



Wolf's Castle, Llanishen, Cardiff

Historic Environment Desk-Based Assessment

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Basis of Report

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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 19th 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 19th and early-20th 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 19th century farmhouse. However, much of the building has been significantly altered from the mid-20th 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, Llanisien, 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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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 Soilscape 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

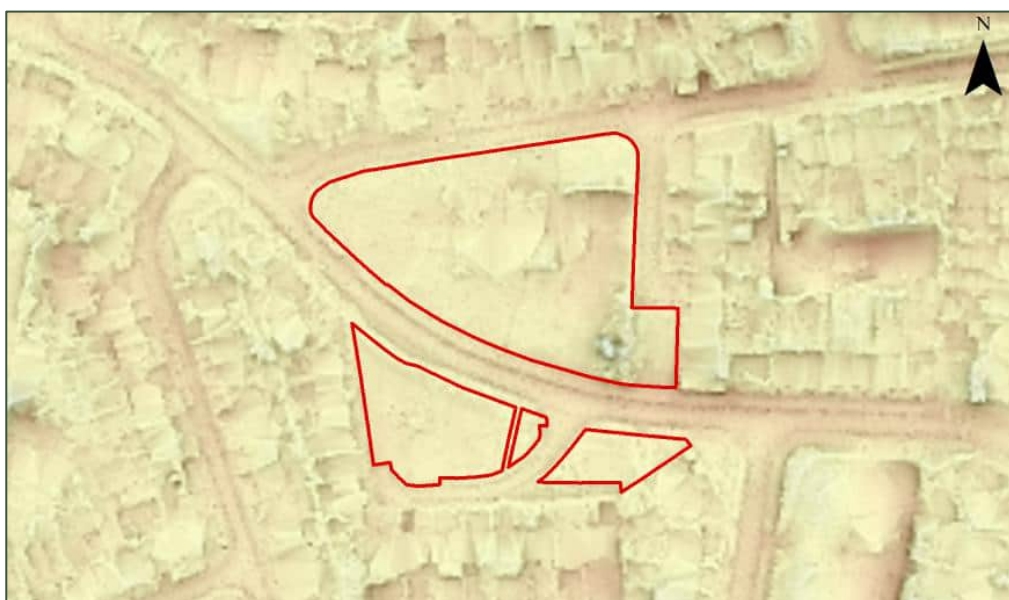
Glamorgan Archives were visited on Wednesday 28th May 2025 to view relevant historic documentation associated with the Site. The documents viewed are listed in the bibliography at the back of this report.

2.1.5 LiDAR Data

Available LiDAR data, provided by DataMapWales, the Welsh Government's open access database website,¹ 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 28th 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**).

¹ <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).² 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.³

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.

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

³ <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 11th 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 19th century (Newman 1995, 181).

There is documentary evidence of Llanishen in the 12th 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 16th 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.



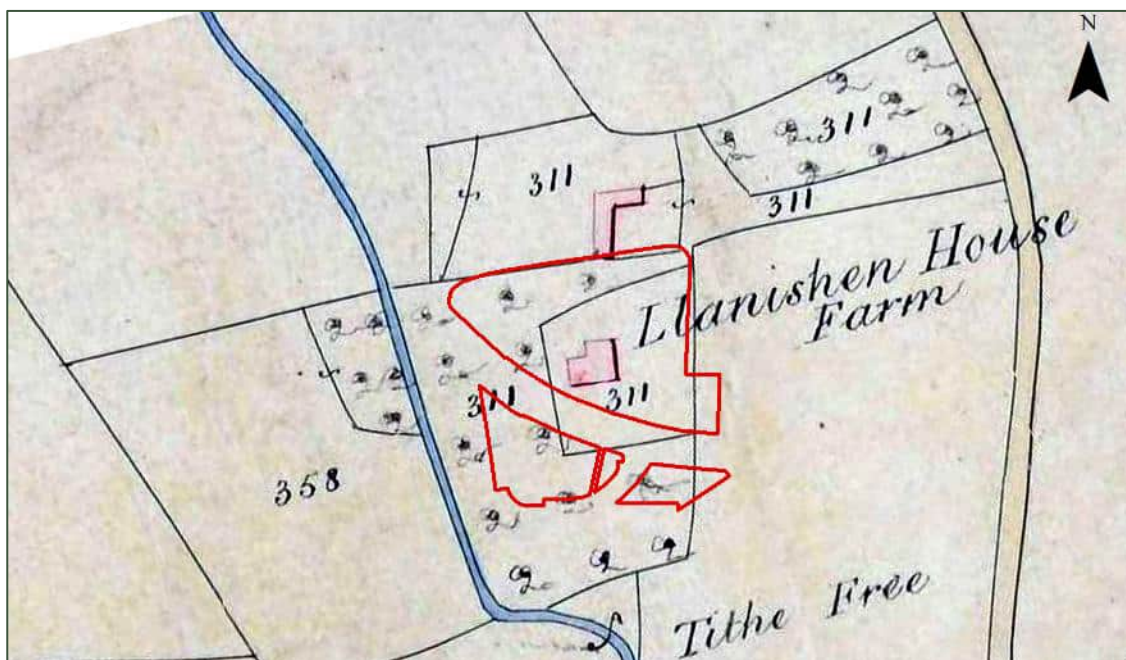
Plate 2: Map of the Parish of Lanishan (c. 1800)



