

# *Archaeology Wales*

## **Church House Farm, Llandeilo Graban, Powys**

### **Desktop Study, Archaeological Evaluation and Building Recording**



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Report No. 1572

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Prepared for McCartneys LLP, on behalf of Mr & Mrs B Pugh


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## Non-Technical Summary

*This report results from a programme of archaeological evaluation, undertaken by Archaeology Wales Ltd, associated with the proposed renovation of Church House Farm, Llandeilo Graban, Powys. The scope of the development includes a Change of Use of agricultural land for domestic garden, new access and parking. The groundworks within this area will involve landscaping as well as excavations for services. The development proposal has been submitted by McCartneys LLP, on behalf of Mr & Mrs B Pugh. The local planning authority is Powys County Council and the application reference is P2016/1132.*

*In its capacity as archaeological advisors to Powys County Council, the Clwyd-Powys Archaeological Trust have requested a pre-determination archaeological evaluation comprising a desktop study, investigative trial trenching of the development area, and building analysis on Church House farmhouse and barns.*

*The origin and development of the settlement at Llandeilo Graban is not known, but the early dedication to a British saint and the potential original circular form of the churchyard may indicate the church may have been established in the early medieval period. The earliest reference is to Lann teliau in the 12<sup>th</sup> century.*

*The application site is located within the medieval historic core of Llandeilo Graban (PRN 16163). Church House Farm (NPRN 81103; PRN 138399) and Church House Barn (PRN 138396) are located to the east of the Grade II\* listed Church of St Teilo (Cadw LB 8767). The origin of Church House Farm is unknown although the farmhouse appears to have timber-frame elements and may be 17<sup>th</sup> century or earlier. The farm is marked on the Ordnance Survey maps of 1817 and 1833 but is first clearly depicted on the Llandeilo Graban tithe map of 1839, where the farmhouse and barns are illustrated in their current form. Two extensions are noted on the 1889 map on the northern side of the farmhouse. Only the easternmost extension is shown on the 1:2,500 survey of 1974.*

*Earthwork remains of prehistoric round barrows (PRN 7990) have been identified from aerial photographs within the field to the east of the St Teilo's Church. There is no evidence on the ground for similar earthworks located within the application area.*

*The soil sequence recorded within the evaluation area was highly consistent between the three trial trenches. This comprised a clay silt topsoil overlying a subsoil of slightly gravelly silt. The underlying natural consisting of a light brown/grey to orange gravelly silt. A localised deposit of disturbed subsoil was recorded at the southern end of Trench 3. This was interpreted as potential root disturbance associated with a former field bank. This boundary extended across the corner of the field to the east of Church House Barn. Within the development site this feature is comparatively indistinct due to local topography. The more pronounced section of bank is located beyond the development site and will not be affected by the proposed landscaping associated with change of use.*

*The sandstone bedrock was encountered some 0.15m below surface at the western end of Trench 2. This comprised numerous boulders as well as substantial band of sandstone. The bedrock underlying the topsoil appears to be associated with the potential sub-rectangular but irregular parchmark shown in this area on modern aerial photographs.*

*No finds of residual medieval or post-medieval material, associated with occupation at Church House Farm, were identified during the evaluation within the topsoil or subsoil deposits.*

*The results of the building analysis indicate the farmhouse has multiple phases of construction and modification. There are some notable differences in the stonework at the*

*eastern end of the building, and differing types of window and door openings to suggest that eastern end of the farmhouse derives from a stone-built agricultural building of 17<sup>th</sup> or 18<sup>th</sup> century date. The large section of double-height weatherboarding at the western end of the farmhouse appears to represent infill of the internal wall that formerly connected to a northern extension to the western side of the farmhouse: this may contain original timbers such as those supporting the ceiling beam and tie-beam (Truss A). The substantial lintel above the southern window in Room 2, which supports the ceiling beam, is indicative of a modification to an existing structure, and suggests the ground and first floor windows have been inserted in to an older building.*

*It is probable that the existing buildings on the site were extended, rebuilt or modified to form the present farmhouse at some point during the 18<sup>th</sup> century. Church House Farm may have started out as a two-cell plan house with cross-passage, but the front garden is shown as subdivided on the 1839 tithe map, and this correlates the positions of the two entrance doorways of the existing building. The chimney stacks were probably built in the 18<sup>th</sup> century on the east and west gables. The ceiling beams and roof trusses along the eastern part of the building may also date from this period; however, one or more of the two westernmost trusses, forming the two bays for the more domestic part of the farmhouse, may belong to an altogether earlier building.*

*The lean-to at the back of the farmhouse appears to date from the mid to later 1800s, and is clearly shown on the 1889 map. There also appear to be a number of later 19<sup>th</sup> century modifications to the farmhouse. These include an oven inserted within the fireplace of Room 1, and the construction of a 'copper' adjacent to this chimney. During the same period the fireplace in Room 2 was partly infilled with brick in order to insert a cast iron cooking range. The staircase also appears to have been replaced during in the late 1900s or later.*

*The results of the building analysis of the post-medieval agricultural buildings indicate these consist of seven bays (A to G), comprising a stable (Bay A), cartlodge (Bay B), the main barn (Bays C-E) and a probable cowhouse (Bays F&G). There are haylofts at the northern (Bays A&B) and southern (Bays F&G) ends of the buildings. These buildings do not appear to be contemporary. Although the sequence of construction and modification is uncertain, the barn and agricultural building to the south, latterly a cowhouse, may well pre-date the cartlodge and stable. Modification and extension of the building range is likely to have been undertaken when one or more of the agricultural buildings to the north, now part of the farmhouse, were converted to domestic use, probably in the 18<sup>th</sup> century.*

*A half-timbered barn extends across the three central bays of the agricultural building. Bay C was most probably intended to store crops. The northern and western walls may be later additions, replacing timber-framing, as evidence by an external straight joint in the masonry. Bay D contains the threshing floor of the barn, with low double-doors on the western side. The floor consists of thick flagstones designed to take the weight of a cart. The eastern opening for double doors has been infilled by a modern stone wall and the timber-framing. The eastern wall of Bay C as well as the eastern and western walls of Bay D comprise half-height stone walls with timber-framing above. These potentially form part of the original barn.*

*Bays F and G, at the southern end of the agricultural building, appears to have been used as a cowhouse, with a separate entrance for a feeding passage and/or loosebox. These bays appear to form a separate phase of construction from the barn as there is a straight joint in the stonework along the western wall, which differs in profile from the barn. There is also a significant difference in the roof height. In addition, there is a straight joint along the eastern wall suggesting modification to this building in the past as well as 19<sup>th</sup> century or later timber-framing on the eastern wall of the hayloft.*

## **1. Introduction**

### ***1.1 Location and Scope of Work***

Archaeology Wales Ltd (henceforth - AW) have been commissioned by McCartneys LLP, on behalf of Mr & Mrs B Pugh, to undertake a programme of pre-determination archaeological evaluation in association with the proposed renovation of Church House Farm, Llandeilo Graban, Builth Wells, LD2 3YJ (Figures 1-3; