



# Wolf's Castle, Llanishen, Cardiff

## Historic Building Recording: Level 2

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## Basis of Report

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## Executive Summary

This Historic Building Recording (HBR) documents the former Wolf's Castle Public House in Llanishen, Cardiff, originally a 19<sup>th</sup> century farmhouse known as Llanishen Fawr. The building has undergone extensive 20<sup>th</sup> century alterations, particularly following its conversion to a public house in 1956. These changes include multiple extensions, internal reconfigurations, and the near-total loss of original historic fabric.

While the two-storey gabled form and some external features of the original farmhouse remain legible, the architectural integrity has been significantly compromised. Internally, only limited historic elements survive, such as some timber casement windows and stair joinery. The surrounding outbuildings, including the former betting shop, are of no architectural or historic significance.

Overall, the site retains only very limited historic interest within few instances of surviving original fabric. The cumulative impact of 20<sup>th</sup> century alterations has diminished its architectural and evidential interest, and it does not meet the criteria for statutory designation. This HBR provides appropriate mitigation ahead of proposed redevelopment, ensuring a permanent record of the site's historical development.



## Crynodeb Gweithredol

Mae'r Cofnod Adeilad Hanesyddol hwn (CAH) yn dogfennu'r hen Dafarn Wolf's Castle yn Llanisien, Caerdydd, a oedd yn wreiddiol yn fferm o'r 19eg ganrif o'r enw Llanisien Fawr. Mae'r adeilad wedi cael ei addasu'n helaeth yn ystod yr 20fed ganrif, yn enwedig ar ôl ei drosi'n dafarn yn 1956. Mae'r newidiadau hyn yn cynnwys estyniadau lluosog, ailgyflunio mewnol, a bron colli'r holl fabric hanesyddol gwreiddiol.

Er bod ffurf ddau lawr â tho cribog a rhai nodweddion allanol o'r fferm wreiddiol yn dal i fod yn weladwy, mae uniondeb pensaernïol yr adeilad wedi'i beryglu'n sylweddol. Yn fewnol, dim ond ychydig o elfennau hanesyddol sydd wedi goroesi, megis rhai ffenestri casement pren a gwaith coed y grisiau. Nid oes gan yr adeiladau allanol cyfagos, gan gynnwys yr hen siop fetio, unrhyw arwyddocâd pensaernïol na hanesyddol.

Yn gyffredinol, dim ond ychydig iawn o ddiddordeb hanesyddol sydd gan y safle, gyda dim ond ychydig o ffabrig gwreiddiol wedi goroesi. Mae effaith gronnus y newidiadau yn ystod yr 20fed ganrif wedi lleihau ei ddiddordeb pensaernïol a thystiolaethol, ac nid yw'n bodloni'r meini prawf ar gyfer dynodiad statudol. Mae'r CAH hwn yn darparu lliniariad priodol cyn ailddatblygu arfaethedig, gan sicrhau cofnod parhaol o ddatblygiad hanesyddol y safle.





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**Appendix A Historic Environment Desk-Based Assessment**

**Appendix B Written Scheme of Investigation**



## 1.0 Introduction

In May 2025, SLR Consulting Limited (SLR) was commissioned by Powell Dobson Architects Limited (the Client), on behalf of their client Cardiff Council, to prepare a Level 2 Historic Building Recording in relation to a proposed development on land at the former Wolf's Castle's Public House, Wolf's Castle Avenue, Llanishen, Cardiff, CF14 5JS (NGR: ST 17434 82263) (hereafter 'the Site').

### 1.1 Site Description

The Site is located in the Llanishen area of the city of Cardiff, located c. 6km north of the city centre. The Site measures c. 0.68 hectares (ha) in size and comprises of the former, and unoccupied, Wolf's Castle's Public House, associated structures and buildings, car park, garden area, and grassed areas to the south of Templeton Avenue. The Site is located within a predominantly post-war residential area that is suburban in character comprising two-storey eaves-fronted terraced and semi-detached housing, on relatively large plots, and with a consistent set back. The post-war character of the housing in the area is reasonably uniform, with some more contemporary infill schemes.

### 1.2 Proposed Development

The proposed development comprises the demolition of the former Wolf's Castle's Public House, and associated structures and buildings, and the construction 25 dwellings. The dwellings will all comprise affordable housing, ranging from one-bedroom apartments to four-bedroom houses, consisting of 13 houses and a 12-unit apartment block, with four of the apartments being fully wheelchair-accessible. The proposed development will also comprise associated landscaping, highways, and drainage infrastructure.

### 1.3 Scope of Report

This report comprises an Historic Building Recording (HBR) which provides a comprehensive photographic and written record of the Site. Conducted alongside the associated Historic Environment Desk-Based Assessment (HEDBA) (see **Appendix A**), together, these assessments offer a sufficient level of understanding to evaluate the impact of proposed developments, with the photographic and written documentation serving as appropriate mitigation.

### 1.4 Standards

The assessment has been undertaken in accordance with all relevant statute, policy, and guidance, including PPW (2021), TAN 24 (2017), the Chartered Institute for Archaeology (CIfA) *Standard and guidance for historic environment desk-based assessment* (2020), Cadw's *Conservation Principles for the Sustainable Management of the Historic Environment in Wales* (2011), and *Setting of Historic Assets in Wales* (2017). All standards, guidance and policy relevant to the HBR is further outlined within the accompanying Written Scheme of Investigation (WSI) and Historic Environment Desk Based Assessment (HEDBA) (SLR Consulting 2025).

The HBR has been undertaken by Natalie Barker, ACIfA, Senior Built Heritage Consultant, and project managed, by James Evans, MCIfA, Associate Consultant – Archaeology and Heritage, SLR.

SLR is a member of the Federation of Archaeological Managers and Employers (FAME). SLR is ISO 9001 certified and operates a quality management system to help ensure all projects are managed in a professional and transparent manner.



## 2.0 Methodology

### 2.1 Historic Building Recording

#### 2.1.1 Aims & Objectives

The objectives of the Historic Building Recording are:

- to create a record of the buildings/ structures, clearly communicating any features of interest in accordance with a Level 2, as defined by Historic England (2016), and proportionate to the limited significance of the buildings/ structures;
- to understand the significance of the buildings/ structures;
- to record, where possible, any features or other evidence that enhances an understanding of the buildings/ structures origins, evolution, and function through time;
- produce an illustrated report that clearly presents the results of the Historic Building Recording in accordance with relevant guidance; and
- at the end of the project, compile a stable, ordered, and accessible project archive.

#### 2.1.2 Specification for the Historic Building Recording

No specific Welsh guidance is available for Historic Building Recording. Therefore, the Historic England guidance, *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016), will be used. Further relevant guidance comprises the Chartered Institute for Archaeologists' (CIfA) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2020).

A Level 2 Historic Building Recording is a descriptive record, where both the exterior and interior of the buildings will be seen, described, and photographed. The examination of the buildings will produce an analysis of its development and use, and the record will include the conclusions reached. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

The drawn record will include:

- a Site plan showing the location of the buildings; and
- any other illustrations to support the historical analysis (such as mapping or annotated structural drawings if available).

The photographic record will include:

- a digital camera will be used in accordance with Historic England's guidance (2016, 20 – 21);
- general views of the building's exteriors and their context and setting in accordance with Item 2 within Historic England's guidance (2016, 19); and
- general views of the building's interiors accompanied by detailed photographs where there are features/ fabric of interest in accordance with Item 4 within Historic England's guidance (2016, 19).

The written record will include:

- a bilingual non-technical summary;
- the building's location;
- the dates of the record and the name of the recorder;



- a brief summary of the building's historic and architectural context, based upon the Site inspection and the available reports on the Site and other published and available sources.
- the Historic Building Recording will also be informed by a Historic Environment Desk-Based Assessment (HEDBA), which is also being undertaken by SLR, where relevant documentary research will be incorporated into the Historic Building Recording report. This documentary research includes a visit to Glamorgan Archives to review any relevant historic maps, plans, or documents to the Site; and
- commentary and analysis of structures, features and fabric uncovered which may well reveal additional evidence and information about the historical development of the building and its uses and/or alteration over time interest.

### 2.1.3 Reporting & Archiving

The methodology for this Historic Building Recording (HBR) has been outlined in the Written Scheme of Investigation (WSI) (see **Appendix B**) which was submitted to Heneb in June 2025. This HBR begins with a non-technical summary, both in English and Welsh, in accordance with Heneb's *Guidance for the Submission of Data to the Heneb Historic Environment Record (HER)* (2024), outlining in plain language the principal reasons for the work, its aims, and results. The introduction then sets out the circumstances leading to the commission of the report, and any restrictions on reporting or access to relevant records.

The key element of the archive will comprise the written report and photographic record, which will be submitted digitally to the Heneb Historic Environment Record (HER). The project archive will be prepared in accordance with *Guidance for the Submission of Data to the Heneb Historic Environment Record (HER)* (2024) and the Royal Commission on the Ancient and Historical Monuments of Wales' (RCAHMW) *Guidelines for Digital Archives Version 1* (2015) alongside any bespoke requirements as specified by the client or other consultees.



## 3.0 Historical Background

The Historic Environment Record (HER) and the National Monuments Record of Wales (NMRW) identify a single post-medieval asset within the Site boundary: Llanishen Fawr, a former farmhouse that was later converted into the Wolf's Castle Public House (PRN 02065s & NPRN 19181). The historical development and significance of Llanishen Fawr and the wider Site are outlined in the sections below.

The Site originated as part of the Llanishen Fawr farmstead, first mapped around 1800 within an enclosed agricultural landscape owned by the Lewis family. By the mid-19<sup>th</sup> century, it had developed into a square-planned farmhouse with associated outbuildings, orchards, and a fishpond. Ownership transferred to the Marquess of Bute in 1835, and by the early 20<sup>th</sup> century, the Site was sold to Glamorgan County Council, which initiated residential development and alterations to the farm.

In 1956, the farmhouse was converted into the Wolf's Castle Hotel public house, prompting demolition of several outbuildings and the construction of new extensions, gardens, and a car park. Aerial imagery and mapping from the late 20<sup>th</sup> century show minimal changes since, with the core of the original farmhouse still discernible within the current structure.

A gazetteer of all heritage assets assessed within the Historic Environment Desk Based Assessment (HEDBA) is provided within **Appendix C** of the accompanying report (SLR Consulting 2025, C-1).

### 3.1 Cartographic Regression

Between 1750 and 1850, widespread agricultural enclosure across Wales and England was formalised through a series of Inclosure Acts (Hoskins 1981, 185). By around 1800, the Site appears on the Map of the Parish of Llanishen (**Plate 1**), situated within this newly enclosed agricultural landscape. At that time, the Site and much of the surrounding land were owned by the Lewis family (a prominent Glamorgan landowning lineage with roots tracing back to the 16<sup>th</sup> century) (Cardiff Council 2023, 1). The 1800 map depicts an L-shaped building within the Site boundary, along with additional structures to the north, west, and south. However, no accompanying documentation was available at the Glamorgan Archives to provide further detail on the individual land parcels.

An early Ordnance Survey map of Llanishen, published in 1811 (**Plate 2**), shows a revised building layout within the Site, suggesting that several outlying structures depicted on the 1800 map had been removed. One building is labelled 'Llanishen House', believed to have been located within or near the Site and formerly the residence of the Lewis family. By 1834, Llanishen House had fallen into disrepair and was subsequently sold to the Marquess of Bute in 1835 (Cardiff Council 2023, 1).

The 1846 tithe map of the Parish of Llanishen (**Plate 3**) provides a more detailed view of the Site, identifying it as plot 311 (a 'homestead' owned by the Marquess of Bute and tenanted by Samuel Wide). Now labelled 'Llanishen House Farm', the Site includes a square-planned farmhouse likely built to replace the earlier Llanishen House, which had fallen into disrepair. The map also shows associated outbuildings, a farmyard to the north, and orchards to the north-east, south, and west. Access was from Heol Hir to the east, with a stream running along the western boundary.

By 1885 (**Plate 4**), the Ordnance Survey map labels the Site as 'Llanishen Fawr': fawr meaning 'great' in Welsh and commonly used to distinguish larger farms. The map shows further development, including a courtyard layout, formal gardens to the south and east, expanded outbuildings and farmyard to the north, a fishpond fed by the western stream, and enlarged orchards extending westward.



Between 1910 and 1913, documents from Glamorgan Archives record negotiations between Cardiff Corporation, Glamorgan County Council, and the Bute Estate regarding the sale of Llanishen Fawr. The sale was completed in 1913, with plans to construct cottages and modify existing buildings. By 1922 (**Plate 5**), the Ordnance Survey map shows the farmhouse extended westward, with new cottages to the north-east and north-west, and expanded outbuildings – aligning with the 1913 proposals.

The 1947 Ordnance Survey map (**Plate 6**) shows little change but provides greater detail, confirming the farmhouse's continued development and the presence of the fishpond, though many orchards had disappeared. A 1950 aerial photograph (**Plate 7**) reflects this layout.

Further correspondence from 1950 discusses plans for a surrounding housing estate, excluding the farmhouse and its immediate grounds. Construction of the estate began in the mid-to-late 1950s, as shown in a 1958 aerial image (**Plate 8**) and the 1960 Ordnance Survey map (**Plate 9**). While the 1960 map still labels the Site as a farm, the 1958 photograph reveals its conversion to a public house, supported by archival evidence that Llanishen Fawr became the Wolf's Castle Hotel in 1956.

This change of use led to the demolition of several outbuildings, the addition of a western extension, and the creation of gardens and a car park. Two outbuildings to the north-west were retained – one as a garage and the other as a betting shop. Aerial photographs from the latter 20<sup>th</sup> century (**Plates 10 & 11**) show minimal further change, with the Site largely reflecting its present-day form. Recent satellite imagery reveals no notable change during the early 21<sup>st</sup> century through to present day.

A comprehensive cartographic regression is provided within **Section 3** of the accompanying HEDBA (SLR Consulting 2025, 7)





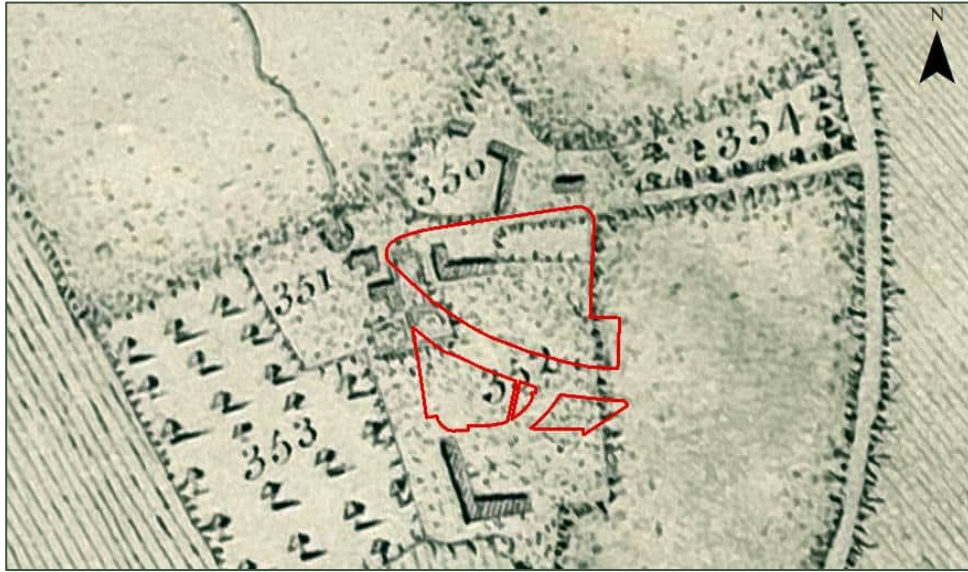


Plate 1 : Map of the Parish of Lanishan (c. 1800)



Plate 2: Ordnance Survey Drawing: Newport 21 (1811)



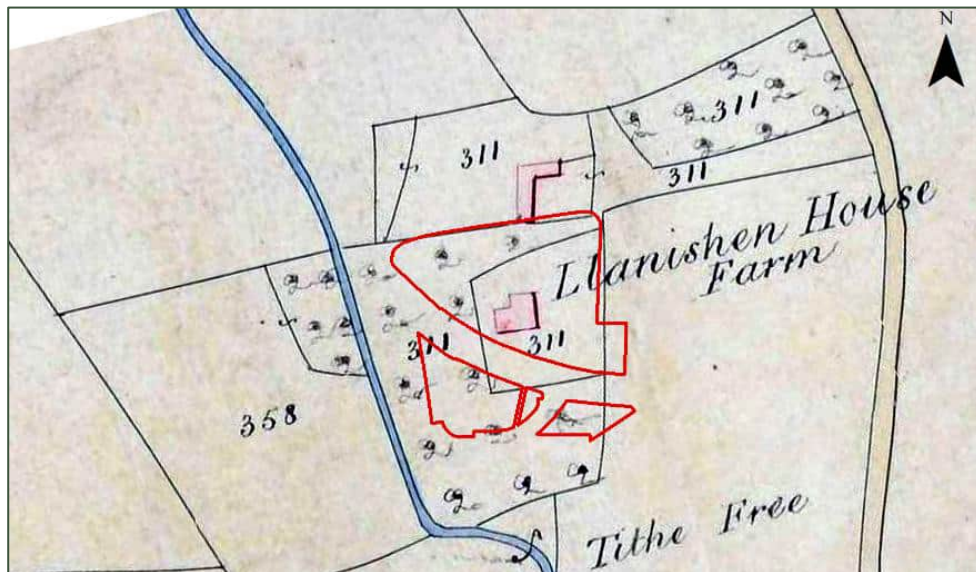


Plate 3: Plan of the Parish of Llanishen Tithe Map (1846)

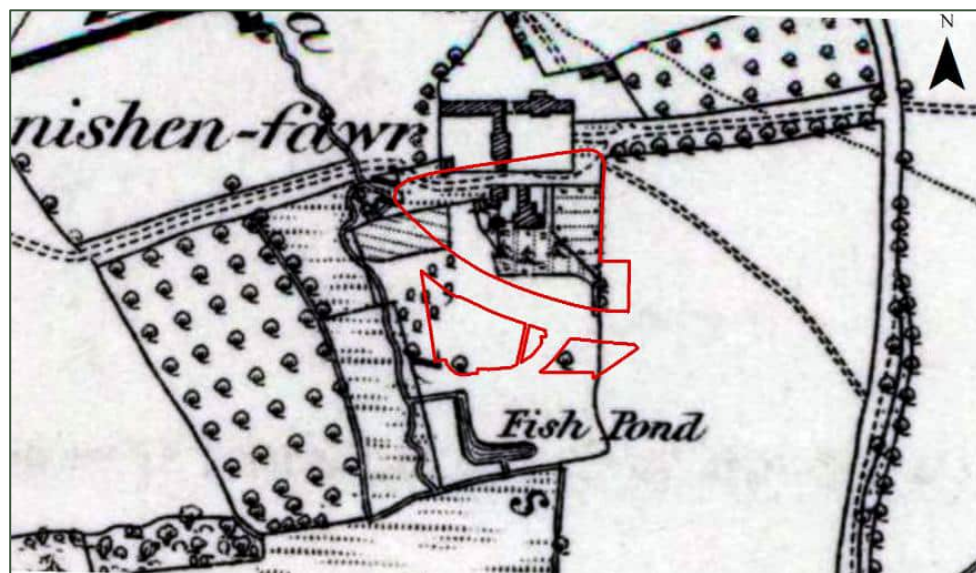


Plate 4: Monmouthshire Sheet XXXII (1885)



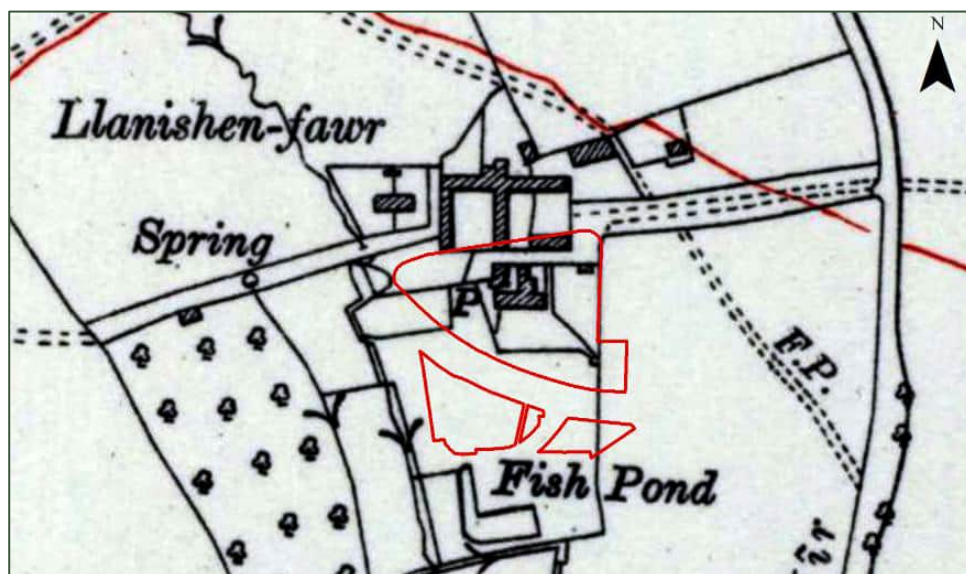


Plate 5: Glamorgan Sheet XXXVII (1922)

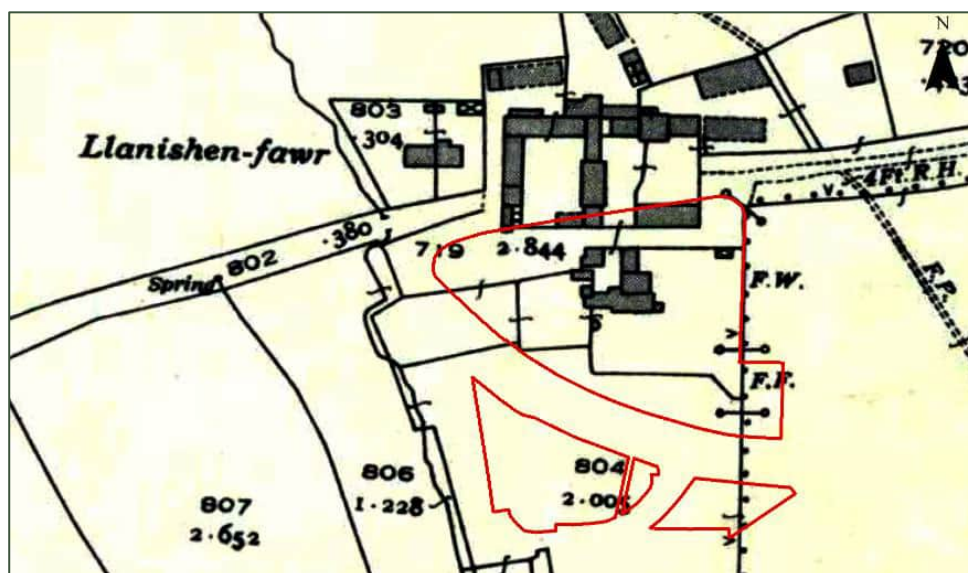
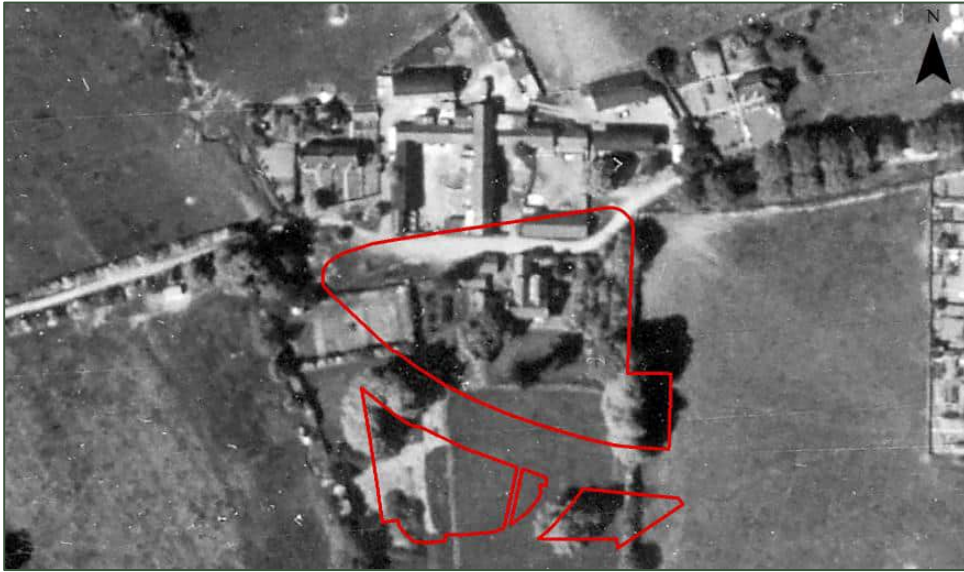


Plate 6: Glamorgan Sheet XXXVII.SW (1947)







**Plate 7: RAF Aerial Photograph (1950)**



**Plate 8: Aerial Photograph (1958)**



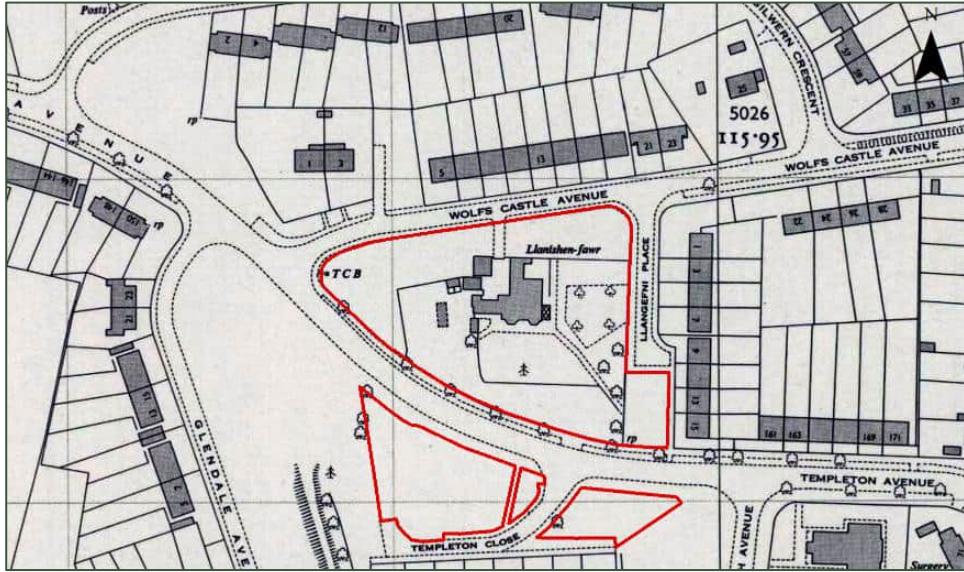


Plate 9: ST1782 – A (1960)



Plate 10: Aerial Photograph (1966)







Plate 11: Aerial Photograph (1991)

## 3.2 Archival Sources

An assessment of archival sources is produced within **Section 3** and all sources consulted are outlined within **Section 7** of the accompanying Historic Environment Desk Based Assessment (SLR Consulting 2025, 4) and used within the Historical Background details provided above (**Section 3.1**).



## 4.0 Building Description

### 4.1 External

#### 4.1.1 Principal Southern Elevation

The principal southern elevation of The Wolf's Castle presents a broadly symmetrical façade, dominated by a prominent central gable extension. This gable is defined by a red-painted triangular pediment set against white-painted brickwork, creating a strong visual contrast. Centrally positioned within the gable is the building's name, "THE WOLF'S CASTLE," rendered in bold, black, capitalised lettering, indicative of its former public house function. The signage is mounted above a series of 20<sup>th</sup> century hung tiles that extend down to the lintel of a large, now-blocked window opening. Flanking this window are horizontal brick pilasters that contrast with the vertical brickwork below, suggesting the window may have been inserted; however, this is more likely a stylistic treatment consistent with the 20<sup>th</sup> century construction phase.

Below the gable, the 20<sup>th</sup> century extension – projecting from the earlier 19<sup>th</sup> century farmhouse – features a series of window and door openings, all of which are currently boarded up, indicating the building's disuse. To the left of the central bay, a small entrance is accessed via a short flight of steps and is also boarded. The absence of brick closers around this doorway suggests it is a later insertion, likely dating to the mid-to-late 20<sup>th</sup> century.

To the east of the central gable, a single-storey extension runs parallel to the main range. This extension is set slightly back from its western counterpart but aligns flush with the two-storey core of the building. One surviving timber casement window remains exposed, with the surrounding walling appearing refaced, projecting slightly around the frame. Adjacent to this are a blocked doorway and a large, infilled window opening, both of which replicate the same walling treatment seen in the central gable – horizontal brick pilasters above vertical brickwork – reinforcing the stylistic coherence of the 20<sup>th</sup> century alterations.

The principal southern façade of the original 19<sup>th</sup> century farmhouse exhibits a restrained and functional vernacular design. The exterior walls are rendered and painted white, now weathered and showing signs of deterioration. The roof is a traditional gable form, clad in brown concrete tiles, and is flanked by two brick chimney stacks positioned symmetrically at either end of the ridge, reinforcing the building's balanced composition and suggesting a 20<sup>th</sup> century re-roofing phase.

At ground level, the original elevation has been largely obscured by later 20<sup>th</sup> century additions to the west and south, which have enclosed much of the historic structure. The upper storey remains visible and is modest in scale, featuring small, regularly spaced window openings set beneath the eaves. These windows are currently boarded. The elevation is devoid of decorative detailing, consistent with its utilitarian origins. The surrounding landscape, overgrown with vegetation, enhances the impression of abandonment and reinforces appreciation of the building's current state of disuse.

The roofscape of the main two-storey building and its associated extensions is uniformly pitched and clad in brown concrete tiles, suggesting a comprehensive re-roofing development phase likely undertaken during the 20<sup>th</sup> century. Two brick chimney stacks are symmetrically positioned at either gable end of the principal range.

A photographic record of the principal southern elevation is presented within **Photo 1** below.



### 4.1.2 Western Elevation

The south-westernmost extension of the eastern elevation forms the western elevation of the principal southern extension. This single-storey structure features clay-hung tiles below the eaves of its gable, echoing the treatment found on the central gable of the principal façade. The building depicted is modest in scale and utilitarian in design, with a pitched roof covered with concrete tiles and a slight overhang at the eaves. The principal elevation is rendered white and incorporates a mix of glass block panels and boarded sections, indicating former fenestration that has since been obscured or removed. A low-quality, late-20<sup>th</sup> century glazed canopy, supported by a painted steel frame, projects eastward from this 20<sup>th</sup> century extension.

Moving north along this eastern elevation, a secondary 20<sup>th</sup> century gabled extension projects from the rear of the 19<sup>th</sup> century two-storey house, situated directly behind the aforementioned south-western extension. This smaller extension has a roofline that rises above the single-storey structures fronting the principal southern elevation. The surrounding extensions, which adjoin the western side of the two-storey building, obscure the original walling entirely, leaving only the gable and roofline visible.

A small, secondary 20<sup>th</sup> century gabled extension to the rear of the south-western structure is nearly lost within the surrounding development. Most of its walling and fenestration are concealed, with only the roof remaining discernible.

Projecting westward from the previously described 20<sup>th</sup> century extension is a further single-storey, gabled linear extension. Its lower roofline, compared to the adjacent extension, reflects a different construction phase. This elevation features four regular casement windows with simple concrete lintels, all of which have been boarded up, along with a similarly treated inserted door. Modern high-security fencing restricts access to the rear northern façade of this western extension. This longer structure extends further west than any other part of the building and is characterised by a plain gable end with painted brick walling atop a basic brick plinth.

The main two-storey structure represents the original 19<sup>th</sup> century farmhouse, with a gable fronting the western elevation and its former principal façade-oriented south. Due to the numerous later additions, only the first floor remains visible. The exposed fabric is heavily rendered and includes an inserted block window at the southern end of the western gable. Three modern external light fittings and remnants of the former pub signage are present. The gable eaves are plain and utilitarian.

To the rear of the 19<sup>th</sup> century building is a two-storey extension with a north-south aligned gable, slightly recessed from the width of the original farmhouse. This extension spans the eastern and western elevations of the pub. On the western elevation, a blocked former doorway is visible at ground level between the southern and northern extensions. The first-floor features two tall casement windows, also blocked, with simple concrete sills. Like the original farmhouse, this extension is heavily rendered and painted white, concealing all structural details.

A photographic record of the side western elevation is presented within **Photos 2** and **3** below.

### 4.1.3 Rear Northern Elevation

The rear (northern) elevation of Wolf's Castle presents a plainly utilitarian appearance, reflecting a history of numerous alterations and extensions stemming from the original 19<sup>th</sup> century farmhouse structure.

A small, exposed section of the original 19<sup>th</sup> century northern façade remains visible. Within this area, a now-blocked window opening is located at first-floor level. This feature is framed





above by the main roof of the farmhouse and below by the sloping roof of a later westward extension.

Projecting from the original farmhouse, a north-west aligned gabled extension – likely dating from the late-19<sup>th</sup> to early-20<sup>th</sup> century – displays rendered and painted walling with a similarly utilitarian character. Only the first floor of this extension remains visible, as later 20<sup>th</sup> century additions to the north obscure the ground floor entirely.

Adjacent to this, a second gabled roof mirrors the form of the first but projects slightly further north. This subtle offset suggests a slightly later construction date than its adjoining counterpart, despite their similar design and materials. Both gables form part of a two-storey northern extension to the original farmhouse.

Further north, a single-storey 20<sup>th</sup> century extension completes the elevation. This structure features a simple gabled form and includes another blocked opening on its northernmost gable. Like the other additions, it is heavily rendered, concealing all original structural detailing and contributing to the overall utilitarian aesthetic of the rear elevation.

A photographic record of the rear northern elevation is presented within **Photo 4** below.

#### 4.1.4 Eastern Elevation

The eastern side elevation of the core building at Wolf's Castle presents a simpler and less altered appearance compared to other elevations, though it still includes two 20<sup>th</sup> century extensions.

The original 19<sup>th</sup> century structure features a blocked, single casement window located beneath the northern half of the elevation. This window is likely a 20<sup>th</sup> century insertion, now sealed. Adjacent to this, the northeastern extension introduces a change in gable alignment relative to the main façade. This extension includes two large window openings that mirror those on the western elevation. These were originally timber multi-pane windows, now covered and therefore obscured.

Beneath these larger windows, three small, simple casement windows have been inserted, positioned just north of a modern door that provides access to the central lobby (G5).

Projecting eastward from the east–west aligned 19<sup>th</sup> century farmhouse, a single-storey 20<sup>th</sup> century extension continues the theme of utilitarian design. It features plain brick walling and a basic gabled roof, with no decorative detailing.

A photographic record of the eastern elevation is presented within **Photo 5** below.

#### 4.1.5 Roofing

The roofing across the main building, its various extensions, and associated outbuildings at Wolf's Castle appears to date from a single phase of redevelopment carried out in the mid to late-20<sup>th</sup> century. This consistent roofing treatment, combined with the use of painted brick and rendered wall finishes, creates a unified visual appearance that effectively conceals the multiple phases of development within the complex.

Rising above the rooflines are four chimney stacks. Two of these are located at the eastern and western gable ends of the original 19<sup>th</sup> century farmhouse and are substantial yet simple in form, again reflecting the building's purely functional character.

A third, smaller chimney stack is situated on the roof of the central southern extension and likely dates to the same mid to late-20<sup>th</sup> century period as the extension itself.

The fourth chimney stack is positioned atop the north-western gable of the northern two-storey extension. This larger but similarly unadorned stack likely dates to the early-20<sup>th</sup> century and closely resembles the chimneys on the original farmhouse. Its form suggests it may have been



constructed during the same period as the extension, possibly as part of a broader phase of chimney reconstruction or replacement.

A photographic record of the roofing is presented within **Photo 1 to 7** below.

#### **4.1.6 Northwestern Outbuildings / Betting Shop**

Formerly serving as a betting shop, this structure presents as a single-storey gabled building extending westward in a manner consistent with the western extensions of the principal building. Dating to the 20<sup>th</sup> century, it reflects a basic and utilitarian design, with minimal architectural detailing. Its form and orientation align with the broader development pattern of the Wolf's Castle complex, contributing to the vast quantity of 20<sup>th</sup> century extensions and alterations.

A photographic record of the eastern elevation is presented within **Photo 5** below.

#### **4.1.7 External Structures**

Within the landscaped grounds of the Wolf's Castle complex, much of the surrounding greenery follows a triangular layout, first established during the Site's post-war transformation from a farmstead into a public house. This layout was shaped by the construction of the southern access road, which defined the orientation of the grounds. A large car park was introduced to the west of the main building, while garden areas were laid out to the south, north, and east, contributing to the Site's suburban character.

A notable surviving feature within the grounds is the 19<sup>th</sup> century north garden wall, which delineates the open garden spaces from a more private, enclosed area directly north of the former farmhouse (as illustrated in **Plate 5** onward). This wall was still intact at the time of the photographic survey conducted for this Historic Building Recording. As shown in **Photos 8** and **9**, the wall exhibits multiple phases of alteration and repair. The rubble stone walling flanking the gate opening to both the east and west is original, while the semi-circular coping stones above are later Victorian additions, crafted from overfired clay brick.

The gateposts themselves are of differing periods. The western post is a taller, 20<sup>th</sup> century replacement, featuring decorative brickwork and an over-engineered construction. In contrast, the eastern post – likely dating to the early-20<sup>th</sup> century – uses a similar brick type but is more modest in form and in poorer condition, making its detailing less discernible.

The wall terminates to the northeast of the house with a 20<sup>th</sup> century brick pillar capped with a brick top. This feature shows evidence of two distinct phases of alteration, both dating to the early to mid-20<sup>th</sup> century, further reflecting the layered development history of the Site.

A photographic record of the northern wall is presented within **Photos 8** and **9** below.





**Photo 1: Principal southern elevation**



**Photo 2: Western elevation**







**Photo 3: Western elevation**



**Photo 4: Rear northern elevation**





**Photo 5: Eastern elevation**



**Photo 6: Northwestern buildings**







**Photo 7: Northwestern buildings**



**Photo 8: Northern wall**





Photo 9: Northern wall

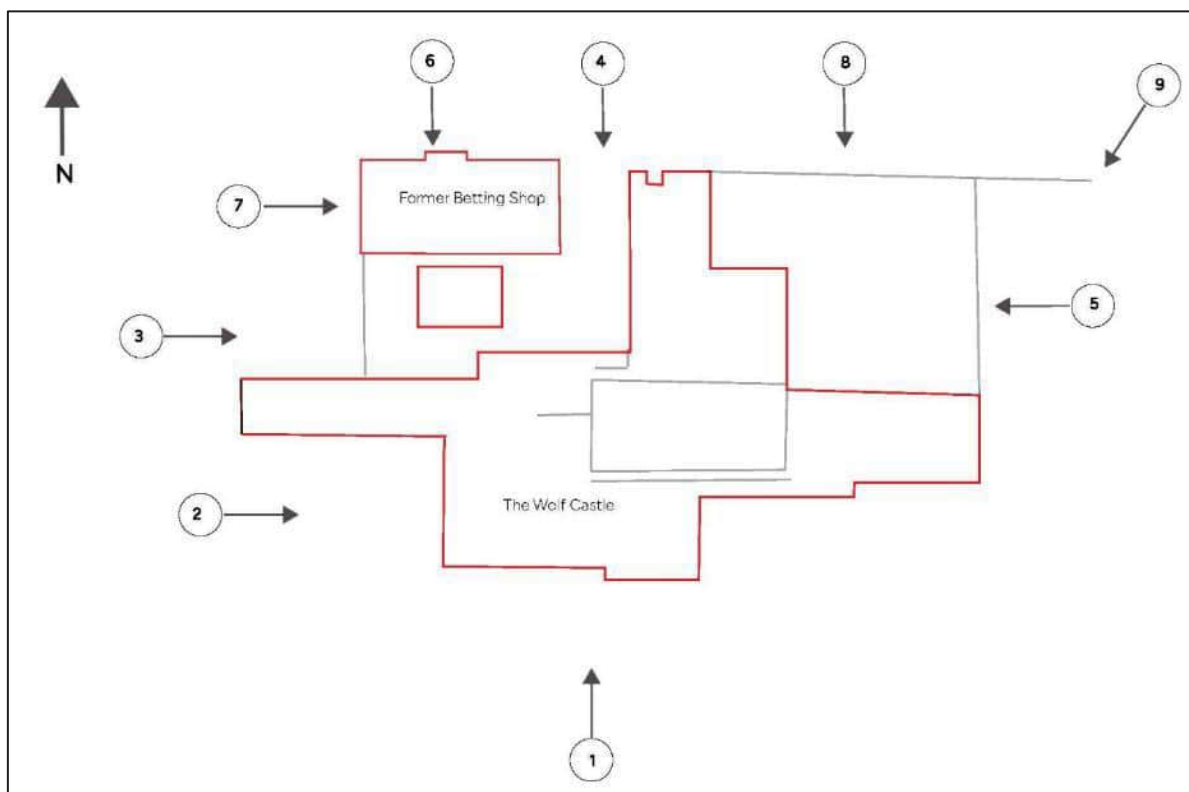


Figure 1: External Site photography locations





## 4.2 Internal

### 4.2.1 Ground Floor

#### 4.2.1.1 Southern Porch (G1)

Room G1 comprises a basic porch area located within the central southern extension, which was added during internal modifications in the later 20<sup>th</sup> century. The space is very basic in nature, lacking any architectural detailing or historic interest. It formerly served as one of the main entrances to the public house; however, this opening has since been blocked, and the room now functions solely as a transitional space with no notable features.

A photographic record of G1 is presented within **Photo 10** below.

#### 4.2.1.2 Bar & Games Bar (G2)

Room G2, comprising the Bar and Games Bar, dates to the mid to late-20<sup>th</sup> century and has undergone refitting during that period. Despite these modifications, the interior remains in poor condition, with fixtures and fittings showing significant wear. The space has been converted into an open-plan layout, which has entirely absorbed the original 19<sup>th</sup> century farmhouse structure. All historic fabric associated with the original building has been removed or obscured, leaving no visible evidence of former walling or architectural elements. As a result, the room presents no features of historic or architectural significance, and its current form reflects only the functional character of the later 20<sup>th</sup> century alterations.

A photographic record of G2 is presented within **Photos 10 to 16** below.

#### 4.2.1.3 Western Lobby (G3)

As with the southern porch (G1), this lobby originally served as an access point to and from the building during the 20<sup>th</sup> century. However, this entrance has also since been blocked, and it no longer functions as a point of entry.

A photographic record of G3 is presented within **Photo 14** below.

#### 4.2.1.4 Bathrooms (G4)

The bathrooms are entirely 20<sup>th</sup> century additions, comprising basic W/C facilities with no architectural or historical significance.

#### 4.2.1.5 Central Lobby (G5)

The central lobby is located on the ground floor at the rear northeastern corner of the original 19<sup>th</sup> century farmhouse. However, modern internal alterations have completely stripped the space of any original features or fittings. Significant damage from vandalism has further compromised the condition of the ceiling and walls. All visible joinery, including doors, door surrounds, and skirting boards, dates to the 20<sup>th</sup> century and does not originate from the original structure. In fact, the lobby itself is believed to be a 20<sup>th</sup> century insertion, not part of the original floor plan of the farmhouse. As such, the room holds no architectural or historical significance.

A photographic record of G5 is presented within **Photos 17 and 18** below.

#### 4.2.1.6 Kitchen (G6), Store (G7) and Office (G8)

The kitchen, store, and office are small, box-like rooms located on the ground floor of the northern extension. All fixtures and fittings – likely dating from the 20<sup>th</sup> and 21<sup>st</sup> centuries – have been removed, leaving the spaces in a poor state of repair. These rooms contain no





elements of architectural or historical significance and contribute little to the heritage value of the building.

A photographic record of G6, G7 and G8 are presented within **Photos 19 to 25** below.

#### 4.2.1.7 Eastern Bathrooms (G9)

As like with G4, the bathrooms present a complete 20<sup>th</sup> century addition of a basic W/C facilities and lie within the ground floor of the northern two storey extension, they host no architectural historical significance and remain in poor condition due to deterioration and vandalism.

A photographic record of G9 is presented within **Photos 26 and 27** below.

#### 4.2.1.8 Function Room (G10)

The function room is located within the eastern range, encompassing part of the eastern extension and the original 19<sup>th</sup> century farmhouse. Like the Bar and Games Bar (G2), this space underwent significant refitting during the late-20<sup>th</sup> century. Despite these alterations, the interior (including the remaining 20<sup>th</sup> century fixtures and fittings) is in poor condition. The original 19<sup>th</sup> century fabric has been entirely removed by modern extensions, resulting in the complete loss of any historic architectural elements. There is no visible evidence of former walling or original features, and the space now presents as a modern, open-plan room devoid of any architectural or historical significance.

A photographic record of G10 is presented within **Photos 28 to 32** below.

#### 4.2.1.9 Southern Lobby (G11)

The southern lobby, located within the central southern extension, shares a similar function, style, and construction date with Rooms G1 and G3. Dating to the mid to late 20<sup>th</sup> century, with subsequent internal modifications, the space is entirely modern in character and holds no architectural or historical significance. It formerly served as an entrance to the public house; however, this access point has since been blocked, and the lobby no longer functions as a point of entry.

A photographic record of G11 is presented within **Photo 31** below.

#### 4.2.1.10 Stairwell (G12)

Finally, on the ground floor, the central stairwell is located within the core of the original 19<sup>th</sup> century farmhouse. Its central position strongly suggests it occupies its original location, as evidenced by the two rebuilt chimney stacks situated at either end of the building. This arrangement (fireplaces on either side of the house with a centrally placed staircase) is characteristic of the traditional two-unit plan commonly found in post-medieval farmhouses (Brunskill 1971, 98).

The staircase itself appears to be a later Victorian addition, featuring early-20<sup>th</sup> century joinery. However, it exhibits relatively modest artistic detailing compared to typical Victorian designs. The newel post is of a simple rounded form, accompanied by an undecorated banister and plain rectangular spandrels. Beneath the staircase, timber panelling lines the walls, which remain in fair condition and are believed to predate the staircase joinery, likely dating to the early to mid-19<sup>th</sup> century.

All other doors within the stairwell have since been replaced with modern fire doors, resulting in the loss of any remaining historic joinery or architectural features within Room G13.

A photographic record of G12 is presented within **Photos 33 and 34** below.



#### 4.2.1.11 Northwestern Buildings / Betting Shop Interior (G13)

The northwestern detached building within the Wolf's Castle complex formerly operated as a betting shop. Internally, it has been completely refurbished with 20<sup>th</sup> and 21<sup>st</sup> century fixtures, fittings, plasterwork, and joinery. As a result, no historic fabric from the building's original construction has survived or is visible. The interior of Room G13 is therefore not considered to possess any architectural or historical significance.

A photographic record of G13 is presented within **Photos 35, 36** and **37** below.

### 4.2.2 First Floor

#### 4.2.2.1 Stairwell (F1)

Moving upstairs via the stairwell leads to the landing which retains its original proportions. The ceiling is in poor condition, revealing a small area where the original lath and plaster construction survives. However, this is limited to a small section, with the remainder of the ceiling still covered by plaster over the laths.

An off-centre window remains in place, featuring a timber casement frame and a spiral-shaped iron handle. The window is currently blocked from the exterior by sheeting, but the original frame and hardware are still partially visible behind it.

A photographic record of F1 is presented within **Photos 38** and **39** below.

#### 4.2.2.2 Hallway (F2)

The first-floor hallway is a narrow space that provides access throughout the upper-floor flat. It is situated at the rear of the original 19<sup>th</sup> century farmhouse, as indicated by the presence of an inserted low rooflight and partially exposed rafters. The space has undergone significant alterations, likely during the late-20<sup>th</sup> to early-21<sup>st</sup> century, which have resulted in the complete removal of all original fixtures, fittings, joinery, and any trace of the original layout or detailing.

