obvious to the untrained eye, especially during the months when the trees are in leaf. It is possible that this view from the heart of the village, north of the churchyard, is an intended view. The proposed development would not affect this key view.
- 6.1.8 There is an incidental, partial view of the motte from the lane to the northeast of the proposed development, but the 21<sup>st</sup> century dwellings to the western side of the village already block much of the rest of the view and only to top of the motte and its cover of trees can be seen. It is therefore

not possible to fully appreciate or understand the castle in this view, which cannot be considered to be a key view.

6.1.9 Consequently, the impact on the setting of Pen y Cnap moated site is Very Low. The significance of the historic asset will not be affected by the proposed development.

6.2.1 **St Egwad's church** is a Grade II listed building. Although there was a medieval church on the site, this church was built anew in 1849.

6.2.2 It is necessary to analyse aspects of the potential impacts on the setting of Llanegwad church in the light of comments made by the Built Heritage Officer in response to an earlier application for the development of a dormer bungalow at the proposed development site (PL/03110).

6.2.3 Having undertaken a full assessment for this report, including site visits in winter (January) when the reduction of vegetation in the landscape gave maximum visibility of the church from key locations, and in cognisance of the fact that the proposed development is now for a cottage style house moved slightly further to the north, consideration needs to be given to the points raised by the Built Heritage Officer in their objection to the previous proposal and to provide clear answers to allay any concerns.

6.2.4 The Built Heritage Conservation Response (Undated but received by the Local Planning Authority on 06/01/2022), prepared by the Built Heritage Officer documents their concerns and objections relating in particular to St. Egwad's parish church. These concerns can be considered and examined point by point in the table below, with comments added to outline how the present proposal has taken into account these concerns and does not represent a development which will have a negative impact on the settings or significance of the church;

<b>BHO's Comments (based on PL/03110)</b>	<b>Trysor Observation (based on current application)</b>
The Church of St Egwad is a dominant feature in the village of St Egwad, and is visible at distance from the surrounding area, its churchyard projects out into neighbouring farmland and forms the most southerly edge of the village.	The church is quite a hidden building in reality, set on low-lying ground to the south of the village. It is not a landmark church and not dominant in the landscape, although it is an important building in the village and the churchyard is proportionally large within the village. The church is not visible from many parts of the village. As it is situated to the north edge of the broad and relatively flat floor of the Tywi valley, which has many hedgerows and hedgerow trees breaking up longer and short views, the church is also not highly visible within the wider landscape.
The Church and (sic) is currently readily visible from the nearby A40 road, and appears to be set apart	The church is visible from a short section of the A40 to the east-northeast of the village. This is a



<p>from the remainder of the village and some of the newer development that has taken place, in this view. This view is the one most people appreciating the asset from a distance have, as the views within the village itself are limited due to the Church's position on the outer limits of the settlement.</p>	<p>relatively fast section of the A40 and there is no provision for pedestrians. It is also a section of the A40 which has been the subject of recent work to protect it from future erosion by the Tywi, which is meandering northwards rapidly (see Plates 8, 9 &amp; 10).</p> <p>The church is currently visible to a reasonable degree from two short stretches of the road when driving towards Carmarthen;</p> <p>The first section is a 195-metre-long section, which runs from between approximately NGR SN5251121444 and SN526011433. This section offers a view of the church and the row of 21<sup>st</sup> century houses built to its west-northwest. Also in partial view is the modern house known as Detona, which stands to the east-northeast of the proposed development site. The church is seen to be detached from the village, with the width of the churchyard separating it from the dwellings and the large yew tree in the churchyard also visible.</p> <p>This is not a key view of the church. It is over 500 metres away and from this distance it is not possible to understand or appreciate the nature of the building.</p> <p>Moreover, recent landscaping to the south side of the A40 has been undertaken to protect the road from future erosion by the Tywi, which has been eroding towards the road in recent decades (Lupton et al, 2023). A tree-planting programme has been delivered in conjunction with this work, which means that trees have been planted in the field to the south</p>
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	<p>of the road. These trees will block the view of Llanegwad within a few years, closing off any sight of the church or the village. This view should be discounted as a factor in this assessment.</p> <p>The second section of the road from where a good view is possible lies between approximately NGR SN5241021483 and SN5245421466. From this section of the road, the church alone is seen, between two mature deciduous trees. The village is not seen and the proposed development would not be seen either.</p> <p>This is also not a designed view, or an intended view. The present church stands where it is because it was built on the site of the earlier church. The earlier church was built centuries before the turnpike road (now followed by the A40) was built along the Tywi valley. Therefore, this is an incidental view which has no relevance to the historic setting of the church. It is part of the modern setting of the church, but does not contribute to its significance, which is based on its;</p> <p><b>Evidential Value</b> as a standing building with evidence of change since it was built in 1849.</p> <p><b>Historic Value</b> including the documentation of its construction, including architects' plans, contemporary newspaper reports and historic photographs.</p> <p><b>Communal Value</b> as a place of worship within a curtilage graveyard</p> <p><b>Aesthetic Value</b> as an example of</p>
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	19 <sup>th</sup> century of quality and character, with good interior detail and for its contribution to the historic integrity of the village.
From within the Churchyard (sic) has currently a 180-degree view of open countryside, which connects the Church itself to the wider landscape and these longer-range views out from the Churchyard make, in combination with the views towards it from the A40 nearby make a material contribution to its significance and to the manner in which the public experience the asset.	If the proposed development is consented and constructed, it will not reduce the view of the surrounding landscape, which would remain at 180 degrees from west-southwest to east-northeast. The development would occur in front of the existing modern house of Detona and therefore not compromise views of the landscape looking from the church, see Plates 1 and 3.
The original Church hall (considered to be a listed curtilage structure to the main Church), is adjacent to the site of the proposed local need dwelling, and the Red Lion is located adjacent to that, on the main village road.	<p>The Church Hall was built in the late 19<sup>th</sup> century on the lane to the northeast of the church, beyond the garden to the rear of the Red Lion. It appears that part of this garden was given for the construction of the Church Hall, but no land is attached to the Church Hall itself. The hall would have faced the National School on the opposite side of the lane when it was built.</p> <p>The Church Hall therefore lies outside the boundary of the churchyard and beyond the intervening garden to the rear of the Red Lion. It cannot be considered a curtilage building as it is detached from the churchyard, which has a stone wall as its very clearly demarcated boundary.</p>
At present your view of the Red Lion and the adjacent Church Hall is framed by the Countryside and the Churchyard itself on the right-hand side of the track that runs to the proposed development site. On the left of this track some historic and some modern dwellings exist, including Detona the building which the proposed development would be opposite.	This appears to refer to the view into the core of the old village as it is approached from the northeast, along the road passing Plas. From this point, the proposed development site would be in the periphery of the view to the left, but the focus of the view is the Red Lion and Ty Coffi beyond, with a partial view of the church (mainly the roof) to the left of the Red Lion, framed by the Church