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

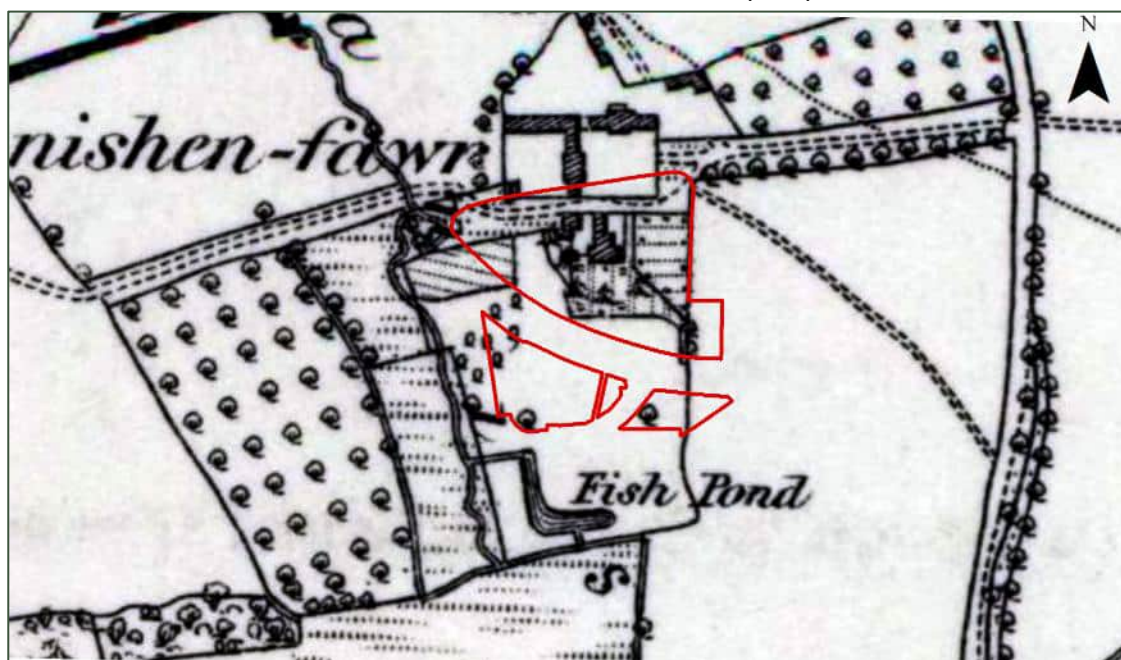


Plate 4: Plan of the Parish of Llanishen Tithe Map (1846)



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.

