

Brecon Beacons National Park Authority

Building at Risk Register
and Strategy
March 2012



Part 1: Brecon Beacons National Park Authority ‘Building at Risk’ Register.

1.0 Introduction

Brecon Beacons National Park Authority adopted this document on???.

Brecon Beacons National Park Authority has 1955 listed buildings. Most of these buildings are kept in good order but some are in need of repair from major to minor maintenance. These listed buildings are what make up the ‘Buildings at Risk’ Register.

There are currently 132 buildings or Structures on the Brecon Beacons National Park Authority ‘at Risk’ register. That equates to 6.8% of the listed building stock in the National Park Authority area.

The survey for this register was completed in 2010 and from the survey data this document has been drawn together.

This is the first formal ‘at Risk’ register in the Authority so there are no comparisons to make with previous years.

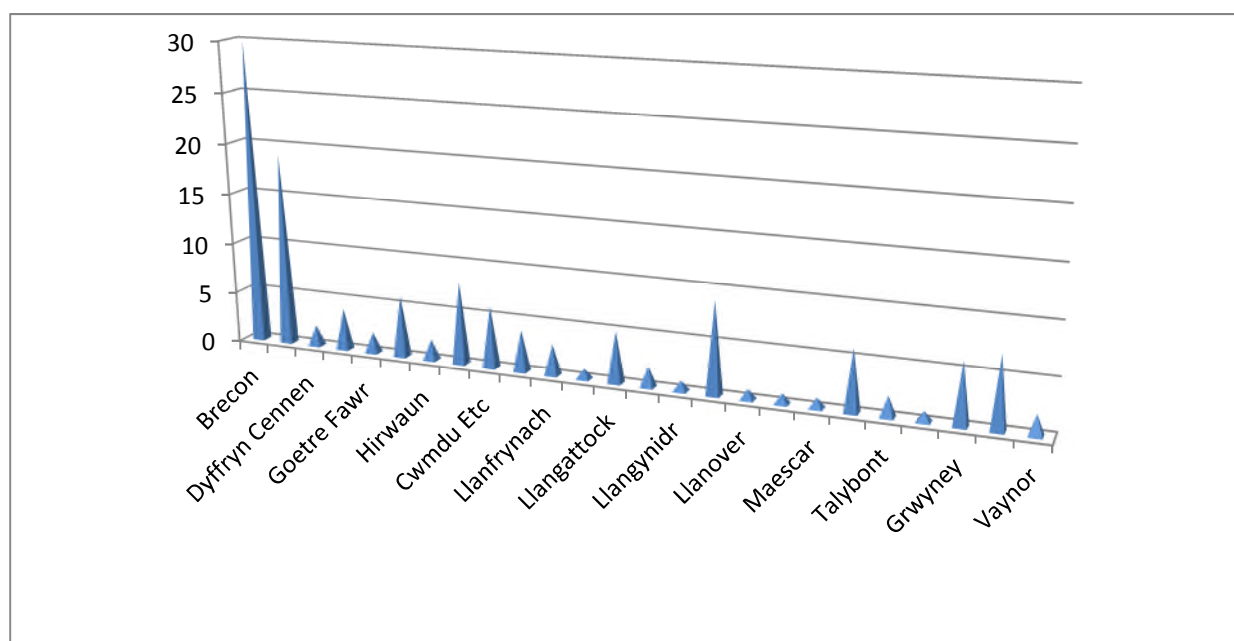
2.0 Analysis of Register.

The register is made up of all the Communities within the Brecon Beacons National Park Authority area.

Chart A below shows the breakdown by community where the ‘at Risk’ buildings are found and shows the concentrations in certain areas.

Chart B shows the breakdown of ‘at Risk’ buildings by community council and grade.

Chart C shows the breakdown by building type.



Brecon Beacons National Park Authority Buildings at Risk Register 2011

Chart A Number of listed buildings by community council area

Unsurprisingly Brecon, as this has the largest number of listed buildings, has the highest number of 'at Risk' Buildings with 30 but it is, surprisingly, followed by Llanvihangel Crucorney with 19.

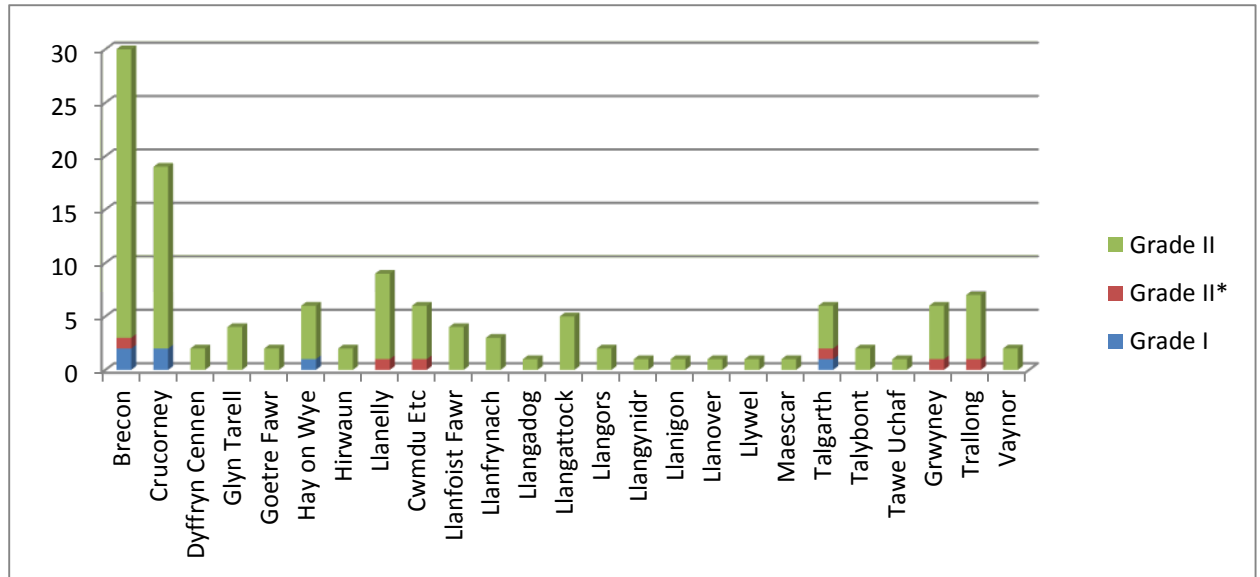


Chart B Buildings by community area and grade

There are 6 Grade I listed buildings (one of the Grade 1 buildings is also a Scheduled Ancient Monument), 6 Grade II* and 120 Grade II listed buildings. Again there is a cluster in Brecon and the rest are spread across the National Park area.

Grade I

- Medieval Tower, Town Wall Brecon
- Ely Tower, Brecon
- Remains of medieval Hall, Brecon Castle, Brecon
- Llwyn Celyn, Stanton, Llanvihangel Crucorney
- Hay Castle, Hay on Wye
- Gatehouse, Great Porth-amel, Talgarth



Llwyn Celyn

Grade II*

- Old House, Middle Gaer, Llanfihangel Cwmdu, Bwlch and Cathedine
- Clydach House, Clydach, Llanelly
- Llwyncyntrefin, Sennybridge, Maescar
- Porth-amel Farmhouse, Talgarth
- Dovecote, Penpont, Trallong
- Walled kitchen garden, Vine house and Pineapple House, Penpont, Maescar



Llwyncyntrefin

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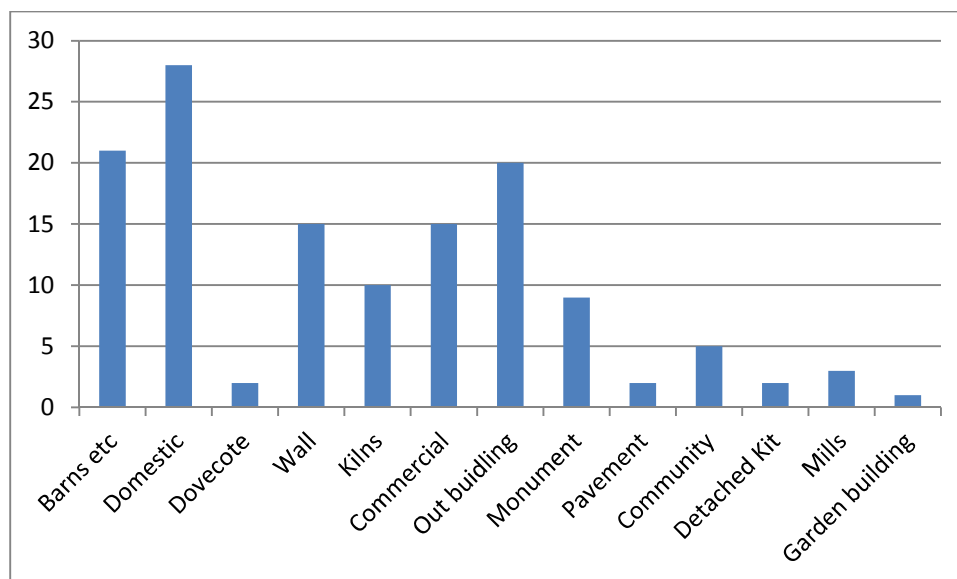


