

Setting Assessment for Land to the East of Pool Quay, Welshpool, Powys, SY21 9JS



Report by: Trysor

For: Roger Parry and Partners

March 2026



Setting Assessment for Land to the East of Pool Quay, Welshpool, Powys, SY21 9JS

By

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Trysor Project No. 2025/1008
HER Event Record PRN – Heneb CPA 218200

For: Roger Parry and Partners

March 2026

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Cover photograph: PQY2025_011. A view from the churchyard of the St John's the Evangelist looking towards the Breiddin Hill and Moel y Gofa. Looking northeast. There would be no impact from the development on the setting of the church.

**Setting Assessment for Land to the East of Pool Quay,
Welshpool, Powys, SY21 9JS**

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DYDDIAD 12^{fed} Mawrth 2026

DATE 12th March 2026

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

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

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Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.

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

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Heneb CPA	The northeast office of Heneb, The Trust for Welsh Archaeology
HER	Historic Environment Record
CIfA	Chartered Institute for Archaeologists
ID Number	A unique number used within this report to identify historic assets. Cross-references to other numbers such as PRNs, NPRNs and Designations are given in a site gazetteer in the Appendices.
HER	Historic Environment Record
NGR	National Grid Reference
NPRN	National Primary Record Number in National Monument Record held by the RCAHMS
PRN	Primary Record Number in regional HER held by Heneb – The Trust For Welsh Archaeology
WSI	Written Scheme of Investigation

Date of Revision	Reason	Corrections Made	Requested By

Event Record PRN – Heneb CPA HER

PRN	Heneb CPA 218200
Name	Land to the East of Pool Quay, Welshpool, Powys, SY21 9JS
Type	HERITAGE ASSESSMENT
NGR	SJ2572711539
Easting	325727
Northing	311539
Summary (English)	In 2026 Trysor carried out an assessment of the impact on the setting and significance of nearby designated historic assets from a proposed slurry store on land east of Pool Quay, Welshpool, Powys, SY21 9JS. © Trysor 2026
Crynodeb (Cymraeg)	Yn 2026, cynhaliodd Trysor asesiad o effaith storfa slyri arfaethedig ar dir i'r dwyrain o Gei'r Pwll, Y Trallwng, Powys, SY21 9JS ar leoliad ac arwyddocâd asedau hanesyddol dynodedig cyfagos. © Trysor 2025© Trysor 2026
Description	In 2026 Trysor carried out an assessment of the impact on the setting and significance of nearby designated historic assets from a proposed slurry store on land east of Pool Quay, Welshpool, Powys, SY21 9JS. © Trysor 2026
Sources	Trysor, 2026, <i>Setting Assessment for Land to the East of Pool Quay, Welshpool, Powys, SY21 9JS</i>
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Summary

This report is an assessment of potential impacts on the setting and any resulting impact on the significance of nationally important historic assets within a 500-metre radius from a proposed slurry store on land to the east of Pool Quay, Welshpool, Powys, centred approximately on SJ2575411544.

There are 7 designated historic assets of national importance within the 500-metre assessment area, all of which were Listed Buildings. The Montgomeryshire Canal could also be considered to have National Importance, and all 8 historic assets have been assessed.

An assessment was undertaken for these designated Listed Buildings following current Cadw guidance "Managing Setting of Historic Assets in Wales" (Cadw, 2017).

Most of the historic assets would experience no impact on their setting. Layered tree cover screens nearly all views. No key views to or from any of the historic assets are affected. The roof and upper floors of Manor House are intervisible with the development, but the key view from Manor House is to the River Severn to the east-southeast, not towards the development site 200 metres to the north-northeast.

The project proposal was revised in advance of the final version of this report, with the height of the proposed slurry store being reduced from 11 metres to 6 metres to reduce the visual impacts. It is suggested that a small number of hedgerow trees could be planted along the southern boundary of the field in which the development would be located to further reduce the Very Low visual impacts in views from the south.

However, even with no mitigation, there would be no impact on the significance of any of the historic assets assessed.

1. Introduction

- 1.1 This document has been prepared by Trysor, at the request of Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry SY11 2NU, on behalf of their client, to assess the impact on the setting and significance of nationally important historic assets within a 500-metre radius from a proposed slurry store focused on SJ2575411544 on land east of Pool Quay, Welshpool, Powys, SY21 9JS, see Figure 1.
- 1.2 The proposed slurry store covers approximately 0.12 hectares in a small field to the east side of the A483 at Pool Quay, Welshpool, Powys.
- 1.3 In refusing a previous planning application, 24/1745/FUL (Powys the local planning authority stated that the impact on nearby Listed Buildings and the Montgomeryshire Canal.
- 1.4 A field visit was made by Trysor to the proposed location of the development, and the surrounding area, on 16th September 2025 to examine the development site and its surroundings.
- 1.5. The assessment has been carried in accordance with the methodology outlined in the Welsh Government's best-practice guidance Setting of Historic Assets in Wales (Cadw, 2017).

*Setting Assessment for
Land to the East of Pool Quay,
Welshpool, Powys, SY21 9JS*

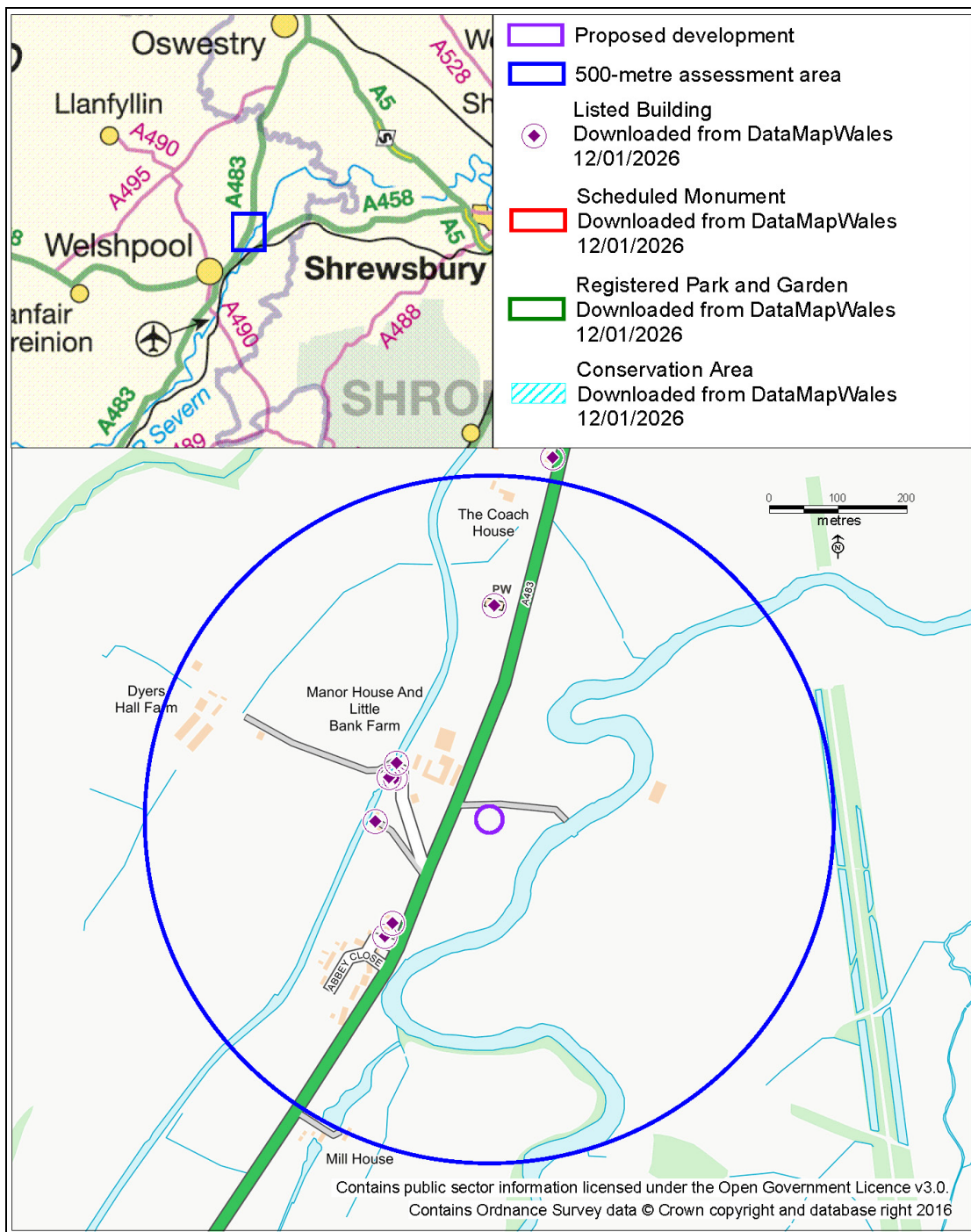


Figure 1: Location of the development and the designated, nationally important historic assets within 500-metres using the datasets downloaded from DataMapWales in January 2026.

2. The Proposed Development Site

- 2.1 This report relates to a proposal for a slurry store on land east of Pool Quay, see Figure 1.
- 2.2 The proposed development would stand at approximately 67 metres AOD on a very gentle slope down to the River Severn, approximately 70 metres to the east. The slurry store would be set above ground and circular in plan. It would have a diameter of approximately 39 metres and with a maximum height of 6 metres. An original proposal of 11 metres in height was reduced during the assessment as it was likely to have visual impacts.
- 2.2.1 The ground slopes up to the west-northwest, rising to 71 metres AOD at the A483 and then up 78 metres AOD at the Montgomeryshire Canal approximately 140 metres to the west-northwest.
- 2.3 A planning application, 24/1745/FUL (Powys) for a slurry store in a similar position was refused in 2025 on the grounds of nine areas being insufficiently documented in the application. Number 6 of the 9 grounds concerned the historic environment.

6. Insufficient information has been submitted to enable assessment of the potential impact upon the settings of listed buildings 16771 Lock Cottage, 16773 Bridge 111 over the Montgomeryshire Canal, 16774 Ivy House with outbuildings, 16772 Top Lock, 7882- Manor House, 16779- Severn View, 16770- Church of Saint John Evangelist and the Shropshire Union Canal Montgomeryshire Branch. Therefore, the development is contrary to Planning Policy Wales (Edition 12, 2024), Technical Advice Note (TAN) 24: The Historic Environment (2017), Policy SP7 of the adopted Powys Unitary Development Plan (2011-2026) and Powys Local Development Plan (2011-2026) Supplementary Planning Guidance Historic Environment Including Historic Environment Record Adopted July 2021.

Powys County Council, planning application 24/1745/FUL (Powys)

- 2.4 The client has addressed the insufficient documentation of the impact on the historic environment, particularly the impact on the setting of Listed Buildings through the commissioning of this report.

3. Methodology

3.1 This document assesses the impact on the setting and significance of nationally important historic assets within a 500-metre radius of a proposed slurry store centred on SJ2575411544 on land to the east of Pool Quay, Welshpool, Powys

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

3.1.2 This process has four stages;

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

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

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

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

3.2 The footprint of the proposed slurry store is 0.12 hectares and in line with the annexe in the "Setting of Historic Assets in Wales" (2017, p.11), where an application has a footprint of under 0.2 hectares the impact on nationally important historic assets within 550-metres has been assessed.

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

4.1 An examination of the assessment area, defined as being the land within a 500-metre radius of SJ2575411544, shows that there are 7 recorded historic assets of National Importance present. These are all listed buildings or structures and are listed in Table 1 below.