A photographic record of F2 is presented within **Photo 40** below.

#### 4.2.2.3 Living Rooms & Bedrooms (F3)

The two bedrooms and the living room are modest, box-like rooms located within the 19<sup>th</sup> century farmhouse. Like the adjacent hallway, these rooms have been heavily modified during the late-20<sup>th</sup> and early-21<sup>st</sup> centuries, resulting in the removal of all nearly all original fixtures, fittings, and internal layouts.

Despite the extensive modifications, some historic elements remain. The windows in these rooms feature chamfered reveals leading to small timber casements, with timber lintels and sills that are likely original to the property. Additionally, the lower portions of the rafters are exposed within the chamfered eaves of the ceilings, offering further evidence of the building's historic fabric. The joinery within these rooms, particularly the door frames and doors, also appears to be historic – likely dating from the late-19<sup>th</sup> to early-20<sup>th</sup> century. These door surrounds are simple but include modest decorative detailing, such as square-edged mouldings.

Due to ongoing damp issues within the property, all three rooms are currently in a state of disrepair.

A photographic record of F3 is presented within **Photos 41, 42, 43** and **44** below.



#### 4.2.2.4 Kitchen (F4)

The kitchen is a small, enclosed room within the first-floor flat, featuring the original chamfered wall that leads to a deep-set window. However, the window itself is a replacement timber casement, likely dating from the early to mid-20<sup>th</sup> century.

All kitchen and pantry fittings, as well as the joinery, date to the very late-20<sup>th</sup> or early-21<sup>st</sup> century and have replaced any earlier features. The door surrounds and skirting boards are also later additions, likely installed from the mid-20<sup>th</sup> century onwards. The smaller skirting and limited use of timber are consistent with post-war interior design trends, which were influenced by national timber shortages during that period.

A photographic record of F4 is presented within **Photo 45** below.

#### 4.2.2.5 Bathroom (F5)

Finally, the bathroom (Room F5), like the kitchen, is an inserted space currently in a state of disrepair. It contains late-20<sup>th</sup> and early-21<sup>st</sup> century fixtures and fittings, with no surviving historic elements. The timber casement window is a 20<sup>th</sup> century replacement, set within the original 19<sup>th</sup> century window opening. The door and door surround feature the same joinery style as seen in Bedrooms F3, likely dating from the late-19<sup>th</sup> to early-20<sup>th</sup> century.

A photographic record of F5 is presented within **Photo 46** below.





**Photo 10: Southern entrance (G1)**

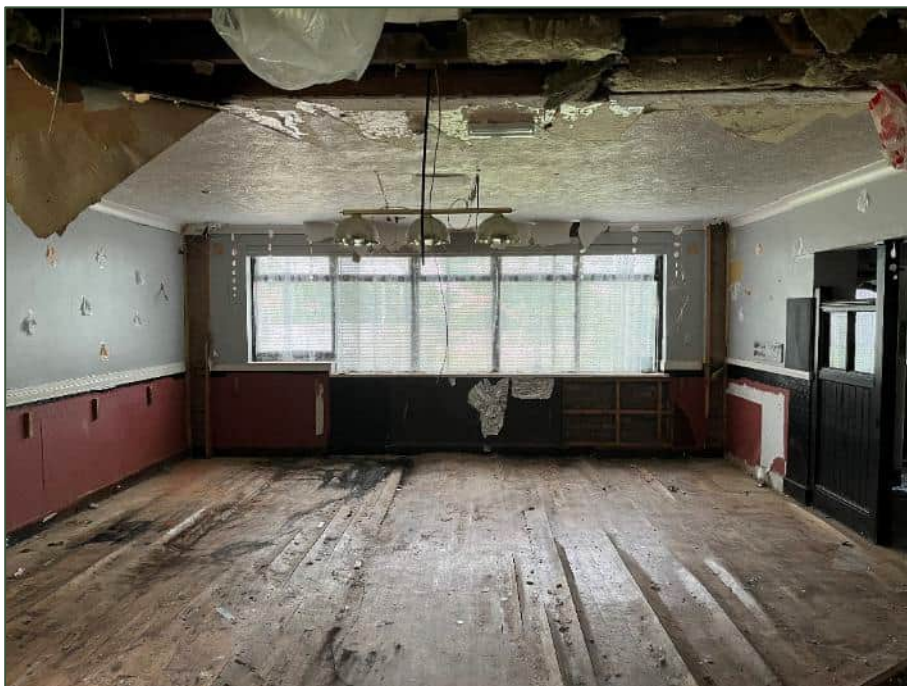


**Photo 11: Bar (G2)**





**Photo 12: Bar (G2)**



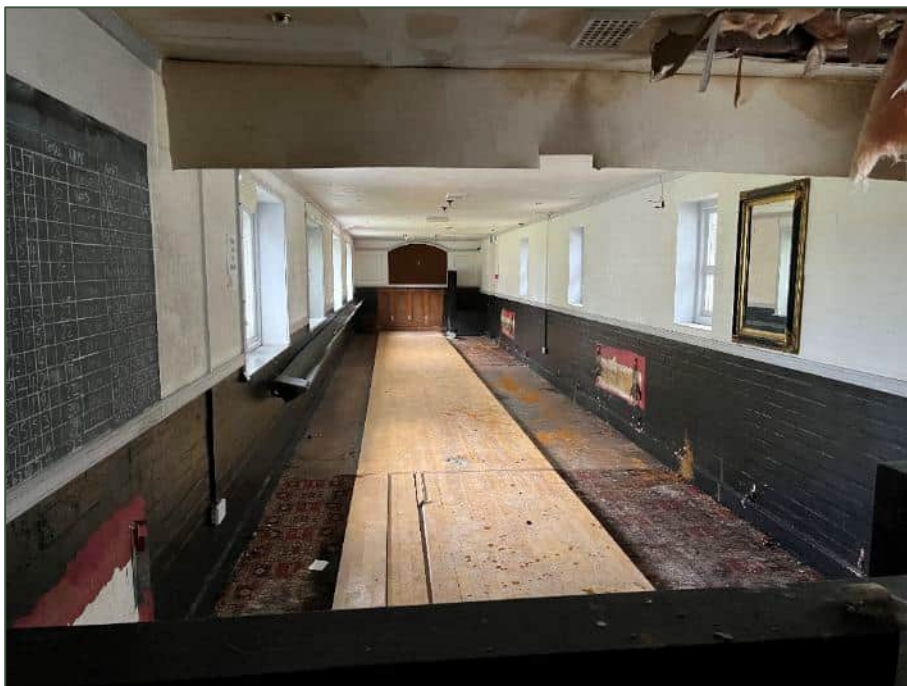
**Photo 13: Bar (G2)**







**Photo 14: Bar and western lobby (G2 and G3)**

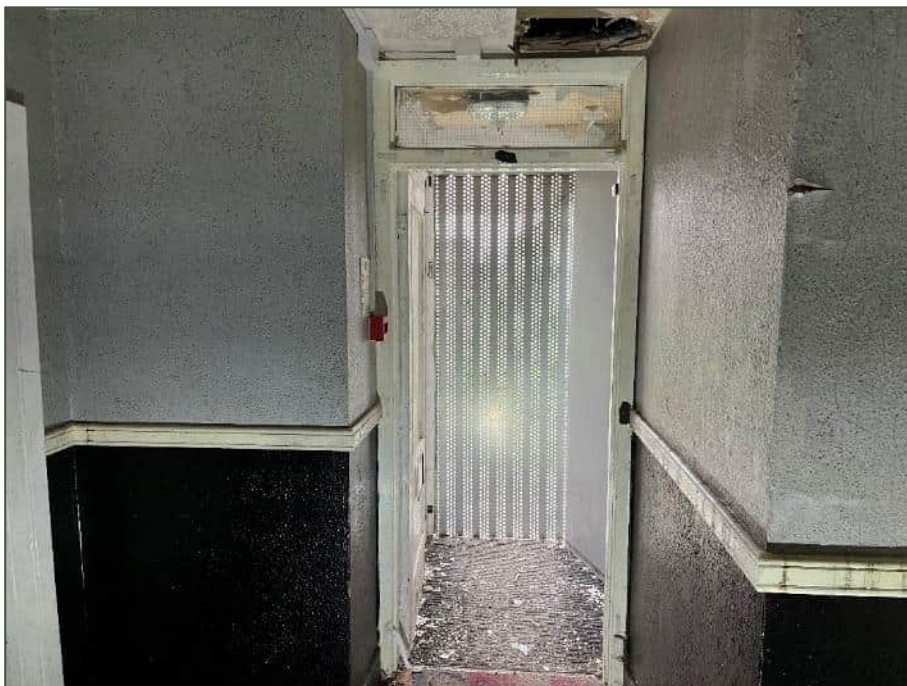


**Photo 15: Games room (G2)**





**Photo 16: Games room (G2)**



**Photo 17: Central lobby (G5)**





**Photo 18: Central lobby (G5)**



**Photo 19: Kitchen (G6)**







**Photo 20: Kitchen (G6)**



**Photo 21: Store (G7)**





**Photo 22: Store (G7)**



**Photo 23: Store / hallway (G7)**





**Photo 24: Office (G8)**



**Photo 25: Office (G8)**





**Photo 26: Eastern Bathrooms (G9)**



**Photo 27: Eastern Bathrooms (G9)**







**Photo 28: Function room (G10)**



**Photo 29: Function room (G10)**





**Photo 30: Function Room (G10)**



**Photo 31: Function room and southern lobby (G10 and G11)**





Photo 32: Function room (G10)

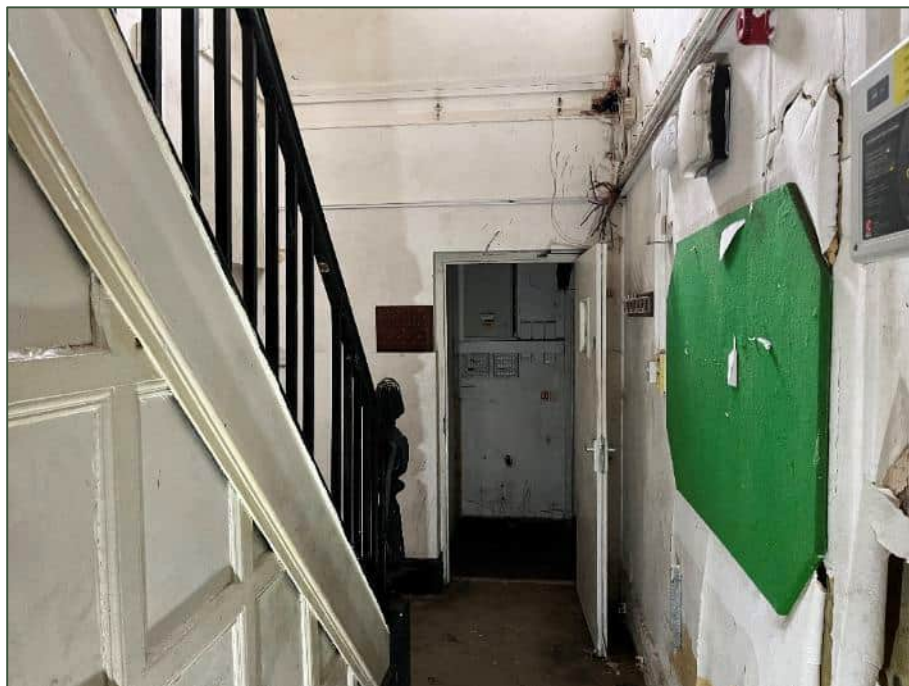


Photo 33: Stairwell (G12)







**Photo 34: Stairwell (G12)**



**Photo 35: Betting shop (G13)**







**Photo 36: Betting shop (G13)**



**Photo 37: Betting shop (G13)**





**Photo 38: Stairwell (F1)**



**Photo 39: Stairwell (F1)**





**Photo 40: Hallway (F2)**



**Photo 41: Living rooms / Bedrooms (F3)**





**Photo 42: Living rooms / Bedrooms (F3)**



**Photo 43: Living rooms/ Bedrooms (F3)**







**Photo 44: Living rooms / Bedrooms (F3)**





Photo 45: Kitchen (F4)





Photo 46: Bathroom (F5)

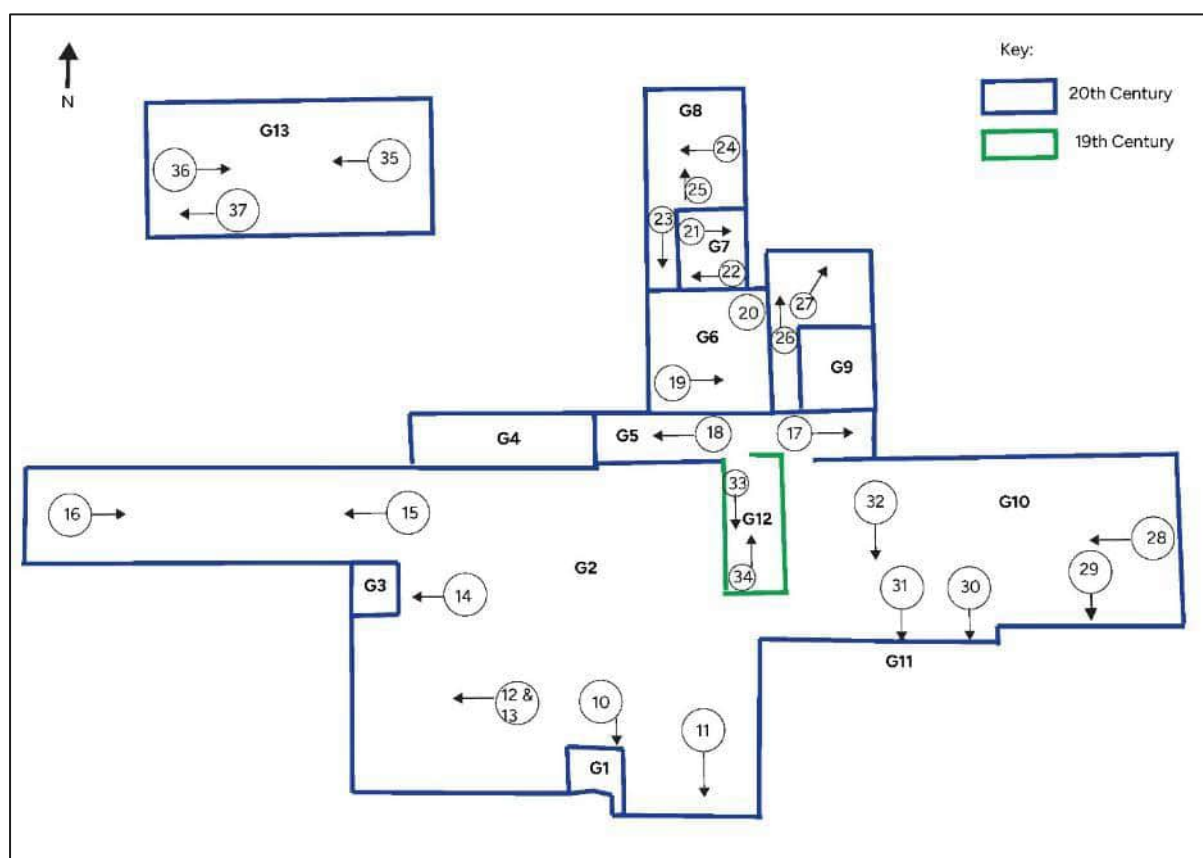


Figure 2: Internal photo locations and phasing plan



## 5.0 Conclusions

This Historic Building Recording (HBR) undertaken at the former Wolf's Castle Public House, Llanishen, Cardiff, has documented a limited surviving historic and architectural interest, with origins as a 19<sup>th</sup> century farmhouse known as Llanishen Fawr. The building has undergone significant alteration and expansion throughout the 20<sup>th</sup> century, particularly following its conversion to a public house in 1956. These changes have included the addition of multiple single-storey and two-storey extensions, internal reconfigurations, and the loss of much of the original historic fabric.

Externally, the core of the original farmhouse remains legible through its two-storey gabled form, rendered elevations, and surviving chimney stacks. However, the architectural coherence of the building has been compromised by later additions, which obscure much of the original structure and contribute to a fragmented and utilitarian appearance. Internally, the building has been heavily modified, with most original features removed or concealed. Only limited elements of historic interest survive, including some timber casement windows, door surrounds, and stair joinery, which are likely to date from the late-19<sup>th</sup> or early-20<sup>th</sup> century.

The surrounding outbuildings and extensions, including the former betting shop, are of no architectural or historic significance, having been constructed or substantially altered in the late-20<sup>th</sup> century. These structures are uniformly utilitarian in character and contribute little to the overall heritage value of the site.

In summary, while the site retains some limited historic interest as a former farmhouse and later public house, the cumulative impact of successive alterations has significantly diminished its architectural and evidential interest. The building does not meet the criteria for statutory designation and is not considered to be of sufficient significance to warrant preservation in situ.

The recording undertaken as part of this HBR provides an appropriate level of mitigation in advance of the proposed redevelopment and ensures that a permanent record of the site's historic development and architectural evolution has been made.





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# **Appendix A    Historic Environment Desk-Based Assessment**

**Wolf's Castle, Llanishen, Cardiff**

**Historic Building Recording: Level 2**

**Powell Dobson Architects Limited**

SLR Project No.: 415.064747.00001

8 December 2025



# Wolf's Castle, Llanishen, Cardiff

## Historic Environment Desk-Based Assessment

**Powell Dobson Architects Limited**

Prepared by:

**SLR Consulting Limited**

Ground Floor Belmont House , Churchill Way, Cardiff,  
CF10 2HE

SLR Project No.: 415.064747.00001

8 December 2025

Revision: 01

## Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
DRAFT	13 June 2025	JE	CD	CD
01	8 December 2025	JE	CD	CD

## Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Powell Dobson Architects Limited (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

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## Executive Summary

SLR Consulting Limited was commissioned by Powell Dobson Architects Limited, on behalf of their client Cardiff Council, to prepare a Historic Environment Desk-Based Assessment (HEDBA) in relation to a proposed development on land at the former Wolf's Castle's Public House, Wolf's Castle Avenue, Llanishen, Cardiff, CF14 5JS (NGR: ST 17434 82263). The proposed development comprises the demolition of the former Wolf's Castle's Public House, and associated structures and buildings, and the construction of an affordable housing development.

This report comments on the evolution of the historic environment both within the Site and in its wider surroundings and identifies known and potential historic assets within the Site, and beyond the Site boundary, which may potentially be affected by the development proposals. Both physical and non-physical (i.e., as a result of change to setting) effects upon the significance of those historic assets have been assessed.

There are no designated historic assets of an archaeological nature, i.e., Scheduled Monuments, within the Site. Therefore, no designated historic assets of an archaeological nature would be directly impacted. The Historic Environment Record (HER) and the National Monuments Record Wales (NMRW) records one non-designated historic asset within the Site, and this comprises the 19<sup>th</sup> century farmhouse, Llanishen Fawr (PRN 02065s & NPRN 19181). The Site is likely to have been agricultural land from at least the post-medieval period, but potentially even earlier, with several phases of development occurring within the Site boundary in the 19<sup>th</sup> and early-20<sup>th</sup> century. The Llanishen Fawr farmhouse became a public house in 1956 and subsequently renamed 'Wolf's Castle' which remained open until 2022.

The former Wolf's Castle's Public House has been nominated to be added to Cardiff Council's Local Heritage List. Nonetheless, the building only has some limited evidential and historical value. This value is limited to the core of the building as a somewhat surviving early 19<sup>th</sup> century farmhouse. However, much of the building has been significantly altered from the mid-20<sup>th</sup> century onwards and has low evidential, historical and aesthetic value. The limited / low value of the building would not prevent its demolition or preclude the subsequent redevelopment of the Site. SLR have also prepared an Historic Building Recording (Level 2) (SLR 2025) to provide a preservation by record to support the planning application.

With regards to archaeological potential, there is not anticipated to be any potential of encountering prehistoric and / or Roman remains within the Site. There is limited potential for there to be early medieval / medieval remains within the Site boundary, and any such remains would likely consist of agricultural boundaries and / or findspots. Such remains would hold limited evidential value through their illustration of medieval land division and agricultural practices, and such remains are likely to have been truncated / removed by later post-medieval and modern disturbances. Therefore, if any early medieval / medieval archaeological remains are present within the Site boundary then they would be of very limited value. Any other post-medieval agricultural remains within the Site boundary would be unlikely to retain sufficient value or significance to be considered historic assets. As such, it is unlikely that any further archaeological work / archaeological mitigation will be required within the Site boundary.

This assessment, undertaken with due regard to the guidance published by Cadw, has concluded that the proposed development would not have any non-physical impact upon the significance of any designated historic asset. The proposed development will not have any effect upon their significance and the ability to appreciate this significance will not be impacted by the proposed development. The proposed development will also not close off any views and will remain unchanged and unaffected.

The proposed development is compliant with Planning Policy Wales (PPW) and policies KP18 and EN9 of the Cardiff Local Development Plan.



## Crynodeb Gweithredol

Comisiynwyd SLR Consulting Limited gan Powell Dobson Architects Limited, ar ran eu cleient Cyngor Caerdydd, i baratoi Asesiad Desg-Amgylchedd Hanesyddol (HEDBA) mewn perthynas â datblygiad arfaethedig ar dir yn nhir tafarn gynt Wolf's Castle, Wolf's Castle Avenue, Llanishen, Caerdydd, CF14 5JS (NGR: ST 17434 82263). Mae'r datblygiad arfaethedig yn cynnwys dymchwel tafarn gynt Wolf's Castle, a'r strwythurau a'r adeiladau cysylltiedig, a chodi datblygiad tai fforddiadwy.

Mae'r adroddiad hwn yn rhoi sylwadau ar esblygiad yr amgylchedd hanesyddol o fewn y Safle ac yn ei amgylchoedd ehangach ac yn nodi asedau hanesyddol hysbys a photensial o fewn y Safle, ac y tu hwnt i ffin y Safle, a allai gael eu heffeithio gan y cynigion datblygu. Aseswyd effeithiau corfforol ac anghorfforol (h.y. o ganlyniad i newid i'r gosodiad) ar arwyddocâd yr asedau hanesyddol hynny.

Nid oes unrhyw asedau hanesyddol dynodedig o natur archeolegol, h.y. Henebion Cofrestredig, o fewn y Safle. Felly, ni fyddai unrhyw asedau hanesyddol dynodedig o natur archeolegol yn cael eu heffeithio'n uniongyrchol. Mae'r Cofnod Amgylchedd Hanesyddol (HER) a Chofnod Henebion Cenedlaethol Cymru (NMRW) yn cofnodi un ased hanesyddol nad yw'n cael ei ddynodi o fewn y Safle, sef y fferm o'r 19eg ganrif, Llanishen Fawr (PRN 02065s & NPRN 19181). Mae'n debygol bod y Safle wedi bod yn dir amaethyddol ers o leiaf y cyfnod ôl-ganoloesol, ond o bosibl yn gynharach, gyda sawl cyfnod o ddatblygiad yn digwydd o fewn ffin y Safle yn y 19eg ganrif a dechrau'r 20fed ganrif. Daeth ffermdy Llanishen Fawr yn dafarn yn 1956 ac fe'i hailenwyd wedyn yn 'Wolf's Castle', a fu ar agor tan 2022.

Enwebwyd tafarn gynt Wolf's Castle i'w hychwanegu at Restr Treftadaeth Leol Cyngor Caerdydd. Serch hynny, dim ond rhywfaint o werth tystiolaethol a hanesyddol sydd gan yr adeilad. Mae'r gwerth hwn yn gyfyngedig i ganol yr adeilad fel ffermdy o ddechrau'r 19eg ganrif sy'n goroesi i ryw raddau. Fodd bynnag, mae llawer o'r adeilad wedi'i addasu'n sylweddol o ganol yr 20fed ganrif ymlaen ac mae ganddo werth tystiolaethol, hanesyddol ac esthetig isel. Ni fyddai'r gwerth cyfyngedig / isel yn atal ei ddymchwel nac yn rhwystro ailddatblygu'r Safle yn dilyn hynny. Mae SLR hefyd wedi paratoi Cofnodi Adeilad Hanesyddol (Lefel 2) (SLR 2025) i ddarparu cadwraeth drwy gofnodi i gefnogi'r cais cynllunio.