Chart C Types of buildings by numbers represented in register

It is obvious that there is an issue with domestic buildings 'at risk' many of which are abandoned farmhouses.

Barns and outbuildings together form the main type of buildings that are on the register. There will be a number of reasons for this mostly however will be the change in farming practices that have left the buildings with no apparent economic use.

Walls and garden buildings are also another section of the stock that tend not to have the investment as they are not seen as having any economic value. In fact they are often seen as detrimental to the economic value of the host building.

Commercial buildings in the case of the Authority's register are mainly the upper floors to shops and offices. Many have lost the original access to the upper floors and have been abandoned as living accommodation many years ago. The fabric of such buildings often requires considerable investment and alteration to bring them up to a suitable standard for today's standard of living.

3.0 Building at Risk Register

On the pages following is the list of 'Buildings at Risk'. They are listed by community council in alphabetical order and include the name of the building, listing number, grade and priority.

The buildings in **red (1)** are the most urgent category and require critical repairs to stop total loss, the buildings highlighted in **brown (2)** are considered to require urgent repairs to stop significant loss of historic fabric, the buildings in **blue (3)** need pressing repairs to stop further deterioration to avoid significant loss of fabric and the **black (4)** buildings require repair beyond general maintenance but not major repair.

Brecon Beacons National Park Authority *Buildings at Risk Register 2011*

Building Name	Location	Community	Cadw no	Grade	Occupancy	Priority
Former outbuilding to Punch Bowl	Brecon	Brecon	6809	II	V	2
Barn Sunnybank, Camden Rd	Brecon	Brecon	6846	II	V	4
Ely Tower	Brecon	Brecon	6849	I	V	3
Remains medieval hall, Brecon Castle	Brecon	Brecon	6851	I	V	3
23 Castle Street, Brecon	Brecon	Brecon	6862	II	O	4
Gateway, Glamorgan Street	Brecon	Brecon	6891	II	V	4
Wall rear 5 Glamorgan Street	Brecon	Brecon	6898	II	V	3
Walls bounding The Groves	Brecon	Brecon	6900	II	V	3
2 High Street Inferior	Brecon	Brecon	6905	II	P/V	4
3-4 High Street Inferior	Brecon	Brecon	6906	II	P/V	3
29 High Street (upper floors)	Brecon	Brecon	6923	II	V	3
32 High Street (upper floors)	Brecon	Brecon	6924	II	V	3
Garden wall rear 4 Lion Street	Brecon	Brecon	6948	II	V	3
Garden wall rear 5 Lion Street	Brecon	Brecon	6950	II	V	3
Pavement setts 3-9 Orchard Street	Brecon	Brecon	6979	II	V	3
Garden wall Priory Hill House	Brecon	Brecon	7007	II	V	4
Pavement setts 21a-27 The Struet	Brecon	Brecon	7052	II	V	3
Ancillary building to Watergate Mill	Brecon	Brecon	7086	II	V	3
	Location	Community	Cadw no	Grade	Occupancy	Priority

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Building Name

30 The Watton	Brecon	Brecon	7111	II	V	3
1 Wheat Street	Brecon	Brecon	7142	II	V	4
30 High Street	Brecon	Brecon	85658	II	V	2
Church House, Lion Street	Brecon	Brecon	6959	II*	V	3
Dan Y Bwlch	Cwmyoy	Crucorney	1935	II	V	2
Barn Upper Hse Farm	Cwmyoy	Crucorney	2830	II	P/V	4
Bee Boles Upper Hse Farm	Cwmyoy	Crucorney	2833	II	V	2
Barn at Ty-Hwnt-y-Bwlch	Cwmyoy	Crucorney	15658	II	P/O	3
Stables at Ty-Hwnt-y-Bwlch	Cwmyoy	Crucorney	15660	II	P/O	3
Outhouse/detached kitchen Coed Farm	Cwmyoy	Crucorney	19299	II	V	3
Pontyspig Farmhouse	Forest Coal Pit	Crucorney	19254	II	V	1
Bee Boles Ty Mawr Farm	Gwryne Fawr	Crucorney	19256	II	V	3
Walled garden at Llanvihangel Crucorney	Llanvihangel Crucorney	Crucorney	19287	II	V	3
Stable block at Llanvihangel Crucorney	Llanvihangel Crucorney	Crucorney	19288	II	V	3
Crossways Cottage	Llanvihangel Crucorney	Crucorney	87575	II	V	2
Calvinist Methodist Chapel	Pandy	Crucorney	19273	II	V	3
Barn at Blaengavenny Farm	Pen Y Clawdd	Crucorney	19250	II	V	3
Llwyn Celyn	Stanton	Crucorney	1937	I	O	1
Barn at Llwyn Celyn Farm	Stanton	Crucorney	19290	II	P/O	3
Old Farmhouse at Trewyn Farm	Trewyn	Crucorney	19247	II	V	3
Barn at Treveddw Farm	Trewyn	Crucorney	19296	II	V	3
Old house at Cilfaenor	Cefn Moel	Cwmdu, Bwlch and Cathedine	20623	II	V	3
The Old Saw Mill	LLynfi Valley	Cwmdu, Bwlch and Cathedine	20635	II	V	2
Barn at Middel Gaer	Middle Gaer	Cwmdu, Bwlch and Cathedine	20669	II	P/O	3
Stable and cartshed at Middle Gaer	Middle Gaer	Cwmdu, Bwlch and Cathedine	20626	II	V	3
Farm Buildings at LLwyfan	Myarth	Cwmdu, Bwlch and Cathedine	20664	II	P/O	3
Old House	Middle Gaer	Cwmdu, Bwlch and Cathedine	7477	II*	V	2
Lime Kiln	Llandyfan	Dyffryn Cennen	11140	II	V	2

Brecon Beacons National Park Authority *Buildings at Risk Register 2011*

Building Name	Location	Community	Cadw no	Grade	Occupancy	Priority
Climaenllwyd	Trapp	Dyffryn Cennen	26975	II	V	3
Group of farmbuildings	Forest Lodge	Glyn Tarell	84495	II	P/O	3
Dovecote, Bolgoed	Libanus	Glyn Tarell	6769	II	V	3
Outbuildings at Cilwych	LLanspyddid	Glyn Tarell	84518	II	P/O	3
Mamhilad Farmhouse	Mamhilad	Goetre Fawr	2616	II	V	1
Black Lion Antiques, Lion Street	Hay on Wye	Hay on Wye	7382	II	O	3
41 Lion Street	Hay on Wye	Hay on Wye	7389	II	O	4
Sections of Town Wall	Hay on Wye	Hay on Wye	7400	II	V	1
Hay Castle	Hay on Wye	Hay on Wye	7405	I	P/O	1
The Rectory	Penderyn	Hirwaun	18048	II	V	3
Old house, attached byre and barn at Trebanog Fach	Pont Pern	Hirwaun	26832	II	V	3
Limekilns at Blackrock	Blackrock	Llanelly	23809	II	V	3
Clydach House	Clydach	Llanelly	6667	II*	N/K	3
Limekilns at Clydach Limeworks	Clydach	Llanelly	23816	II	V	3
Limekilns at Llanelly Limeworks	Darrenfelen	Llanelly	23822	II	V	3
Beiliau Farm	Gilwern	Llanelly	1872	II	P/V	4
Limekilns at Auckland House	Gilwern	Llanelly	23832	II	V	3
Preaching Cross St.Elli's	Llanelly	Llanelly	6666	II	V	3
Hy Brasail	Vaynor	Llanelly	81189	II	P/O	3
Bank of lime Kilns at Kiln Lodge	Govilon	Llanfoist Fawr	17636	II	V	3
Farm building The Steps	Llanwenarth	Llanfoist Fawr	17652	II	V	3
Cartshed/Granary The Steps	Llanwenarth	Llanfoist Fawr	17653	II	V	3
Former Coach-house and stable at Pentre	Llanwenarth	Llanfoist Fawr	17654	II	V	3
Barn range at Ty Fry	Llanfrynach	Llanfrynach	84812	II	V	3
Cowshed building at Ty Fry	Llanfrynach	Llanfrynach	84823	II	V	3