Listed Building Number and Grade		Name	NPRN	PRN	NGR	Intervisibility
7882	II	Manor House	29579	30781	SJ2561111394	Theoretically Intervisible
16770	II	Church of Saint John Evangelist	416252	19264	SJ2575611856	Theoretically Intervisible
16771	II	Lock Cottage	407354	36484	SJ2561511605	Theoretically Intervisible
16772	II	Top Lock		36485	SJ2560611606	Theoretically Intervisible
16773	II	Bridge 111 over the Montgomeryshire Canal		36486	SJ2561711627	Theoretically Intervisible
16774	II	Ivy House with outbuildings	308982	36487	SJ2558611542	Theoretically Intervisible
16779	II	Severn View	29966	42483	SJ2560011375	Theoretically Intervisible

Table 1: Historic Assets of National Importance within a 500-metre radius of the proposed development site.

4.1.1 The Montgomeryshire Canal was also cited in the refusal of the previous planning application, and although not a designated historic asset it is of National Importance and has been considered in this setting assessment.

4.2 There are no Scheduled Monuments, Registered Parks and Gardens, World Heritage Sites within 500-metres of the proposed development.

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

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

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

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

5.1.3 Guidance on assessing the setting of historic assets was introduced in 2017 (Cadw, 2017). Cadw states that: *Setting is not itself a historic asset, though land within a setting may contain other historic assets. The importance of setting lies in what it contributes to the significance of a historic asset.* (Cadw, 2017, p.2, Section 1, second para).

5.1.4 In sections 5.2 to 5.9 below, the setting and significance of the Listed Buildings and the Montgomeryshire Canal are assessed.

5.2 Bridge 111 over the Montgomeryshire Canal (Listed Building – 16773) see Appendix B

- 5.2.1 Bridge 111 is described in the listing description as “a Single arched brick bridge, with plain segmental arch, and ramped parapet with simple terminal piers and stone copings.” The bridge was built to cross the eastern branch of the Montgomeryshire Canal, which was built between 1794 and 1797, the engineers John and Thomas Dadford. It is thought that the construction of the bridge is contemporary with the construction of the canal, with some later repairs evident. The bridge is associated with a number of other structures at this point in the canal including the listed buildings of Top Lock and Lock Cottage.
- 5.2.2 The bridge remains in use as a road bridge in 2025 but only gives access to Dyer’s Farm, a short distance to the west of Pool Quay, but originally it gave access to a wider area to the west and northwest of the canal at Pool Quay.
- 5.2.3 There have been relatively few changes to its immediate surroundings as the canal remains in water and in good repair. The Top Lock remains in use and Lock Cottage stands adjacent to it, features which are contemporary with the construction of the bridge and the canal. However, the canal is no longer used for commercial traffic, but is used for leisure purposes
- 5.2.4 There have been few significant changes to views to and from the bridge. The cottages and outbuildings along the south side of the canal may have changed appearance slightly over time and there may be more trees and vegetation along the canal edges now, but otherwise the canal and Top Lock remain the key features in the bridge’s setting.

5.3 Church of Saint John the Evangelist (Listed Building – 16770), see Appendix C

- 5.3.1 The church of St John the Evangelist is described in the listing description as having been built by the third Earl of Powis to serve the largely industrial population of Pool Quay, in 1860-2. It was built in the Early English style and designed by the architect S. Pountney Smith of Shrewsbury. The church was built on land that was formerly a pasture field 500 metres to the north of the Pool Quay and remains open as a church today.
- 5.3.2 The church was built in a former pasture field, 500 metres to the north of the Pool Quay. The selection of site appears to have been that it was a suitable site owned by the Powis estate, in close proximity to Pool Quay village and alongside the main Welshpool to Oswestry road, the modern A483. Sufficient level ground was enclosed around the church to create a generous churchyard. The church stands to the western edge of the Severn floodplain and enjoys excellent views towards the Breiddin Hill to the northeast. This latter view may have added to the value of the site for the location of the new church.
- 5.3.3 There have been few changes to the area immediately surrounding the church since it was built. The most significant change has been to the A483, the Welshpool to Oswestry road, which passes to the east side of the churchyard. This is now a busy road with constant traffic flow, removing any sense of peace or solitude from the churchyard, although it less noticeable inside the church itself. The graveyard itself was extended northwards and the eastern part of that is now a car park.

5.4 Ivy House with outbuildings (Listed Building – 16774), see Appendix D

- 5.4.1 Ivy House stands alongside the Montgomeryshire Canal and is thought to have been built around 1830. Its exact date of construction is not known, but it does not appear on the Ordnance Survey's Original Surveyors Drawings of 1829 and may not be shown on the Ordnance Survey's First Series map of 1836. It is clearly shown as a complex of buildings on the 1845 Guilsfield parish tithe map. At that time, it was owned by the Powis Castle Estate and occupied by James Maginnis, an Irish industrialist who had settled at Pool Quay with his brother John and had a barytes grinding works to the south of the village. The tithe map shows that the complex at Ivy House included a house, engine house, and drying kilns. The malthouse was on an adjacent property to the south, occupied by John Jones, Maltster but also owned by the

Powis Castle estate. It seems likely that the drying kilns were part of the malthouse complex. The proximity of the canal suggests that the finished product may have been exported from Pool Quay by barge from here.

- 5.4.2 The Ivy House complex was planned to be adjacent to the canal to allow for the easy import and export of materials by barge. It had links with the malthouse in Pool Quay village and a Barytes Mill. Once the malthouse ceased to operate the complex was reduced and converted to serve as a warehouse alongside the canal. With the end of commercial activity on the canal, the house and outbuildings were used only for private residential purposes.
- 5.4.3 The house is still in use as a dwelling, but the adjacent outbuildings which housed the engine house and drying kilns were converted into a warehouse later in the 19th century. The surrounding landscape has remained fairly constant although there has been a modern dwelling added downslope to the northeast at Little Bank, and the canal ceased to be used by commercial traffic over a century ago.
- 5.4.4 The views across the Severn Valley to the east and northeast are largely unchanged. Shorter views have always been screened or blocked by trees and hedges on the slopes below the house and this continues to be the case. There is now a thick screen of trees which block views of the bottom of the slope towards the A483 and the fields adjacent to it
- 5.4.5 Overall the house and former warehouse contribute to the character of the canal and its towpath, especially in the context of the group of features to which they belong, which include the Lock Cottage, the Top Lock on the canal and Bridge 111 over the canal, which are all close by.
- 5.4.6 The main historical association is with the Powis Castle estate, which owned the property when it was first built and with the Maginnis brothers, who occupied the holding in the mid-19th century. They were important figures in the industries of Pool Quay from the 1830s up to the 1870s and the Maginnis Bridge over the Severn at Pool Quay still bears their name. Census evidence suggests that John Maginnis and his family may have lived at Ivy House until the late 1870s. There are no known artistic or literary associations with Ivy House.

5.5 Lock Cottage (Listed Building – 16771), see Appendix E

- 5.5.1 It is thought that Lock Cottage at Pool Quay was built between 1819 and 1821 at the southern side of the eastern branch of the Montgomeryshire Canal. It is to the southern side of the Top Lock on the canal, close to the southern side of canal Bridge 111.
- 5.5.2 The location of the Lock Cottage was influenced almost solely by the Top Lock on the canal, as the dwelling was intended for the lock keeper tending the lock. The cottage faced the canal and lock with the land to the rear sloping away down to the edge of the Severn valley bottom, where the main Welshpool to Oswestry road passes. The village of Pool Quay lies to the south, but the cottage was detached from it.
- 5.5.3 The cottage was used as a lock keepers house in the 19th century but since the closure of the canal to commercial traffic over a century ago it has been used as a dwelling. The surrounding landscape has remained fairly stable, the canal is still in water, the lock still works and the Canal Bridge is in use. There has been the addition of one modern dwelling downslope to the southeast at Little Bank, within a parcel which was an orchard during the later 19th century.
- 5.5.4 The cottage was designed to serve as a lock-keepers house and was therefore deliberately placed alongside the Top Lock on the canal. The lock still survives in working order behind the cottage and there has been no change in the relationship apart from the Lock Cottage no longer serving as a lock-keepers house
- 5.5.5 The views across the Severn Valley to the east and northeast are largely unchanged. Shorter views have always been screened or blocked by trees and hedges on the slopes below the house and this continues to be the case, although the modern house at Little Bank has been added in recent decades. There is now a thick screen of trees blocking views of the bottom of the slope towards the A483 and the fields adjacent to it.
- 5.5.6. The association with the Montgomeryshire Canal is the most significant historical factor. There are no known cultural or artistic relationships.

5.6 Manor House (Listed Building – 7882), see Appendix F

- 5.6.1 The origins of Manor House are not clearly understood, but it is thought that the building dates to the 18th century and was originally associated with industrial or commercial activity rather than being used solely as a residence. The building is probably

shown on the Enclosure award map of 1800. A building is shown here on the Ordnance Survey's Original Surveyors Drawings of 1829. It is shown in more detail on the 1845 Guilsfield parish tithe map which records it as being a "messuage, offices, building and yard" which was owned by the Powis Castle estate and occupied by James Maginnis, an Irish industrialist who had businesses in Pool Quay, most notably a barytes grinding works. The original building was extended with the addition of a southern wing, which was already a separate dwelling by the time of the 1845 tithe survey and is now known as Severn View (Listed Building Number 16779). It was converted and expanded for residential use in the later 19th century, after the decline of the local industries which had given rise to the growth of Pool Quay as a settlement.

5.6.2 Later 19th century Ordnance Survey maps name the property as "Quay House" which points to its proximity to the river quay which gave the village its name. It is first referred to as "Manor House" on the 1891 parish census returns but the name does not reflect origins as a manorial/parochial residence.

5.6.3 The original building was constructed within the small industrial settlement of Pool Quay during the 18th century above the quay on the river at Pool Quay. By that time the settlement was already well-established (Silvester, RJ 1992, p.152) as the port serving Welshpool town, as it was at the highest navigable point on the River Severn. Pool Quay had developed as an important centre of industry and trade before the 18th century, with lead smelting, ironworking, corn milling and timber export among its early activities, attracted here by the presence of a quay on the Severn where barges could be loaded to transport produce and goods downriver to town such as Shrewsbury and beyond. The building therefore stood within a cluster of workers cottages and industrial and commercial buildings, close to the quay. An Act of Parliament dating to 1756 created the turnpike road between Oswestry and Welshpool. This road is now followed by the A483 and passes immediately in front of the Manor House, to its eastern side.

5.6.4 The presence of the small industrial settlement of Pool Quay, the proximity of the river quay and the turnpike road are thought to have been the main influences on the choice of location for the original building which was constructed in association with industrial or commercial activity rather than purely as a residence. It is not believed to have been built with key views in mind. If any view was important, it would have been across to the east-southeast to the river Severn.

5.6.5 Since the building was originally built, there has been a change in the layout of Pool Quay village, with the last of the terraced workers cottages which originally stood alongside the turnpike road in front of the Powis Arms public house, to the south, being removed in the 1929 when the road was widened the road (Pugh, J (Late), 1942, p.8). The turnpike road has been since been further modernised and is now the busy A483 road. The old industrial and commercial character of the settlement has changed and river and canal are no longer used for commercial/industrial purposes. Modern housing has been added to the southern end of the village, to the rear of the Powis Arms. The building itself has been extended and remodelled to give it the appearance of a small country residence, which undoubtedly changes the character of the immediate area, given that it was originally built as an industrial or commercial building within a busy industrial village.

5.6.6 There is no evidence that there were any designed views to or from the original building, but it would have been clearly visible from the turnpike road and also would have had views over the river valley to the east-southeast. The landscape in this view has lost its industrial and commercial character since the 18th century, when the building first appeared and is now more rural in its character.

5.6.7 Historically the building it is associated with the Powis Castle estate, who owned the property when it was established and developed. During the mid-19th century it was occupied by the Maginnis family, who operated a number of local businesses, most notably the barytes grinding mill to the south of Pool Quay. There are no known literary or artistic associations relating to Manor House.

5.7 Severn View (Listed Building – 16779), see Appendix G

5.7.1 According to the listing description, Severn View was originally built in the early 19th century as an additional, lower range to Manor House, which adjoins it to its northern side. The Powis Castle estate owned the property and were likely to have been responsible for both the construction of Manor House in the 18th century and the additional range in the 19th century. By the mid-19th century, as evidenced by the parish tithe survey of 1845, the buildings were being used as two separate properties, both owned by the Powis Castle estate. Whereas the building now known as Manor House was occupied by the Irish industrialist James Maginnis, the building now known as Severn View was occupied by John Jones, who was a Maltster. The malthouse which he worked stood to the northern side of Manor House and no longer survives. John Jones was succeeded

by Edward Jones, who continued to reside here and operate the maltings until the end of the 19th century.

5.7.2 It is believed that Severn View was added as a southern range to the earlier building now known as Manor House which adjoins it to the north during the early 19th century. It is not known if they functioned as a single range initially, but the 1845 parish tithe survey shows them as two distinct properties. A third dwelling was also attached to the northern gable end of Severn View by that time. Severn View was built at a time when there was a thriving industrial and commercial community within the village of Pool Quay and in 1845 was home to the village Maltster. Severn View was built to face the turnpike road and the River Severn to the east-southeast but was on a road junction which meant that its southern side faced the village of Pool Quay and the nearby Powis Arms inn. The Malthouse stood to the north, on the far side of Manor House.

5.7.3 The industrial and commercial character of Pool Quay has been lost since Severn View was built. The turnpike road to the east has been modernised as the busy A483 road and was widened considerably in the 1920s, which meant part of the front garden of the house was lost. A row of terraced workers cottages alongside the road to the south were removed at that time, opening up the view along the road to the south.

5.7.4 Severn View and the adjoining Manor House form a large and aesthetically pleasing building range at the roadside which dominate the view when passing through Pool Quay along the A483. They are reminders of the heritage of the settlement and contribute to its character.

5.7.5 It would appear that this building originated as an extension to the existing building to the north. It therefore fitted into a space between Manor House and the minor road to the south. The relationship between Severn View and the surrounding landscape was therefore designed but also determined by the layout of the existing property. There has been no significant change since construction, other than perhaps the loss of part of the front garden of Severn View due to road widening during the 1920s.

5.7.6 The most important historical associations are related to the ownership and development of the property by the Powis Castle estate in the early 19th century and the use of the house as the home of at least two generation of Maltsters who operated the nearby malthouse in Pool Quay. There are no known artistic or literary associations.

5.8 Top Lock (Listed Building – 16772), see Appendix H

- 5.8.1 The Top Lock was originally been built when the eastern branch of the Montgomeryshire Canal was constructed between 1794 and 1797. Cast iron sluice controls were added a generation later and the lock was probably rebuilt or repaired by the Shropshire Union Canal and Railway Company a century later. It received new lock gates in the 1980s and is still functioning today.
- 5.8.2 The lock was built as an integral part of the eastern branch of the Montgomeryshire Canal for purely functional reasons as determined by the canal engineers. It is also closely associated with Lock Cottage, the former lock-keepers house, which stands immediately to its eastern side.
- 5.8.3 The canal had ceased commercial use during the early 20th century but remains in use for leisure purposes and little has changed in the immediate landscape other than the use of the canal.
- 5.8.4 There are no known artistic or literary associations. There is an important historical link with the construction of the eastern branch of the Montgomeryshire Canal by the engineers John and Thomas Dadford.

5.9 Montgomeryshire Canal (HER PRN – 15631), see Appendix I

- 5.9.1 The eastern branch of the Montgomeryshire Canal was constructed to Pool Quay between 1794 and 1797. This section of the eastern branch of the Montgomeryshire Canal was cut across the landscape with little regard to earlier features to the design of the engineers John and Thomas Dadford.
- 5.9.2 At Pool Quay several associated features appeared at the time of construction or within a few decades. These include the Top Lock and Bridge 111, which are contemporary with the canal, and Lock Cottage, the former lock-keepers house, which was built circa 1820 as well as Ivy House, where local businesses made use of the outbuildings as warehousing adjacent to the towpath during the 19th century.
- 5.9.3 It remains in use as a canal but is no longer used for commercial traffic and is maintained for leisure purposes. The canal had ceased commercial use during the early 20th century but remains in use for leisure purposes. The canal and its towpath are lined by hedges and trees which isolate the route for much of its length from its surroundings. The canal is an important feature crossing the local landscape and provides a safe and quiet route for walkers along the

towpath or those travelling on the canal itself. The canal was built for functional purposes, with no designed views of it or from it.

- 5.9.4 There is an important historical link with the construction of the eastern branch of the Montgomeryshire Canal by the engineers John and Thomas Dadford. There are no known artistic or literary associations with this part of the canal

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

6.1 The potential impact of proposed slurry store on the setting of each of the 7 Listed Buildings has been assessed and whether that affects the significance of the building. Setting assessment forms were completed for each building, see Appendices B to H, and are summarised below.

6.2 Bridge 111 over the Montgomeryshire Canal (Listed Building – 16773), see Appendix B

6.2.1 The bridge stands in its original position over the canal. The development would be on lower ground to the east and views would be almost wholly obscured by trees, hedges and buildings. A partial view on one line of sight would be possible from either end of the bridge, during the winter months, but this would not affect any key view of the bridge.

6.2.2 The proposed development would be over 160 metres to the east-southeast and on land 10 metres lower than the bridge and would only measure 6 metres in height. It would not dominate the bridge or its setting.

6.2.3 The bridge is best experienced in views along the canal towpath, from where both sides of the bridge can be viewed clearly. From the south side, the bridge is seen in conjunction with the Top Lock and Lock Cottage. Popular views from the bridge itself are those looking north up the canal or south over the lock. The development would occur to the east-southeast and would therefore not be visible in key views of the listed bridge.

6.2.4 The proposed development would be located beyond existing buildings and a farm complex, as well as the busy A483 road between Welshpool and Oswestry. Views of the canal and other associated features close to the bridge would not be affected by the development, nor would the peaceful, secluded character of the bridge and canal.

6.2.5 The listed bridge is best experienced in views along the canal towpath. Popular views from the bridge itself are those looking north up the canal or south over the lock. The development would occur on lower ground to the east-southeast, almost wholly screened from view by trees. The development would not be visible in key views of or from the listed bridge. Its impact on the wider, modern setting of the bridge would be minimal and it would not affect the significance of the bridge.

6.3 Church of Saint John the Evangelist (Listed Building – 16770), see Appendix C

- 6.3.1 The church is best understood and appreciated when viewed from within the churchyard, particularly from the eastern half of the churchyard. There are also good views from the A483 as it passes to the east.
- 6.3.2 The proposed development would not be visible from the church or be seen in any important views of the church
- 6.3.3 This development would be situated some 300 metres to the south of the church, in a pasture field below and east of the busy A483 road. The development would not be visible from the church and would not detract from the appreciation or understanding of the church in its setting and would not affect its significance.

6.4 Ivy House with outbuildings (Listed Building – 16774), see Appendix D

- 6.4.1 Ivy House and outbuildings are best seen and appreciated from the minor road to its eastern side, which runs between the A483 and Canal Bridge 111. The rear of the buildings can be seen from the canal and towpath to their western or rear side.
- 6.4.2 The development would be situated over 150 metres away to the east of Ivy House in a pasture field below and east of the A483 road. It would be largely invisible from Ivy House and would not detract from the appreciation or understanding of the house or any key views of the buildings there.
- 6.4.3 The impact on the wider, modern setting of Ivy House would be minimal and it would not affect the significance of the dwelling and its outbuildings.

6.5 Lock Cottage (Listed Building – 16771), see Appendix E

- 6.5.1 The location of the cottage adjacent to the east side of the canal and at the top of a moderate east facing slope mean that it has always been clearly visible from the canal to the west, and the road running up the slope from the east. It is also visible alongside the canal when viewed from Bridge 111 over the canal to the north. These remain the best views within which the cottage can be seen and understood in its setting.
- 6.5.2 The proposed development would stand circa 150 metres away to the east-southeast on land 10 metres lower, largely screened from view by intervening trees. It would not impact on key views of the

cottage or affect the ability to understand and appreciate the cottage in its setting alongside the canal.

- 6.5.3 There may be a partial view of the proposed development from the rear, east-facing side of the cottage, but there is no historical relationship linking the two sites and the cottage was built to face and access the canal to the west. The visual impact on the setting of the cottage would be Very Low and it would have no impact on any understanding of the listed building nor on its significance.

6.6 Manor House (Listed Building – 7882), see Appendix F

- 6.6.1 The presence of the small industrial settlement of Pool Quay, proximity of the river quay and the turnpike road are thought to have been the main influences on the choice of location for the original building. It is thought that Manor House was originally constructed in association with industrial or commercial activity rather than purely as a residence. It was built in the mid-18th century, close to the quay on the river at Pool Quay and alongside the Welshpool to Oswestry turnpike road, which passes to its eastern side.
- 6.6.2 The proposed development would be located almost 200 metres to the north-northeast of Manor House. It would not impact on any significant view of the building. Manor House was historically related to the settlement and industries of Pool Quay and the quay itself, which lie to the south.
- 6.6.3 The development would be partially visible to the north when approaching Manor House from the south, but this is not a key view of the listed building, which can only be fully understood and appreciated by looking west-northwest at its façade. There would be no impact on the historic setting of Manor House as there was no link between the building and the proposed development site. The impact on the modern setting of Manor House would be Very Low and there would be no impact on the significance of the listed building.

6.7 Severn View (Listed Building – 16779), see Appendix G

- 6.7.1 It is believed that Severn View was built during the early 19th century, as a southern range to the earlier building now known as Manor House which adjoins it to the north. It became a separate residence by the mid-19th century and has remained so since then.
- 6.7.2 Severn View would not be intervisible with the proposed dwelling as the larger Manor House and mature trees along the west side of the A483 beyond it would block all views towards the development.

- 6.7.3 The development would not detract from the appreciation or understanding of Severn View or its modern setting. It would have no impact on the significance of this listed building.

6.8 Top Lock (Listed Building – 16772), see Appendix H

- 6.8.1 The lock was built as an integral part of the eastern branch of the Montgomeryshire Canal. It was constructed here for purely functional reasons as determined by the canal engineers.
- 6.8.2 This development would be situated some 150 metres to the east-southeast of the lock in a pasture field below and east of the A483. The lock is sunk into the canal embankment and views towards the development would be blocked by Lock Cottage and adjacent mature trees. Therefore, the development would not be intervisible with the lock
- 6.8.3 As the development would not be intervisible with the lock, it would not detract from the appreciation or understanding of the lock in its setting and would not detract from its significance.

6.9 Montgomeryshire Canal (Eastern Branch), (PRN 15631) see Appendix I

- 6.9.1 The eastern branch of the Montgomeryshire Canal was constructed to Pool Quay between 1794 and 1797. This section of the eastern branch of the Montgomeryshire Canal was cut across the landscape with little regard to earlier features. Its course was determined for purely functional reasons by the canal engineers.
- 6.9.2 The development would be situated some 200 metres away in a pasture field below and east of the A483 road. The proposed development would not be intervisible with the canal, which has a very secluded character as hedges and trees line it along both sides for much of its length in this area, detaching it from the surrounding landscape.
- 6.9.3 The development would not have any impact on the setting of the canal or detract from the appreciation or understanding of the canal. It would not affect the significance of the canal.

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

7.1 Overall there are no impacts which would affect the setting of the historic assets assessed. The historic assets are all to the west of the A483 and most of them linked to each other in some way.

7.1.1 No key views to or from any of the historic assets are affected and there is no impact to their significance. Layered tree cover shields nearly all views.

7.1.2 The roof and upper floors of Manor House are intervisible with the development, but the key view from Manor House is to the River Severn to the east-southeast, not towards the development site 200 metres to the north-northeast.