O ran potensial archeolegol, nid oes disgwyl unrhyw botensial i ddod o hyd i weddillion cynhanesyddol a/neu Rufeinig o fewn y Safle. Mae potensial cyfyngedig i fodolaeth gweddillion cynnar ganoloesol/canol Oesoedd o fewn ffin y Safle, a byddai unrhyw weddillion o'r fath yn debygol o fod yn ffiniau amaethyddol a/neu'n ddarganfyddiadau unigol. Byddai gweddillion o'r fath yn dal rhywfaint o werth tystiolaethol cyfyngedig drwy eu hesiampl o rannu tir canoloesol a dulliau amaethyddol, ac mae'n debygol bod gweddillion o'r fath wedi'u torri'n ôl neu'u tynnu gan aflonyddwch ôl-ganoloesol ac aflonyddu modern. Felly, pe bai unrhyw waddillion archeolegol cynnar canoloesol/canol Oesoedd yn bresennol o fewn ffin y Safle, ni fyddent ond â gwerth cyfyngedig iawn. Ni fyddai unrhyw weddillion amaethyddol ôl-ganoloesol eraill o fewn ffin y Safle yn debygol o gadw digon o werth neu arwyddocâd i'w hystyried yn asedau hanesyddol. Felly, mae'n annhebygol y bydd angen unrhyw waith archeolegol pellach / lliniaru archeolegol o fewn ffin y Safle.

Mae'r asesiad hwn, a gynhaliwyd gyda pharch at y canllawiau a gyhoeddwyd gan Cadw, wedi dod i'r casgliad na fyddai'r datblygiad arfaethedig yn cael unrhyw effaith anghorfforol ar arwyddocâd unrhyw ased hanesyddol dynodedig. Ni fydd y datblygiad arfaethedig yn cael unrhyw effaith ar eu harwyddocâd ac ni fydd y gallu i werthfawrogi'r arwyddocâd hwn yn cael ei effeithio gan y datblygiad. Ni fydd y datblygiad arfaethedig ychwaith yn cau unrhyw olygfeydd ac ni chânt eu hesgeuluso na'u newid.

Mae'r datblygiad arfaethedig yn cydymffurfio â Pholisi Cynllunio Cymru (PPW) a pholisïau KP18 ac EN9 o Gynllun Datblygu Lleol Caerdydd.



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**Appendix F      Written Scheme of Investigation**



## Acronyms & Abbreviations

AOD	Above Ordnance Datum
BGS	British Geological Survey
ClfA	Chartered Institute for Archaeologists
DSM	Digital Surface Model
DTM	Digital Terrian Model
FAME	Federation of Archaeological Managers and Employers
ha	Hectares
HEDBA	Historic Environment Desk-Based Assessment
Heneb	The Trust for Welsh Archaeology
HER	Historic Environment Record
ISO	International Organization for Standardisation
LIDAR	Light Detection and Ranging
LDP	Local Development Plan
MCIfA	Full Member of the Chartered Institute for Archaeologists
NGR	National Grid Reference
NMRW	National Monuments Record Wales
PPW	Planning Policy Wales
RVT	Relief Visualisation Toolbox
RCAHMW	Royal Commission on the Ancient and Historical Monuments of Wales
SLRM	Simple Local Relief Model
SVF	Sky View Factor
TAN	Technical Advice Note
WSI	Written Scheme of Investigation



## 1.0 Introduction

In May 2025, SLR Consulting Limited (SLR) was commissioned by Powell Dobson Architects Limited (the Client), on behalf of their client Cardiff Council, to prepare a Historic Environment Desk-Based Assessment (HEDBA) in relation to a proposed development on land at the former Wolf's Castle's Public House, Wolf's Castle Avenue, Llanishen, Cardiff, CF14 5JS (NGR: ST 17434 82263) (hereafter 'the Site') (**Figure 1**).

### 1.1 Site Description

The Site is located in the Llanishen area of the city of Cardiff, located c. 6km north of the city centre. The Site measures c. 0.68 hectares (ha) in size and comprises of the former, and unoccupied, Wolf's Castle's Public House, associated structures and buildings, car park, garden area, and grassed areas to the south of Templeton Avenue. The Site is located within a predominantly post-war residential area that is suburban in character comprising two-storey eaves-fronted terraced and semi-detached housing, on relatively large plots, and with a consistent set back. The post-war character of the housing in the area is reasonably uniform, with some more contemporary infill schemes.

### 1.2 Proposed Development

The proposed development comprises the demolition of the former Wolf's Castle's Public House, and associated structures and buildings, and the construction 25 dwellings. The dwellings will all comprise affordable housing, ranging from one-bedroom apartments to four-bedroom houses, consisting of 13 houses and a 12-unit apartment block, with four of the apartments being fully wheelchair-accessible. The proposed development will also comprise associated landscaping, highways, and drainage infrastructure.

### 1.3 Scope of Report

This report presents the results of a HEDBA prepared in respect to historic assets of an archaeological and built heritage nature. It identifies known and anticipated historic assets within the Site, and its vicinity, and provides a level of assessment sufficient to allow a full understanding of the impact of the proposals upon the significance of known or potential historic assets, in accordance with the Planning Policy Wales (PPW) (2024), Paragraph 6.1.26 and Technical Advice Note (TAN) 24 (2017), Paragraphs 4.7 and 4.8. The potential effects of development are discussed in accordance with terminology of PPW and TAN 24.

This HEDBA has been guided by a Written Scheme of Investigation (WSI) which was submitted to Rob Dunning, Stewardship Officer, Heneb: Glamorgan-Gwent for review, comment, and approval prior to the assessment being undertaken. The WSI was approved by Heneb in June 2025 and is included in **Appendix F**.

### 1.4 Standards

The assessment has been undertaken in accordance with all relevant statute, policy, and guidance, including PPW (2021), TAN 24 (2017), the Chartered Institute for Archaeology (CIfA) *Standard and guidance for historic environment desk-based assessment* (2020), Cadw's *Conservation Principles for the Sustainable Management of the Historic Environment in Wales* (2011), and *Setting of Historic Assets in Wales* (2017).

The assessment has been undertaken, and the project managed, by James Evans, MCIfA, Associate Consultant – Archaeology and Heritage, SLR. The assessment has been technically reviewed by Charlotte Dawson, MCIfA, Principal Consultant – Archaeology and Heritage, SLR.



SLR is a member of the Federation of Archaeological Managers and Employers (FAME). SLR is ISO 9001 certified and operates a quality management system to help ensure all projects are managed in a professional and transparent manner.





## 2.0 Methodology

Terminology to be referenced with due regard to PPW (2021) and TAN 24 (2017) and the policy background against which this assessment has been prepared are presented within **Appendix A** and **Appendix B** of this report.

### 2.1 Baseline Procurement

#### 2.1.1 Study Area

For the purposes of baseline data collection, a 1km study area was utilised for both non-designated and designated historic assets. This study area is considered appropriate to determine the archaeological potential and procure any potential setting impacts that may occur as a result of the proposed development.

#### 2.1.2 Sources

The following sources have been consulted:

- Cof Cymru – Cadw website, for depictions and associated record descriptions of designated historic assets in Wales;
- the Heneb – The Trust for Welsh Archaeology: Glamorgan-Gwent Region Historic Environment Record (HER), for historic assets and events data;
- the National Monuments Record Wales (NMRW), held by the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW), for any additional data about historic assets;
- the Data Map Wales website's library of open access LiDAR data (DSM and DTM);
- historic cartographic sources, including tithe mapping and Ordnance Survey mapping editions;
- the Welsh Government Aerial Photographs Officer for available aerial photographs;
- other online resources, including: the British Geological Survey (BGS); the Cranfield University Soilscales viewer; and the National Library of Scotland's online mapping database;
- the Cardiff Council online planning application portal, for relevant documentation submitted in relation to proximate applications;
- Glamorgan Archives online catalogue for any relevant material; and
- grey literature relating to excavations within, and within proximity to, the Site.

#### 2.1.3 HER & NMRW Data

A proportionate level of HER and NMRW data, sufficient to inform the assessment of archaeological potential, significance and potential impact presented in this report, was obtained. The HER and NMRW data were reconciled and analysed within the context of the objectives of the present assessment.

While all the HER and NMRW data received has been reviewed and considered (all data is included in **Appendix C**), not all records (sites and events) are discussed further within this report, only those that are of relevance to the determination of potential, significance, and potential impact.



The HER (prefixed 'PRN') and NMRW (prefixed 'NPRN') data contained many duplicate asset entries, largely for Listed Buildings. These have been referenced using their Cadw reference number rather than their HER and / or NMRW number within this report.

## 2.1.4 Archives

Glamorgan Archives were visited on Wednesday 28<sup>th</sup> May 2025 to view relevant historic documentation associated with the Site. The documents viewed are listed in the bibliography at the back of this report.

## 2.1.5 LiDAR Data

Available LiDAR data, provided by DataMapWales, the Welsh Government's open access database website,<sup>1</sup> was reviewed for this assessment. In this instance, the best data available was 1m digital terrain model (DTM) and digital surface model (DSM) LiDAR data captured between 2020 and 2023. The data was acquired in ASCII raster format and was processed for better visual representations of the topography in both ArcMap 10.5.1 and Relief Visualization Toolbox (RVT).

The output images from the RVT software were then imported into ArcMap 10.5.1 where further settings manipulation was undertaken to enhance the visualization for archaeological feature detection. The visualised LiDAR data shown in **Plate 1** comprises a simplified local relief model (SLRM) underlying a sky-view factors (SVF) model. As illustrated, the LiDAR data only displays disturbances associated with the buildings and associated features of the former Wolf's Castle's Public House. No archaeological anomalies are detectable within the data and is not considered further in this report.

**Plate 1: LiDAR Data: 1m DTM SLRM & SVF Model**



## 2.1.6 Site Visit

A Site visit was undertaken on Wednesday 28<sup>th</sup> May 2025 to assess the Site within its wider landscape context, and undertake the field inspection aspect of the settings assessment, with photographs taken (see **Appendix D**).

<sup>1</sup> <https://datamap.gov.wales/> [accessed June 2025].



## 3.0 Archaeological & Historic Background

### 3.1 Designated Historic Assets

There are no designated historic assets of an archaeological nature located within the Site or the study area.

### 3.2 Topography & Geology

The Site is predominantly flat measuring c. 55m Above Ordnance Datum (AOD). The bedrock underlying the Site comprises conglomerate and interbedded sandstone belonging to the Llanishen Conglomerate Formation (Devonian period). The British Geological Survey (BGS) also records superficial deposits within the Site comprising Till (Devensian period).<sup>2</sup> The BGS hold no borehole records within the Site boundary. The soils within the Site are slightly acidic, loamy, and clayey with impeded drainage. Historically, such soils would be conducive for autumn sown crops and grassland.<sup>3</sup>

### 3.3 Previous Archaeological Investigations

No intrusive archaeological investigations have taken place within the Site, and only one has been recorded within the study area. This comprised an archaeological watching brief / monitoring c. 310m south-east of the Site (**Figure 2, PRN E005737**) in 2006 during water mains refurbishment. During the watching brief / monitoring three sections of sandstone walling were recorded. These sections were on an east-west alignment, and they were believed to have been the abutments of the old post-medieval bridge across Llanishen Brook (**Figure 2, PRN 11429g**). No other archaeological finds or features were recorded during the watching brief / monitoring (Border Archaeology 2006).

### 3.4 Prehistoric (c. 450,000 BCE – 74 CE)

No prehistoric remains have been recorded within the Site or the study area.

In Wales, the Palaeolithic (c. 450,000 BCE – 10,000 BCE) and Mesolithic (c. 10,000 BCE – 4,000 BCE) periods covered a long period of time, which included the first record of early Neanderthals and the first appearance of anatomically modern humans. During these periods the human presence was influenced by the glacial-interglacial cycle and the accompanying climatic and environmental changes (Walker 2010). Although there are some Palaeolithic archaeological sites in the Cardiff area, such sites are relatively rare which could be due to the last icesheets eroding away all man-made remains in their path. Archaeological remains from the Mesolithic period are typically difficult to identify in the archaeological record because they were a hunter-gatherer society with no permanent settlements; evidence from this period are usually the flint tools left behind, or scatters of flint flakes. There are no known Palaeolithic or Mesolithic sites / artefacts recorded within the study area.

The Neolithic period (c. 4,000 BCE – 2,400 BCE) marked a transition from a hunter-gatherer society to more settled farming communities, which had a dramatic impact upon the landscape of Wales (Burrow 2010). The Neolithic period saw the establishment of formalised landholdings and divisions as well as the introduction of monuments within the landscape. These monuments consisted of large ceremonial, religious and burial monuments (Aston 1985, 23). There are no Neolithic sites / artefacts recorded within the study area.

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<sup>2</sup> <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> [accessed June 2025].

<sup>3</sup> <https://www.landis.org.uk/soilscapes/> [accessed June 2025].



Much of the evidence from the Bronze Age (c. 2,400 BCE – 700 BCE) can be seen in the large number of funerary monuments found on high ground, and these make up a large number of prehistoric monuments that are recorded on the HER in Wales. However, there are no Bronze Age sites / artefacts recorded within the study area.

The Iron Age (c. 700 BCE – 60 CE) in the Cardiff area, as in much of Wales, was characterised by the construction of hillforts, which offered both defensive and symbolic power, i.e., Caerau Hillfort. However, as with Bronze Age activity, there is no evidence of any Iron Age activity within the study area.

### 3.5 Roman (60 CE – 410 CE)

No Roman remains have been recorded within the Site.

Cardiff, located on the margins of the fertile and populous Vale of Glamorgan, was likely incorporated into the province of Britannia by c. 60 CE, where a campaign base was succeeded by a fort (Arnold & Davies, 11). It is likely that a series of forts occupied the same site as the current Cardiff Castle since the late 50s CE until the late fourth century, c. 5.5km south of the Site. The location of the fort would have been important as it was situated close to a strategic crossing point of the River Taff.

Roman military installations, such as the fort at Cardiff Castle, would have been linked by a network of Roman roads. A Roman road is believed to have existed c. 885m west of the Site (**Figure 2, RR621-20**), running along the modern-day Thornhill Road (A469). The Roman road numbering system ('RR') was developed by the historian Ivan Margary. The RR621-20 road run between the fort at Castell Collen (near Llandrindod Wells), through Bannau Brycheiniog to the fort at Gelligaer (Caerphilly), and then south to Cardiff (Margary 1967, 317).

The only known Roman artefacts recorded within the study area consist of sherds from a cremation urn(s). The sherds were discovered in 1883 during the excavation of foundations for a conservatory c. 470m south-west of the Site (**Figure 2, PRN 00606s**). The sherds were dated to the Roman period and were recorded as being discovered embedded in loose stones c. 0.6m below ground surface level. No further details about the urn(s) or their identification is noted in the HER. Under Roman law burials were not to take place within settlements, and many cemeteries from the Roman world are located at the sides of roads. The location of RR621-20 in proximity to the cremation urn(s) could indicate a roadside cemetery in the area.

The limited Roman evidence in immediate proximity to the Site suggests that it was located beyond any Roman settlement. Instead, it is likely that the Site existed within the agricultural hinterland or within undeveloped / marginal waste land during the Roman period.

### 3.6 Early Medieval (410 – 1086)

No early medieval remains have been recorded within the Site or study area.

Following the Roman withdrawal from Britain in the early fifth century there is very little known about Cardiff's history in the early medieval period. There have been suggestions over the decades that there may have been a Scandinavian presence in the area, but there has been no archaeological evidence to suggest occupation from this period (Soulsby 1983, 95).

The lack of evidence of early medieval activity within Cardiff, along with the location of the Site being far removed from the centre of Cardiff, indicates that the Site continued to either exist within agricultural hinterland or within undeveloped / marginal waste land through the early medieval period.

### 3.7 Medieval (1086 – 1539)

No medieval remains have been recorded within the Site.





In Wales by the 11<sup>th</sup> century there were four main kingdoms comprising Gwynedd in the north, Powys in the centre, Deheubarth in the south-west and Morgannwg (Glamorgan) in the south-east (Carr 1995, 27). The history of medieval Cardiff begins with William the Conqueror's expedition in 1081 through South Wales to St. David's, where on his return, he appears to have ordered an earthen motte to be erected within the former Roman fort and established a mint. From 1093 the castle was the headquarters of the Marcher Lordship of Glamorgan, whose successors controlled the town up until the 19<sup>th</sup> century (Newman 1995, 181).

There is documentary evidence of Llanishen in the 12<sup>th</sup> century. It appears that the settlement would have been focussed on the Church of St. Isan (**Figure 2, 13726**) located c. 400m south-east of the Site. The name 'Llanishen' also derives from Isan, an early Christian Welsh saint – 'Llan' means *church* or *enclosure* in Welsh and 'ishen' is derived from the name St. Isan. The property at Llanishen included a church, churchyard, and a grange (**Figure 2, PRN 00607s, 00745s, 03743s, 03781s & NPRN 19182**). There is limited evidence to indicate that the small medieval settlement at Llanishen expanded far beyond the Church of St. Isan. The medieval grange would have comprised the normal range of farm buildings. Apart from the farmhouse and church / chapel there would have been one or more larger barns for storage and there was often a dovecote (Aston 2000, 129). The Site would have existed beyond the medieval settlement and grange; however, it may have been located within the agricultural hinterland associated with the grange through the medieval period.

### 3.8 Post-Medieval (1539 – 1900) & Modern (1900 – present)

The HER and NMRW records one post-medieval asset within the Site. This asset comprises Llanishen Fawr, the former post-medieval farmhouse that predates the Wolf's Castle's Public House (**Figure 2, PRN 02065s & NPRN 19181**). The history and development of Llanishen Fawr and the Site will be outlined below.

Through various Acts of Parliament, between 1750 and 1850, much of the agricultural land in Wales and England was enclosed through Inclosure Acts (Hoskins 1981, 185). The Site is depicted on the *Map of the Parish of Lanishan* (**Plate 1**), dated to c. 1800, which shows it located within an enclosed agriculture landscape. The Site and much of the surrounding area would have been owned by the Lewis family at this time (Cardiff Council 2023, 1). The Lewis family were a landed family from Glamorgan who could trace their ancestry back to the 16<sup>th</sup> century. The 1800 map shows an L-shaped building within the Site boundary, with further buildings to the north, west, and south of the Site. No documents to accompany the map were available at Glamorgan Archives to provide further details on the individual parcels of land.

An early Ordnance Survey drawing of Llanishen and the surrounding area was published in 1811 (**Plate 2**), and although not providing much detail of the Site, it does indicate that the arrangement of buildings had changed. The map appears to suggest that several of the outlying buildings shown in the earlier map had been removed by 1811. The map also labels one of the buildings as 'Llanishen House'. It is believed that Llanishen House was located within the Site boundary, or in proximity to it, which was the family home of the Lewis family, but had fallen into decay by 1834 and was sold to the Marquess of Bute in 1835 (Cardiff Council 2023, 1).

The Site is illustrated in more detail in the 1846 *Plan of the Parish of Llanishen* tithe map (**Plate 3**). The Site is illustrated as occupying plot 311 on the tithe map which is described as a 'homestead' owned by the Marquess of Bute and tenanted by Samuel Wide. The building is also now labelled as 'Llanishen House Farm'. Plot 311 includes a square planned farmhouse, which is situated within the Site boundary. With the decay and dereliction of the former Llanishen House it is likely that this farmhouse is its replacement. The map also shows outbuildings and a farmyard to the north of the Site, and orchards to the north-east, south, and west. The farm was accessed from Heol Hir to the east and a stream running north-south was to the west.



Plate 2: Map of the Parish of Lanishan (c. 1800)

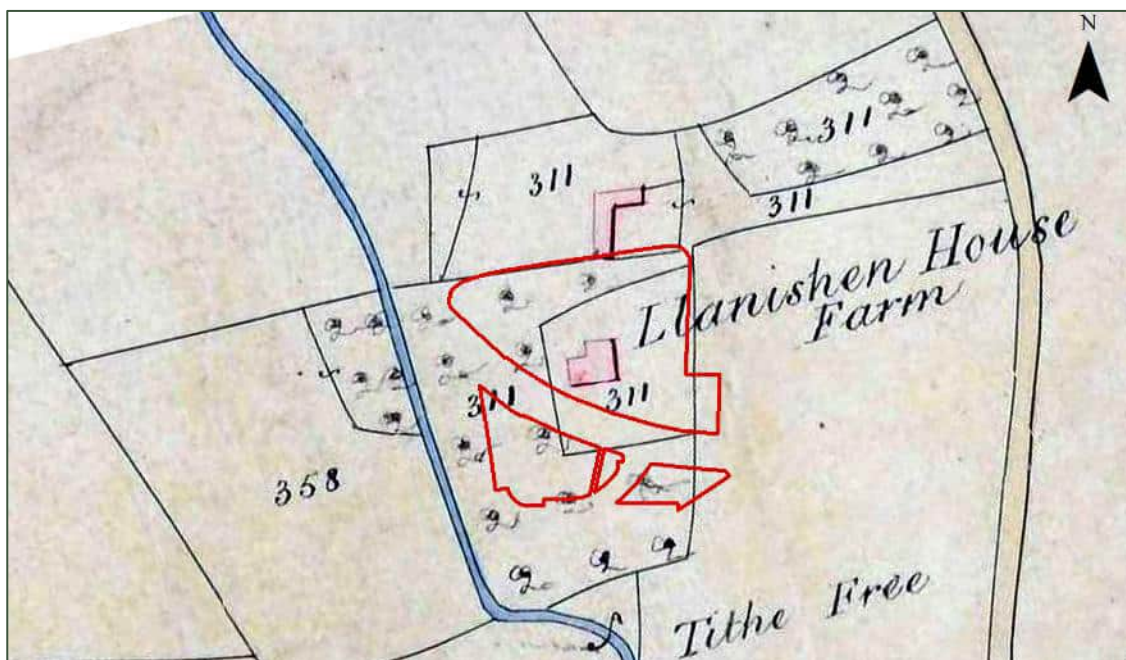


Plate 3: Ordnance Survey Drawing: Newport 21 (1811)



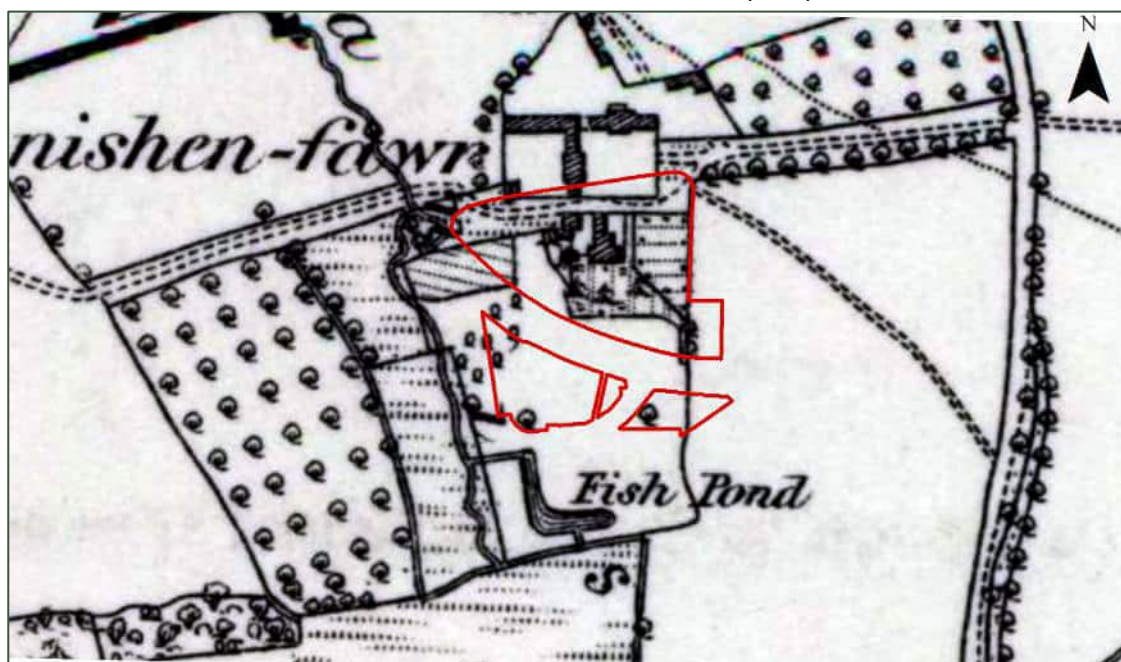


Plate 4: Plan of the Parish of Llanishen Tithe Map (1846)



The 1885 Ordnance Survey map (**Plate 4**) labels the farm as 'Llanishen Fawr'. The word 'fawr' means *great* or *large* in Welsh and is a common word used in placenames. It is often used to differentiate between farms, with the word 'bach' or 'fach' also used, which means *small* or *little* in Welsh. The 1885 map illustrates several changes within the Site boundary and the farm itself. The farmhouse is set within a small courtyard of buildings, with formal gardens to the south and east. To the north the farmyard and outbuildings have expanded, the western stream now feeds a large fishpond to the south, and enlarged orchards can also be seen to the west, beyond the meadows which line the watercourse.