	<p>Hall to the left and Ty Llandre to the right. The churchyard does not come into view.</p> <p>The proposed development would be very peripheral to this view and would not draw attention away from the village core. As one moves into the village core, some 35 metres from the Plas, the proposed development becomes increasingly peripheral and the existing modern house of Detona also comes into peripheral view.</p>
<p>As you enter the Churchyard through the Churchyard Gate, your view opens up of the Church itself with the open countryside surrounding it, Detona itself being on the opposite side of the road, separated by a field, impinges on this view somewhat but is back in the view far enough to not unduly affect the setting of the Church.</p>	<p>Entering the churchyard gate through the lychgate the view of the church is now partly blocked by a large yew tree in the churchyard. The view from the lychgate is therefore not the best view of the church. Views of Detona or the proposed development are highly peripheral and would not distract or interfere with the view of the church, as the path leads south-southwest to the church whilst the proposed development would be to the east-southeast and Detona is to the east.</p> <p>The best view of the church is that gained from the northeast, close to and within the churchyard boundary, from where the church is more fully seen without the interference of the yew tree. Open countryside is seen in this view, to the left of the church, while 21<sup>st</sup> century houses are seen to the right (Plate 2). From this position, the viewer would have their back to the proposed development and Detona.</p>
<p>The proposed development, would partially block the principal view the public have of this historic asset, from the A40 introducing a substantial rendered gable into the view, with large UPVC windows, the</p>	<p>It is now proposed that the development will be a cottage-style dwelling designed to conform to, and enhance, the historic village setting of the site.</p>

<p>ground floor of which have an odd horizontal emphasis within a village of mainly vertically orientated windows. The proposed dwelling, is of a similar scale to Detona opposite, and proposes a natural slate roof, as well as a natural stone-faced elevation towards the lane, however towards the Churchyard itself proposes an unsymmetrical modern elevation of principally white render and large UPVC windows; which would be readily visible from within the Churchyard itself</p>	
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- 6.2.5 It is important to underline the observation that the view of the church from the direction of the lychgate is the only one which is known to have been captured in an early photograph and was therefore of apparent significance in the later 19<sup>th</sup> century. In terms of understanding and appreciating the church in its modern setting, the view from the lychgate has been reduced in value due to the present of a large yew tree within the churchyard which now blocks the view of the western end of the church. The best modern views are therefore from the northeast quadrant of the churchyard, where the building can be more fully appreciated and understood, although ultimately full appreciation of the church is gained from the interior, where many of the key features highlighted in Cadw's listing description are to be found.
- 6.2.6 This assessment has shown that the impact of the current proposal on the setting of St Egwad's church would Very Low, due to the modifications to the style, mass and location of the proposed dwelling which have been introduced based on the comments from the Built Heritage Officer in response to the earlier proposal. The significance of the historic asset will not be affected.

- 6.3.1 The former **Red Lion** public house is a listed building which is thought to be of 19<sup>th</sup> century date. It was closed during the mid-20<sup>th</sup> century and has been a private residence thereafter.
- 6.3.2 The proposed development will be located some 25 metres to the southeast of the Red Lion and to the rear of the building. However, the village church hall and a high hedge are positioned between the Red Lion and the development, which will effectively screen views from the rear of the Red Lion towards the development site.
- 6.3.3 The key views of the Red Lion are gained from the front of the building, from the road passing to its northern side, whilst the development will be located to its southeast and be blocked from view by the Red Lion itself in all but one view from this road. The exception is from the road as it approaches from the northeast passing Y Plas, from where there would be a partial and peripheral view of the proposed development as the Red Lion is approached. This partial view will be quickly lost and as it is a peripheral view, which also includes the modern house of Detona, it is not considered to be of any importance.
- 6.3.4 The Red Lion was built to face the road to the north and the view in that direction is the most significant view from the building. The view from the Red Lion to the southeast is not significant and is already partially blocked by the Church Hall and the hedge to its southern side. The proposed development would not impact on an important view in this direction.
- 6.3.5 The impact on the setting of the former Red Lion is therefore Very Low. The significance of the historic asset will not be affected.



- 6.4.1 **Ty Llandre** is a listed building which may be of pre-19<sup>th</sup> century origins, possibly as early as the 17<sup>th</sup> century, though it has undergone changes since its foundation. It stands within Llanegwad village, to the north of the former Red Lion inn.
- 6.4.2 The proposed development will be some 45 metres away from Ty Llandre to the south-southeast. The roof of the proposed dwelling would be partially visible beyond the church hall, screened by hedges and the hall building.
- 6.4.3 The key views of Ty Llandre are gained from the road which passes to its southern side, looking northwards from close proximity to the building. The external chimneys at each end of the dwelling can also be examined looking northeast and northwest from the road. These are the details of particular interest in this building. The proposed dwelling would not interfere with any key views of the cottage.
- 6.4.4 The view from the front of Ty Llandre looks southwards and would include a partial view of the proposed dwelling, but it would be seen behind the Church Hall and its hedge, and opposite the large, modern house of Detona. This is not designed view from Ty Llandre, but rather an incidental view. The proposed dwelling would not therefore interfere with any key views from the cottage.
- 6.4.5 The impact on the setting of Tyllandre is therefore Very Low. The significance of the historic asset will not be affected.

**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 The proposed development has been informed by earlier comments by the Built Heritage Officer (Undated, but received by the Local Planning Authority on 06/01/2022). The proposal has therefore taken into account those comments and mitigations have been included to reduce or remove issues of concern.
- 7.2 This assessment has found there would be only a Very Low impact on the setting of some designated historic assets within the assessment area and no impact on their significance which is drawn from other vales and views and therefore there are no notable mitigations required in response.
- 7.2.1 It is suggested, however, that garden fencing along the lane to the northeast of the proposed development, and within the development site, is kept reasonably low, e.g. 1.2 metres maximum height, to ensure that the views from the lane towards the church are retained. This does not have to apply to the garden immediately in front of the proposed dwelling. Hedging may be considered to be more beneficial for the southeast boundary of the development site, rather than a fence-line. Historically, hedgerows have been the characteristic boundary type.
- 7.2.2 It is suggested that trees are not planted to the south and southeast of the proposed dwelling, in order to preserve views of the church from the lane passing to the northeast of the development site.

## **8. Bibliography**

Letter from Built Heritage Officer, (Undated but received by the Local Planning Authority on 06/01/2022)

Cadw, 2011, *Conservation Principles*

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

CIfA, 2020, *Standards and Guidance for historic environment desk-based assessment*

### **8.1 Map sources**

Ordnance Survey, Original Surveyors Drawings, 1813, 2 inches to a mile, Sheet 188 Llanon

Ordnance Survey, 1831, 1 inch to 1 mile, Sheet 41

Ordnance Survey, 1887, First Edition 1:10560 scale, Sheet number Carmarthenshire XL.NE

Ordnance Survey, 1907, Second Edition 1:10560 scale, Sheet number Carmarthenshire XL.NE

Llanegwad Parish Tithe Map, 1842

Llanegwad Parish Tithe Apportionment, 1842

### **8.2 Online Sources**

The British Newspaper Archive [www.britishnewspaperarchive.co.uk](http://www.britishnewspaperarchive.co.uk)

Ancestry, census returns from 1841 to 1811, <https://www.ancestry.co.uk/>

19<sup>th</sup> century photograph of St. Egwads,  
<https://sirgarblog.blogspot.com/2013/12/couple-of-old-photos-from-family-archive.html>