7.2 The original proposal was for a slurry store reaching up to 11 metres in height. Following comment from Trysor on the need to minimise visual impacts, the scale of the slurry store was revised to a 6-metre-high structure.

7.2.1 No archaeological mitigations are proposed in relation to the proposed development. Consideration may be given to perhaps planting a small number of hedgerow trees along the southern boundary of the field in which the development would be located.

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Montgomeryshire Sheet XVI.SW

Ordnance Survey, 1903, Second Edition 1:10560 scale
Montgomeryshire Sheet XVI.SW

Enclosure Map of Tirmynach Parish, 1800 (Powys County Record
Office)

Parish Tithe Map & Apportionment, 1845, Map of the township of
Tirymynech in the parish of Guilsfield in the County of Montgomery

APPENDIX A

Photographs

*Setting Assessment for
Land to the East of Pool Quay,
Welshpool, Powys, SY21 9JS*



Figure 6: Location of photographs around the development site, St John the Evangelist church to the north, and Manor House/Severn View to the south.

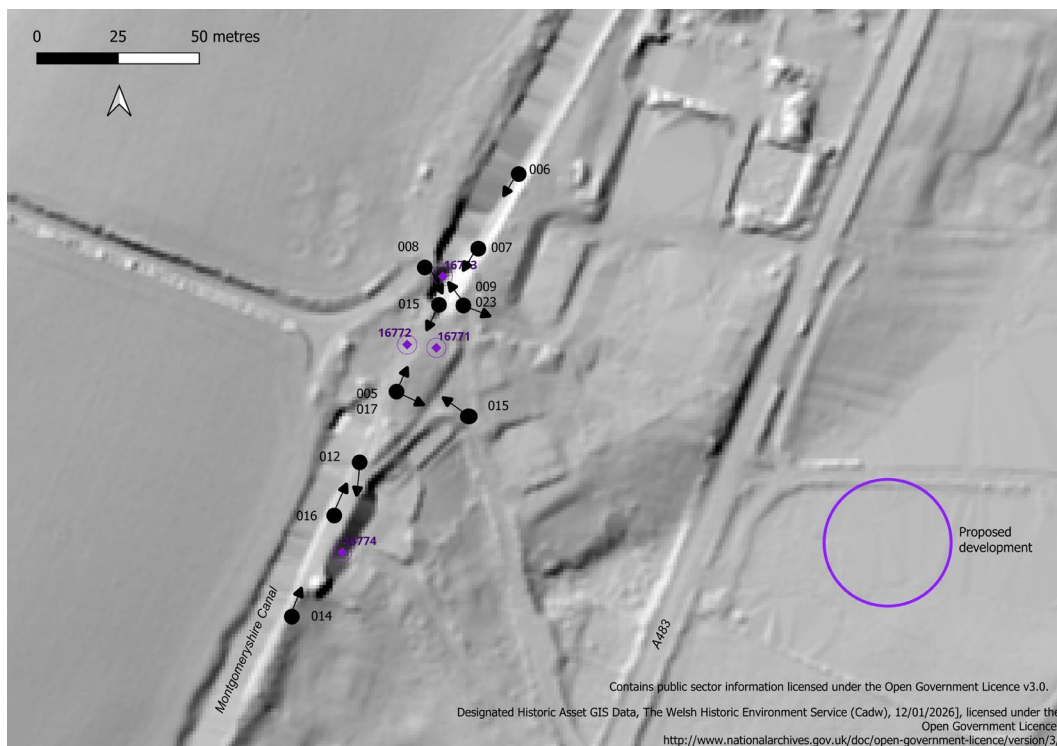


Figure 6: Location of photographs along the Montgomeryshire canal and associated features such as Top Lock, Bridge 111 and Lock Cottage.



Plate 1: PLY2025_001. A view from the western end of the development field, across the development site and the Severn valley towards Moel y Gofa, and the Breidden to its left. Looking east-northeast



Plate 2: PLY2025_002. A view from the western end of the development field, looking across the development site, and the Severn valley, with Moel y Gofa to the far left. Looking southeast.



Plate 3: PQY2025_003. A view at the western end of the development field, looking along the eastern side of the A483. The chimneys of Manor House, Listed Building 7882 can be seen in the trees to the right of the photograph. The slurry store would be beyond the left side of the photograph. Looking west-southwest.



Plate 4: PQY2025_004. A view from the lane down to Maginnis Bridge to the north of the development. Bank Farm is to the right on the other side of the A483, and the modern house, Little Bank, is just to the left of centre. The Shropshire Union Canal lies beyond Little Bank but is not visible. Lock Cottage and Ivy House are also in this direction but not visible. Looking west.



Plate 5: PQY2025_005. Bridge 111, Listed Building 16773, viewed from Top Lock, Listed Building 16772. Looking north-northeast.



Plate 6: PQY2025_006. Bridge 111, Listed Building 16773, seen from the towpath to the north-northeast of the bridge. Looking south-southwest.



Plate 7: PQY2025_007. A closer view of Bridge 111, Listed Building 16773, from the towpath to the north-northeast of the bridge. Looking south-southwest.



Plate 8: PQY2025_008. A view from the top of Bridge 111, looking towards the modern Little Bank. The A483 and the development beyond are not visible in this view. Looking south-southeast.



*Plate 9: PQY2025_009. A view towards the top of Bridge 111.
Looking north-northwest*



*Plate 10: PQY2025_010. A view of St. John the Evangelist church. It is best
viewed from within the churchyard from the southeast. Looking northwest.*



Plate 11: PQY2025_011. A view from the churchyard looking towards the Breiddin and Moel Golfa. Looking northeast.



Plate 12: PQY2025_012. A view of Ivy House and its outbuilding which was formerly a warehouse on the canal side, and prior to that part of a largely lost complex of industrial buildings. Looking south.



Plate 13: PQY2025_013. A view of Ivy House and its outbuilding which was formerly a warehouse on the canal side, and prior to that part of a largely lost complex of industrial buildings. Looking north-northeast.



Plate 14: PQY2025_014. A view of Lock Cottage from the minor road to the southeast. This is the rear of the house, as the façade faces the canal lock to the west. Looking northwest.



Plate 15: PQY2025_015. A view of Top Lock with Lock Cottage to the left. Viewed from Bridge 111. Looking south-southwest.



Plate 16: PQY2025_016. A view of Top Lock, to the left, with Lock Cottage to its right. Looking north-northeast.



Plate 17: PQY2025_017. A view from the canal footpath towards the modern house of Little Bank, showing how trees and hedges block views of the A483 and the land either side of it at the bottom of the slope to the east of the canal. Looking east-southeast.



Plate 18: PQY2025_018. A view down the minor road below Lock Cottage, which leads down to the A483 from Bridge 111. Again, trees and bushes screen views of the A483. Looking south-southeast.



Plate 19: PQY2025_019. A view along the A483 from the pavement outside Manor House. The proposed development (arrowed) would be partially screened behind the hedge to the east side of the road. Looking north-northeast.



Plate 20: PQY2025_020. A view along the A483 from the pavement to the northeast of Manor House. The proposed development site (arrowed) would be partially screened behind the hedge to the east side of the road. Looking north-northeast.



Plate 21: PQY2025_021. A view across the proposed development site. The upper storeys of Manor House are arrowed in the distance. Looking northeastwards.



Plate 22: PQY2025_022. A view along the A483 from the pavement east of the Powis Arms. Severn View is seen at the left edge of the image, with Manor House behind it, hidden by trees. The proposed development site (arrowed) would be partially screened behind the hedge to the east side of the road. Looking north-northeast.



Plate 23: PQY2025_023. A view of the brick farm buildings at Bank Farm, seen from the minor road just to the southeast of Bridge 111.



Plate 24: PQY2025_024. A view of the canal to the north of Bridge 111. The trees which flank the canal to either side give it a secluded and quiet character which would not be affected by the proposed development. Looking south-southwest.

APPENDIX B

SETTING ASSESSMENT NOTES STAGES 2 & 3

BRIDGE 111 OVER THE MONTGOMERYSHIRE CANAL

**Grade II Listed Building
Listed Building 16773**

Bridge 111 over the Montgomeryshire Canal Listed Building - 16773	
Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
Thinking about when the historic asset was first built and developed:	
Origins of the historic asset	Bridge 111 is described in the listing as "a Single arched brick bridge, with plain segmental arch, and ramped parapet with simple terminal piers and stone copings." The bridge crosses the eastern branch of the Montgomeryshire Canal, which was built between 1794 and 1797, the engineers John and Thomas Dadford. It is thought that the construction of the bridge is contemporary with the construction of the canal, with some later repairs evident. It remains in use as a road bridge in 2025.
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	Bridge 111 was built to carry a roadway across the Montgomeryshire Canal, a function which it continues to perform today. It now only gives access to Dyer's Farm, a short distance to the west of Pool Quay, but originally it gave access to a wider area to the west and northwest of the canal at Pool Quay. It is associated with the canal and a number of other important structures at this point in the canal including the listed structures of Top Lock and Lock Cottage.
What topographic or earlier features influenced its location?	None. The bridge was built purely to cross the canal when it was constructed through the area at the end of the 18th century.
What was its relationship to the surrounding landscape/ streetscape?	The bridge was built in conjunction with the canal in the late 18th century to maintain road access to Dyer's Farm and the area further west from the direction of Pool Quay and the Severn Valley floor.
Was it constructed to take advantage of significant views or to be a part of a significant view?	No. It was built for purely functional reasons, to allow road access across the canal.

Although there may be a 360 degree view, some areas of the view may be more significant than others.	
Has its function or use changed?	No. The bridge continues in use as a road bridge.
What changes have happened to the surrounding landscape/streetscape?	There have been relatively little changes in the surrounding landscape as the canal remains in water and in good repair. The Top Lock remain in use and Lock Cottage stands adjacent to it, features which are contemporary with the construction of the bridge and the canal. The canal is no longer used for commercial traffic, but is still open for leisure traffic.
Have changes happened because of changes to the historic asset or to its historical setting?	The changes which have occurred are related to the change of use of the canal, from commercial to leisure use and therefore to the historical setting of the bridge.
Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?	No.
Has the presence of the historic asset influenced the character of the surrounding landscape/streetscape?	The construction of the bridge appears to have caused a modification of the line of the road to Dyer's Farm.
Have historic and designed views to and from the historic asset changed	There would have been few significant changes to views to and from the bridge. The cottages and outbuildings along the south side of the canal may have changed appearance slightly over time and there may be more trees and vegetation along the canal edges now, but otherwise the canal and Top

	Lock remain the main features of note.
Thinking about the original layout of the historic asset and its relationship to its associated landscape:	
Were these relationships designed or accidental? How did these relationships change over time?	The bridge was a designed addition to the landscape, constructed to carry a farm road over the Montgomeryshire Canal. That relationship has not changed in over two centuries.
How do these relationships appear in the current landscape; are they visual or buried features?	The relationship between the bridge, the canal and the roadway are visual.
• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?	The canal is a recognised heritage feature which often painted and photographed. The bridge is often photographed and images often appear online, including views of the canal from the bridge. There are no known historical images or paintings of the bridge.

Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:	
• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure	The bridge is best viewed from the canal towpath either side of the bridge, from where there are no views towards the proposed development due to intervening hedges, trees and buildings. During winter months, there would be a partial view of the proposed development from road to either end of the bridge and from its southern side, although mature trees and hedges would block views from the northern side and centre of the bridge. This view would be closed off over the summer months.
• views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site	Modern photographs of the bridge do appear online, taken from the canal towpath. No known historic or artistic views have been identified.
• important modern views to, from and across the historic asset – for example, popular visitor viewing points.	The popular views are from the canal towpath, from where both sides of the bridge can be seen. From the south side, the bridge is seen with the Top Lock. Popular views from the bridge itself are those looking north up the canal or south over the lock.