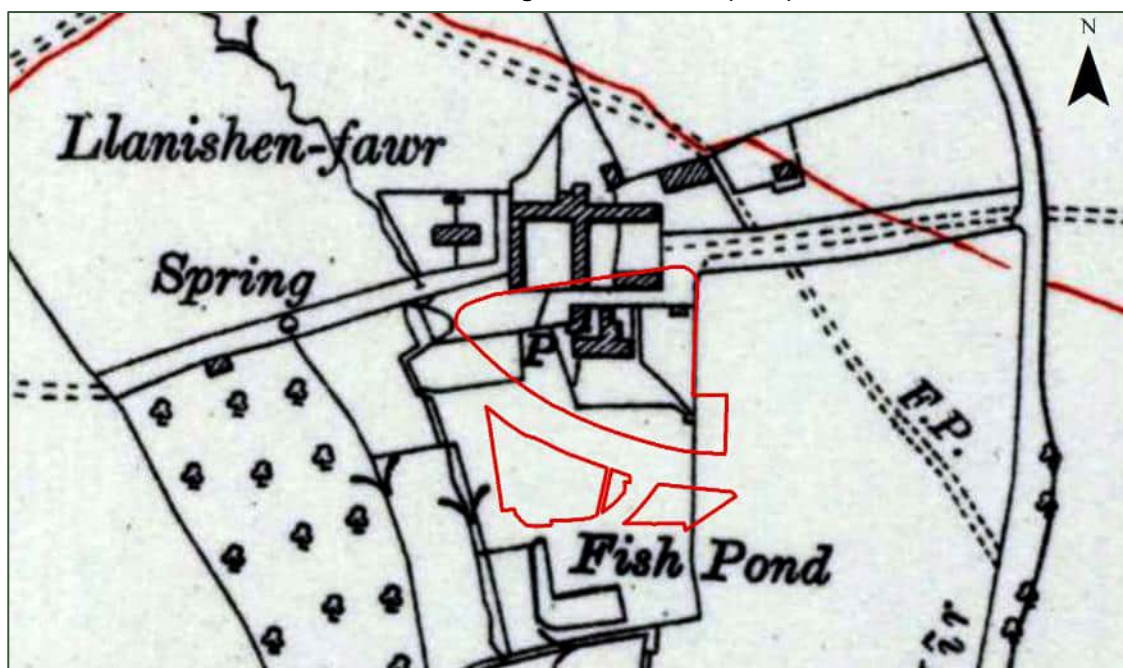
Plate 5: Monmouthshire Sheet XXXII (1885)



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.⁴ 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.⁵

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 19th 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.⁶

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

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

⁶ *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)

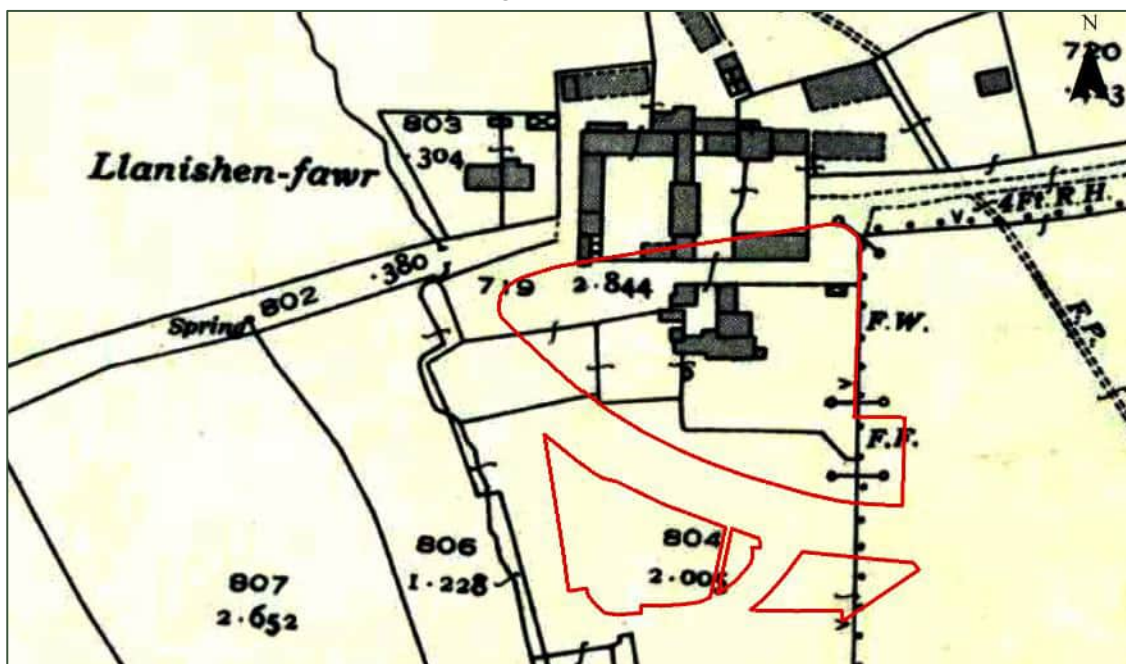
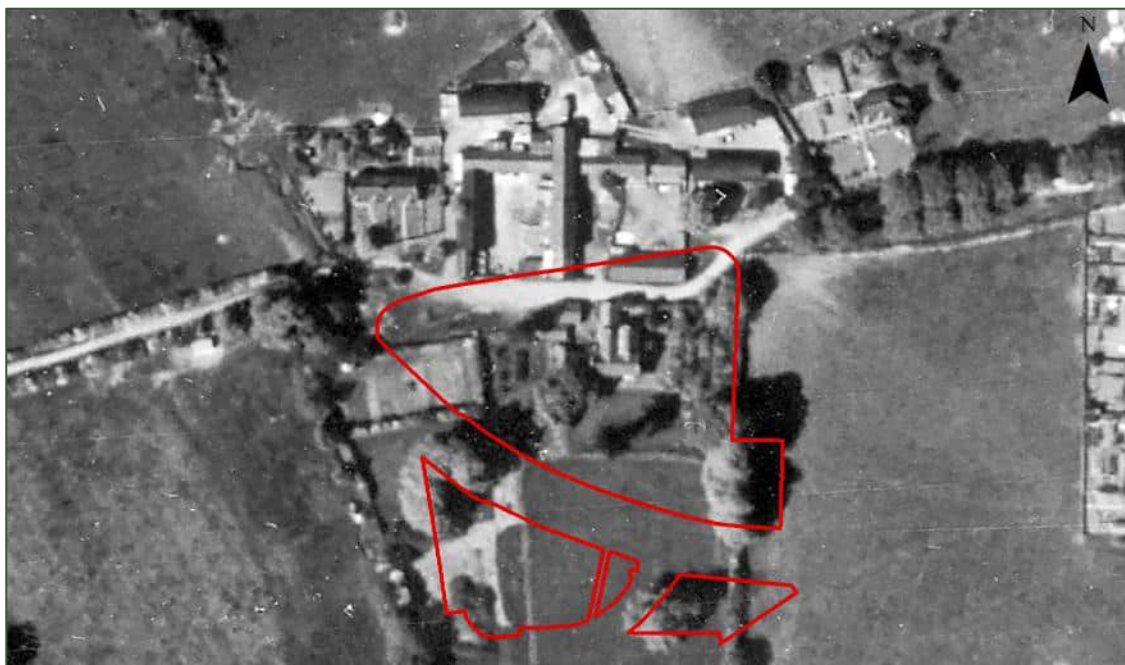