## **APPENDIX A**

### **Photographs**

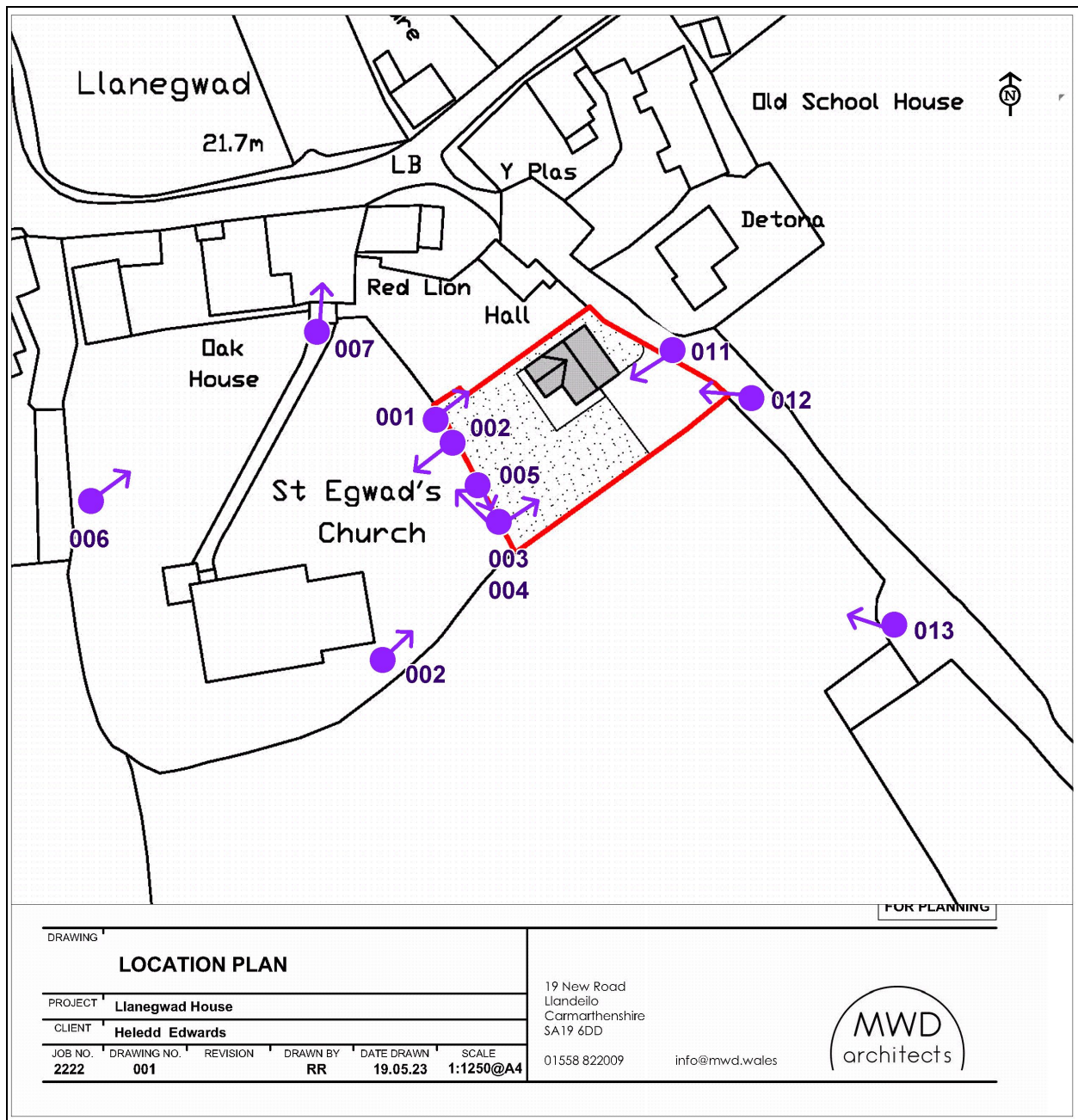


Figure 2: Location of photographs 001 to 007 and 011 to 013 on the client's location plan.



*Figure 3: Location of photographs 008 to 010 showing the location of photos taken from the A40 c 500 metres to the east of the proposed development.*





*Plate 1: LEG2024\_001, A view from the southern side of the churchyard looking northeast along the hedge along that boundary towards the development site. The proposed dwelling would lie between the two red lines in this view.*



*Plate 2: LEG2024\_002, A view of the church of St Egwad from the eastern side of the graveyard, looking southwest. The proposed development would be behind the viewer in this view. The church is on lower ground than the eastern side of the churchyard.*



*Plate 3: LEG2024\_003, A view from the northeastern edge of the churchyard, looking northeast across the development site to Detona beyond. This part of the churchyard wall is higher than others with gravestones lining it. The photograph was taken by holding the camera up. The proposed building would lie approximately between the red lines.*

*This view is important as it shows that the proposed dwelling will not stand on the line of sight between the church and the A40, but is rather set to the north of it, and therefore partially blocked by the modern house of Detona, which is seen in the background.*

*This image also shows that when viewed from the churchyard the new dwelling would not reduce views up the Tywi valley, but would rather stand in front of Detona, to its northeast.*





*Plate 4: LEG2024\_004, A view within the northeastern side of the churchyard looking northwestwards towards the entrance of the churchyard. The back of the listed Red Lion (blue arrow) can be seen and the unlisted 1897 Ty Coffi (green arrow). The listed house of Tyllandre is hidden behind the Red Lion. The listed mounting block is not visible, hidden behind walls and vegetation.*

*The proposed dwelling would be approximately between the two red lines and would not block views of historic buildings but would mainly block views of the modern house of Detona.*



*Plate 5: LEG2024\_005, A view from the northeastern edge of the churchyard, looking southeast towards the river Tywi. The proposed development would be to the left of the viewer and not visible in this view.*





*Plate 6: LEG2024\_006, A view from the southwestern part of the churchyard, looking northeast. The proposed dwelling would be approximately between the two red lines. The church is out of view to the right. Red Lion is shown by the blue arrow and Ty Coffi by the green arrow.*



*Plate 7: LEG2024\_007, Looking north from the northern part of the churchyard, thorough the lychgate towards the listed mounting block beyond (where the green plastic is), the Red Lion stands to the right and Ty Coffi (unlisted) to the left. The proposed dwelling would not impact on this view.*





*Plate 8: LEG2024\_008, A view from the A40 at SN5236721494 looking west southwest towards the development 400 metres away. The southern edge of the proposed dwelling is indicated by the red arrow, the northern edge church of St Egwad by the yellow arrow but the view is largely obscured by trees. This is an incidental and partial view of the church, which is largely blocked from view by trees and cannot be understood or appreciated at this distance. The hedgerow trees would block views of the proposed new dwelling.*



*Plate 9: LEG2024\_009, A view from the A40 at SN5244821464 looking west-southwest towards the development 470 metres away. The southern edge of the proposed dwelling is indicated by the red arrow, the northern edge church of St Egwad by the yellow arrow. This view of the church is largely obscured by a tree and it is not a key view in terms of its historic or modern setting as the church cannot be understood or appreciated from this distance. Moreover, recent tree planting along the field boundary and in the field will create a new screen of trees which will block this view within a few years.*





*Plate 10: LEG2024\_010, A view from the A40 at SN5257621428 looking west towards the development 580 metres away. The southern edge of the proposed dwelling is indicated by the red arrow, the northern edge church of St Egwad by the yellow arrow. Modern tree planting alongside the A40 and within the field within the foreground will grow to block this view. This is not a key view of the church in terms of its historic or modern setting as the church cannot be understood or appreciated from this distance.*