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	The proposed development would be over 160 metres to the east-southeast and on land 10 metres lower than the bridge and would only measure 6 metres in height. It would be largely obscured by trees, hedges and buildings. A partial view would be possible from either end of the bridge, but this would not be a key view of the bridge.	Very Low. There is only a narrow line of sight along which the proposed development would be partially visible during winter months. This would represent a minor change to views from the bridge and would not impact on any key views of, or from, the bridge.	None. Any impact on one view from the bridge would not change the significance of the listed structure.
The visual impact of the proposed change or development relative to the location of the historic asset	As above	Very Low. As above	None.
Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and	The development would be largely screened from view and be set on lower ground. It would not dominate the listed bridge or impact on	None.	None.

appreciate it — for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains	understanding of the bridge. As the historical and modern setting of the bridge is linked to its association with the canal and views of the canal, it would not detract in any way on the relationship between the bridge and the canal or the lock to its southern side.		
The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this	The bridge is on a section of canal which passes through a rural landscape. In close proximity is Lock Cottage, which was built originally for the lock keeper working Top Lock. This is a modest red-brick cottage which stands less than 20 metres south of the bridge, to the east side of the canal. Downslope to the east of the bridge are the outbuildings of Bank Farm, which includes historic and modern agricultural buildings. The farm is situated on lower ground and largely screened from view by trees and vegetation, although is partially	Neutral	None

	visible from the roadside immediately east of the bridge, where a track runs down the slope to the yard. 50 metres to the southeast, also downslope, is the modern two-storey house known as Little Bank, which is visible from the bridge. The proposed development would be further away from the bridge than the existing buildings and would also be smaller in scale. Views from the bridge towards the development would largely be blocked or screened by trees, vegetation and other buildings.		
The lifespan of the proposed change or development and whether or not the impact might be reversible	The development would be expected to be in use for several decades. Ultimately, the site could be cleared and reverted to pastureland.	Neutral	None
The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity	There are numerous hedgerow trees, field hedges as well as garden trees and hedges in the immediate area to the north, east and south of the bridge.	Neutral	None

	These are likely to be present in the long term.		
The impact of artificial lighting – for example, on night-time views	No lighting is proposed for the development. There is already artificial lighting at the houses which stand closer to the bridge.	None	None
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	No existing historic environment features would be removed to accommodate the proposed development.	None	None
The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses	The proposed development would be located beyond existing buildings and a farm complex, as well as the busy A483 road between Welshpool and Oswestry. Views towards the hills to the eastern side of the Severn Valley would not be affected. Views of the canal and associated features close to the bridge would also not be affected, nor the quiet, secluded character of the canal and its towpath, which is well used as a pathway.	None	None
The impact of	There would be no	None	None

non-visual elements of the proposed change or development, such as the removal or addition of noises and smell	additional smells or noises emanating from the proposed development which would affect the bridge or its immediate area.		
The cumulative effect of the proposed change or development – sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.	This development would be situated over 150 metres away in a pasture field below and east of the A483 and southeast of the farm buildings at Bank Farm. The development would be largely invisible from the bridge and would not detract from the appreciation or understanding of the bridge in its setting.	None	None

APPENDIX C

SETTING ASSESSMENT NOTES STAGES 2 & 3

CHURCH OF ST JOHN THE EVANGELIST

**Grade II Listed Building
Listed Building Number 16770**

Church of Saint John the Evangelist Listed Building - 16770 Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
Thinking about when the historic asset was first built and developed:	
Origins of the historic asset	The church is described in the listing as having been built by the third Earl of Powis to serve the largely industrial population of Pool Quay, in 1860-2. It was built in the Early English style and designed by the architect S. Pountney Smith of Shrewsbury. The church was built on land that was formerly a pasture field attached to a cottage and garden which formerly stood just to the north of the present churchyard. The property was owned by the Powis estate.
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	The church was built on previously undeveloped pastureland, less than 500 metres north of Pool Quay. When the church was built Pool Quay was a small village of mainly industrial workers. The church met the spiritual needs of the village as also of the farming population of the district.
What topographic or earlier features influenced its location?	The selection of the site for the construction of the church appears to have been determined by it being a suitable site in close proximity to Pool Quay village and also alongside the main Welshpool to Oswestry road, which made it easily accessible.
What was its relationship to the surrounding landscape/ streetscape?	The church was built in a level pasture field to the western side of the main Welshpool to Oswestry road. Sufficient level ground was enclosed around the church to create a generous churchyard.
Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of	Its location meant that it was clearly visible to anyone travelling on the Welshpool-Oswestry road, which is the modern A483. The church also stands to the western edge of the Severn floodplain and enjoys excellent views towards the Breiddin Hill to the northeast. This latter view may have added to the value of the site for the location of the new church.

the view may be more significant than others.	
Has its function or use changed?	No. The church remains in use as a place of worship.
What changes have happened to the surrounding landscape/streetscape?	There have been few changes to the area immediately surrounding the church since it was built. The most significant change has been to the Welshpool to Oswestry road, which passes to the east side of the churchyard. This is now a busy road with constant traffic flow, which removes much of any sense of peace or solitude from the churchyard, although it less noticeable inside the church itself.
Have changes happened because of changes to the historic asset or to its historical setting?	The changes have occurred to the historical setting.
Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?	No. The church and churchyard were added into an existing field parcel.
Has the presence of the historic asset influenced the character of the surrounding landscape/streetscape?	No.
Have historic and designed views to and from the historic asset changed	There has been little change other than the modernisation of the A483 road. The main views across the Severn Valley to the east and northeast have not been significantly changed.

Thinking about the original layout of the historic asset and its relationship to its associated landscape:	
Were these relationships designed or accidental? How did these relationships change over time?	It is likely that the site of the church was selected because of its proximity to the main Welshpool-Oswestry road and the ownership of the land by the Powis Castle estate. There has been no physical change to the relationship of the church to its surroundings.
How do these relationships appear in the current landscape; are they visual or buried features?	They are visual features as the church is a prominent and isolated roadside building
• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?	The link to the Powis Castle estate is an important theme in the history of the church. It was also built by a known architect. Its proximity to Pool Quay (from which it is detached and not intervisible) is also an important factor in understanding the reasons behind its siting. There are no known artistic representations of the church of note.

Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:	
• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure	The church was set back some 25 metres from the western side of the Welshpool-Oswestry road, within a rectangular churchyard enclosure when it was built in the early 1860s. The 1885 Ordnance Survey 1:10560 map shows that deciduous trees grew along the roadside, which would have screened some views of the church from the road, and views of the road from the church. The most significant views from the church were to the east and northeast, towards the hills at the opposite side of the Severn Valley.
• views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site	There are no known artistic depictions of the church. The best views of the church have always been gained from the road to the east or from within the churchyard itself and focus entirely on the church building.
• important modern views to, from and across the historic asset – for example, popular visitor viewing points.	The church is best understood and appreciated from within the churchyard, particularly from the eastern half of the churchyard. There are also good views from the A483 as it passes to the east.

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	The proposed development would not be visible from the church due to the nature of the local topography and intervening hedges, trees and buildings. There is a slight rise in the ground immediately to the south of the churchyard which cuts off views towards Pool Quay.	None	None
The visual impact of the proposed change or development relative to the location of the historic asset	The proposed development would not be visible from the church or be seen in any important views of the church.	None	None
Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical	As above	None	None

relationship with the surrounding landscape and associated structures and/ or buried remains			
The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this	The church stands in relative isolation within the fieldscape and has no other built structures within view.	None	None
The lifespan of the proposed change or development and whether or not the impact might be reversible	The development would be expected to be in use for several decades. Ultimately, the site could be cleared and reverted to pastureland.	Neutral	None
The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity	There is good tree cover along the Montgomeryshire Canal to the west of the church and also to the north of the church, which block views in both directions. There are scattered mature trees within the churchyard and around its boundary and in the immediate area. These are mostly deciduous and are part of the	Neutral	None

	historic character of the area.		
The impact of artificial lighting – for example, on night-time views	No lighting is proposed for the development. There is already artificial lighting at the houses which stand closer to the bridge.	None	None
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	No existing historic environment features would be removed to accommodate the proposed development.	None	None
The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses	The proposed development would not be intervisible with the church and would not affect views of it or its setting.	None	None
The impact of non-visual elements of the proposed change or development, such as the removal or addition of	This development would be situated some 300 metres to the south of the church, in a pasture field below and east of the busy A483 road. The development	None	None

noises and smell	would not be visible from the church and would not introduce any additional noises or smells that would affect the church or its historic or modern setting.		
The cumulative effect of the proposed change or development — sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.	This development would be situated some 300 metres to the south of the church, in a pasture field below and east of the busy A483 road. The development would not be visible from the church and would not detract from the appreciation or understanding of the church in its setting.	None	None

APPENDIX D

SETTING ASSESSMENT NOTES STAGES 2 & 3

IVY HOUSE WITH OUTBUILDINGS

**Grade II Listed Building
Listed Building Number 16774**

Ivy House with outbuildings Listed Building - 16774	
Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
Thinking about when the historic asset was first built and developed:	
Origins of the historic asset	Ivy House stands alongside the Montgomeryshire Canal and is thought to have been built around 1830. Its exact date of construction is not known, but it does not appear on the Ordnance Survey's Original Surveyors Drawings of 1829 and may not be shown on the Ordnance Survey's First Series map of 1836. It is clearly shown as a complex of buildings on the 1845 Guilsfield parish tithe map. At that time, it was owned by the Powis Castle Estate and occupied by James Maginnis, an Irish industrialist who had settled at Pool Quay with his brother John and had a barytes grinding works to the south of the village. The tithe map shows that the complex at Ivy House included a house, engine house, and drying kilns. The malthouse was on an adjacent property to the south, occupied by John Jones, Maltster but also owned by the Powis Castle estate. It seems likely that the drying kilns were part of the malthouse complex. The proximity of the canal suggests that the finished product may have been exported from Pool Quay by barge from here.
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	The complex is thought to have been positioned adjacent to the canal to allow for the easy import and export of materials by barge. The complex was also associated with the malthouse in Pool Quay village.
What topographic or earlier features influenced its location?	The proximity of the canal and the malthouse in Pool Quay.

What was its relationship to the surrounding landscape/streetscape?	The complex and dwelling were built alongside the canal towpath, to the eastern side of the canal and on land adjacent to the malthouse holding.
Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360-degree view, some areas of the view may be more significant than others.	No. It was constructed in this location to be close to the canal and malthouse.
Has its function or use changed?	Yes. Since it was built, the complex has undergone significant changes. The house is still in use as a dwelling, but the adjacent outbuildings which housed the engine house and drying kilns were converted into a warehouse later in the 19 th century.
What changes have happened to the surrounding landscape/streetscape?	The surrounding landscape has remained fairly stable. There has been the addition of one modern dwelling downslope to the northeast at Little Bank, and the canal ceased to be used by commercial traffic over a century ago. Most of the buildings in the original outbuilding complex at Ivy House were removed by the later 19 th century when the holding was adapted for use as a warehouse on the canal side.
Have changes happened because of changes to the historic asset or to its historical setting?	Both, as there have been some minor changes in the surroundings, but many changes to the building complex itself.
Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field	No.

enclosure?	
Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?	The cottage and former warehouse contribute to the character of the canal and its towpath, especially in the context of the group of features to which they belong, which include the Lock Cottage, the Top Lock on the canal and Bridge 111 over the canal, which are all close by.
Have historic and designed views to and from the historic asset changed	The views across the Severn Valley to the east and northeast are largely unchanged. Shorter views have always been screened or blocked by trees and hedges on the slopes below the house and this continues to be the case. There is now a thick screen of trees block views of the bottom of the slope towards the A483 and the fields adjacent to it.
Thinking about the original layout of the historic asset and its relationship to its associated landscape:	
Were these relationships designed or accidental? How did these relationships change over time?	Situating the complex and house adjacent to the canal and in close proximity to the malthouse was a planned decision. Once the malthouse ceased to operate the complex was reduced and converted to serve as a warehouse alongside the canal. With the end of commercial activity on the canal, the house and outbuildings were used only for private residential purposes it seems.
How do these relationships appear in the current landscape; are they visual or buried features?	They are visual relationships.
• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual	There are no known artistic or literary associations with Ivy House. The main historical association is with the Powis Castle estate, which owned the property when it was first built and with the Maginnis brothers, who occupied the holding in the mid-19 th century. They were important figures in the industries of Pool Quay from the 1830s up to the 1870s and the Maginnis Bridge over the Severn at Pool Quay still bears their name. Census evidence suggests

factors such as sounds or smells that can be vital to understand the historic asset and its setting?	that John Maginnis and his family may have lived at Ivy House until the late 1870s.
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Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:	
● views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure	There were no designed views of the property or from the property. It was established at this location for convenient access to the canal and to the nearby malthouse. The views from the property across the Severn Valley to the east would not have been a determining factor in locating Ivy House and its outbuildings here.
● views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site	There are no know historic views of Ivy House.
● important modern views to, from and across the historic asset – for example, popular visitor viewing points.	The house and outbuildings can be seen from the minor road to its eastern side, which runs between the A483 and Canal Bridge 111. It can also be seen from the canal and towpath to their western or rear side.

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	The proposed development would be sited some 140 metres to the east of Ivy House on land which is about 10 metres lower and on the opposite side of the A483 road. Intervening trees south of Little Bank house would block views of the development from Ivy House.	The historical setting of Ivy House was originally associated with the canal to the west and the malthouse to the southeast. The modern setting of the house and outbuildings is more restricted to their position within a large garden plot, sheltered to some degree by mature trees to the south and east. The buildings still back onto the Montgomeryshire Canal	None
The visual impact of the proposed change or development relative to the location of the historic asset	The proposed development would not be intervisible with Ivy House and its outbuildings due to the presence of intervening trees.	None	None

Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it — for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains	The proposed development would not dominate Ivy House as it would stand on lower ground and would not be intervisible with the house and its outbuildings due to the presence of intervening trees.		
The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this	There were only a small number of buildings in close proximity to Ivy House when it was first built, as it was detached from Pool Quay village. The Lock House was its closest neighbour, which still survives. Another dwelling has been built in modern times to the northeast at Little Bank.	Neutral	None
The lifespan of the proposed change or development and whether or not the impact might be reversible	The development would be expected to be in use for several decades. Ultimately, the site could be cleared and reverted to pastureland.	Neutral	None
The extent of tree cover, whether it is	There are numerous hedgerow trees,	Neutral	None

deciduous or evergreen, and its likely longevity	field hedges as well as garden trees and hedges in the immediate area to the east and south of Ivy House. These are likely to be present in the long term.		
The impact of artificial lighting – for example, on night-time views	No lighting is proposed for the development. There is already artificial lighting at the houses which stand closer to Ivy House.	None	None
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	No existing historic environment features would be removed to accommodate the proposed development.	None	None
The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses	The proposed development would be located on lower ground and blocked from view by intervening trees. The development site is also to the opposite side of the busy A483 road between Welshpool and Oswestry. Views towards the hills to the eastern side of the Severn Valley would not be affected. Views of the canal and associated	None	None

	features close to the bridge would also not be affected, nor the quiet, secluded character of the canal and its towpath to the rear of the listed building, which is well used as a pathway.		
The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell	This development would be situated over 150 metres away in a pasture field below and east of the A483 and southeast of the farm buildings at Bank Farm. The development would be largely invisible from the bridge and would not detract from the appreciation or understanding of the bridge in its setting.	None	None
The cumulative effect of the proposed change or development — sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.	This development would be situated over 140 metres to the east of Ivy House in a pasture field below and east of the A483 and southeast of the farm buildings at Bank Farm. The development would not be intervisible from Ivy House and would not detract from the appreciation or understanding of the house and its	None	None

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	outbuildings in their modern setting.		
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APPENDIX E

SETTING ASSESSMENT NOTES
STAGES 2 & 3

LOCK COTTAGE

Grade II Listed Building
Listed Building Number 16771

Lock Cottage Listed Building - 16771 Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
Thinking about when the historic asset was first built and developed:	
Origins of the historic asset	It is thought that Lock Cottage at Pool Quay was built between 1819 and 1821 at the southern side of the eastern branch of the Montgomeryshire Canal.
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	Lock Cottage was built immediately to the southern side of the Top Lock on the canal, close to the southern side of canal bridge 111.
What topographic or earlier features influenced its location?	The presence of the lock on the canal was the only influence which decided the location of the Lock Cottage, as the house was intended for use by lock keeper tending the lock.
What was its relationship to the surrounding landscape/ streetscape?	The house was built to face east-southeast, overlooking the Severn Valley, with its back to the canal and lock. The land to the east slopes away down to the edge of the valley bottom, where the main Welshpool to Oswestry road passes. The village of Pool Quay lies to the south, but the cottage was very much detached from it.
Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.	Although the cottage was built to face east-southeast over the Severn Valley, this view was unlikely to have been a consideration when the site was selected for the development. Proximity to the lock would have been the prime reason for erecting the dwelling at this point. The First Edition 1:10560 map of 1885 shows that the field immediately east and below Lock Cottage was planted with orchard trees, suggesting that views down slope to the main road were not important to the property.
Has its function or	Yes. The cottage was used as a lock keepers

use changed?	house in the 19 th century but since the closure of the canal to commercial traffic over a century ago it has been used as ap
What changes have happened to the surrounding landscape/streetscape?	The surrounding landscape has remained fairly stable. There has been the addition of one modern dwelling downslope to the southeast at Little Bank, within a parcel which was an orchard during the later 19 th century. The canal ceased to be used by commercial traffic over a century ago but is maintained for leisure purposes.
Have changes happened because of changes to the historic asset or to its historical setting?	The changes have been made to the historical setting.
Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?	No.
Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?	This former lock cottage contributes to the character of the canal and its towpath, especially in the context of the group of features to which it belong, which include the adjacent Top Lock on the canal and Bridge 111 over the canal, which are both close by.
Have historic and designed views to and from the historic asset changed	The views across the Severn Valley to the east and northeast are largely unchanged. Shorter views have always been screened or blocked by trees and hedges on the slopes below the house and this continues to be the case, although the modern house at Little Bank has been added in recent decades. There is now a thick screen of trees blocking views of the bottom of the slope towards the A483 and the fields adjacent to it.
Thinking about the original layout of the historic asset and its relationship to its associated landscape:	
Were these	The cottage was designed to serve as a lock-

relationships designed or accidental? How did these relationships change over time?	keepers house and was therefore deliberately placed alongside the Top Lock on the canal. The lock still survives in working order behind the cottage and there has been no change in the relationship apart from the Lock Cottage no longer serving as a lock-keepers house.
How do these relationships appear in the current landscape; are they visual or buried features?	It is a visual relationship.
• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?	The association with the Montgomeryshire Canal is the most significant historical factor. There are no known cultural or artistic relationships.

Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:	
• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure	There were no significant designed views from or towards the cottage when it was first built. Its location adjacent to the east side of the canal and at the top of a moderate east facing slope mean that it was always clearly visible from the canal to the west, and the road running up the slope from the east.
• views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site	There are no known historic artistic depictions of the site.
• important modern views to, from and across the historic asset – for example, popular visitor viewing points.	The location of the cottage adjacent to the east side of the canal and at the top of a moderate east facing slope mean that it has always been clearly visible from the canal to the west, and the road running up the slope from the east. It is also visible alongside the canal when viewed from Bridge 111 over the canal to the north.

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	The proposed development would stand circa 150 metres away on land 10 metres lower, largely screened from view by intervening trees. The proposed structure would be smaller than the cottage in terms of its footprint.	None	None
The visual impact of the proposed change or development relative to the location of the historic asset	The proposed development would stand circa 150 metres away on land 10 metres lower, largely screened from view by intervening trees. It would not impact on views of the cottage. It is possible that the top of the proposed structure may be visible over the intervening trees.	Low	None

Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it — for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains	The proposed development would stand circa 150 metres away on land 10 metres lower, largely screened from view by intervening trees. It would be much lower in the landscape and would not dominate the cottage in any way.	None	None
The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this	There were only a small number of structures in close proximity to Lock Cottage when it was first built, as it was detached from Pool Quay village. The canal, the Top Lock and bridge No.111 k were its closest neighbours, and these still survive. Bank Farm was downslope to the northeast and it too is still present. Ivy House and its outbuildings were added to the canal side 50 metres to the south-southwest during the 1830s. The modern house of Little Bank has been added in recent	Neutral	None

	decades 35 metres to the east-southeast. These features are all visible to some degree from Lock Cottage today, but the proposed development would be further away and largely screened from view by intervening trees.		
The lifespan of the proposed change or development and whether or not the impact might be reversible	The development would be expected to be in use for several decades. Ultimately, the site could be cleared and reverted to pastureland.	Neutral	None
The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity	There are numerous hedgerow trees, field hedges as well as garden trees and hedges in the immediate area on all sides of Lock Cottage. These are likely to be present in the long term.	Neutral	None
The impact of artificial lighting – for example, on night-time views	No lighting is proposed for the development. There is already artificial lighting at the houses which stand closer to Ivy House.	None	None
The capability of a landscape setting to absorb change or new development	No existing historic environment features would be removed to accommodate the proposed	None	None

without the erosion of its key characteristics	development.		
The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses	The proposed development would be located on lower ground and blocked from view by intervening trees. The development site is also to the opposite side of the busy A483 road between Welshpool and Oswestry. Views towards the hills to the eastern side of the Severn Valley would not be affected. Views of the canal and associated features close to the bridge would also not be affected, nor the quiet, secluded character of the canal and its towpath to the rear of the listed building, which is well used as a pathway.	None	None
The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell	This development would be situated some 150 metres away in a pasture field below and east of the A483 and southeast of the farm buildings at Bank Farm. The development would be largely invisible from the cottage and would not detract from the	None	None

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	appreciation or understanding of the cottage in its setting.		
The cumulative effect of the proposed change or development — sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.	This development would be situated some 150 metres to the east-southeast of Lock Cottage in a pasture field below and east of the A483 and southeast of the farm buildings at Bank Farm. The development would not be intervisible from Lock Cottage and would not detract from the appreciation or understanding of the house in its modern setting.	None	None