Plate 8: RAF Aerial Photograph (1950)



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

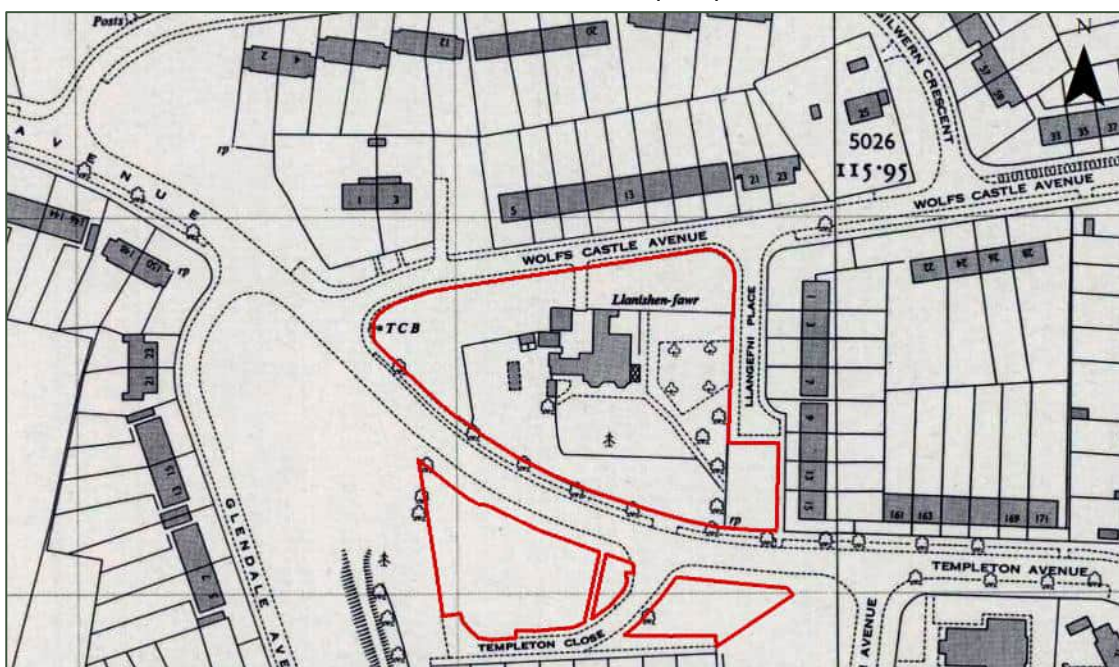


Archives suggests that Llanishen Fawr became a licensed public house and changed its name to 'Wolf's Castle Hotel' in 1956.⁷

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

⁷ *Wolf's 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 20th 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 19th century, the later redevelopment and extensions of the farmstead in the early-20th century, to the redevelopment and change of use of the Site from a farmstead into a public house in the mid-20th 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 19th century, which was subsequently altered and extended in the early 20th century, before being converted into



the Wolf's Castle Public House in the mid-20th 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.⁸ 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 19th century farmhouse. However, much of the building has been significantly altered from the mid-20th 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.

⁸ <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 19th and early-20th century. This redevelopment comprised alterations to Llanishen Fawr farmhouse and its associated farmyard. In the mid-20th 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 19th 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-20th 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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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