*Plate 11: LEG2024\_011, A view from the access track to the eastern side of the development plot. There are no public rights of way on this side of the village. The proposed dwelling would stand approximately between the red lines.*

*The proposed dwelling would close off this view, but the church would reappear into view from the track as the viewer moves along it to the southwest, towards the field gate seen in Plate 12, which means that the view would not be lost. This view is already changed by the presence of the 21<sup>st</sup> century houses to the right of the church, which block views of Pen y Cnap Motte. Looking west-southwest.*





*Plate 12: LEG2024\_012, A view from the access track to the east of the development, just to south of the overall development plot. There are no public rights of way on this side of the village.*

*The proposed dwelling would lie approximately between the red lines and would block views of the 21<sup>st</sup> century houses which themselves now block most of the view of the castle motte. However, the church in its churchyard setting would be visible from the field gate left of centre. This view is already changed by the presence of the 21<sup>st</sup> century houses to the right of the church, which block views of Pen y Cnap Motte. Looking west-southwest*





*Plate 13: LEG2024\_013, A view from the access track which passes to the east of the development area, taking from a point further down the track to the southeast. The proposed dwelling would lie approximately between the red lines.*

*The back of the partially visible, listed, Red Lion is indicated by the blue arrow, the unlisted Ty Coffi by the green arrow and the Church of St Egwad by the yellow arrow. Pen y Cnap Motte is visible on the skyline just to the right of the church, marked by the black arrow. The listed Tyllandre is seen to the right, marked by the purple arrow.*

*This is perhaps the best view of the church and castle motte together, even though the church is a post-medieval structure and does not reflect the form of the medieval church which stood here when the castle was in use.*

*The view has been markedly changed in recent times by the construction of several dwellings to the west of the church in the early 21<sup>st</sup> century. The modern dwelling of Detona is seen to the far-right edge of the image. The proposed dwelling would not detract from the appearance of the modern village, which is characterised by a combination of post-medieval 20<sup>th</sup> and 21<sup>st</sup> century dwellings. Looking northwest.*

**APPENDIX B**

**SETTING ASSESSMENT NOTES**

**STAGES 2 & 3**

**Pen y Cnap Castle**

**Scheduled Monument**

**CM151**

<b>Pen y Cnap Castle</b> <b>Motte</b> <b>Scheduled Monument CM151</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>This earthwork castle motte is likely to have been constructed during the late 11<sup>th</sup> or 12<sup>th</sup> century AD, during the period when the Anglo-Normans battled with the Princes of Deheubarth for control over the Tywi valley. It is first record as falling into the hands of Rhys Ieuanc in 1203, which indicates that it had been established in earlier times. Motte and bailey castles generally date to the late 11<sup>th</sup> or 12<sup>th</sup> centuries, with larger stone castles being favoured as the 13<sup>th</sup> century developed.</p>
<b>What were its physical, functional and visual relationships with other structures/ historic assets and natural features?</b>	<p>Pen y Cnap is built in an elevated position overlooking the Afon Tywi from the north. It stands to the southern side of a long ridge which runs along the northern edge of the river and was clearly placed to have views long and across the river, as it is positioned below to the top of the ridge, which means it had no view northwards. It seems likely that it controlled a communication route which ran parallel to the northern bank of the river. It would have also overlooked the medieval settlement of Llanegwad, a small borough town which had developed to the east, probably during the 13<sup>th</sup> century. The Black Book of St. David's records that there were 24 burgesses here in 1326.</p>
<b>What topographic or earlier features influenced its location? What was its relationship to the surrounding landscape/ streetscape?</b>	<p>The location of the castle was clearly chosen as it offers views over the river and valley floor to the south, and presumably also over a track or roadway which followed the northern bank of the river. From this elevated position it was possible to watch over the river and road.</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 significant view from the motte castle is to the south, overlooking the Tywi river and valley floor. It may have also overlooked a roadway following the northern edge of the river, which would have run westwards towards Carmarthen and forded the river further to the west.</p>
<p>Thinking about changes since the historic asset was built</p>	
<p><b>Has its function or use changed?</b></p>	<p>The castle was in use during the medieval period and its existence is attested in the year 1203. It is likely that it fell out of use during the 13<sup>th</sup> century as motte type fortification were generally abandoned in favour of larger stone castles. By the later medieval period it would have already become a relict feature in the landscape, as it is in the present day. It survives as a large earthwork mound in a pasture field, with some trees growing on it.</p>
<p><b>What changes have happened to the surrounding landscape/ streetscape?</b></p>	<p>The surrounding rural landscape has undoubtedly changed significantly since the medieval period. During recent centuries the field systems, communication routes and settlement patterns of the surrounding district have undoubtedly changed. The land surrounding the motte has become enclosed farmland and any communication route along the Tywi river was abandoned long ago and the main road along the valley now runs to the north of Llanegwad. The adjacent small borough town of Llanegwad which was founded during the 12<sup>th</sup> century has developed and changed over the centuries to be a small rural village clustered around the parish church. The dwellings within the village are all post medieval or modern, including the parish church, which was completely rebuilt in 1849, with its tower not added until 1902. The tower has been reduced in height in recent times due to structural issues.</p>

<b>Have changes happened because of changes to the historic asset or to its historical setting?</b>	Changes have happened to the historical setting, as noted above. The monument has also undergone change as it has become forgotten and incorporated into the farmed landscape, surviving as a tree covered mound.
<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>	<p>Yes. The changes to the local landscape, including its field system, settlement pattern, communications routes and tree cover undoubtedly mean that the surrounding area looks very different today compared to the setting in the 12<sup>th</sup> century.</p> <p>Similarly, the view towards the settlement of Llanegwad will have changed markedly, with larger modern and post-medieval houses now characterising the village, very different from the types of buildings which would have been present in when the castle was in use.</p>

Thinking about the original layout of the historic asset and its relationship to its associated landscape:	
<p><b>Were these relationships designed or accidental?</b></p> <p><b>How did these relationships change over time?</b></p>	<p>The castle was deliberately positioned to enjoy view of the river to the south and the landscape towards the east and southeast where the settlement of Llanegwad and its associated fields were located.</p> <p>The abandonment of the castle during medieval times broke the relationship in a functional sense. The settlement itself has changed fundamentally over the centuries to be unrecognisable in form and extent to the settlement which would have been associated with the castle.</p>
<b>How do these relationships appear in the current landscape; are they visual or buried features?</b>	These are visual relationships only.
<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>	None 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>	The castle was carefully positioned to have views over the Tywi river to the south, probably also a road along its northern bank linking Llanegwad to Carmarthen, and also eastwards towards the original church and settlement of Llanegwad and the lands of the settlement.
<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 views of this type.
<b>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</b>	<p>The views from the castle remain essentially the same as those which it had in the 12<sup>th</sup> century, with clear views across the Tywi to the south and towards the modern settlement of Llanegwad still to be enjoyed from this location. The castle stands on private land however and it is not a popular viewing point for visitors.</p> <p>The key views of the castle, in terms of its historical setting, are likely to be from the road to the south and parts of the adjoining floodplain. Views from the area of the original church and churchyard and the settlement may have been possible later in its history, but at the time the castle was founded it is not known if there was a settlement at Llanegwad.</p> <p>In terms of modern setting, the construction of modern houses downslope to the east-</p>

	<p>southeast of the castle has had some impact. Post-medieval houses within the village have also impacted on views and the presence of trees and hedgerows in the landscape around the castle and wider area also create screens and blocks which interrupt views which would have been possible looking towards the original fortification.</p> <p>A key view of the castle which appears to survive from within the village is that gained from the road between the Red Lion and Ty Coffi, looking west-northwest. The castle is visible from this location, although as the motte is tree covered it is perhaps not obvious to the untrained eye, especially during the months when the trees are in leaf. It is possible that this view from the heart of the village, north of the churchyard, is a designed view. The proposed development would not affect this view.</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 and location of the historic asset and its setting</b>	<p>The proposed development would be located in a pasture field on the far side of Llanegwad village, some 320 metres to the east of the motte. The proposed development site lies at 20 metres above sea level, with the castle site on higher ground on the 45-metre contour. The buildings of the village of Llanegwad stand between the two locations and screen some of the view.</p> <p>The proposed dwelling would not interfere with any key views from the castle. It is evident that it would be partially visible in a view which is already characterised by numerous other dwellings, including several modern houses closer to the castle. This would cause only a minimal visual impact.</p>	Very Low.	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 proposed dwelling is separated from the castle by the village and is also on much lower ground.</p> <p>The development would not impinge on the key view of the castle, which is gained from the road to the north of the entrance to the churchyard, looking west-northwest. It would not have any effect on the ability to experience and understand the castle which is best appreciated from close proximity.</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 development compares with this</b>	<p>The village of Llanegwad has grown to a modest size in modern times and now dominates the local landscape, to the east of the castle, within an area exceeding 300 metres in radius. The proposed dwelling would stand in a small plot measuring less than 30 metres by 20 metres and therefore represents a very small addition to the village.</p>	Neutral	None
<b>The lifespan of the proposed change or development and whether or not the impact might be reversible</b>	<p>The dwelling would be expected to be a permanent feature in the landscape.</p>	None	None

<p><b>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</b></p>	<p>The surrounding landscape is rural and dominated by pasture fields, defined by hedged boundary banks.</p> <p>There are scattered trees, including hedgerow trees in the vicinity of the castle and village and along the valley floor.</p> <p>The castle itself sits under a clump of trees and a thin strip of deciduous woodland to the south will block views of the monument from the adjacent valley floor.</p> <p>These trees and woodlands are likely to remain in the long term.</p>	<p>None</p>	<p>None</p>
<p><b>The impact of artificial lighting – for example, on night-time views</b></p>	<p>There will be artificial lighting associated with the proposed dwelling, but this would not impact on the castle motte as the village of Llanegwad lies between the two sites and the existing houses already have artificial lighting. The change would be minimal.</p>	<p>None</p>	<p>None</p>
<p><b>The capability of a landscape setting to absorb change or new development</b></p>	<p>The development would be situated within an existing field parcel and no element of the historic landscape will be</p>	<p>None</p>	<p>None</p>

<b>without the erosion of its key characteristics</b>	destroyed to accommodate it. It will mark a small addition to the village, which has itself grown in modern times.		
<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 development would be located at the southeastern edge of a modest village where there is no sense of remoteness. The village is quiet and retains a number of attractive post-medieval buildings at its core, with the parish church at its southern edge and the churchyard bordering on the development site, from which it is separated by a stone wall. This modest development would not change the character of the village, which has a number of modern houses within its bounds, including one immediately opposite the proposed dwelling.	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>	There will be no significant additional noises or smells from this development.	None	None
<b>The cumulative effect of the proposed change or</b>	This is a very modest addition to the village and is in keeping with the character of the	None	None

<b>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>	settlement in terms of design and mass. It will occupy a plot adjacent to the church hall and opposite a modern dwelling, effectively straightening the southern boundary of the settlement at its southeastern corner.		
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**APPENDIX B**

**SETTING ASSESSMENT NOTES**

**STAGES 2 & 3**

**Church of St. Egwad**  
**Grade II Listed Building**  
**No. 21461**

<p style="text-align: center;"><b>Church of St. Egwad</b> <b>Grade II Listed Building No. 21461</b></p> <p style="text-align: center;"><b>Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?</b></p>	
Thinking about when the historic asset was first built and developed:	
<b>Origins of the historic asset</b>	St Egwad's Church was built in 1849 on the site of the medieval church of the same name and within the established churchyard, which is thought to be of medieval origin. The present church was reportedly built on the site of its forerunner. Some original stones were used in the rebuild, but for all intents and purposes the present church was a new building, not a renovation of the original structure. A tower was added to the church in 1902, but this has been reduced in height in modern times due to structural problems.
<b>What were its physical, functional and visual relationships with other structures/ historic assets and natural features?</b>	The church was built in 1849 on the site of an earlier church and within the parish churchyard, which is thought to be of medieval origin, at the southern edge of Llanegwad village. The church was built to serve the large parish of Llanegwad.
<b>What topographic or earlier features influenced its location?</b>	The church was built on the site of the earlier church and within the existing churchyard.
<b>What was its relationship to the surrounding landscape/ streetscape?</b>	The church was built to serve the parish of Llanegwad. It was built within the existing churchyard.
<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</b>	The church was built for functional reasons, to replace the earlier church and provide adequate seating for the parishioners. It was not built to take advantage of any particular view, nor to be seen in any particular view as it stands in a relatively sheltered position on the edge of the Tywi floodplain, with the land rising to the north and buildings and trees to the north which screen it from view from most of the village. It

<b>more significant than others.</b>	is only visible to a meaningful degree from a limited area within adjacent fields on the Tywi floodplain.
Thinking about changes since the historic asset was built	
<b>Has its function or use changed?</b>	The church remains in use as an Anglican place of worship.
<b>What changes have happened to the surrounding landscape/streetscape?</b>	<p>The church was built in the existing churchyard at the southern edge of the village in 1849. At that time there were relatively few dwellings in the village and of those which were close to the churchyard few now survive and a number of 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> century buildings have been added. The Red Lion Inn, to the north of the churchyard, still stands but has been a house rather than a pub for many decades. It stands to the east of the churchyard gate, and to the west of the gate there was possibly a malthouse associated with the Red Lion. This building was replaced by the substantial building known as Ty Coffi in the late 1870s, which was originally a Coffee tavern, which was later a post office and is now a dwelling.</p> <p>To the northwest of the churchyard several residential properties were built in the early 21<sup>st</sup> century. To the northeast, a church hall was built alongside the Red Lion in the mid-20<sup>th</sup> century. Beyond the church hall is the site of the former Farmers Arms, a mid-19<sup>th</sup> century pub, now the site of a dwelling. This stands alongside the former 19<sup>th</sup> century National School building, which is also now a dwelling. South of this is a later 20th century dwelling, Detona, which stands opposite the proposed development site when viewed from the church.</p>
<b>Have changes happened because of changes to the historic asset or to its historical setting?</b>	Changes have happened to the historical setting, as noted above.



<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. The addition of more properties around the church has changed the view to some extent, in an arc from the northwest to the northeast of the churchyard. These were not designed views however. Views of an arc from the east to the west remain relatively unchanged, over the rural landscape and would not be affected by the proposed development.
Thinking about the original layout of the historic asset and its relationship to its associated landscape:	
<b>Were these relationships designed or accidental?</b>	These are incidental relationships as the building was built to replace an earlier structure, in the same location.
<b>How did these relationships change over time?</b>	The relationship to the surrounding landscape has not significantly altered as the village was and is to the north of the church and open countryside lays to the south.
<b>How do these relationships appear in the current landscape; are they visual or buried features?</b>	These are visual relationships only.
<b>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations,</b>	A late 19 <sup>th</sup> century of the 1849 church exists in a private collection (available online) which shows the building with its original bellcote, before the tower was added in 1902. It also shows the lychgate in almost an identical condition as seen in 2024.

<b>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>	<a href="https://sirgarblog.blogspot.com/2013/12/couple-of-old-photos-from-family-archive.html">https://sirgarblog.blogspot.com/2013/12/couple-of-old-photos-from-family-archive.html</a>
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<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 late 19<sup>th</sup> century photograph of the church indicates that the important view of the church since the 19<sup>th</sup> century has been from the access courtyard outside the lychgate, between Ty Coffi and the Red Lion, looking south into the churchyard. This remains an important view of the church. Other important views of the church are all gained from within the churchyard, from where the building is best appreciated and understood.</p> <p>There are few longer views of the building in which it can be appreciated and understood. It can be seen from the A40, to the east-northeast of Llanegwad, but from a distance of and from a short stretch of this busy road. This is already an intermittent view as intervening hedgerow trees block views of the church from even parts of this short section of the road. Recent tree planting to the south of the A40 undertaken as part of a scheme to prevent future erosion by the Tywi river will block even this window with time. From this distance the church is not viewed clearly enough to be fully understood and this cannot be considered to be a key view of the church in an historical or modern setting.</p> <p>The proposed development would not interfere</p>

	with this view as the proposed dwelling will stand to the north of the line of sight from the A40 and be seen against a backdrop of 21 <sup>st</sup> houses built to the west of the church.
<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>There are no known views of this type apart from the late 19<sup>th</sup> century view of the church from the north, seen through the lychgate. This image is accessible online at:</p> <p><a href="https://sirgarblog.blogspot.com/2013/12/couple-of-old-photos-from-family-archive.html">https://sirgarblog.blogspot.com/2013/12/couple-of-old-photos-from-family-archive.html</a></p>
<b>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</b>	<p>The most important views of the church today are gained from within the churchyard or from the lychgate and the approach to the lychgate to the north side of the churchyard.</p> <p>The most significant view is from within the churchyard to the northeast of the church.</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 and location of the historic asset and its setting</b>	<p>The proposed development would be located in an adjacent field some 40 metres to the southeast of the church and 15 metres outside the churchyard wall.</p> <p>The proposed dwelling would be on slightly lower ground than the churchyard and the boundary wall at the east side of the churchyard would block views of the lower part of the proposed dwelling from the church.</p> <p>It is important to note that when viewed from the church, the proposed dwelling would be seen against the modern house known as Detona, which stands to the east-northeast of the proposed development site. Therefore, there would in reality be no significant change to the view as a modern house already stands within 25 metres on the same sight line.</p>	<p>Very Low.</p> <p>The development would bring the area of development closer to the church and churchyard boundary but would not cause any significant visual impact as another modern house is visible on the same sight line, some 20 metres further away on the same sight line. The proposed dwelling would be seen against this existing house.</p> <p>The proposed dwelling would also not interfere with any key views of the church, which are from the north or in close proximity</p>	None

	<p>The proposed development, a new dwelling, would be much smaller in footprint and mass than the church.</p>	<p>to the church, within the churchyard. The church is appreciated and understood by looking at it, not away from it.</p> <p>There are no important views from the church into the surrounding landscape.</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 dwelling is separated from the church by the churchyard and its boundary wall and is also on slightly lower ground.</p> <p>The development would not impinge on any key view of the church and would not have any effect on the ability to experience and understand the church which is best appreciated from close proximity, within the churchyard or from the gateway into the churchyard to the north. The proposed dwelling would not affect these views.</p>	None	None
<p><b>The presence, extent, character and scale of the existing built environment within the surroundings of</b></p>	<p>The wider landscape around the church and churchyard is characterised by a rural landscape of enclosed fields and along the Tywi</p>	Neutral	None

<p><b>the historic asset and how the proposed change or development compares with this</b></p>	<p>floodplain to the south and east. The village of Llanegwad, which is characterised by 19<sup>th</sup> and 20<sup>th</sup> century buildings stands to the north of the church and churchyard.</p> <p>The proposed development of a new dwelling would be added to the south edge of the village where it would face an existing, modern house, which would straighten the southern boundary of the village at its southeast corner and retain the existing morphology of the village. It would not create a detrimental change to views of the landscape.</p> <p>The proposed development, like the church, would stand at the southern edge of the village of Llanegwad which is a quiet area, well away from the busy A40 and largely out of view from the rest of the village.</p>		
<p><b>The lifespan of the proposed change or development and whether or not the impact might be reversible</b></p>	<p>The dwelling would be expected to be a permanent feature in the landscape.</p>	<p>None</p>	<p>None</p>

<b>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</b>	<p>The proposed dwelling would be part of the village within which there are some deciduous trees which restrict views to the north.</p> <p>There are also scattered deciduous trees, mostly hedgerow trees, in the fieldscape south and east of the village, which break up views to the south from the development site.</p> <p>These trees are likely to remain in the long term.</p>	None	None
<b>The impact of artificial lighting — for example, on night-time views</b>	There will be artificial lighting associated with the proposed dwelling, but there is already lighting in the remainder of the village.	None	None
<b>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</b>	The development would be a modest addition to the village of Llanegwad and fit in between the churchyard and an existing modern house on the opposite side of the lane.	None	None
<b>The impact of the proposed change or development on non-visual elements of the setting and character of the</b>	The development would be tucked away at the bottom of the village and largely invisible from within other parts of the village. The dwelling	None	None

<b>historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</b>	would be of a cottage style design, intended to enhance the character of the village.		
<b>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</b>	There will be no significant additional noises or smells from this development.	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 impact on our ability to understand, appreciate and experience a historic asset.</b>	This is a very modest addition to the village and is in keeping with the character of the settlement in terms of design and mass. It will occupy a plot adjacent to the church hall and opposite a modern dwelling, effectively straightening the southern boundary of the settlement at its southeastern corner.	None	None



**APPENDIX B**

**SETTING ASSESSMENT NOTES**

**STAGES 2 & 3**

**Red Lion**  
**Grade II Listed Building**  
**No. 81016**

<p style="text-align: center;"><b>Red Lion</b> <b>Public House</b> <b>Grade II Listed Building No.81016</b></p> <p><b>Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?</b></p>	
Thinking about when the historic asset was first built and developed:	
Origins of the historic asset	<p>The Red Lion is thought to be of 19<sup>th</sup> century origin. It was extant by the time of the 1841 census, but it is not known when it was built.</p> <p>The building appears to be of 19<sup>th</sup> century date however. The listing descriptions states that it may be a 19<sup>th</sup> century rebuild, but does not clarify what that means.</p> <p>Historic mapping shows that the Red Lion has changed over time. A building appears to possibly be at this location on the 1813 Ordnance Survey Original Surveyors Drawings and is more clearly shown on the 1831 First Series Ordnance Survey map. Whether this was the present building or a forerunner on the same site is not known. The Red Lion is named by the 1842 Llanegwad parish tithe survey and depicted roughly on the tithe map.</p> <p>The tithe survey records that the Red Lion had a malthouse. A building to the west of the inn, where Ty Coffi now stands, is shown as belonging to the Red Lion by the tithe survey and may represent the malthouse. The 1881 1:2500 Ordnance Survey map shows that the inn had a rear wing, which had been removed by the time of the 1907 edition of the map. This rear wing may also be a candidate for the malthouse, but there is no evidence to confirm either site.</p>

<b>What were its physical, functional and visual relationships with other structures/ historic assets and natural features?</b>	The Red Lion was built within the village of Llanegwad and at the entrance to the parish churchyard, putting it at the heart of the community. It may have had a malthouse during the 19 <sup>th</sup> century, either to its rear or to the west on the opposite side of the entrance to the churchyard.
<b>What topographic or earlier features influenced its location?</b>	Its location was chosen because land was available and it put the inn in a very accessible location within the village, at the entrance to the parish churchyard.
<b>What was its relationship to the surrounding landscape/ streetscape?</b>	As above.
<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 building was positioned to be seen from the road through the village which passes to its northern side. The significant view of the building is therefore from the road immediately to the north.
Thinking about changes since the historic asset was built	
<b>Has its function or use changed?</b>	The Red Lion functioned as a public house by the 1840s. It was still shown as a Public House on the 1953 1:10560 scale Ordnance Survey map (resurveyed in 1948). However, a report in the Carmarthen Journal (31 <sup>st</sup> March 1950) details a funeral relating to the family of "Red Lion House", Llanegwad, which may indicate that the pub had already closed by that date. After closure it appears that the building was used as a residential dwelling.
<b>What changes have happened to the surrounding landscape/ streetscape?</b>	The Red Lion appears to have stood in the village since at least the 1840s, possibly since the early 1800s. There have been some changes made to the building itself, most notably the removal of the rear wing which is shown on late 19 <sup>th</sup> century Ordnance Survey maps. At the time of the tithe survey of 1842, the Red Lion owned a building to the

	<p>west, which may have been its malthouse, but which had been converted or replaced by the White Lion inn by the 1850s. In 1879, the White Lion had been replaced by Ty Coffi, a purpose-built temperance house founded by the Bath family of Alltyferin. This building served as a Post Office by the mid-20<sup>th</sup> century.</p> <p>In the wider village the Red Lion has seen the village acquire a church hall, which stands adjacent to the southeast, and a National School to the northeast, which has long closed. By the early 21<sup>st</sup> century new housing estates of modest size have increased the number of houses in the village.</p>
<b>Have changes happened because of changes to the historic asset or to its historical setting?</b>	Changes have happened to the historical setting, as noted above, mostly unrelated to the historic asset itself.
<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>	The Red Lion is an important building in the streetscape when viewed from the road to the north, but many changes have occurred around the building and it cannot be said that its presence has influenced the wider character of the village.
<b>Have historic and designed views to and from the historic asset changed</b>	The village has evolved around the Red Lion over time, although the area immediately around the Red Lion has seen relatively little significant change since the late 19 <sup>th</sup> century, other than the addition of the church hall and a new dwelling to the southeast.

Thinking about the original layout of the historic asset and its relationship to its associated landscape:	
<p><b>Were these relationships designed or accidental?</b></p> <p><b>How did these relationships change over time?</b></p>	<p>The Red Lion was deliberately placed in a roadside position, close to the parish churchyard to make it visible and accessible.</p> <p>In the modern era the nature of the local community has changed and Llanegwad is now a quiet village rather than a local hub. It once had two inns, a post office, school and church, but now only the church remains. The Red Lion itself closed during the 20<sup>th</sup> century and ceased to be an important focus of community activity.</p>
<b>How do these relationships appear in the current landscape; are they visual or buried features?</b>	These are visual relationships only.
<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>	None 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>	The Red Lion was positioned to be seen and be accessible from the road to its northern side, whether approaching it either from the northwest or northeast.
<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 views of this type.
<b>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</b>	The Red Lion is best appreciated from the road to its northern side. It is seen as the road approaches it from the northeast, looking directly at the building with Ty Coffi beyond and Ty Llandre on the opposite side of the road, a group which give a flavour of the character of the old village. The building can be examined properly from the road immediately to the north and also outside the entrance to the churchyard to the northwest.

<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 and location of the historic asset and its setting</b>	<p>The proposed development would be located in a pasture field some 30 metres to the southeast of the Red Lion.</p> <p>The church hall stands between the two sites and, along with some hedgerow bushes along plat boundaries, would largely block views of the proposed dwelling in views of the Red Lion from the northeast. The proposed dwelling would not be visible in views of the Red Lion from any other direction.</p>	<p>Very Low.</p> <p>The development would be only partially visible in views of the Red Lion from the northeast, but beyond the church hall and opposite an existing modern house. The visual impact would be minimal and not impact on the significance of the Red Lion.</p> <p>The proposed dwelling would not interfere with any key views of the Red Lion.</p> <p>The view from the Red Lion to the southeast is not to be significant and is already blocked by the Church Hall.</p>	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 dwelling is separated from the Red Lion by the church hall and would not be a larger structure than the Red Lion itself.</p> <p>The development would not impinge on any key view of the Red Lion and would not have any effect on the ability to experience and understand the Red Lion which is best appreciated in views from close proximity from the road to the north. The proposed dwelling would not affect these views.</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 proposed dwelling would be located at the southern edge of Llanegwad village, alongside an existing lane and opposite an existing modern dwelling. It is a very modest addition to the village, which has seen the addition of a number of dwellings in modern times.</p> <p>It should be noted that in the 19<sup>th</sup> century a cottage existed 65 metres to the southeast of the proposed development site, on the same side as the access lane.</p>	<p>None</p>	<p>None</p>



<b>The lifespan of the proposed change or development and whether or not the impact might be reversible</b>	The dwelling would be expected to be a permanent feature in the landscape.	None	None
<b>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</b>	<p>The proposed dwelling would be part of the village within which there are some deciduous trees which restrict views to the north.</p> <p>There are also scattered deciduous trees, mostly hedgerow trees, in the fieldscape south and east of the village, which break up views to the south from the development site.</p> <p>These trees are likely to remain in the long term.</p>	None	None
<b>The impact of artificial lighting – for example, on night-time views</b>	There will be artificial lighting associated with the proposed dwelling, but there is already lighting in the remainder of the village.	None	None
<b>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</b>	The development would be a modest addition to the village of Llanegwad and fit in between the churchyard and an existing modern house on the opposite side of the lane.	None	None

<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 development would be tucked away at the bottom of the village and largely invisible from within other parts of the village. The dwelling would be of a cottage style design, intended to enhance the character of the village.	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>	There will be no significant additional noises or smells from this development.	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 impact on our ability to understand, appreciate and experience a historic asset.</b>	This is a very modest addition to the village and is in keeping with the character of the settlement in terms of design and mass. It will occupy a plot adjacent to the church hall and opposite a modern dwelling, effectively straightening the southern boundary of the settlement at its southeastern corner.	None	None