APPENDIX F

SETTING ASSESSMENT NOTES STAGES 2 & 3

MANOR HOUSE

**Grade II Listed Building
Listed Building Number 7882**

Manor House Listed Building - 7882 Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
Thinking about when the historic asset was first built and developed:	
Origins of the historic asset	The origins of Manor House are not clearly understood, but it is thought that the building dates to the 18th century and was originally associated with industrial or commercial activity rather than being used as a residence. A building is shown here on the Ordnance Survey's Original Surveyors Drawings of 1829. It is shown in more detail on the 1845 Guilsfield parish tithe map which records it as being a "<i>messuage, offices, building and yard</i>" which was owned by the Powis Castle estate and occupied by James Maginnis, an Irish industrialist who had businesses in Pool Quay, most notably a barytes grinding works. This description is strong evidence that "Manor House" did not have origins as an important residence, although the complex would have originally included a dwelling. Later 19th century Ordnance Survey maps name the property as "Quay House" which points to its proximity to the river quay which gave the village its name. The original building was extended with the addition of a southern wing, which was already a separate dwelling by the time of the 1845 tithe survey and is now known as Severn View (Listed Building Number 16779).
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	The original building was constructed within the small industrial settlement of Pool Quay during the 18th century. By that time the settlement was already well established as the port serving Welshpool town, as it was at the highest navigable point on the River Severn. Pool Quay had developed as an important centre of industry and trade before the 18th century, with lead smelting,

	ironworking, corn milling and timber export among its early activities, attracted here by the presence of a quay on the Severn where barges could be loaded to transport produce and goods downriver to town such as Shrewsbury and beyond. The building therefore stood within a cluster of workers cottages and industrial and commercial buildings, close to the quay. An Act of Parliament dating to 1756 created the turnpike road between Oswestry and Welshpool. This road is now followed by the A483 and passes immediately in front of the Manor House, to its eastern side. It seems probable that Manor House was built adjacent to, and parallel with, the turnpike road at some point after this. The creation of the turnpike road may indeed have been the catalyst for the development of the building at this location. The eastern branch of the Montgomeryshire Canal was also constructed by the end of the 18th century, just to the west of the village. These two developments started to lessen the importance of river trade, which was always dependent on water levels in the river and could become difficult or stop altogether in dry periods.
What topographic or earlier features influenced its location?	The presence of the small industrial settlement of Pool Quay, proximity of the river quay and the turnpike road are thought to have been the main influences on the choice of location for the original building. It is thought that the original building was constructed in association with industrial or commercial activity rather than purely as a residence.
What was its relationship to the surrounding landscape/streetscape?	The building was built above the western edge of the Severn valley floor, just above the quay on the river at Pool Quay. It was also built alongside the Welshpool to Oswestry turnpike road, which passes to its eastern side. It was located at the northern edge of the small village of Pool Quay.
Was it constructed to take advantage of significant views or	There is no reason to believe that this building was originally built with any views from it or towards it being a consideration in its location.

to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.	As it is thought to have been built as an industrial or commercial building, its proximity to Pool Quay village, the river quay and the turnpike road were the main considerations.
Has its function or use changed?	Yes. Originally, it is thought to have been an industrial or commercial building. By the time of the 1845 tithe survey, it was occupied by the Irish industrialist James Maginnis and consisted of a house, offices, outbuildings and yard associated with his local business interests. It was converted and expanded for residential use in the later 19 th century, after the decline of the local industries which had given rise to the growth of Pool Quay as a settlement. It is first referred to as Manor House on the 1891 parish census returns.
What changes have happened to the surrounding landscape/ streetscape?	Since the building was originally built, there has been a change in the layout of Pool Quay village, with the terraced workers cottages which originally stood alongside the turnpike road in front of the Powis Arms public house, to the south, being removed in the 1920s, widening the road. The turnpike road has been modernised as the busy A483 road. The old industrial and commercial character of the settlement has changed and therefore the river quay nearby and the river boats which used it have long ceased to work. Modern housing has been added to the western side of the village, to the rear of the Powis Arms.
Have changes happened because of changes to the historic asset or to its historical setting?	The changes have occurred to both the historic asset, which was extended and remodelled during the 19 th century, and also the surrounding landscape and streetscape which formed its historic setting.
Has the presence of the historic asset influenced changes to the landscape, for example, where a	No.

monument has been used as a marker in the layout of a field enclosure?	
Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?	The building has been extended and remodelled to give it the appearance of a small country residence, which undoubtedly changes the character of the immediate area, given that it was originally built as an industrial or commercial building within a busy industrial village.
Have historic and designed views to and from the historic asset changed	There is no evidence that there were any designed views to or from the original building, but it would have been clearly visible from the turnpike road and also would have had views over the river valley to the east-southeast. The landscape in this view has lost its industrial and commercial character since the 18 th century, when the building first appeared and is now more rural in its character.
Thinking about the original layout of the historic asset and its relationship to its associated landscape:	
Were these relationships designed or accidental? How did these relationships change over time?	It is thought that the original building was deliberately sited on Powis Castle estate land adjacent to the turnpike road and close to the river quay, and also close to the industrial and commercial establishments of 18 th century Pool Quay. The link to commerce and industry remained important until the later 19th century, when local industry waned. The building was then remodelled as a residence and during the 20 th century the link to commerce was broken.
How do these relationships appear in the current landscape; are they visual or buried features?	The relationships are largely buried or obscured in the modern setting as the character of the building has changed and there is little visible evidence of the industry and commerce of the 18 th and 19 th centuries.
• Are there other significant factors, such as historical, artistic, literary,	There are no known literary or artistic associations relating to Manor House. Historically, it is associated with the Powis Castle estate, who owned the property when

place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?	it was established and developed. During the mid-19 th century it was occupied by the Maginnis family, who operated a number of local businesses, most notably the barytes grinding mill to the south of Pool Quay.
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Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:	
• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure	There are no known designed views associated with Manor House in its original form. It was built to face the river to the east-southeast and would have been visible from the main road that passes by its eastern side, best viewed looking west-northwest from the road immediately in front of the building. The building would not have been visible from the road to the south of the Powis Arms as it was approached from Welshpool as a terraced row of workers' cottages stood at the roadside here until the 1920s. Therefore, the building would not have been part of a view looking northwards towards the proposed development site.
• views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site	There are no known historic artistic depictions of the building.
• important modern views to, from and across the historic asset – for example, popular visitor viewing points.	The building is now best viewed from the road or pavement to its eastern side, from where it can be seen clearly.

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	The proposed development would be located almost 200 metres to the north-northeast of Manor House. It would not impact on any significant view of the building. Manor House was historically related to the settlement and industries of Pool Quay and the quay itself, which lie to the south.	There would be no impact on the historic setting of Manor House as there was no link between the building and the proposed development site. The development would be partially visible to the north when approaching Manor House from the south, but this is not a key view of the listed building, which can only be fully understood and appreciated by looking west-northwest at its façade. The impact on the modern setting would be Very Low to Low.	None
The visual impact of the proposed change or development relative to the location of the	As above	As above	None

historic asset			
Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it — for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains	As above	As above	None
The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this	The built environment surrounding Manor House consists mainly of the inn and buildings within Pool Quay village, immediately to the south. The proposed development would be smaller in scale and stand some 200 metres away to the north and would not be directly in view from Manor House. It would also stand on the opposite side of the	Very Low	None

	busy A483 road.		
The lifespan of the proposed change or development and whether or not the impact might be reversible	The development would be expected to be in use for several decades. Ultimately, the site could be cleared and reverted to pastureland.	Neutral	None
The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity	There are numerous hedgerow trees, field hedges as well as garden trees and hedges in the surrounding landscape. These are likely to be present in the long term.	Neutral	None
The impact of artificial lighting – for example, on night-time views	No lighting is proposed for the development. There is already artificial lighting at the houses which stand closer to Manor House.	None	None
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	No existing historic environment features would be removed to accommodate the proposed development.	None	None
The impact of the proposed change or development on non-visual elements of the setting and character of the	The proposed development would be located almost 200 metres away and would be partially blocked from view from the direction of	Very Low	None

historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses	Manor House by the mature hedgerow along the eastern side of the A483. The development site is also to the opposite side of the busy A483 road between Welshpool and Oswestry. Views towards the hills to the eastern side of the Severn Valley would not be affected.		
The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell	This development would be situated some 200 metres away in a pasture field to the east of the A483. There would be no additional noises or smells impacting on Manor House or its setting.	None	None
The cumulative effect of the proposed change or development — sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.	This development would be situated over 140 metres to the east of Manor House. The A483 is a busy route for traffic and Manor House is not in a setting which has ever had a sense of remoteness. It was originally built in a bust industrial and commercial setting on a main communication	Very Low	None

	route. The development would only be partially visible from the upper floors of Manor House, but not in the key view that the building now has over the river and valley to the east-southeast as it would be situated to the north-northeast. The development would not detract from the appreciation or understanding of the house and its outbuildings in their modern setting.		
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APPENDIX G

SETTING ASSESSMENT NOTES STAGES 2 & 3

SEVERN VIEW

**Grade II Listed Building
Listed Building Number 16779**

Severn View Listed Building - 16779	
Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
Thinking about when the historic asset was first built and developed:	
Origins of the historic asset	According to the listing description, Severn View was originally built in the early 19th century as an addition, lower range to Manor House, which adjoins it to its northern side. The Powis Castle estate owned the property and were likely to have been responsible for both the construction of Manor House in the 18th century and the additional range in the 19th century. By the mid-19th century, as evidence by the parish tithe survey of 1845, the buildings were being used as two separate properties, both owned by the Powis Castle estate. Whereas the building now known as Manor House was occupied by the Irish industrialist James Maginnis, the building now known as Severn View was occupied by John Jones, who was a Maltster. The malthouse which he worked stood to the northern side of Manor House and no longer survives. John Jones was succeeded by Edward Jones, who continued to reside here and operate the maltings until the end of the 19th century.
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	It is believed that Severn View was added as a southern range to the earlier building now known as Manor House which adjoins it to the north during the early 19th century. It is not known if they functioned as a single range initially, but the 1845 parish tithe survey shows that they had been separated into two distinct properties. A third dwelling was also attached to the northern gable end of Severn View by that time. Severn View was built at a time when there was a thriving industrial and commercial community within the village of Pool Quay and in 1845 was

	home to the village Maltster. Severn View was built to face the turnpike road and the River Severn to the east-southeast but was on a road junction which meant that its southern side faced the village of Pool Quay and the nearby Powis Arms inn. The Malthouse stood to the north, on the far side of Manor House.
What topographic or earlier features influenced its location?	Severn View was built as an additional range to Manor House in the early 19 th century.
What was its relationship to the surrounding landscape/streetscape?	Severn View was built to face the turnpike road and the River Severn to the east-southeast but was on a road junction which meant that its southern side faced the village of Pool Quay and the nearby Powis Arms inn. The Malthouse stood to the north, on the far side of Manor House.
Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.	It would appear that this building originated as an extension to the existing building to the north. The views to or of Severn View were therefore not designed but rather determined by the layout of the existing property and its alignment with the turnpike road to the east.
Has its function or use changed?	It appears that Severn View was originally an additional range to Manor House but became a separate residence by the mid-19 th century and has remained so since then.
What changes have happened to the surrounding landscape/streetscape?	The industrial and commercial character of Pool Quay has been lost since Severn View was built. The turnpike road to the east has been modernised as the busy A483 road and was widened considerably in the 1920s, which meant part of the front garden of the house was lost. A row of terraced workers cottages alongside the road to the south were removed at that time, opening up the view along the road to the south.
Have changes	

happened because of changes to the historic asset or to its historical setting?	
Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?	No.
Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?	Severn View and the adjoining Manor House form a large and aesthetically pleasing building range at the roadside which dominate the view when passing through Pool Quay along the A483. They are reminders of the heritage of the settlement and contribute to its character.
Have historic and designed views to and from the historic asset changed	Yes. The removal of a row of terraced workers cottages alongside the road to the south in the late 1920s opened up the southward view along the road from this property. The widening of the main road at that time also changed the view to the east which is now dominated by the busy traffic that uses the A483.
Thinking about the original layout of the historic asset and its relationship to its associated landscape:	
Were these relationships designed or accidental? How did these relationships change over time?	It would appear that this building originated as an extension to the existing building to the north. It therefore fitted into a space between Manor House and the minor road to the south. The relationship between Severn View and the surrounding landscape was therefore designed but also determined by the layout of the existing property. There has been no significant change since construction, other than perhaps the loss of part of the front garden of Severn View due to road widening during the 1920s.
How do these relationships appear in the current	They are visual relationships.

landscape; are they visual or buried features?	
• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?	There are no known artistic or literary associations. The most important historical associations are related to the ownership and development of the property by the Powis Castle estate in the early 19th century and the use of the house as the home of at least two generation of Maltsters who operated the nearby malthouse in Pool Quay.

Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:	
• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure	There were no known designed views of this house. It was best viewed from the road to the east, from where it can be seen clearly and its relationship with the adjoining Manor House can be understood. Views from the minor road to the south also allow the building to be understood in terms of its relationship with a second building attached to its west gable and also to the small village of Pool Quay.
• views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site	There are no known artistic depictions of Severn View.
• important modern views to, from and across the historic asset – for example, popular visitor viewing points.	The house is best viewed either from the A483 to the east or the minor village road to the south.