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Building Name	Location	Community	Cadw no	Grade	Occupancy	Priority
Octagonal building	Lower Neuadd Reservoir	Llanfrynach	84832	II	V	1
Wern Wgan	Gwynfe	Llangadog	21989	II	V	3
Ice House at LLan Wysg	Dardy	Llangattock	20724	II	V	3
Barn at Hendreforwydd	Hendreforwydd	Llangattock	20680	II	V	3
Cow byre and stable at Hendreforwydd	Hendreforwydd	Llangattock	20681	II	V	3
Tan-y-Lan	Pen-y-Bryn	Llangattock	20682	II	V	3
Tan-y-Lan	Pen-y-Bryn	Llangattock	20683	II	V	3
Church of St. Michael	Cathedine	Llangors	23000	II	V	3
Former house at Brynilllic	Pennorth	Llangors	20290	II	V	3
Bank Lime Kilns	Coed Yr Ynys	Llangynidir	20386	II	V	3
Ty-Shores	Capel y Fin	Llanigon	16104	II	V	1
Detached kitchen, Cilnow Farm	Cilnow	Llanigon	16105	II	V	3
Barn at Upper Danyforest	Danyforest	Llanigon	16107	II	V	3
LLwynmaddy Farmhouse	Ffordd-las	Llanigon	16109	II	O	3
Pen-Twyn, Rhos Lane	Genffordd	Llanigon	16300	II	O	3
Stables Penyrwllod	Llanigon	Llanigon	6226	II	V	3
Wainhouse, Lower Maestorglwydd	Maestorglwydd	Llanigon	16121	II	P/O	4
Lime Kiln, New Forest	New Forest	Llanigon	16124	II	V	1
Barn at Pen-y-Lan	Wenallt	Llanigon	16126	II	V	3
Barn at Llwyn-Celyn	Upper Llanover	Llanover	87135	II	V	3
Neuadd	Trecastle	Llywel	6793	II	V	4
Llwyncyntrefin	Sennybridge	Maescar	14899	II*	P/O	3
Barn at Gwrlodde	Gwrlodde	Talgarth	7532	II	P/O	3
Dethached outbuilding	Gwrlodde	Talgarth	7533	II	V	3
Barn at Great Porth-amel	Porth-amel	Talgarth	16303	II	P/O	3
Gatehouse, Great Porth-amel	Talgarth	Talgarth	6641	I	V	2
Porth-amel Farmhouse	Talgarth	Talgarth	6652	II*	O	3

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Building Name	Location	Community	Cadw no	Grade	Occupancy	Priority
Paragon Tower	LLansantffraed	Talybont on Usk	21177	II	V	1
Lime Kilns at Brynhyfryd	Talybont on Usk	Talybont on Usk	21108	II	V	3
Pen-y-foel Limekilns	Penwyllt	Tawe Uchaf	84384	II	V	3
Former paper mill on Usk River	Glangrwyne	The Vale of Grwyney	20851	II	V	3
Brick sheds at former Paper mill on river Usk	Glangrwyne	The Vale of Grwyney	20852	II	V	3
Barn at Henbant Fawr	Henbant	The Vale of Grwyney	20864	II	V	3
Cart shed and Cider Mill at Tynyllwyn	Partrishow	The Vale of Grwyney	20885	II	V	3
Bakehouse and cider cellar at Penygilfach	Penygilfach	The Vale of Grwyney	20893	II	V	3
Walled gardens at Penpont	Abercamlais	Trallong	84458	II	V	3
Dovecote, Penpont	Penpont	Trallong	6784	II*	V	3
Walled kitchen garden including vine house and pineapple house	Penpont	Trallong	26095	II*	V	3
Cwm Lodge	Penpont	Trallong	26099	II	v	3
Moss Hut	Penpont	Trallong	26100	II	V	1
Workshop block at Penpont	Penpont	Trallong	26104	II	V	3
Barn at Abersefin	Penpont	Trallong	84437	II	P/O	3
Old House Dan Y Graig	Cwmtaf	Vaynor	11483	II	V	2
The Old Tower Gwynno	Vaynor	Vaynor	11384	II	V	3