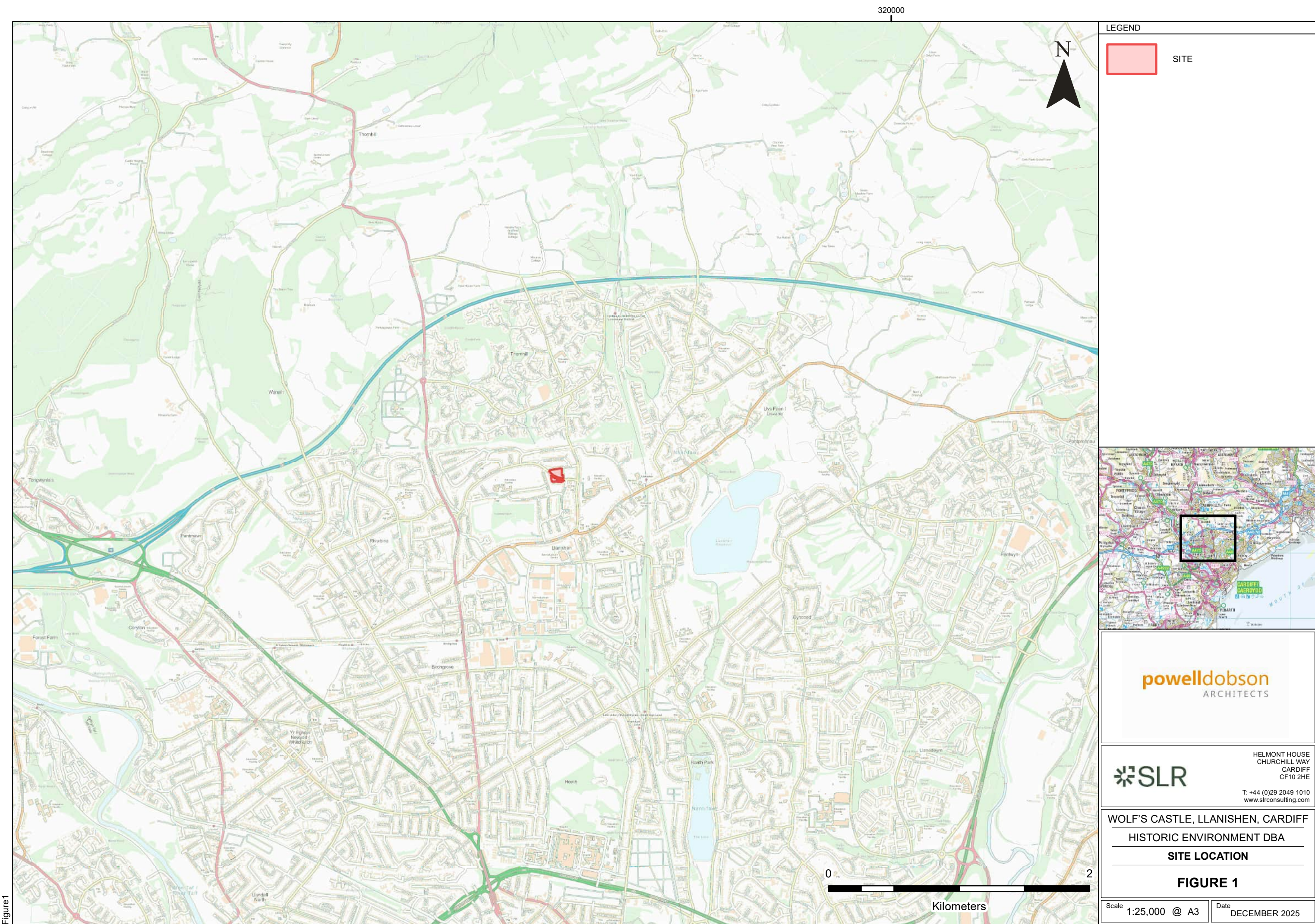
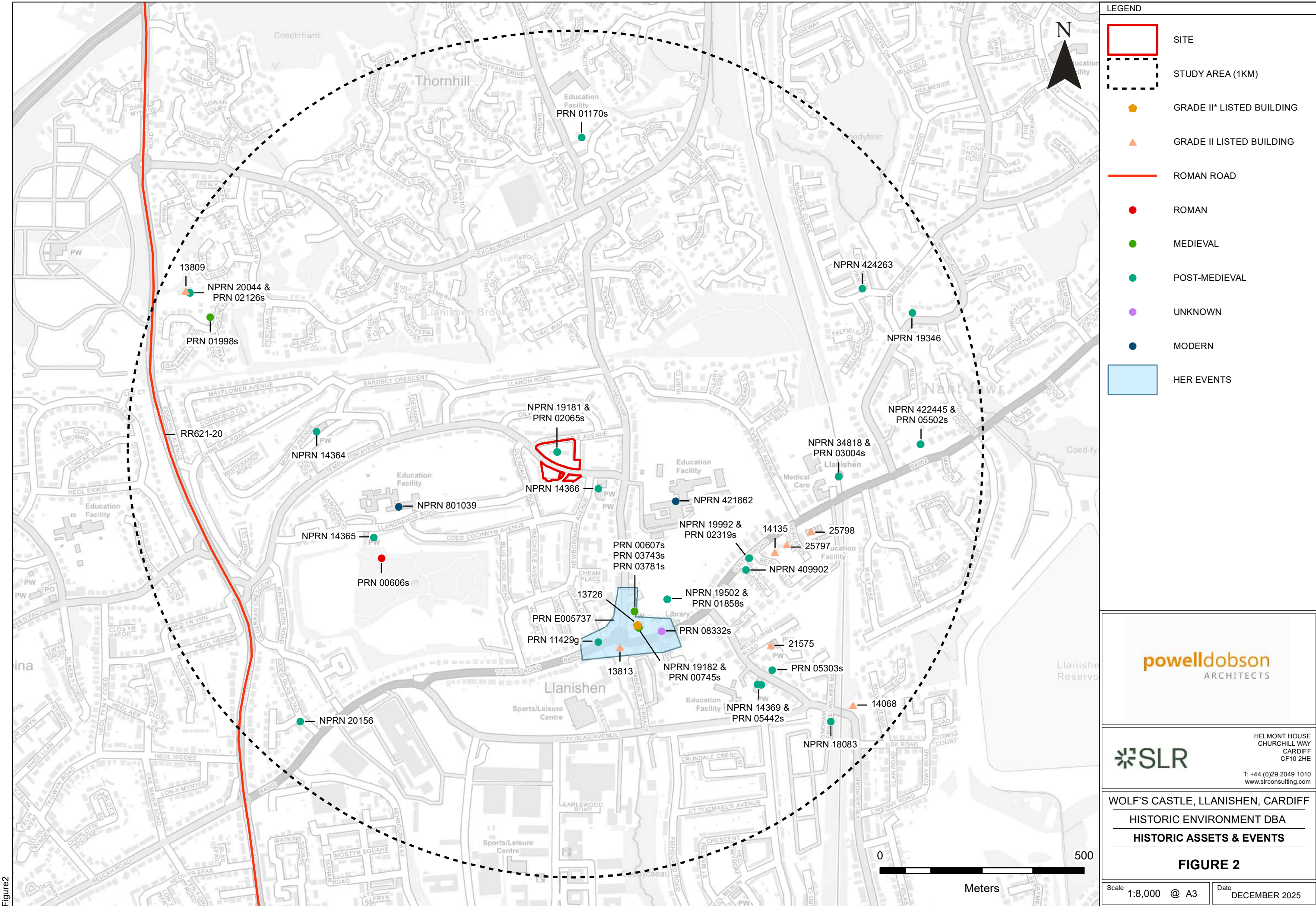


Figure2





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.⁹ 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.