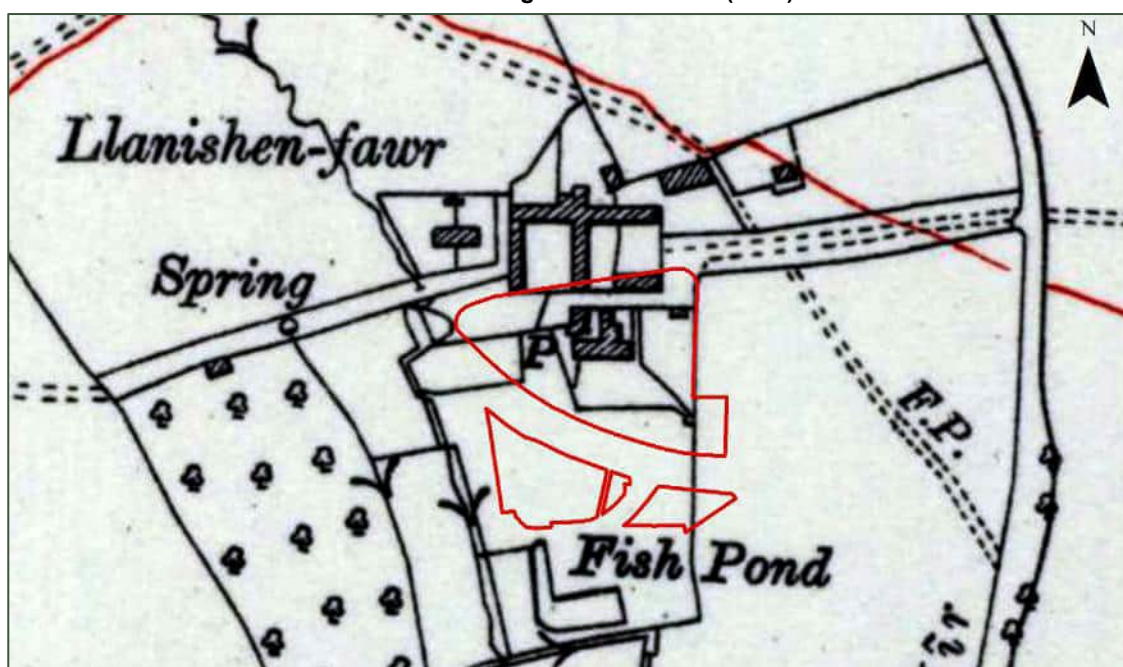
Plate 5: Monmouthshire Sheet XXXII (1885)



Several documents held at Glamorgan Archives detail protracted communications and negotiations between the Cardiff Corporation (now Cardiff Council), Glamorgan County Council, and the agents of the Bute Estate between 1910 and 1913 regarding the sale of Llanishen Fawr.<sup>4</sup> It appears that the land sale was completed in 1913 and that Glamorgan County Council wanted to construct several cottages within the land holdings of Llanishen Fawr alongside alterations to the existing buildings at Llanishen Fawr.<sup>5</sup>

The 1922 Ordnance Survey map (**Plate 5**) illustrates that the Llanishen Fawr farmhouse has been extended to the west. The map also shows that cottages have been constructed to the north-east and north-west, and there have been extensions to the outbuildings to the north of the Site. These developments appear to correlate with the 1913 proposed development plans for Llanishen Fawr.

**Plate 6: Glamorgan Sheet XXXVII (1922)**



The 1947 Ordnance Survey map (**Plate 6**) shows little change within the Site; however, it does show it in greater detail. The map illustrates the development and extensions to the farmhouse over the decades since its likely construction in the early 19<sup>th</sup> century, and it also demonstrates the development of the outbuildings and farmyard to the north of the Site. The 1947 map still shows the fishpond is present but many of the orchards appear to have been lost by this date. An aerial photograph from 1950 (**Plate 7**) also illustrates the Site as it appears in the late 1940s Ordnance Survey mapping.

Documents from the Glamorgan Archives include correspondence between Glamorgan County Council and the Cardiff Corporation in 1950 about the future of some of Llanishen Fawr's land and the construction of a housing estate. The initial plans for the housing estate exclude the farmhouse itself and some land immediately surrounding it.<sup>6</sup>

<sup>4</sup> *Mill Farm and Llanishen Fawr, Llanishen. General correspondence, Nov 1910-Nov 1913.* Glamorgan Archive Reference No.: GD/LA/3/18.

<sup>5</sup> *5 Cottages & Alterations to Mill Farm Bldgs, Mill Farm & Llanishen Fawr, Llanishen, 1913.* Glamorgan Archive Reference No.: RDC/S/2/1913/32.

<sup>6</sup> *Mill Farm and Llanishen Fawr, Llanishen. General correspondence, Oct 1948-Apr 1951.* Glamorgan Archive Reference No.: GD/LA/3/20.





Plate 7: Glamorgan Sheet XXXVII.SW (1947)

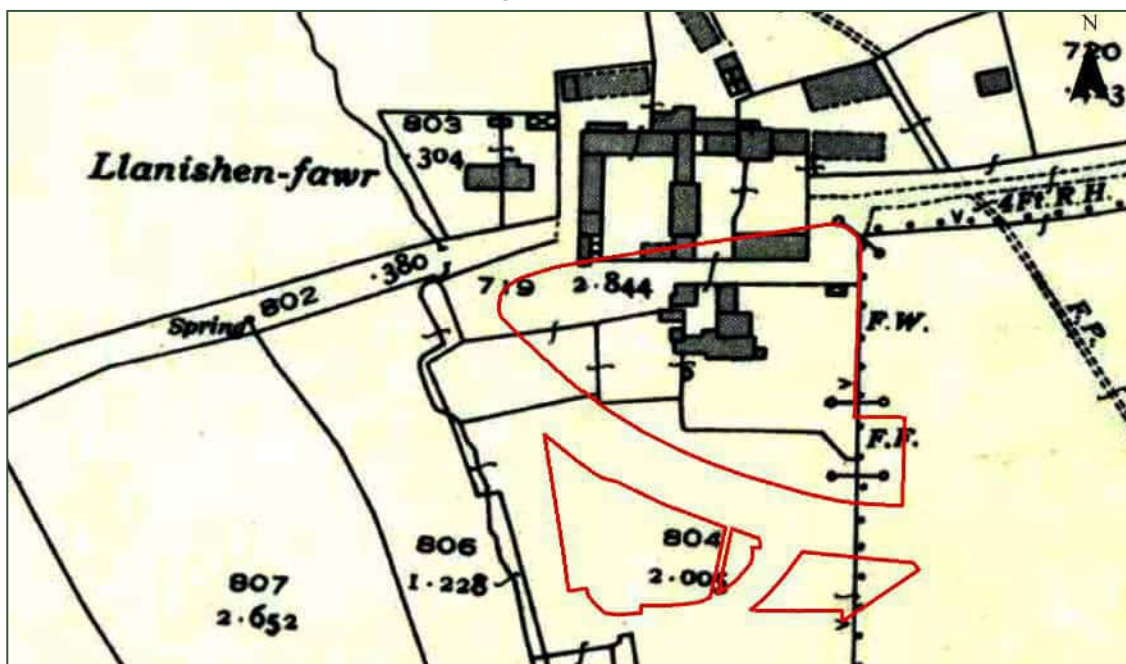
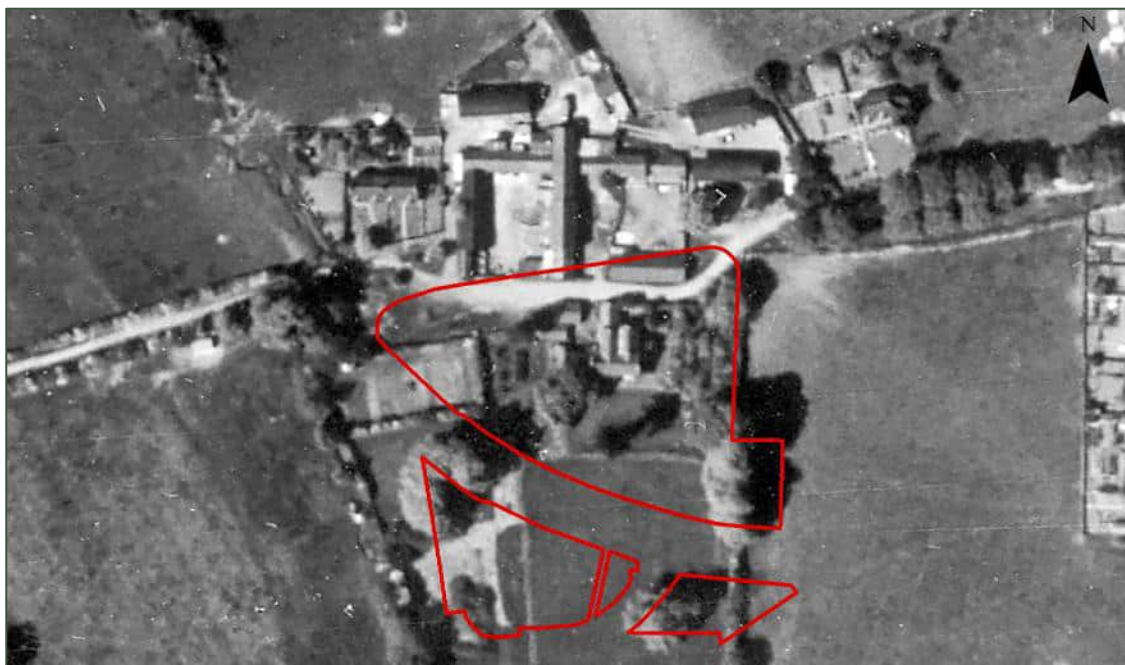


Plate 8: RAF Aerial Photograph (1950)



The construction of the housing estate surrounding the Site appears to have begun in the mid / late-1950s, as demonstrated by an aerial photograph from 1958 (**Plate 8**) and an Ordnance Survey map from 1960 (**Plate 9**). The 1960 map appears to indicate that Llanishen Fawr was still an active farm; however, the 1958 aerial photograph indicates that it was now a public house, as demonstrated by presence of a car park. Furthermore, a document from Glamorgan

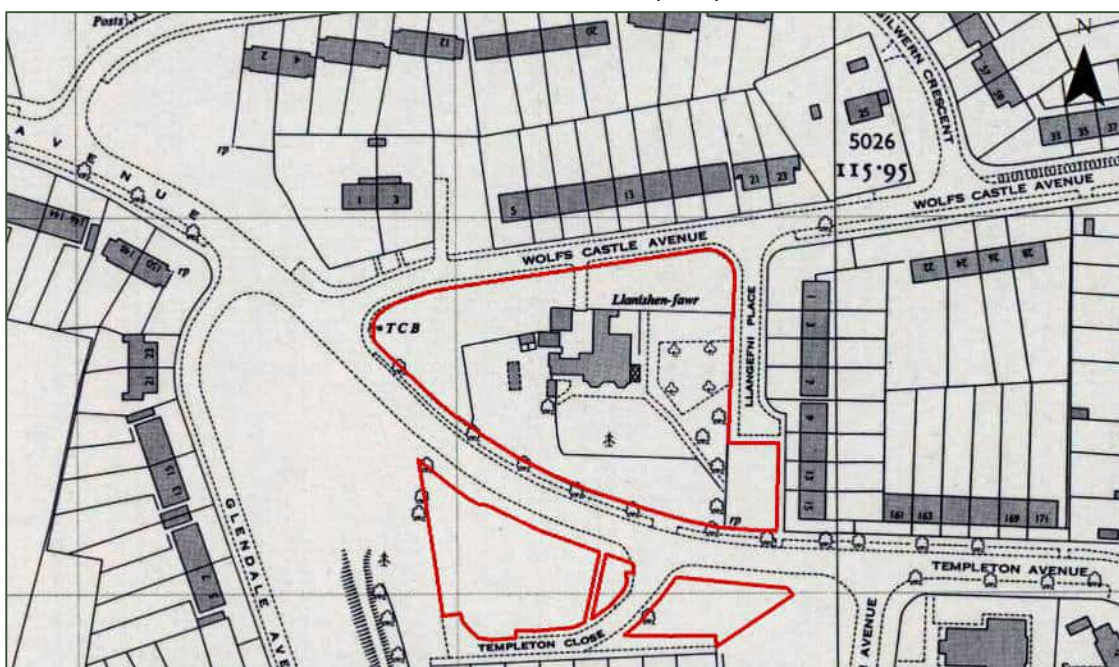


Archives suggests that Llanishen Fawr became a licensed public house and changed its name to 'Wolf's Castle Hotel' in 1956.<sup>7</sup>

**Plate 9: Aerial Photograph (1958)**



**Plate 10: ST1782 – A (1960)**



The change of use from a farmstead to a public house in 1956 brought about several changes within the Site boundary. Several outbuildings to the south, west, and north-west of the former farmhouse were demolished, an extension was constructed to the west, and the grounds surrounding the former farmhouse were turned into gardens and a car park. Two buildings to

<sup>7</sup> *Wolfs Castle Hotel (Llanishen House), 1956*. Glamorgan Archive Reference No.: DCONC/6/157a-d.





the north-west of the former farmhouse were retained as part of the public house – the smaller building used as a garage / storage building and the larger building used as a betting shop.

Aerial photographs from the latter half of the 20<sup>th</sup> century (**Plate 10 & Plate 11**) show limited changes within the Site boundary and reflect externally how the Site appears in the present day.

**Plate 11: Aerial Photograph (1966)**



**Plate 12: Aerial Photograph (1991)**



## 4.0 Archaeology: Significance & Potential Impact

This section discusses the significance of the known and potential archaeological remains identified within the Site.

### 4.1 Previous On-Site Activity

The Site was predominantly agricultural land from at least the post-medieval period, but potentially even earlier. The agricultural history of the Site suggests that it is likely to have been the subject to varying degrees of ploughing, either through drainage schemes, or the establishment of improved pasture. Such activity is likely to have had a limited impact upon any potential buried remains of significance or value.

There have been several phases of development within the Site boundary, from the development of 'Llanishen House Farm / Llanishen Fawr' in the early 19<sup>th</sup> century, the later redevelopment and extensions of the farmstead in the early-20<sup>th</sup> century, to the redevelopment and change of use of the Site from a farmstead into a public house in the mid-20<sup>th</sup> century. These alterations and developments have included the demolition of structures and the construction of new structures and infrastructure. Such developments are likely to have had a significant impact upon any potential buried remains of significance or value.

### 4.2 Significance

Based on an assessment of the Site's topographical and geological profile, HER and NMRW data, LiDAR data, historical mapping, historical aerial photography, documentary research, and a consideration of past impacts within the Site boundary, the following potential is predicted.

#### 4.2.1 Prehistoric

There are no recorded prehistoric remains recorded within the Site and no evidence in the study area. The limited evidence in the study area and subsequent levels of modern disturbance indicates that no prehistoric potential is anticipated.

#### 4.2.2 Roman

There are no recorded Roman remains recorded within the Site and the only limited remains within the study area. The limited evidence in the study area and subsequent levels of modern disturbance indicates that no Roman potential is anticipated.

#### 4.2.3 Early Medieval & Medieval

There are no recorded early medieval or medieval remains within the Site. It is possible that the Site belonged to the agricultural hinterland throughout the early medieval and medieval periods. If any remains were present within the Site, they would likely relate to below ground remains of agricultural boundaries and / or findspots and hold limited evidential value through their illustration of medieval land division and agricultural practices.

However, such features are likely to have been truncated / removed by later post-medieval agricultural practices and the modern development of the Site as a public house. As such, if present, any archaeological remains would be of very limited value.

#### 4.2.4 Post-Medieval & Modern

The HER and NMRW records one post-medieval asset within the Site. This asset comprises the post-medieval farmhouse of Llanishen Fawr (**PRN 02065s** & **NPRN 19181**). This assessment has established that the farmhouse likely dates to the early 19<sup>th</sup> century, which was subsequently altered and extended in the early 20<sup>th</sup> century, before being converted into



the Wolf's Castle Public House in the mid-20<sup>th</sup> century. The former Wolf's Castle Public House is not locally listed; however, it has been nominated to be added to the Local Heritage List.<sup>8</sup> The public house closed in 2022 and has been subjected to damage and vandalism over the last few years.

The building has some limited evidential and historical value. This value is limited to the core of the building as a somewhat surviving early 19<sup>th</sup> century farmhouse. However, much of the building has been significantly altered from the mid-20<sup>th</sup> century onwards and has low evidential, historical and aesthetic value. The limited / low value of the building would not prevent its demolition or preclude the subsequent redevelopment of the Site.

Any other post-medieval agricultural remains within the Site boundary would be unlikely to retain sufficient significance or values to be considered historic assets.

### 4.3 Development Effects & Further Work

The proposed development comprises the demolition of the former Wolf's Castle's Public House, and associated structures and buildings, and the construction of an affordable residential scheme. Therefore, the proposed development will have a direct impact upon the non-designated former Llanishen Fawr farmhouse / Wolf's Castle Public House. However, given the limited / low value of the non-designated historic asset, and in considering previous comments from Cardiff Council (Cardiff Council 2023), preservation by record would be acceptable for an application for demolition and redevelopment.

SLR have also prepared an Historic Building Recording (Level 2) (SLR 2025) to record the building and provide a preservation by record to support the planning application.

No prehistoric and or Roman remains are anticipated to be present within the Site boundary. There is a limited potential for early medieval / medieval agricultural remains and / or findspots to be present within the Site boundary; however, if present, they are likely to be significantly disturbed such that development effects would be insignificant and minimal, effecting residual and truncated remains only. Any post-medieval agricultural remains present within the Site boundary would not comprise historic assets.

Given the above, and the limited potential for any archaeological remains / historic assets of significance or value, it is unlikely that any further archaeological work / archaeological mitigation will be required within the Site boundary.

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<sup>8</sup> <https://www.cardiffldp.co.uk/2024/02/wolfs-castle/> [accessed June 2025].





## 5.0 Settings Assessment

### 5.1 Introduction

This assesses the potential impact of the proposed development on the significance of designated historic assets through a change to their setting. All designated historic assets deemed to be potentially susceptible in the wider landscape of the Site (**Figure 2**) were considered in accordance with Cadw's *Setting of Historic Assets in Wales* (2017).

### 5.2 Scoping

Stage 1 of the Cadw guidance is to identify which historic assets and their settings are affected. The guidance notes state that Stage 1 should identify the historic assets which are likely to be affected by any change to their experience, as a result of a development proposal.

A Site visit (see **Appendix D**) has considered, amongst other factors, distance between the historic assets and the Site, the surrounding topography, built form, vegetation cover, and lines of sight within the context of the assets' historic significance. This has identified that there would be no non-physical impact upon the significance of the designated historic assets within the study area, this includes:

- Grade II\* Listed Church of St. Isan (13726);
- Grade II Listed Fynnon Wen Public House (13809)
- Grade II Listed Church Inn (13813);
- Grade II Listed Bridge Cottage (14068);
- Grade II Listed Hill House (14135);
- Grade II Listed Century Methodist Church (21575);
- Grade II Listed The Hollies including former coach-house range (25797); and
- Grade II Listed The Court School including attached chapel (25798).

No designated historic assets have been progressed to Stage 2 / Stage 3 of the settings assessment.

The Listed Buildings, listed above, predominantly derive their significance almost exclusively from their evidential, historical and aesthetic values. These values are embodied within their built form and fabric, as well as from the spatial, historical, and visual inter-relationships between those groups of buildings and their coherence as remnants of a historic settlement.

The intervening topography, built form and distance between those assets (both individually and as a whole) and the Site, precludes any inter-visibility. The Site is not considered to form a part of the setting of any of those assets that contributes to their significance. As such, the proposed development would have no impact upon the significance of those assets, or to the ability to appreciate their significance either individually or as a group.



## 6.0 Conclusions

### 6.1 Archaeology

This assessment, undertaken in full accordance with the guidance provided by the Chartered Institute for Archaeologists, has found that no designated heritage assets of an archaeological nature are located within the Site. No designated heritage assets of an archaeological nature would therefore be physically affected by the proposals.

The Site is likely to have been agricultural land from at least the post-medieval period, but potentially even earlier, with several phases of development occurring within the Site boundary in the 19<sup>th</sup> and early-20<sup>th</sup> century. This redevelopment comprised alterations to Llanishen Fawr farmhouse and its associated farmyard. In the mid-20<sup>th</sup> century, much Llanishen Fawr's surrounding landholdings were absorbed into the post-war residential area that characterises much of Llanishen. The Site itself, including Llanishen Fawr farmhouse, was became a licensed public house in 1956 and changed its name to 'Wolf's Castle Hotel'. The Wolf's Castle remained a public house until 2022 and has since been subjected to damage and vandalism.

There are sparse records relating to prehistoric and Roman remains within the study area. The limited evidence in the study area and subsequent levels of post-medieval and modern disturbance indicates that no prehistoric or Roman potential is anticipated. There is limited potential for there to be early medieval / medieval remains within the Site boundary, and any remains would likely consist of agricultural boundaries and / or findspots. Such remains would hold limited evidential value through their illustration of medieval land division and agricultural practices, and such remains are likely to have been truncated / removed by later post-medieval and modern disturbances. Therefore, if any early medieval / medieval archaeological remains are present within the Site boundary then they would be of very limited value. Any other post-medieval agricultural remains within the Site boundary would be unlikely to retain sufficient significance or values to be considered historic assets. As such, it is unlikely that any further archaeological work / archaeological mitigation will be required within the Site boundary.

The former Wolf's Castle Public House, which occupies the Site, is a non-designated historic asset. It is recorded by both the HER and NMRW (**PRN 02065s & NPRN 19181**) as the 19<sup>th</sup> century farmhouse, Llanishen Fawr. The former Wolf's Castle Public House has also been proposed to be added to Cardiff Council's Local Heritage List. The building has been significantly altered from the mid-20<sup>th</sup> century onwards and therefore has low evidential, historical and aesthetic value. The limited / low value of the building would not prevent its demolition or preclude the subsequent redevelopment of the Site. SLR have also prepared an Historic Building Recording (Level 2) to record the building and provide a preservation by record to support the planning application.

### 6.2 Built Heritage

This assessment, undertaken with due regard to the guidance published by Cadw, has concluded that the proposed development would not have any non-physical impact upon the significance of any designated historic assets within the 1km study area. The intervening topography, built form, and distance between those assets and the Site, precludes any inter-visibility. Additionally, the Site is not considered to form a part of the setting of any of these assets that contributes to their significance. As such, the proposed development would have no impact upon the significance of those assets, or to the ability to appreciate their significance.

The proposed development is considered to be compliant with Planning Policy Wales (PPW) and policies KP18 and EN9 of the Cardiff Local Development Plan.



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- 5 Cottages & Alterations to Mill Farm Bldgs, Mill Farm & Llanishen Fawr, Llanishen, 1913*. Glamorgan Archive Reference No.: RDC/S/2/1913/32.
- Llanishen Parish Map, c.1800*. Glamorgan Archive Reference No.: P55/8.
- Wolfs Castle Hotel (Llanishen House), 1956*. Glamorgan Archive Reference No.: DCONC/6/157a-d.