Part 2: Buildings at Risk Strategy

'Looking after' the cultural heritage, of which the built heritage of the Brecon Beacons National Park Authority is central, is one of the core functions of the National Park Authority.

Although the built heritage is one facet of cultural heritage it is one that both the local residents and the visitor alike relates to and it gives a sense of place and tangible character to the interaction between humans and the surroundings.

The following strategy focuses on the most vulnerable listed buildings within the National Park Authority. As human demands on buildings change then so must buildings. Many of the buildings on the 'at risk' register face diverse challenges because they are no longer considered to have the economic use that they were originally designed for.

Normally, the best use for a listed building such as a barn or a large house is that for which it was designed. However, where the original use is no longer viable or appropriate, a change of use has to be seen positively, whilst maximising retention of original fabric, principal rooms, plan-form and spatial quality.

A change of owner can be crucial – the new owner bringing fresh resources. The Register lists the names of the buildings, and is publicly accessible. In a sense, it 'names and shames' problem buildings but not the owners necessarily.

The Authority's Building Conservation Officer endeavours to resolve the future of all BARs. The buildings in Bands A and C need planned solutions; so the greatest effort will be made towards these.

Prospective developers, entrepreneurs, architects – and indeed house-hunters – can peruse the BBNPA BAR Register, looking for exciting new projects. For further information regarding buildings on the Register please contact the Building Conservation Officer.

Targets 2011-12

The Authority's four priority cases currently are:-

Llwyn Celyn, Stanton, Llanvihangel Crucorney.



This Grade I listed former medieval manor house requires major repairs and although covered by a temporary roof, erected by the Authority there is still some water ingress. At present the owners are involved with protracted negotiations with potential new owners.

Pontyspig, Forest Coal Pit, Llanvihangel Crucorney.



This grade II listed farmhouse requires significant repairs to much of the building. This Authority has provided a partial temporary roof covering but the building continues to deteriorate and a draft Section 48 has been provided to the owners to help them understand the repairs required. No satisfactory response has been received from the owners subsequently.

Ty Shores, Capel-y-fin



This grade II listed farmhouse is in need of considerable repair and no contact has yet been made with owners.

9 Lion Street, Brecon



This grade II listed clubhouse is not covered in greenmesh to protect pedestrians from falling masonry. Major repairs are required to much of the building needs to be carried out. No contact yet with owners to seek a solution to the problem.

All the above priority cases are owned privately and require continuing or instigation of negotiations with the owners to resolve the issues.

Privately owned BAR's

The BBNPA BAR Strategy and Register provides the policy context for the Authority's intervention over individual cases – involving the serving of (or threat of) Urgent Works Notices or other types of.

The owner of a Listed Building is under no legal obligation to maintain a building in good repair, but a local authority does have powers to act early in order to arrest deterioration and secure repair.

Private owners receive very little grant assistance, locally or nationally. This is particularly true of Grade II listed buildings.

The powers described below are available to local authorities to give protection to heritage assets in their area. One power is the Section 54 Urgent Works Notice.

Urgent Works:

- An Urgent Works Notice is made under Section 54 of the 1990 Planning (Listed Buildings and Conservation Areas) Act.
- A Section 54 UWN comprises a 'statement of intent' that the local planning authority intends to itself carry out Urgent Works and then reclaim the costs from the owner.
- Buildings in ecclesiastical use, Crown Land and Scheduled Ancient Monuments are exempt.
- The object is to secure emergency repairs to unoccupied parts of a BAR – to prevent deterioration and damage due to wind and weather, collapse, rot, vandalism or theft. Permanent repairs are possible.
- The works should be the minimum necessary and should not involve the owner in great expense.