**APPENDIX B**

**SETTING ASSESSMENT NOTES**

**STAGES 2 & 3**

**Ty Llandre**  
**Grade II Listed Building**  
**No. 81020**

<p style="text-align: center;"><b>Ty Llandre</b> <b>House</b> <b>Grade II Listed Building No. 81202</b></p> <p><b>Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?</b></p>	
Thinking about when the historic asset was first built and developed:	
Origins of the historic asset	<p>This cottage is listed by Cadw as being <i>"probably late C17 and shown on the 1839 Tithe map sub-divided, with a former attached agricultural range, into 4 separate dwellings"</i> and also for its group value, <i>"contributing to the historic integrity of the village."</i></p> <p>The listing description is based on external examination only and the interior has never been assessed. Lloyd, Orbach &amp; Scourfield (date), suggest that the cottage <i>"a small early end-chimney house, single storey, with some clom, probably early 18<sup>th</sup> century."</i></p> <p>A building is possibly shown at this location on the 1813 Ordnance Survey Original Surveyors Drawings and the 1831 First Series Ordnance Survey map.</p> <p>The evidence of the tithe map is rather confusing, as no building is shown at the present site of Ty Llandre, but the cottage is shown further to the east. It is not known whether the map is inaccurate or if the present building was actually built after 1842.</p> <p>The cottage is certainly in its present location on the 1887 1:2500 scale Ordnance Survey map. It has been unoccupied in recent times and at the time of writing was undergoing conservation and repair.</p>
What were its physical, functional and visual relationships with	<p>The cottage was built to the north of the parish churchyard and within the village of Llanegwad in the 17<sup>th</sup> or early 18<sup>th</sup> century. The layout of the village at that time is not</p>

<b>other structures/ historic assets and natural features?</b>	understood and it seems probable that no other buildings of that period now survive in the immediate vicinity, with even the parish church having been rebuilt in 1849.
<b>What topographic or earlier features influenced its location?</b>	It is likely that the location was chosen due to the availability of land within the village and close to the church, at the side of a road through the village.
<b>What was its relationship to the surrounding landscape/ streetscape?</b>	The cottage was built at the roadside, facing south-southeast. It is not known if other dwellings stood on the opposite side of the road at that time.
<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>	This is not known. The house does now face the minor lane which runs southeast out of the village towards the fields bordering the northern side of the Tywi river, but it is not known if this lane existed in the 17 <sup>th</sup> or 18 <sup>th</sup> centuries so the significance of the view is not known.
Thinking about changes since the historic asset was built	
<b>Has its function or use changed?</b>	The cottage has been used as a dwelling throughout its history. It may have originally been a single dwelling but during the mid-19 <sup>th</sup> century census returns show that it was sub-divided into as many as 4 separate dwellings. It is now unoccupied but under renovation.
<b>What changes have happened to the surrounding landscape/ streetscape?</b>	The village has changed markedly since the cottage was built and there are now no known buildings of a similar date. By the mid-19 <sup>th</sup> century, the Farmers Arms and Red Lion inns and a National School had appeared by the second half of the century. In the 20 <sup>th</sup> century a church hall was added alongside the Red Lion. The village has grown during the later 20 <sup>th</sup> century and 21 <sup>st</sup> century with the addition of new housing.

<b>Have changes happened because of changes to the historic asset or to its historical setting?</b>	Changes have happened to the historical setting, as noted above.
<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. The view to the south and southeast has changed with the addition of new buildings during the 19 <sup>th</sup> and 20 <sup>th</sup> centuries.
Thinking about the original layout of the historic asset and its relationship to its associated landscape:	
<b>Were these relationships designed or accidental?</b>  <b>How did these relationships change over time?</b>	The cottage was deliberately located alongside a road within the village and this relationship has not changed.
<b>How do these relationships appear in the current landscape; are they visual or buried features?</b>	These are visual relationships only.

<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>
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<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 are no known designed views to or from this cottage.</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 views of this type.</p>

<p><b>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</b></p>	<p>The cottage is best viewed from the adjacent road, looking north.</p> <p>The view from the cottage is not noteworthy as it simply looks towards later buildings with a partial view across the Tywi valley beyond the village.</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 and location of the historic asset and its setting</b>	The proposed development would be located in a field some 50 metres to the south-southeast of the cottage.	<p>Very Low.</p> <p>The roof of the proposed dwelling would be partially visible beyond the church hall, screened by hedges and the hall building.</p> <p>The proposed dwelling would not interfere with any key views from the cottage, or of the cottage.</p>	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>	The proposed dwelling is separated from the cottage by hedges and the church hall and is also on slightly lower ground. The development would not impinge on any key view of the cottage and would not have any effect on the ability to experience and understand the cottage which is best appreciated from close proximity from the road to the south. The proposed dwelling	None	None

	would not affect these views.		
<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>The proposed dwelling would be located at the southern edge of Llanegwad village, alongside an existing lane and opposite an existing modern dwelling. It is a very modest addition to the village, which has seen the addition of a number of dwellings in modern times.</p> <p>It should be noted that in the 19<sup>th</sup> century a cottage existed 65 metres to the southeast of the proposed development site, on the same side as the access lane.</p>	None	None
<b>The lifespan of the proposed change or development and whether or not the impact might be reversible</b>	The dwelling would be expected to be a permanent feature in the landscape.	None	None
<b>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</b>	<p>The proposed dwelling would be part of the village within which there are some deciduous trees which restrict views to the north.</p> <p>There are also scattered deciduous trees, mostly</p>	None	None

	<p>hedgerow trees, in the fieldscape south and east of the village, which break up views to the south from the development site.</p> <p>These trees are likely to remain in the long term.</p>		
<b>The impact of artificial lighting – for example, on night-time views</b>	There will be artificial lighting associated with the proposed dwelling, but there is already lighting in the remainder of the village.	None	None
<b>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</b>	The development would be a modest addition to the village of Llanegwad and fit in between the churchyard and an existing modern house on the opposite side of the lane.	None	None
<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 development would be tucked away at the bottom of the village and largely invisible from within other parts of the village. The dwelling would be of a cottage style design, intended to enhance the character of the village.	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>	There will be no significant additional noises or smells from this development.	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 impact on our ability to understand, appreciate and experience a historic asset.</b>	This is a very modest addition to the village and is in keeping with the character of the settlement in terms of design and mass. It will occupy a plot adjacent to the church hall and opposite a modern dwelling, effectively straightening the southern boundary of the settlement at its southeastern corner.	None	None

# **APPENDIX E**

## **INDEX TO THE ARCHIVE**

The archive will consist of the following categories and be deposited with the National Monuments Record in Aberystwyth. Material has been selected in accord with Trysor's *Generic Selection Strategy for Setting Assessments* and *Generic Data Management Plan for Setting Assessments*

## **A. DOCUMENTARY:**

### **A.1 Written Material**

None

### **A.2 Drawings**

None

### **A.3 Photographs**

13 tiffs – selected as the best to record the building from 76 digital photographs taken on site

Photo catalogue within the pdf report

### **A.4 Digital Material**

Final report as pdf

## **B. MATERIAL ARCHIVE**

None

## **C. DESELECTED**

**C.1** Original quote – email

**C.2** Other Correspondence between client, agent and Trysor – email

**C.3** Risk Assessment - docx

**C.4** 76 photographs were taken on the day – 64 deselected as not needed, poorer quality, duplicates – jpgs/tifs

**C.5** ZTV and datasets used in analysis

**C.6** Invoice – docx and pdf