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	Severn View would not be intervisible with the proposed dwelling as the larger Manor House and mature trees along the west side of the A483 beyond it would block all views towards the development.	None	None
The visual impact of the proposed change or development relative to the location of the historic asset	As above	None	None
Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it — for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or	As above	None	None

buried remains			
The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this	The built environment surrounding Severn View House consists mainly of the inn and buildings within Pool Quay village, immediately to the south. The proposed development would be smaller in scale and stand some 200 metres away to the north and would not be intervisible with Severn View.	None	None
The lifespan of the proposed change or development and whether or not the impact might be reversible	The development would be expected to be in use for several decades. Ultimately, the site could be cleared and reverted to pastureland.	None	None
The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity	There are numerous hedgerow trees, field hedges as well as garden trees and hedges in the surrounding landscape. These are likely to be present in the long term.	None	None

The impact of artificial lighting – for example, on night-time views	No lighting is proposed for the development. There is already artificial lighting at the houses which stand closer to Ivy House.	None	None
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	No existing historic environment features would be removed to accommodate the proposed development.	None	None
The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses	The proposed development would be located almost 200 metres away and would be blocked from view by the larger building of Manor House which stands immediately to the north side of Severn View. The A483 passes east of Severn View and is a busy route for traffic. Severn View is not in a setting which has ever had a sense of remoteness. It was originally built in a busy industrial and commercial setting on a main communication	None	None

	route.		
The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell	This development would be situated over 200 metres away in a pasture field below and east of the A483 and southeast of the farm buildings at Bank Farm. The development would not be visible from Severn View and would not detract from the appreciation or understanding of the building in its setting.	None	None
The cumulative effect of the proposed change or development — sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.	This development would be situated over 200 metres to the north-northeast of Severn View and not be intervisible with it. The development would not detract from the appreciation or understanding of the house in its modern setting.	None	None

APPENDIX H

SETTING ASSESSMENT NOTES STAGES 2 & 3

TOP LOCK

**Grade II Listed Building
Listed Building Number 16772**

Top Lock Listed Building - 16772 Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
Thinking about when the historic asset was first built and developed:	
Origins of the historic asset	The Top Lock would have originally been built when the eastern branch of the Montgomeryshire Canal was constructed between 1794 and 1797. Cast iron sluice controls were added a generation later and the lock was probably rebuilt or repaired by the Shropshire Union Canal and Railway Company a century later. It received new lock gates in the 1980s and is still functioning today.
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	The lock was built as an integral part of the eastern branch of the Montgomeryshire Canal. It is also closely associated with Lock Cottage, the former lock-keepers house, which stands immediately to its eastern side.
What topographic or earlier features influenced its location?	None. It was constructed along with the canal in the late 1790s with no reference to any earlier features.
What was its relationship to the surrounding landscape/ streetscape?	None. It was constructed along with the canal in the late 1790s with no reference to any earlier features.
Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than	No. It was constructed here for purely functional reasons as determined by the canal engineers.

others.	
Has its function or use changed?	No. It remains in use as a canal lock.
What changes have happened to the surrounding landscape/streetscape?	The canal had ceased commercial use during the early 20 th century but remains in use for leisure purposes. Therefore, little has changed in the immediate landscape.
Have changes happened because of changes to the historic asset or to its historical setting?	The change from commercial to leisure use relates to the development of the canal as a whole.
Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?	No.
Has the presence of the historic asset influenced the character of the surrounding landscape/streetscape?	In combination with the canal, the lock-keeper's cottage and nearby canal bridge 111, the lock strongly contributes to the character of the landscape here.
Have historic and designed views to and from the historic asset changed	No. The lock remains in a very similar setting to that which was created when it was first constructed, although it is thought that the lock-keeper's cottage may not have been added until some 20 years later.
Thinking about the original layout of the historic asset and its relationship to its associated landscape:	
Were these relationships designed or accidental?	The lock was designed by the engineers who were tasked with the construction of the canal. The relationship between the lock and canal have not changed.
How did these relationships change over time?	

How do these relationships appear in the current landscape; are they visual or buried features?	They are visual.
• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?	There are no known artistic or literary associations. There is an important historical link with the construction of the eastern branch of the Montgomeryshire Canal by the engineers John and Thomas Dadford.

Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:	
• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure	There are no known designed views of the lock but it would have always been clearly visible from the towpath or by those using the canal itself.
• views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site	There are no known historic depictions of the lock.
• important modern views to, from and across the historic asset – for example, popular visitor viewing points.	The lock is best experienced from the towpath which runs along its eastern side, from where it can be inspected closely, and also from the adjacent canal bridge 111, from where an excellent view is gained that includes the canal and the lock-keeper's cottage.

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	The proposed development would not be intervisible from the lock, which is in a rather secluded location on the canal. The lock is sunk into the canal embankment and views towards the development would be blocked by Lock Cottage and adjacent mature trees.	None	None
The visual impact of the proposed change or development relative to the location of the historic asset	As above	None	None
Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it — for example, its functional or physical relationship with	As above	None	None

the surrounding landscape and associated structures and/ or buried remains			
The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this	The character of the built environment around the lock is dominated by canal-related features, including Bridge 111, Lock Cottage, Ivy Cottage and its outbuildings and the canal towpath. The proposed development would not be intervisible with the lock and be some 150 metres away to the east-southeast, on ground that is 10 metres lower than the canal.	None	None
The lifespan of the proposed change or development and whether or not the impact might be reversible	The development would be expected to be in use for several decades. Ultimately, the site could be cleared and reverted to pastureland.	None	None
The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity	There are numerous hedgerow trees, field hedges as well as garden trees and hedges in the immediate area on	None	None

	all sides of the lock. These are likely to be present in the long term.		
The impact of artificial lighting – for example, on night-time views	No lighting is proposed for the development. There is already artificial lighting at the houses which stand along the canal side.	None	None
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	No existing historic environment features would be removed to accommodate the proposed development.	None	None
The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses	The proposed development would be located on lower ground and blocked from view by Lock Cottage and mature trees. Views of the canal and associated features close to the lock would not be affected, nor the quiet, secluded character of the canal and its towpath to the rear of the listed building, which is well used as a pathway.	None	None
The impact of non-visual elements of the	The development would be situated some 150 metres	None	None

proposed change or development, such as the removal or addition of noises and smell	away in a pasture field below and east of the A483 road. The development would not be intervisible with Top Lock and would not detract from the appreciation or understanding of the lock in its setting.		
The cumulative effect of the proposed change or development — sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.	This development would be situated some 150 metres to the east-southeast of the lock in a pasture field below and east of the A483 and would not be intervisible with the lock. It would and would not detract from the appreciation or understanding of the lock in its modern setting.	None	None

APPENDIX I

SETTING ASSESSMENT NOTES
STAGES 2 & 3

PRN 15631

Montgomeryshire Canal

Montgomeryshire Canal PRN 15631	
Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
Thinking about when the historic asset was first built and developed:	
Origins of the historic asset	The eastern branch of the Montgomeryshire Canal was constructed to Pool Quay between 1794 and 1797.
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	This section of the eastern branch of the Montgomeryshire Canal was cut across the landscape with little regard to earlier features. At Pool Quay several associated features appeared at the time of construction or within a few decades. These include the Top Lock and Bridge 111, which are contemporary with the canal, and Lock Cottage, the former lock-keepers house, which was built circa 1820 as well as Ivy House, where local businesses made use of the outbuildings as warehousing adjacent to the towpath during the 19 th century.
What topographic or earlier features influenced its location?	None. It the canal was constructed in the late 1790s with no reference to any earlier features and according to the design of the engineers John and Thomas Dadford.
What was its relationship to the surrounding landscape/ streetscape?	None. It was constructed along with the canal in the late 1790s with no reference to any earlier features.
Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.	No. It was constructed here for purely functional reasons as determined by the canal engineers.

Has its function or use changed?	No. It remains in use as a canal but is no longer used for commercial traffic and is maintained for leisure purposes.
What changes have happened to the surrounding landscape/streetscape?	The canal had ceased commercial use during the early 20 th century but remains in use for leisure purposes. Therefore, little has changed in the immediate landscape.
Have changes happened because of changes to the historic asset or to its historical setting?	The change from commercial to leisure use relates to the development of the canal as a whole.
Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?	The construction of the canal had some effect on earlier features, particular existing trackways for which accommodation or road bridges had to be built to allow access across the waterway.
Has the presence of the historic asset influenced the character of the surrounding landscape/streetscape?	Yes, the canal is an important feature crossing the local landscape and provides a safe and quiet route for walkers or those travelling on the canal itself.
Have historic and designed views to and from the historic asset changed	No. The canal and its towpath are lined by hedges and trees which isolate the route for much of its length from the surrounding. The canal was built for functional purposes, with no designed views of it or from it.
Thinking about the original layout of the historic asset and its relationship to its associated landscape:	
Were these relationships designed or accidental? How did these relationships change over time?	The canal was built across the landscape according to the route and design determined by the engineers. The relationship between the canal and its landscape have not changed.

How do these relationships appear in the current landscape; are they visual or buried features?	They are visual.
• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?	There are no known artistic or literary associations with this part of the canal. There is an important historical link with the construction of the eastern branch of the Montgomeryshire Canal by the engineers John and Thomas Dadford.

Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:	
• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure	There are no designed views along this section of the canal and it is in general not visible from the surrounding landscape and is best experienced from the towpath or on the canal itself. Perhaps the best views are from the canal bridges, such as Bridge 111 at Pool Quay.
• views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site	There are no known historic depictions of this section of the canal.
• important modern views to, from and across the historic asset – for example, popular visitor viewing points.	The canal is best experienced from the towpath which runs along its eastern side, and also from the Bridge 111, from where an excellent view is gained over the canal to the south and north.

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	The proposed development would not be intervisible with the canal, which has a very secluded character as hedges and trees line it along both sides for much of its length in this area, detaching it from the surrounding landscape.	None	None
The visual impact of the proposed change or development relative to the location of the historic asset	As above	None	None
Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it — for example, its functional or physical relationship with the surrounding landscape and	As above	None	None

associated structures and/ or buried remains			
The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this	The character of the built environment around the canal in the Pool Quay area is dominated by canal-related features, including Bridge 111, Lock Cottage, Ivy Cottage and its outbuildings and the canal towpath. The proposed development would not be intervisible with the canal and would be some 200 metres away to the east-southeast at its closest point, on ground that is 10 metres lower than the canal.	None	None
The lifespan of the proposed change or development and whether or not the impact might be reversible	The development would be expected to be in use for several decades. Ultimately, the site could be cleared and reverted to pastureland.	None	None
The extent of tree cover, whether it is deciduous or evergreen, and	There are hedgerows and trees along both sides of the canal in this area. These	None	None

its likely longevity	are likely to be present in the long term.		
The impact of artificial lighting – for example, on night-time views	No lighting is proposed for the development. There is already artificial lighting at the houses which stand along the canal side.	None	None
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	No existing historic environment features would be removed to accommodate the proposed development.	None	None
The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses	The proposed development would be located on lower ground and blocked from view by hedgerows and mature trees. Views of the canal and associated features would not be affected, nor the quiet, secluded character of the canal and its towpath, which is well used as a pathway.	None	None
The impact of non-visual elements of the proposed change or development, such as the	The development would be situated some 200 metres away in a pasture field below and east of the A483 road. The	None	None

removal or addition of noises and smell	development would not be intervisible with the canal and would not detract from the appreciation or understanding of the canal in its setting.		
The cumulative effect of the proposed change or development — sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.	The development would be situated some 200 metres away in a pasture field below and east of the A483 road. The development would not be intervisible with the canal and would not detract from the appreciation or understanding of the canal in its setting.	None	None