In pursuing privately-owned BARs, the Authority will follow English Heritage recommended 'stages of action' set out in their document 'Stopping the Rot'. These stages or 'steps' are elaborated into the Brecon Beacons National Park Authority's own strategy as follows.

Stages of Action:

1. Written warnings expressing the Authority's concerns, the need for protection and the Council's intent.
2. Request a site meeting, to discuss the circumstances of the case and Health & Safety issues.
3. Request access to the site and building, for the purpose of survey and making a dated photographic record, if necessary using Section 88 power of entry.
4. Prepare a draft Schedule of Repairs. The form of the Schedule will be concisely written; will state why works are necessary, in terms of performance; will list specific works capable of being implemented by an owner who decides to act of his own volition; will set out alternative works, if any; and will state standards of work to be achieved.
5. Meet the owner or agent again, so that they are aware of the process. This may be sufficient to make the owner provide written confirmation of their intention to carry out the works on the draft schedule, with a start date.
6. Request Cadw for grant support. Cadw may possibly 'underwrite' the Authority's costs with an 80% grant in pursuing the service of a Statutory Notice. This is provided that the Authority intends to recover the costs from the owner – if necessary using a Section 55 Notice – as the grant is repayable to Cadw. To qualify, the building would have to be on the Authority's BAR Register, and, in the case of a Section 54 UWN, vacant / unoccupied, and the grade of the

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building would have to be Grade I or Grade II* (but not a Scheduled Ancient Monument), or Grade II within a CA.

7. Appoint a project manager for the Section 54 UWN – normally the Authority’s Conservation Officer.

8. Seek the support of senior management and Members.

9. Prepare a costed Schedule of Repairs. The maximum administrative cost of preparing a schedule should typically be £1,000-2,000. The maximum cost of the Urgent Works could reach £40,000, including the costs of renting equipment. Items in a typical schedule should include: site barriers, propping, making services safe, removing rubbish and asbestos and vegetation, repairs to roofs and rainwater goods, provision of ventilation.

10. Meet the owner or agent again so that they are aware of the process.

11. Consider whether other Notices might be more appropriate:
such as:

Section 9 of the Planning (LB & CA) Act 1990 – criminal offence

Section 38 of ditto – listed building enforcement notice

Section 77 of the Buildings Act 1984 – dangerous structure

Section 78 of the Buildings Act 1984 – immediate danger

Section 79 of the Buildings Act 1984 – dilapidation

Section 215 of the T&CP Act 1990 – amenity

Section 29 of the Loc. Govt. Act 1982 – public health.

12. Consider whether the building is so neglected that the need for permanent repair accumulates to ‘risk of serious harm’ – regardless of whether the building is occupied or not, and of the owner’s means. If so, and if the Authority has a partner such as a Building Preservation Trust or other suitable partner lined up and committed to take over ownership of such a difficult BAR, then the Authority will consider pursuing not only a Section 54 UWN but also, with confirmation of the Secretary of State, a Section 48 full Repairs Notice involving Compulsory Purchase for ‘the proper, long-term preservation of the building’. Only the owner can carry out repairs specified in a Section 48 full Repairs Notice.

Such cases are complex, so the Authority would need to appoint a Project Manager, ideally a conservation-accredited Registered Architect or Chartered Surveyor, whilst also pursuing urgent works in the short term.

13. Prepare a project plan with target dates and a strategy for the long-term future of the building, and seek Member support. The Authority will be ‘resolved but fair’ in its actions.

14. Request tenderers for the contract to submit a lump fee for the works, accompanied by a methodology, and agree a time-charge for any additional work.

15. The chosen tender will not necessarily be the lowest: it will instead have the best methodology.

16. Arrange access to the site and building for the contractor, who will keep their own dated photographic record.

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17. Have the contractor lined-up and committed to start work at the end of a 7-day period, being the normal period of an UWN.

18. The correctly-delegated officer of the Authority will authorise the UWN, and it will be served legally on all relevant parties.

19. The form of the notice will contain: –

- A summary of Section 54
- Reference to cost recovery under Section 55
- A separate Schedule of Works
- Plans and location map
- Authority contact details.