### **Aerial Photographs**

4635 RAF106GUK\_1502 3020 (1946)

5022 RAF541\_527 4084 (1950)

5803 OS58\_038 103 (1958)

6630 OS66\_200 191 (1966)

8101 JAS 2881 176 (1981)

Geonex 113\_91 0053 (1991)

### **Historic Mapping**

Parish of Llanishen Tithe Map (1846)

Ordnance Survey, Monmouthshire Sheet XXXII (1885)

Ordnance Survey, Glamorgan Sheet XXXVII.SW (1901)

Ordnance Survey, Glamorgan Sheet XXXVII (1922)

Ordnance Survey, Glamorgan Sheet XXXVII.SW (1947)

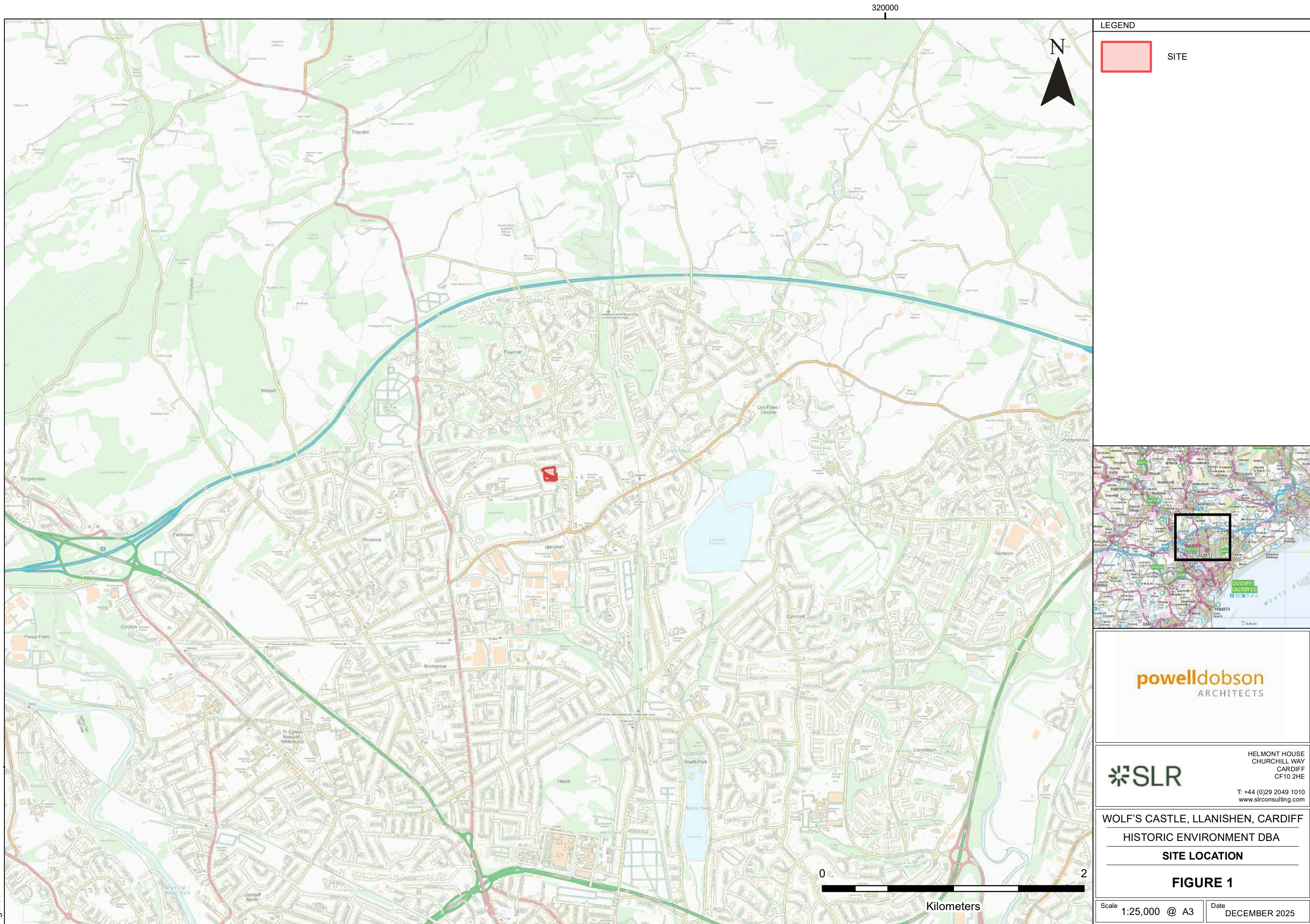
Ordnance Survey, ST1782 – A (1960)

Ordnance Survey, ST1682 – ST1782 – AB (1969)

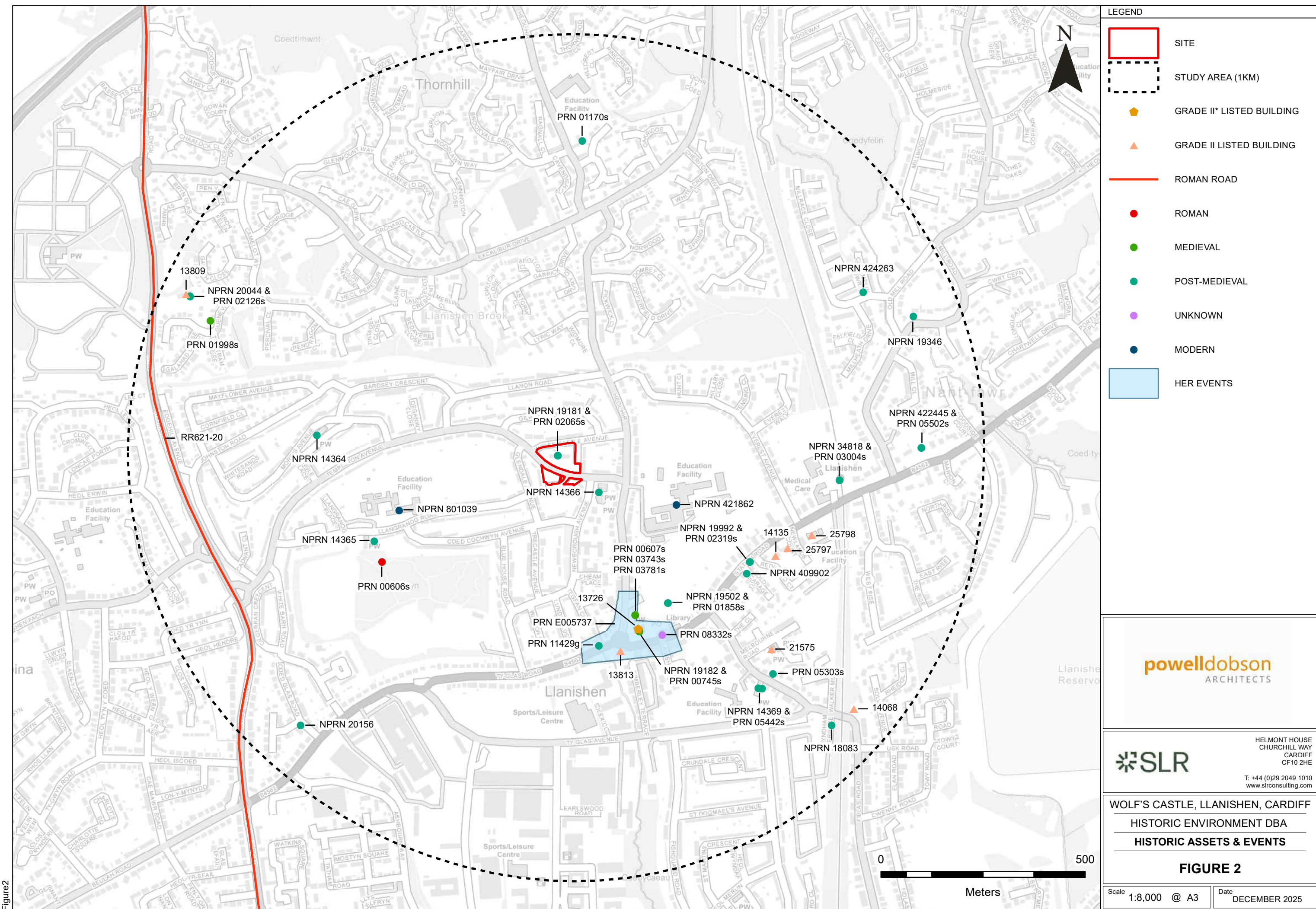




Figure 1









# **Appendix A    Significance and the Assessment of Effects**

**Wolf's Castle, Llanishen, Cardiff**

**Historic Environment Desk-Based Assessment**

**Powell Dobson Architects Limited**

SLR Project No.: 415.064747.00001

8 December 2025



## A.1 Assessment of Significance

Historic assets have been assessed in terms of their significance, following the requirement in Technical Advice Note 24: The Historic Environment (TAN 24) (2017), and taking account of Cadw's guidance on *Conservation Principles for the Sustainable Management of the Historic Environment in Wales* (2011) (hereafter referred to as 'Conservation Principles'). Significance, within the historic environment, is defined by Cadw simply as 'The sum of the cultural historic values of a place'.

Conservation Principles (2011) and the TAN 24 glossary provide that an asset's significance derives from its 'values', which are defined by the latter as follows:

- **Evidential Value:** value deriving from the potential of a place to yield evidence about past human activity;
- **Historical Value:** value deriving from the ways in which past people, events, and aspects of life can be connected through a place to the present;
- **Aesthetic Value:** value deriving from ways in which people draw sensory and intellectual stimulation from a place; and
- **Communal Value:** value deriving from the meaning of a place for the people who relate to it, or from whom it figures in their collective experience or memory.

This approach allows for a detailed and justifiable determination of heritage significance and the values from which that significance derives. Neither policy, however, provides a classification system for historic assets to determine their 'level' of significance. It is generally considered that designated historic assets, such as Scheduled Monuments and Listed Buildings, are of greater heritage significance than non-designated or unrecorded historic assets. Within this assessment, any hierarchy of significance within these categories has been determined by evaluating the available evidence and exercising professional judgement.

The significance of known and potential historic assets identified within the Site boundary is described where relevant in this report. In respect of identifying the importance of setting to the identified significance of a historic asset, Cadw's *Setting of Historic Assets in Wales* (2017) will be utilised; specifically, the staged approach, as follows:

- **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; and
- **Stage 4** (if necessary): consider options to mitigate or improve the potential impact of a proposed change or development on that significance.

## A.2 Assessment of Impact

Welsh national policy does not specify how the degree of harm to historic assets (impact) should be articulated. Conservation Principles (2011) however provides the following guidance:

*Every reasonable effort should be made to eliminate or minimize adverse impacts on historic assets. Ultimately, however, it may be necessary to balance the benefit of the proposed change against the harm to the asset. If so, the weight given to heritage*



*values should be proportionate to the importance of the assets and the impact of the change upon them (Cadw 2011, 15).*

Paragraphs 6.1.25 of PPW (2024) also provide the following in relation to harm to non-designated historic assets specifically:

*In cases involving less significant archaeological remains, planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development (Welsh Government 2024, 133).*

The above is interpreted as weighing the significance of the historic assets in the balance with the impact of the change or 'harm'. The level of harm is determined within this assessment by applying professional judgement.

As clarified in the High Court, preservation does not mean no change; it specifically means no harm.<sup>9</sup> This is echoed in Conservation Principles, which states:

*Change to historic assets is inevitable... to ensure the long-term future of historic assets changes need to be managed to ensure that their significance is not diminished as a consequence (Cadw 2011, 18).*

The assessment of anticipated development effects can thus be seen to have been undertaken in accordance with a robust methodology, formulated within the context of current best practice, the relevant policy provisions, and key professional guidance.

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<sup>9</sup> R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).







# Appendix B Policy & Legislation

## **Wolf's Castle, Llanishen, Cardiff**

### **Historic Environment Desk-Based Assessment**

**Powell Dobson Architects Limited**

SLR Project No.: 415.064747.00001

8 December 2025

## B.1 Statute

Scheduled Monuments are protected from physical development effects under the **Ancient Monuments and Archaeological Areas Act (1979)**.

Conservation Areas may be of archaeological interest and are protected under Section 72(1) of the **Planning (Listed Building and Conservation Areas) Act (1990)**; this provides that 'special attention shall be paid to the desirability of preserving or enhancing the character of that area'.

Registered Parks and Gardens, Registered Battlefields and World Heritage Sites do not have any statutory protection in and of themselves, though all are afforded a high level of protection under national planning policy.

The **Historic Environment (Wales) Act (2016)** was introduced to give more effective protection to Listed Buildings and Scheduled Monuments, enhance existing mechanisms for the sustainable management of the historic environment, and introduce greater transparency and accountability into decisions taken on the historic environment. It also introduced several stand-alone provisions for Wales, e.g., the compilation and maintenance of a list of historic place names in Wales, HER for each local authority area in Wales, and the establishment of a panel of persons, to be known as the Advisory Panel for the Welsh Historic Environment.

In November 2024, the **Historic Environment (Wales) Act (2023)** came into effect. The Act brings the principal legislation for the historic environment together in one place, states it explicitly for Wales without confusing references to other jurisdictions and provides the law and its supporting documentation in fully bilingual form.

## B.2 Policy

### Planning Policy Wales (Edition 12, 2024)

Applicable national policy comprises of Planning Policy Wales (PPW) (2024), and specifically the following paragraphs:

**Paragraph 6.1.9**, which states that:

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

**Paragraph 6.1.24**, which relates to highly significant archaeological remains, state that:

*Where nationally important archaeological remains and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a demonstrably and unacceptably damaging effect upon its setting.*

**Paragraph 6.1.25** and **Paragraph 6.1.26**, which relate to non-designated historic assets, state that:

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

*Where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the*



*impact of the proposal on the significance of the remains. The needs of archaeology and development may be reconciled, and potential conflict very much reduced, through early discussion and assessment.*

### **Local Planning Policy**

Cardiff Council are preparing a new development plan for Cardiff. Once adopted it will replace the existing Local Development Plan (LDP) and will help shape Cardiff up to 2036. However, until this has been adopted current planning policy is provided in the *Cardiff Local Development Plan 2006 – 2026*, which was adopted in January 2016.

Policies relating to the historic environment are contained in policies **KP18: Built Heritage** and **EN9: Conservation of the Historic Environment**. These policies are quoted below:

#### **KP18: Built Heritage**

*Cardiff's distinctive heritage assets will be protected, managed and enhanced, in particular the character and setting of its Scheduled Ancient Monuments; Listed Buildings; Registered Historic Landscapes, Parks and Gardens; Conservation Areas; Locally Listed Buildings and other features of local interest that positively contribute to the distinctiveness of the city.*

#### **EN9: Conservation of the Historic Environment**

*Development relating to any of the heritage assets listed below (or their settings) will only be permitted where it can be demonstrated that it preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting.*

- i. Scheduled Ancient Monuments;*
- ii. Listed Buildings and their curtilage structures;*
- iii. Conservation Areas;*
- iv. Archaeologically Sensitive Areas;*
- v. Registered Historic Landscapes, Parks and Gardens; or*
- vi. Locally Listed Buildings of Merit and other historic features of interest that positively contribute to the distinctiveness of the city.*

## **B.3 Guidance**

### **Technical Advice Note 24: The Historic Environment (2017)**

TAN 24 is a key policy document providing detailed guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications. TAN 24 is to be read in conjunction with PPW.

### **Cadw Best Practice Guidance**

Cadw has produced several best-practice guidance documents that complement the legislative framework and associated planning policy and advice and support the sustainable management of the Welsh historic environment. Some of these have been discussed above and will be used in this assessment.





# **Appendix C    Gazetteer of Historic Assets**

**Wolf's Castle, Llanishen, Cardiff**

**Historic Environment Desk-Based Assessment**

**Powell Dobson Architects Limited**

SLR Project No.: 415.064747.00001

8 December 2025



## C.1 Designated Historic Assets

Listed Buildings		
Name	Reference No.	Grade
Church of St. Isan	13726	II*
Fynnon Wen Public House	13809	II
Church Inn	13813	II
Bridge Cottage	14068	II
Hill House	14135	II
Century Methodist Church	21575	II
The Hollies including former coach-house range	25797	II
The Court School including attached chapel	25798	II

## C.2 Historic Environment Record (HER) – Events

Reference No.	Name	Type of Investigation	Organisation / Year
E005737	Cardiff (Llanishen) Mains Refurbishment Scheme	Watching Brief	Border Archaeology / 2006
E007894	Cardiff Hedgerow Survey	Hedgerow Survey	National Museum Wales (NMW) / 1998
E005463	The Orchard, Ilex Close, Llanishen	Desk-Based Assessment	CgMs Consulting / 2013
E007242	High Status Settlement in Glamorgan and Gwent	Desk-Based Assessment	Glamorgan-Gwent Archaeological Trust (GGAT) / 2010
E007992	Hallinan's House, 22 Newport Road, Cardiff	Desk-Based Assessment	Rubicon Heritage Services Ltd / 2016

## C.3 Historic Environment Record (HER) – Monuments

Reference No.	Name	Type	Period
00606s	Findspot, Newlands, Llanishen	Findspot	Roman
00607s	St. Dionysius Church, Llanishen	Church	Medieval
00745s	Llanishen Grange	Ecclesiastical Building	Medieval
01170s	Upper Mill Farm	Farm	Post-Medieval
01268s	Church Inn, Llanishen	Inn	Post-Medieval
01858s	Old House, Llanishen	Country House	Post-Medieval
01998s	Possible Motte, Cardiff	Motte	Medieval
02065s	Llanishen Fawr	House	Post-Medieval
02126s	Ashgrove Farmhouse, formerly Ysgubor-wen	Farmhouse	Post-Medieval



Reference No.	Name	Type	Period
02319s	Station Road No 90 (hill House)	House	Post-Medieval
03004s	Llanishen Railway Station	Railway Station	Post-Medieval
03743s	Churchyard, Llanishen	Churchyard	Medieval
03781s	Churchyard Cross, Llanishen	Churchyard Cross	Medieval
05303s	184-186 Fidas Road, Llanishen	House	Post-Medieval
05442s	Fidas Road, Llanishen	Chapel	Post-Medieval
05502s	Blair Athol, Lisvane Road, Cardiff	House	Post-Medieval
08332s	Smithy, Llanishen	Blacksmiths Workshop	Unknown
11429g	Old Llanishen Bridge	Road Bridge	Post-Medieval

## C.4 National Monuments Record Wales (NMRW)

Reference No.	Name	Type	Period
9683	Century Wesleyan Methodist Church (Century Chapel), Melbourne Road, Llanishen; Llan	Chapel	Post-Medieval
14364	St Faith's Church, Morris Avenue, Llanishen,	Church	Post-Medieval
14365	North Llanishen Independent Chapel, Llangrannog Road, Llanishen,	Chapel	Post-Medieval
14366	Our Lady (Queen of The Universe); Christ The King, Catholic Church, Templeton Avenue, Llanishen,	Church	Post-Medieval
14367	St Isan's Church, Llanishen,	Church	Post-Medieval
14369	Baptist Church, Fidas Road, Llanishen,	Chapel	Post-Medieval
18083	Bridge Cottage	House	Post-Medieval
18326	Church Inn	Public House	Post-Medieval
19181	Llanishen-Fawr	House	Post-Medieval
19182	Llanishen Grange	Dwelling	Medieval
19346	Strathallan, Mill Road	Dwelling	Post-Medieval
19502	Old House	Dwelling	Post-Medieval
19992	Station Road, 90, Llanishen, Cardiff; Hill House	Dwelling	Post-Medieval
20044	Thornhill Road, East Side; Ysgubor Wen	Farmhouse	Post-Medieval
20156	Ty-Glas; Bluehouse	Dwelling	Post-Medieval
34818	Llanishen Railway Station	Railway Station	Post-Medieval
409902	The Vicarage, Llanishen	Vicarage	Post-Medieval
418883	Llanishen	Village	Multiperiod
421862	Llanishen High School	School	Modern
422445	Blair Athol, Lisvane Road, Cardiff	Dwelling	Post-Medieval



Reference No.	Name	Type	Period
424263	Llanishen Mill	Corn Mill	Post-Medieval
801039	Ysgol Y Wern, Cardiff	School	Modern





# Appendix D   Photographs

## **Wolf's Castle, Llanishen, Cardiff**

### **Historic Environment Desk-Based Assessment**

**Powell Dobson Architects Limited**

SLR Project No.: 415.064747.00001

8 December 2025



**Photo 1: Northern elevation of Wolf's Castle (NGR: ST 17433 82275) looking south**



**Photo 2: View from northern elevation of Wolf's Castle (NGR: ST 17433 82265) looking north**



**Photo 3: View towards garage (NGR: ST 17434 82267) looking west**



**Photo 4: View towards former betting office building (NGR: ST 17435 82273) looking west**





**Photo 5: View towards Wolf's Castle (NGR: ST 17418 82265)  
looking east**



**Photo 6: View towards Wolf's Castle (NGR: ST 17432 82274)  
looking south-east**



**Photo 7: View of Wolf's Castle eastern extension (NGR: ST 17449 82272) looking south**



**Photo 8: View towards Wolf's Castle (NGR: ST 17451 82270) looking south-west**





**Photo 9: Northern elevation of former betting office building  
(NGR: ST 17427 82282) looking south**



**Photo 10: Northern elevation of former betting office building  
(NGR: ST 17420 82282) looking south**





**Photo 11: Western elevation of former betting office building  
(NGR: ST 17410 82274) looking east**



**Photo 12: Gateway and stone wall at Wolf's Castle (NGR: ST 17449 82281) looking south**





**Photo 13: Stone wall at Wolf's Castle (NGR: ST 17473 82278)  
looking south-west**



**Photo 14: Stone wall at Wolf's Castle (NGR: ST 17471 82271)  
looking north-west**





**Photo 15: Eastern elevation of Wolf's Castle eastern extension  
(NGR: ST 17467 82259) looking west**



**Photo 16: Southern elevation of Wolf's Castle eastern extension  
(NGR: ST 17453 82249) looking north**





**Photo 17: Wolf's Castle southern elevation (NGR: ST 17443 82250) looking north**



**Photo 18: Wolf's Castle southern elevation (NGR: ST 17437 82240) looking north**



**Photo 19: Wolf's Castle southern elevation (NGR: ST 17427 82246) looking north**



**Photo 20: Wolf's Castle western elevation (NGR: ST 17414 82255) looking east**





**Photo 21: Wolf's Castle western extension (NGR: ST 17415 82252) looking north-east**



**Photo 22: Wolf's Castle western extension (NGR: ST 17412 82254) looking north**





**Photo 23: Western elevation of Wolf's Castle western extension (NGR: ST 17402 82262) looking east**



**Photo 24: Northern elevation of Wolf's Castle western extension (NGR: ST 17408 82269) looking south-east**





**Photo 25: Western edge of Site (NGR: ST 17380 82275) looking east**



**Photo 26: Western edge of Site (NGR: ST 17380 82275) looking south-east**



**Photo 27: Western edge of Site (NGR: ST 17380 82275) looking south**



**Photo 28: View from Site (NGR: ST 17404 82271) looking north-west**





**Photo 29: Northern boundary of Site (NGR: ST 17424 82285)  
looking east**



**Photo 30: Northern boundary of Site (NGR: ST 17468 82291)  
looking south**





**Photo 31: Northern boundary of Site (NGR: ST 17468 82291)  
looking west**



**Photo 32: Church of St. Isan (13726) looking north**





**Photo 33: Church of St. Isan (13726) looking north**



**Photo 34: Church Inn (13813) looking east**





# Appendix E Proposed Site Layout

**Wolf's Castle, Llanishen, Cardiff**

**Historic Environment Desk-Based Assessment**

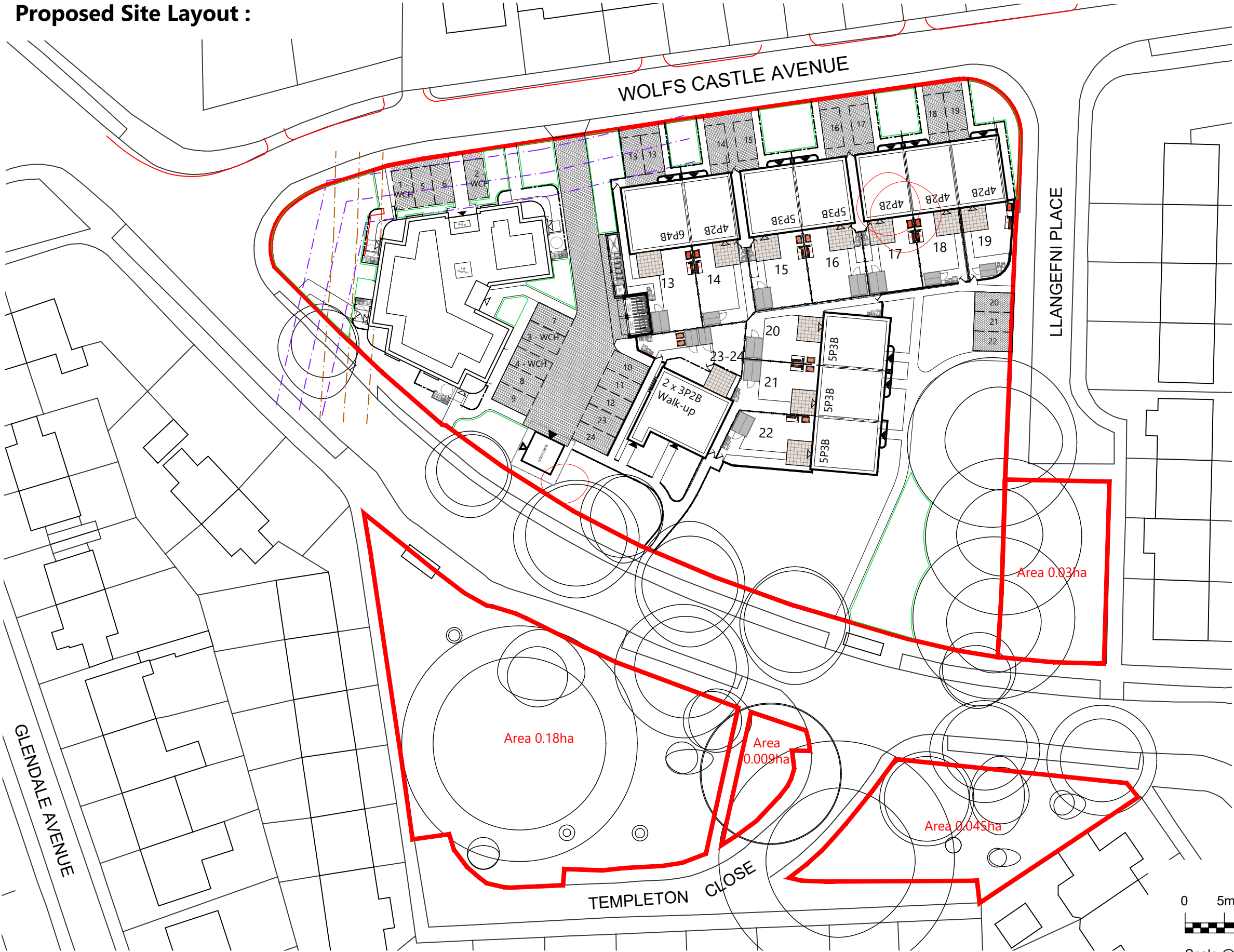
**Powell Dobson Architects Limited**

SLR Project No.: 415.064747.00001

8 December 2025

Proposed Site Layout :