⁹ 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

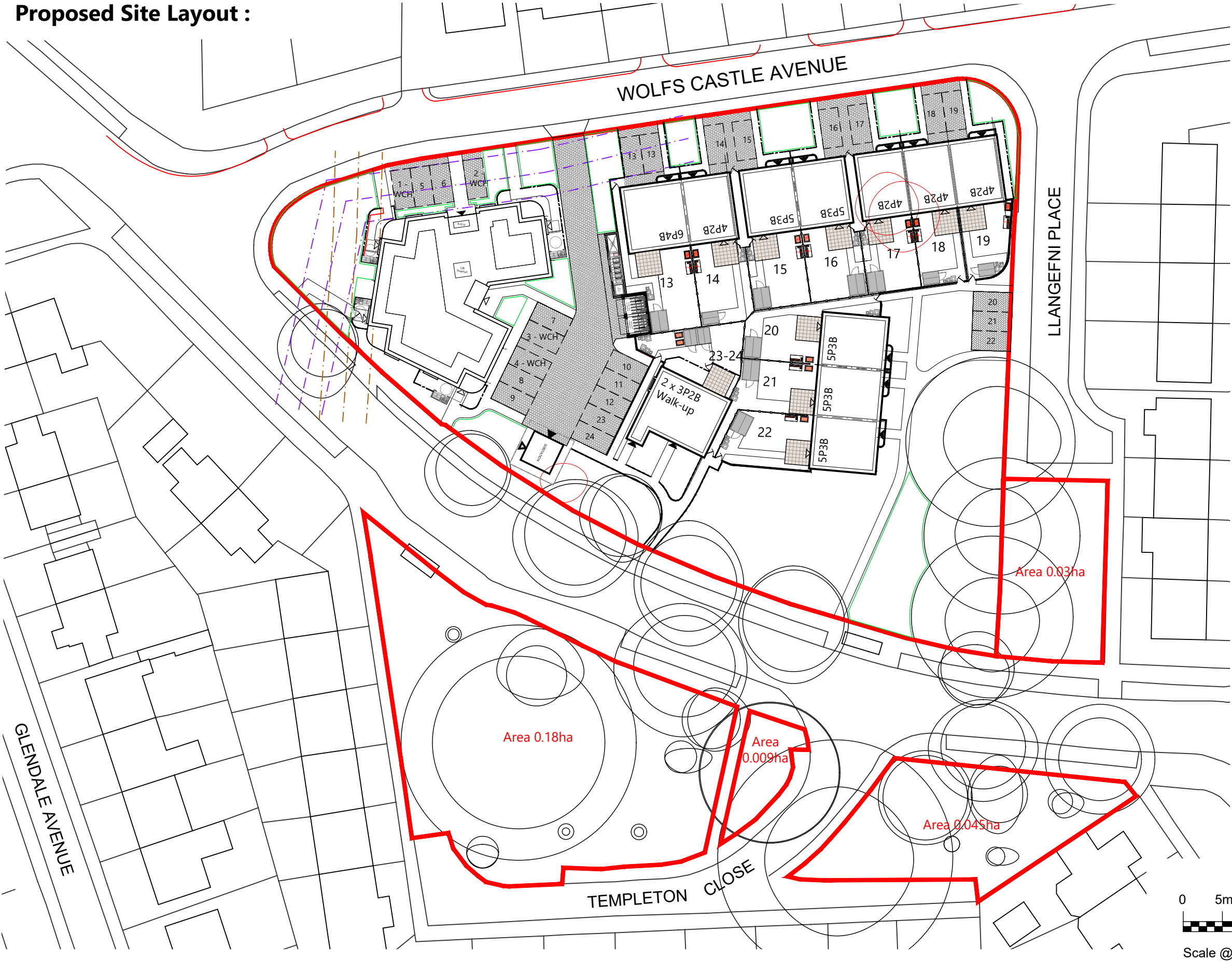
Powell Dobson Architects Limited

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	

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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*.

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

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