Wolf's Castle, Llanishen  
Cardiff County Council



Figured dimensions and levels to be used.  
Any inaccuracies must be notified to the architect.  
Detail drawings and large scale drawings take precedence over smaller drawings.

Rev:	
F	Site layout reviewed to reduce units, walk-up flats typology introduced. AJ 27.11.25
G	Cycle & Bin storage reviewed. Gardens to P 23-24 combined to show as shared. Apartment footprint updated. RWP included in houses footprints. AJ 05.12.25

Rev:

Rev:

Rev:

PRELIMINARY	✓
PLANNING	
DESIGN	
TENDER	
CONSTRUCTION	

**powelldobson**  
ARCHITECTS

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Tel: +44 (0)33 33 201 001 Fax: +44 (0)29 2079 1212 email: cardiff@powelldobson.com

Contract: Cardiff Council  
Wolf's Castle  
Title: Proposed Site Layout

Drawing No. Rev.  
24040 (05) 104 G

Scale: 1:500 @ A3  
Date: April 2025  
Drawn: TP  
Checked: AJC





# **Appendix F    Written Scheme of Investigation**

**Wolf's Castle, Llanishen, Cardiff**

**Historic Environment Desk-Based Assessment**

**Powell Dobson Architects Limited**

SLR Project No.: 415.064747.00001

8 December 2025



# Wolf's Castle, Llanishen, Cardiff

## Written Scheme of Investigation: Historic Environment Desk-Based Assessment

### Powell Dobson Architects Limited

Prepared by:

**SLR Consulting Limited**

Ground Floor Belmont House , Churchill Way, Cardiff,  
CF10 2HE

SLR Project No.: 415.064747.00001

21 May 2025

Revision: 01

## Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	21 May 2025	JE	CD	CD

## Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Powell Dobson Architects Limited (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.





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## Acronyms and Abbreviations

ClfA	Chartered Institute for Archaeologists
FAME	Federation of Archaeological Managers and Employers
HEDBA	Historic Environment Desk-Based Assessment
Heneb	The Trust for Welsh Archaeology
HER	Historic Environment Record
LiDAR	Light detection and ranging
LPA	Local Planning Authority
MCIfA	Full member of the Chartered Institute for Archaeologists
NPAAW	National Panel for Archaeological Archives in Wales
PPE	Personal Protective Equipment
PPW	Planning Policy Wales
RCAHMW	Royal Commission on the Ancient and Historical Monuments of Wales
TAN 24	Technical Advice Note 24: The Historic Environment
WAT	Welsh Archaeological Trusts
WSI	Written Scheme of Investigation



## 1.0 Introduction

SLR Consulting Limited (SLR) has been commissioned by Powell Dobson Architects Limited, on behalf of their client Cardiff Council (hereafter 'the Client'), to prepare a Written Scheme of Investigation (WSI) setting out the scope and methodology for an Historic Environment Desk-Based Assessment (HEDBA) for a proposed development on land at the former Wolf's Castle's Public House, Wolf's Castle Avenue, Llanishen, Cardiff, CF14 5JS (NGR: ST 17434 82263) (hereafter 'the Site') (**Figure 1**).

The proposed development comprises the demolition of the former Wolf's Castle's Public House and the construction of a residential development in its place.

This WSI has been guided in its composition by the *Standard and guidance for historic environment desk-based assessment* (ClfA 2020a), Planning Policy Wales (Welsh Government 2024), and Technical Advice Note (TAN) 24: The Historic Environment (Welsh Government 2017). This WSI will be the subject of approval by the Stewardship Officer at Heneb – The Trust for Welsh Archaeology: Glamorgan-Gwent Region (formerly Glamorgan-Gwent Archaeological Trust), to seek agreement on the scope and methodology of the project, prior to undertaking the assessment. Upon completion, a copy of the document will be sent to Heneb and the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMS) for deposition.

## 2.0 Objectives

The assessment will fully assess the known and potential historic assets within the Site, their survival and significance. The objectives of the HEDBA will be:

- to identify designated heritage constraints within the Site and study area;
- to gather information on non-designated recorded historic assets through desk-based research, and through available archaeological survey information;
- to assess the above baseline information, and offer an analysis of the potential for currently unrecorded historic assets within the Site;
- to assess, as far as possible, the likely depth and extent of any below-ground archaeological deposits within the Site; and
- to assess the value of the historic assets affected by the proposed development and, where possible, the impact of the proposed development upon the value of these assets, including the setting of both designated and non-designated historic assets.

## 3.0 Methodology

### 3.1 Key Heritage Policy & Guidance

The content, aims and method set out in this WSI have been guided by the following key documents:

- Planning Policy Wales (Welsh Government Edition 12, 2024);
- Technical Advice Note (TAN) 24: The Historic Environment (Welsh Government 2017);
- *Conservation Principles* (Cadw 2011);
- *Standard and guidance for historic environment desk-based assessment* (ClfA 2020a);
- *Setting of Historic Assets in Wales* (Cadw 2017);
- Research Framework for the Archaeology of Wales; and





- *Guidance for the Submission of Data to the Heneb Historic Environment Record (HER)* (Heneb 2024).

## 3.2 Desk-Based Assessments

The desk-based research and sources will be based upon the *Standard and guidance for historic environment desk-based assessment* produced by the Chartered Institute for Archaeologists (2020a). The archaeological assessment will utilise a minimum study area of 1km around the boundary of the proposed Site. Data will be collated from published and archive sources of archaeological, historical, geographical, topographical, and environmental information relevant to the area of the development using the following sources:

- Cadw for details details of designated historic assets including Scheduled Monuments, Listed Buildings, etc.;
- the Heneb – The Trust for Welsh Archaeology: Glamorgan-Gwent Region Historic Environment Record (HER) for details of previously completed archaeological works in the vicinity and recorded historic assets;
- the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) for additional details of recorded historic assets;
- aerial photographs from the Welsh Governments Aerial Photographs Officer;
- the Glamorgan Archives for documentary sources and historic mapping of relevance to the historical development of the Site and its surroundings;
- remote sensing resources, i.e., LiDAR data (provided by the Data Map Wales website); and
- relevant national and local planning policy documentation.

A walkover survey would also be undertaken to inform the HEDBA. The walkover survey would comprise two stages. Firstly, the Site would be visited and the whole area would be subject to a walkover to assess and document any extant evidence of historic assets, any evidence of previous disturbance within the Site, and the setting of historic assets. The second phase of the survey would comprise the walkover of the study area, considering all historic assets and potential impacts upon their setting. Photographs and notes would be taken during the walkover survey, and where necessary, included within the HEDBA.

## 3.1 Value of Historic Assets

The value of historic assets is best defined by the Cadw guidance, *Conservation Principles* (2011), which describes value as a combination of evidential value, historical value, aesthetic value, and communal value.

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

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

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

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



## 3.2 The Setting of Historic Assets

The assessment will be undertaken in accordance with the approach outlined in Cadw's *Setting of Historic Assets in Wales* (2017). This publication provides guidance on setting and development management, including the assessment of the implications of proposed development. It reiterates that the setting of a historic asset is the surroundings in which a historic asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. In accordance with the guidance, the extent of the setting of a historic asset is not fixed and can evolve periodically.

All historic assets have a setting, and features of a setting may make a positive or negative contribution to significance and may affect the appreciation of the asset. They can remain neutral. The extent and importance of setting is often expressed by reference to visual considerations but can also comprise other elements which contribute to the ways in which a historic asset is experienced, including factors such as noise, vibrations, dust, or other pollutants; spatial associations; the rarity of comparable survivals of setting, and associative relationships between historic assets.

## 4.0 Staff & Timetable

The assessment will be carried out by Natalie Barker, ACIfA, Senior Built Heritage Consultant – Archaeology and Heritage, SLR and James Evans, MCIfA, Associate Consultant – Archaeology and Heritage, SLR. The assessment will be directed and technically coordinated by John Trehly, MCIfA, Technical Discipline Manager – Archaeology and Heritage, SLR.

The data collation, analysis and assessment report normally take approximately five weeks.

## 5.0 Analysis & Reporting

The information collated will initially be assembled into a workable database, cross-referenced to the original sources. The assessment report will begin with a non-technical summary both in English and Welsh, in accordance with Heneb's *Guidance for the Submission of Data to the Heneb Historic Environment Record (HER)* (2024), outlining in plain language the principal reasons for the work, its aims and main results. The introduction will then set out the circumstances leading to the commission of the report, any restrictions on reporting or access to relevant records, size, surface geology and topography of the study area. Any variation from the methodologies set out in this project specification will be detailed and explained within the methodology section of the report.

The report will set out the information base regarding the assessment objectives, as set out in Section 3, above. The known and potential historic assets will be outlined clearly and objectively in relation to the methods used, organised by archaeological period or type, and with reference to, or inclusion of, supporting evidence. The results will be interpreted and put into context in terms of significance. A comprehensive list of sources consulted, with full bibliographic details, will be provided at the back of the report.

The assessment will be supported by illustrative material, including at least one figure showing known or potential historic assets within or affected by the proposed scheme. Where possible, areas of greater or lesser potential will be defined and the effects of previous construction, industrial and other intrusive activity will be considered.

### 5.1 Detailed Scope of Report Contents

The report will contain the following information:

- bilingual non-technical summary;



- introduction;
- description of proposed development;
- planning background, including aims and objectives;
- methodology;
- site topography and geology;
- archaeological and historic background and context (including information from cartographic and aerial photographic sources, and the site inspection);
- assessment of effects (physical and non-physical);
- preliminary recommendations for work;
- conclusions; and
- references and bibliography.

## 5.2 Archive Deposition

The final archive (site and research) will, whenever appropriate, be deposited with a suitable receiving institution, usually the relevant Local Authority museums service. Arrangements will be made with the receiving institution before work starts. A digital copy of the archive will also be sent to the RCAHMW following the guidance set out in the *RCAHMW Guidelines for Digital Archives* (2015).

Copies of the assessment report will be deposited with the National Monuments Record, RCAHMW, Aberystwyth. Wherever the archive is deposited, this information will be relayed to the HER. A summary of the contents of the archive will be supplied to Heneb. This will be in line with the guidance published by National Panel for Archaeological Archives in Wales (NPAAW), *National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales* (2017).

## 6.0 Health & Safety

Health and Safety will always take priority over work detail and archaeological issues. Prior to commencement of any Site visits, SLR will:

- complete a Risk Assessment detailing any project-specific Health and Safety considerations, measures, and requirements, and submit a copy to the Client and, where necessary, the Principal Contractor.

Prior to preparation of the site-specific Risk Assessment by SLR, either the Client or the Principal Contractor will provide SLR with all information held in relation to known / anticipated hazardous on-Site contaminants. This will include the most accurate information available on the nature and locations of those known contaminants.

During any Site visits, SLR will ensure that all personnel engaged on the project are in possession of, and wear at all times (as required), the necessary Personal Protective Equipment (PPE), which, as a minimum, should include a hard hat, a hi-vis vest, safety gloves, and site-appropriate footwear.

All health and safety measures will be administered in accordance with the following:

- The Health and Safety Work Act (1974) and related legislation;
- Federation of Archaeological Managers and Employers (FAME) online advice provided by Quest; and
- the SLR Health and Safety Handbook.



## 7.0 Confidentiality & Publicity

All communications regarding the archaeological works will be directed to the Client.

SLR will not comment upon any aspect(s) of the project to members of the public or any other parties, unless specifically authorised to do so by the Client.

## 8.0 References

Cadw, 2011. *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment in Wales*.

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

Chartered Institute for Archaeologists, 2020a. *Standard and guidance for historic environment desk-based assessment*.

Chartered Institute for Archaeologists, 2020b. *Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment*.

Heneb, 2024. *Guidance for the Submission of Data to the Heneb Historic Environment Record (HER)*.

National Panel for Archaeological Archives in Wales, 2017. *National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales*.

Royal Commission on the Ancient and Historical Monuments of Wales, 2015. *RCAHMW Guidelines for Digital Archives*.

Research Framework for the Archaeology of Wales, <https://www.archaeoleg.org.uk/intro.html> [accessed 20/05/2025].

Welsh Government, 2021. *Planning Policy Wales Edition 11*.

Welsh Government, 2017. *Technical Advice Note (TAN) 24: The Historic Environment*.





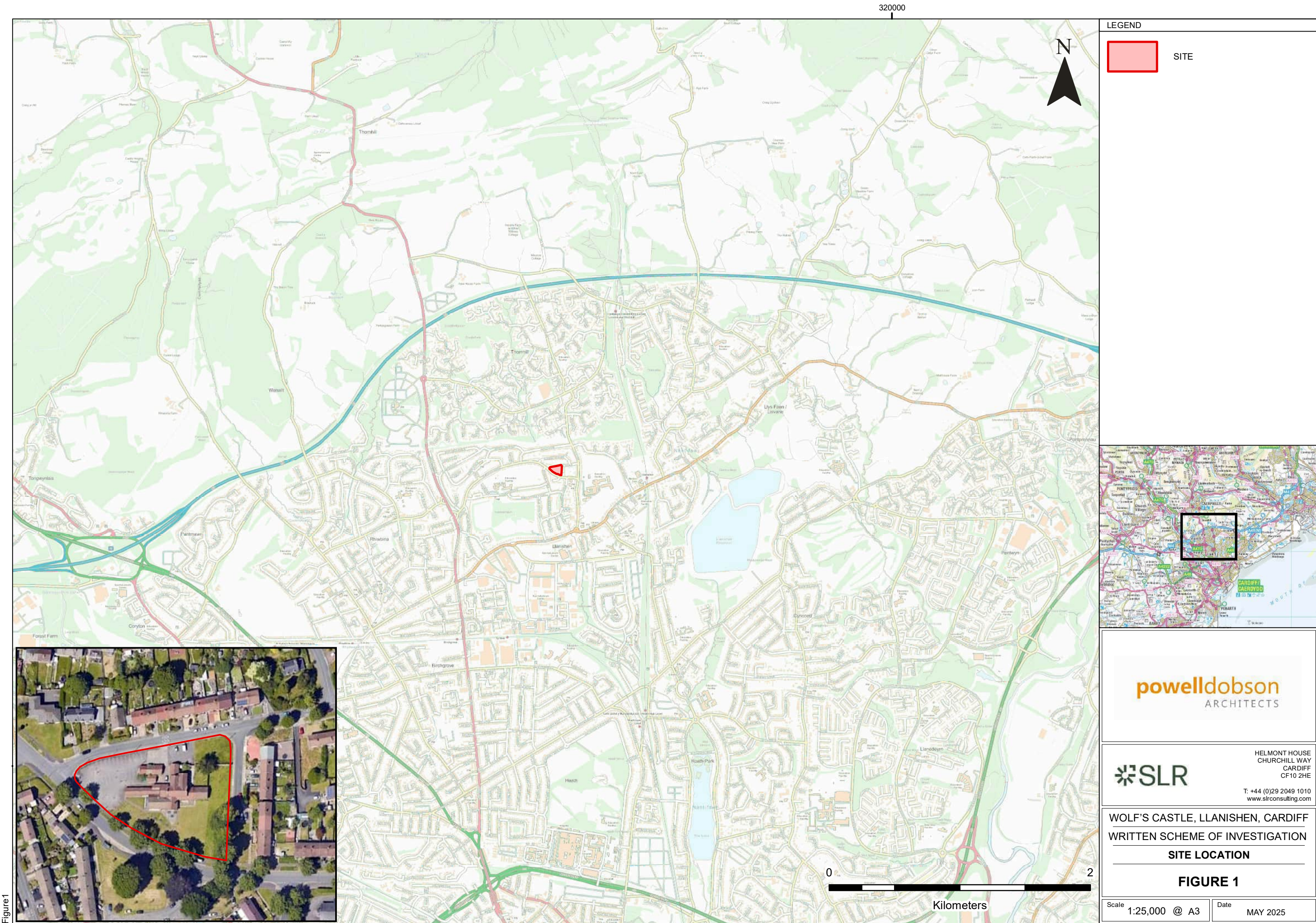


Figure 1





Making Sustainability Happen



# **Appendix B    Written Scheme of Investigation (WSI)**

**Wolf's Castle, Llanishen, Cardiff**

**Historic Building Recording: Level 2**

**Powell Dobson Architects Limited**

SLR Project No.: 415.064747.00001

8 December 2025



# Wolf's Castle, Llanishen, Cardiff

## Written Scheme of Investigation: Historic Building Recording

### Powell Dobson Architects Limited

Prepared by:

**SLR Consulting Limited**

Ground Floor Helmont House , Churchill Way, Cardiff,  
CF10 2HE

SLR Project No.: 415.064747.00001

21 May 2025

Revision: 01



## Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	21 May 2025	JE	CD	CD

## Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Powell Dobson Architects Limited (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

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The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

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Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.



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## Acronyms and Abbreviations

ClfA	Chartered Institute for Archaeologists
FAME	Federation of Archaeological Managers and Employers
HEDBA	Historic Environment Desk-Based Assessment
Heneb	The Trust for Welsh Archaeology
MCIfA	Full member of the Chartered Institute for Archaeologists
NPAAW	National Panel for Archaeological Archives in Wales
PPE	Personal Protective Equipment
PPW	Planning Policy Wales
RCAHMW	Royal Commission on the Ancient and Historical Monuments of Wales
TAN 24	Technical Advice Note 24: The Historic Environment
WAT	Welsh Archaeological Trusts
WSI	Written Scheme of Investigation





## 1.0 Introduction

SLR Consulting Limited (SLR) has been commissioned by Powell Dobson Architects Limited, on behalf of their client Cardiff Council (hereafter 'the Client'), to prepare a Written Scheme of Investigation (WSI) setting out the scope and methodology for a Historic Building Recording (Level 2) of the former Wolf's Castle's Public House, Wolf's Castle Avenue, Llanishen, Cardiff, CF14 5JS (NGR: ST 17434 82263) (**Figure 1**).

This document sets out the details of a WSI for a Level 2 Historic Building Recording. The purpose of the recording is to make a permanent record of the buildings and structures ahead of a planning application for the demolition of the existing building and redevelopment of the site. The requirement of a Historic Building Recording was set out by Planning and Conservation Officers at Cardiff Council in an October 2023 document (see **Appendix A**).

The documents states that due to the:

*... limited remaining Evidential, Historical, Aesthetic or Communal heritage values as assessed by officers, preservation by record could be considered acceptable should an application for demolition be forthcoming.*

A Level 2 Historic Building Recording would be undertaken on all buildings and structures within the site.

## 2.0 Aims & Objectives

The objectives of the Historic Building Recording are:

- to create a record of the buildings/ structures, clearly communicating any features of interest in accordance with a Level 2, as defined by Historic England (2016), and proportionate to the limited significance of the buildings/ structures;
- to understand the significance of the buildings/ structures;
- to record, where possible, any features or other evidence that enhances an understanding of the buildings/ structures origins, evolution, and function through time;
- produce an illustrated report that clearly presents the results of the Historic Building Recording in accordance with relevant guidance; and
- at the end of the project, compile a stable, ordered, and accessible project archive.

## 3.0 Team & Standards

The project will be managed, and fieldwork recording undertaken, by James Evans, MCIfA, Associate Consultant – Archaeology and Heritage, SLR. The Historic Building Recording report will be prepared by Natalie Barker, ACIfA, Senior Built Heritage Consultant, SLR. SLR is a member of the Federation of Archaeological Managers and Employers (FAME). SLR is ISO 9001 certified and operates a quality management system to help ensure all projects are managed in a professional and transparent manner.

The Historic Building Recording will be undertaken in accordance with all relevant statute, policy, and guidance, including Planning Policy Wales (PPW) (2024) and Technical Advice Note (TAN) 24 (2017).

## 4.0 Specification for the Historic Building Recording

No specific Welsh guidance is available for Historic Building Recording. Therefore, the Historic England guidance, *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016), will be used. Further relevant guidance comprises the Chartered Institute for



Archaeologists' (CIfA) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2020).

A Level 2 Historic Building Recording is a descriptive record, where both the exterior and interior of the buildings will be seen, described, and photographed. The examination of the buildings will produce an analysis of its development and use, and the record will include the conclusions reached. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

The drawn record will include:

- a site plan showing the location of the buildings; and
- any other illustrations to support the historical analysis (such as mapping or annotated structural drawings if available).

The photographic record will include:

- a digital camera will be used in accordance with Historic England's guidance (2016, 20 – 21);
- general views of the building's exteriors and their context and setting in accordance with Item 2 within Historic England's guidance (2016, 19); and
- general views of the building's interiors accompanied by detailed photographs where there are features/ fabric of interest in accordance with Item 4 within Historic England's guidance (2016, 19).

The written record will include:

- a bilingual non-technical summary;
- the building's location;
- the dates of the record and the name of the recorder;
- a brief summary of the building's historic and architectural context, based upon the site inspection and the available reports on the site and other published and available sources.
- the Historic Building Recording will also be informed by a Historic Environment Desk-Based Assessment (HEDBA), which is also being undertaken by SLR, where relevant documentary research will be incorporated into the Historic Building Recording report. This documentary research includes a visit to Glamorgan Archives to review any relevant historic maps, plans, or documents to the site; and
- commentary and analysis of structures, features and fabric uncovered which may well reveal additional evidence and information about the historical development of the building and its uses and/or alteration over time interest.

## 5.0 Report & Archive

The information collated will initially be assembled into a workable database, cross-referenced to the original sources. The assessment report will begin with a non-technical summary, both in English and Welsh, in accordance with Heneb's *Guidance for the Submission of Data to the Heneb Historic Environment Record (HER)* (2024), outlining in plain language the principal reasons for the work, its aims, and results. The introduction will then set out the circumstances leading to the commission of the report, and any restrictions on reporting or access to relevant records. Any variation from the methodologies set out in this WSI will be detailed and explained within the methodology section of the report.



The key element of the archive will comprise the written report and photographic record, which will be submitted digitally to the Heneb Historic Environment Record (HER). The project archive will be prepared in accordance with *Guidance for the Submission of Data to the Heneb Historic Environment Record (HER)* (2024) and the Royal Commission on the Ancient and Historical Monuments of Wales' (RCAHMW) *Guidelines for Digital Archives Version 1* (2015) alongside any bespoke requirements as specified by the client or other consultees.

## 6.0 Health & Safety

Health and Safety will always take priority over work detail and heritage issues. Prior to commencement of any Site visits, SLR will:

- complete a Risk Assessment detailing any project-specific Health and Safety considerations, measures, and requirements, and submit a copy to the Client and, where necessary, the Principal Contractor.

Prior to preparation of the site-specific Risk Assessment by SLR, either the Client or the Principal Contractor will provide SLR with all information held in relation to known / anticipated hazardous on-Site contaminants. This will include the most accurate information available on the nature and locations of those known contaminants.

During any Site visits, SLR will ensure that all personnel engaged on the project are in possession of, and wear at all times (as required), the necessary Personal Protective Equipment (PPE), which, as a minimum, should include a hard hat, a hi-vis vest, safety gloves, and site-appropriate footwear.

All health and safety measures will be administered in accordance with the following:

- The Health and Safety Work Act (1974) and related legislation;
- Federation of Archaeological Managers and Employers (FAME) online advice provided by Quest; and
- the SLR Health and Safety Handbook.

## 7.0 Confidentiality & Publicity

All communications regarding the archaeological works will be directed to the Client.

SLR will not comment upon any aspect(s) of the project to members of the public or any other parties, unless specifically authorised to do so by the Client.

## 8.0 References

Chartered Institute for Archaeologists., 2020. *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*.

Heneb., 2024. *Guidance for the Submission of Data to the Heneb Historic Environment Record (HER)*.

Historic England., 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*.

National Panel for Archaeological Archives in Wales., 2017. *National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales*.

Royal Commission on the Ancient and Historical Monuments of Wales., 2015. *RCAHMW Guidelines for Digital Archives*.

Welsh Government., 2021. *Planning Policy Wales Edition 11*.

Welsh Government., 2017. *Technical Advice Note (TAN) 24: The Historic Environment*.









# **Appendix A    The Wolf's Castle – Assessment of Significance (Cardiff Council 2023)**



# The Wolf's Castle – Assessment of Significance

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October 2023



Figure 1: View of the former Wolfs Castle from Templeton Avenue (looking north-west).

## **Location**

The Wolf's Castle, Wolf's Castle Road, CF14 5JS

## **History**

Amongst descendants of Edward ap Lewis was a branch of the Lewis family which settled at Llanishen near Cardiff. The original home of the Lewises was 'near the Church of St Isan at Llanishen House'. In 1834, it was reported to have been '...for more than the last two centuries, the seat of the family of Lewis.' Upon the death of Wyndham Lewis in 1835, the main line of the family sold their lands in Llanishen to the Marquis of Bute. In the meantime, another branch of the Llanishen family had settled at 'New House' on Thornhill; built by Thomas Lewis (1699-1764) - a son of the main Llanishen line. Thomas Lewis founded Dowlais Ironworks and his descendants were involved with that company for many years afterward. By 1834, Llanishen House had reportedly 'fallen to decay'.

Though The Wolf's Castle Inn was evidently built upon the site of a property described as 'Llanishen House' in 1811 (see Figure 2), this was likely the home farm once associated with the house. Indeed, the property is called 'Llanishen House Farm' by the tithe survey of 1846, owned by the Marquis of Bute and tenanted by Samuel Wide (see Figure 3). It comprised of 127 acres. Two principal buildings are shown at this time, accessed from Heol Hir to the east. Outbuildings and farmyard are located to the north, with an almost-square plan farmhouse to the south, partially surrounded by orchards. To the west, a stream runs north-south.

By the OS survey of 1875, the property is called 'Llanishen-Fawr' (see Figure 4). The house is set within a small courtyard of buildings, with formal gardens to the south and east. To the north, the working farmyard has much expanded. The site is served by a tree-lined driveway from Heol Hir. The western stream now feeds a large fishpond to the south and enlarged orchards can also be seen to the west, beyond the meadows which line the watercourse.

In 1910, Cardiff Council proposed to purchase Mill Farm (located to the east) and Llanishen Fawr from the Bute Estate. Acquisition was evidently completed by 1913, when construction of seven Cottages was proposed alongside alterations to both properties.<sup>1</sup>

Within the OS map of 1922 (surveyed 1915 – see Figure 5), layout of the farmstead is fundamentally unchanged - save for a few new outbuildings to the farmyard and extension to the front of the farmhouse (presumably a result of that alteration proposed in 1913). The pair of buildings against the eastern side of the farmyard complex are presumably two of those cottages proposed by Cardiff Council in 1913. The five remaining Council-built cottages appear to be those lining Heol Hir.

The OS of 1946 (surveyed 1940) provides better detail (see Figure 6). The house is set to the south of a service courtyard with its front alteration clearly shown as a large and delineated extension to the west. The northern farmyard shows further proliferation of outbuildings. The Fishpond is still present, though much of the orchard appears to have been lost.

By the OS map of 1961 (surveyed 1956 – see Figure 7), all the buildings of Llanishen House Farm appear to have gone, replaced by Wolf's Castle Public House and surrounded by new housing development. However, map overlay shows the farmhouse located at the heart of the extant building complex, a theory reinforced by examination of the built fabric.

The premises is now closed, with redevelopment of the site proposed by Cardiff Council.



Figure 2: Llanishen House, 1811. Today the site of the Wolfs Castle. (Budgen. C. Newport 21. British Library, Shelf mark OSD 176. Item number 21)

<sup>1</sup> See Glamorgan Archive GD/LA/3/17-19, GD/C/SM/3 & RDC/S/2/1913/32.





Figure 3: Llanishen House Farm, as shown within the Tithe Map of 1846.

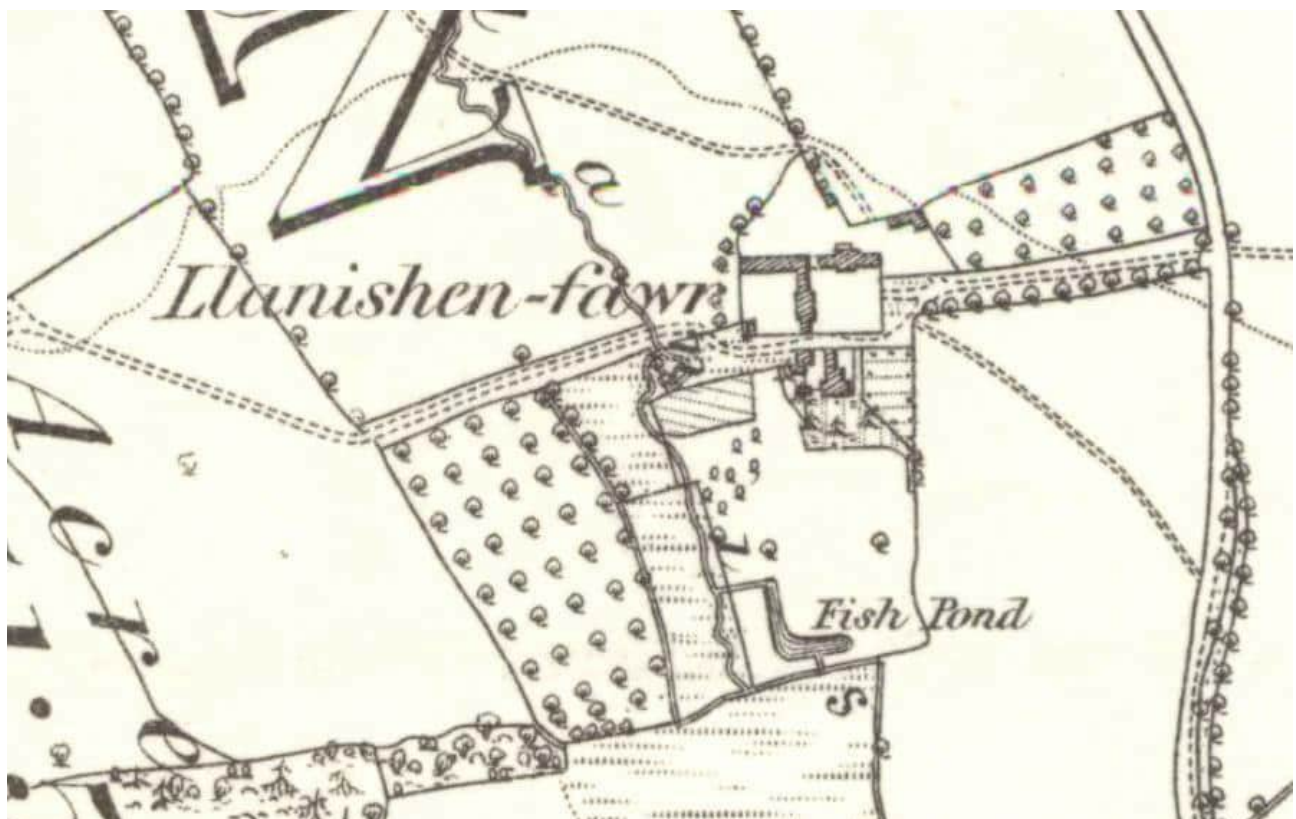


Figure 4: OS map of 1875, Published 1885. Monmouthshire Sheet XXXII.

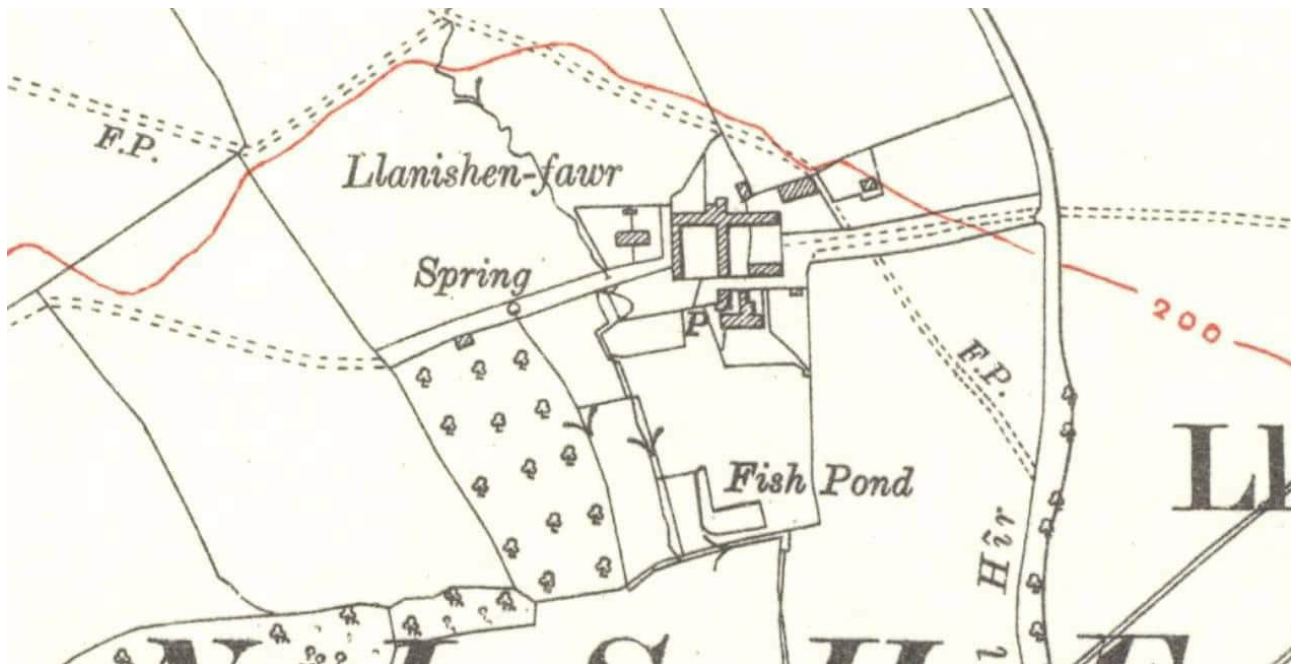


Figure 5: OS map of 1915, Published 1922. Glamorgan Sheet XXXVII.

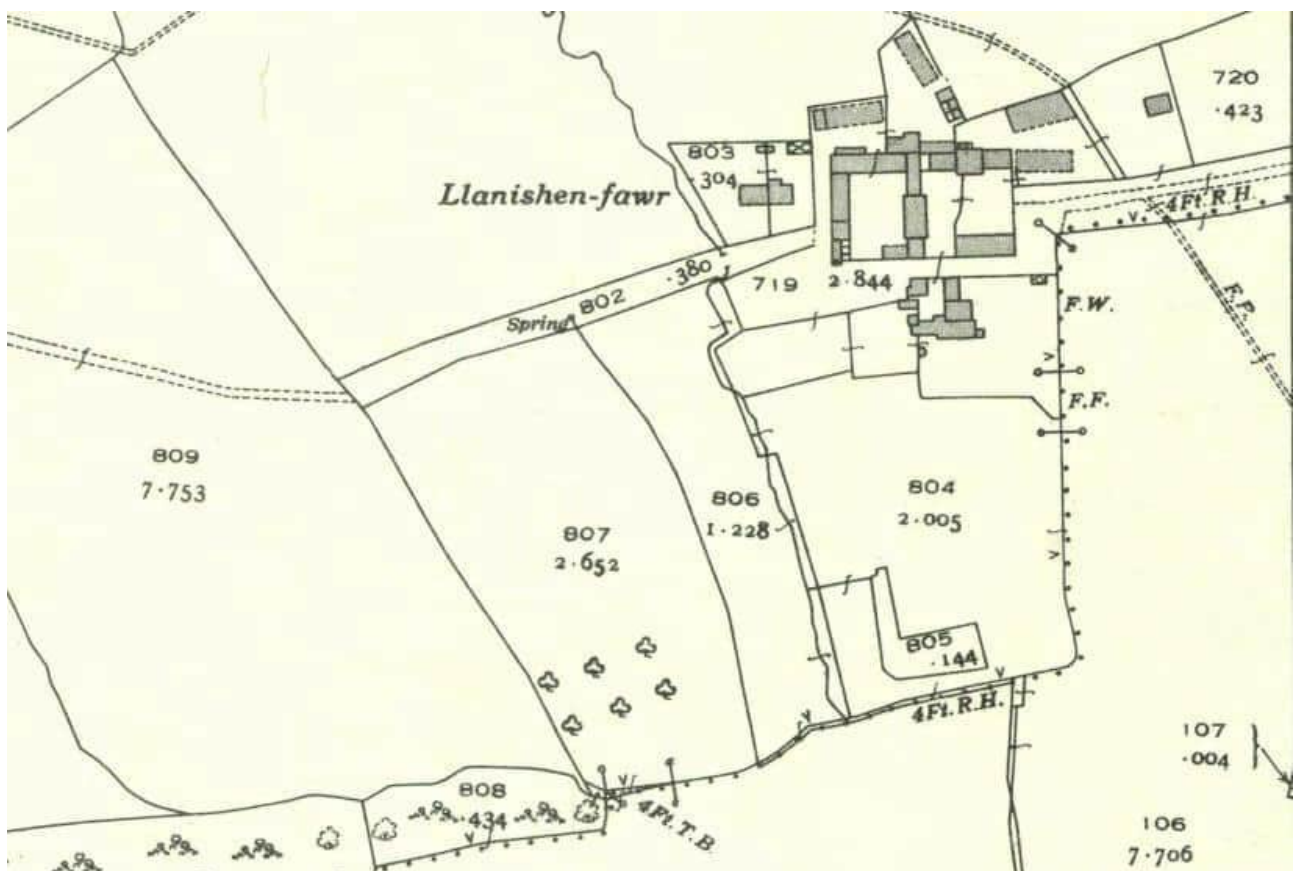


Figure 6: OS map of 1938, Published ca. 1947. Glamorgan Sheet XXXVII.SW.



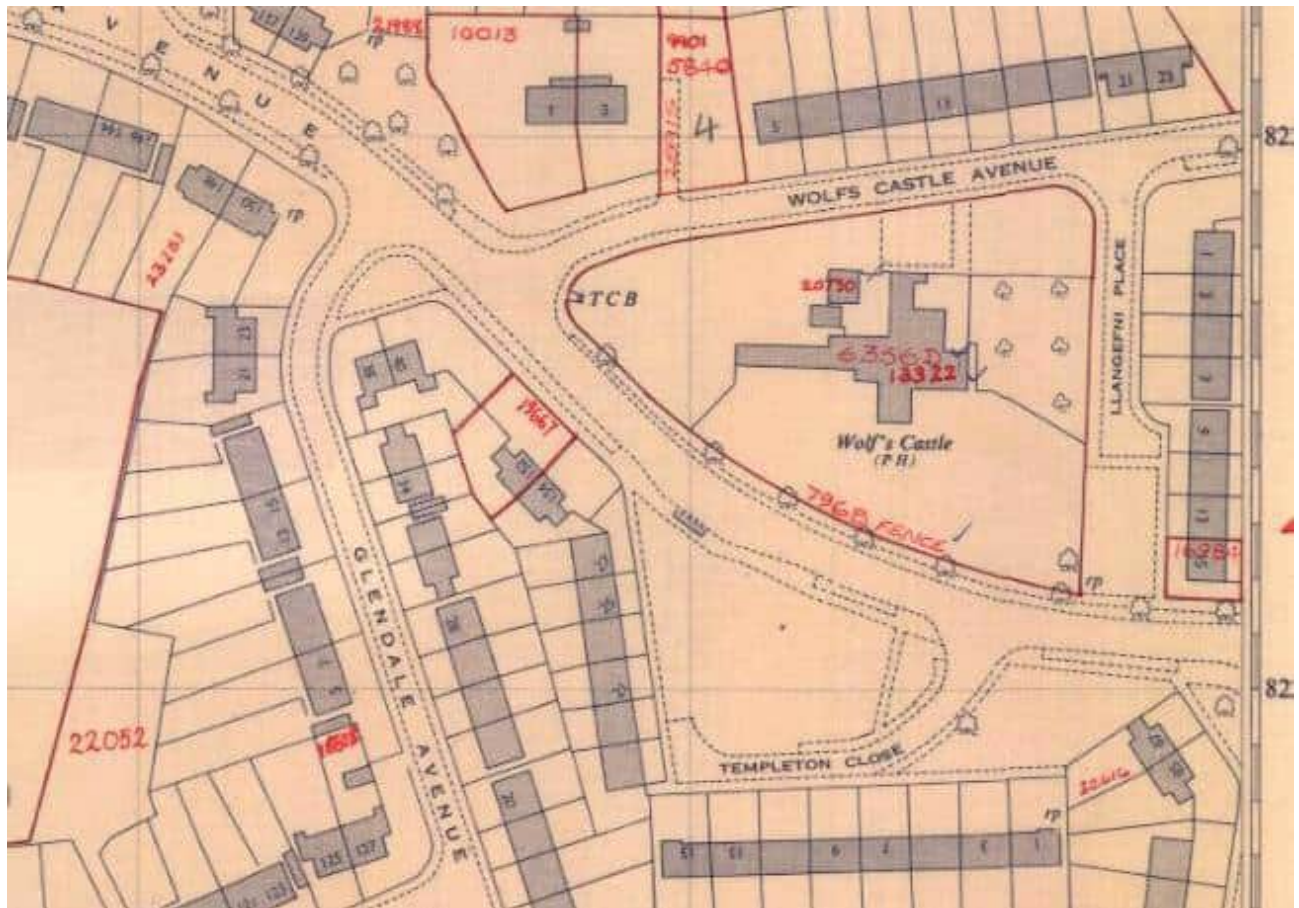


Figure 7: OS map of 1956, published 1961 (ST 1782 NW).

### **Description**

Set within a generous green site and surrounded by residential streets, Wolf's Castle has the appearance of a substantial post-war public house; the whole being rendered and painted, with roofs finished in interlocking tiles (see Figure 1).

However, closer examination reveals a much-altered C19 farmhouse at its core, still legible as the two-storey portion of the building (Figure 8). Its three-bay front range survives at first floor level and paired two-storey ranges extend perpendicular from its rear (Figure 9).

Already somewhat compromised by 1938, the farmhouse was further impacted by conversion to public house in c.1950, when the extant - and extensive - single-storey extensions were added to front and sides (see Figure 10 & Figure 11). Partial demolition of its principal ground floor elevations resulted, to create an expansive ground floor plan seen today.

The free-standing outbuilding to the north-west is formed partially of stone and is also of some antiquity - perhaps constructed 1846-1875 (though extended to the west after 1956 – see Figure 12).

The extant, northern boundary wall also has some heritage interest; constructed in random rubblestone and topped by substantial, half-round 'Staffordshire Blue' coping stones. The extant gateway once enabled access to a formal garden (later the beer garden) (see Figure 9). A line of mature lime trees to the western side of Llangefni Place still define easternmost extent of the formal grounds to Llanishen Farmhouse.

The historic access lane from Heol Hir survives as Wolf's Castle Avenue. Houses on Templeton Close occupy the site of the former fishpond.



Internally, conversion to public house demolished ground floor elevations to the former farmhouse. Little of interest survives internally, save for a King-Post trussed roof to the principal range (which supports crude pole purlins and a sarking boarded roof – see Figure 13) and a rather fine Victorian staircase (Figure 14).



*Figure 8: The front (South) elevation of The Wolf's Castle. Note the still partly legible, two-storey front range of the former farmhouse at the heart of the building.*



*Figure 9: View of The Wolf's Castle from the north. Note the rear ranges to the early farmhouse, with historic boundary wall to the fore.*





*Figure 10: The Wolf's Castle, viewed from the east. Note the historic boundary wall, RHS of picture.*



*Figure 11: The Wolf's Castle, viewed from the south-west.*





*Figure 12: Remains of the historic outbuilding to the north of the site.*



*Figure 13: Softwood King-Post roof truss to the principal farmhouse range. Note the sarking-boarded roof and the rustic pole purlins.*





*Figure 14: Victorian staircase surviving within the farmhouse portion of the building.*

### **Summary of Significance**

Tangible but much-altered remains of a C19 farmhouse house still survive at the core of the building. Remains of an outbuilding and a fine random-rubble boundary wall to the north still delineate the arrangement of the site – both its service courtyard and formal gardens. As a result, there is some Evidential and Historical Value.

The remainder of the sprawling building consists of post-war fabric with a low Evidential, Historical and Aesthetic Value.

Approximately 70 years of service as a public house also imparts a limited Communal Value.

### **Recommendations**

In this specific instance and considering the limited remaining Evidential, Historical, Aesthetic or Communal heritage values as assessed by officers, preservation by record could be considered acceptable should an application for demolition be forthcoming.

The building should be added to the local list and an Article 4 Direction served if a prior approval application is received that does not provide an acceptable Historic Building Record to GGAT specifications.



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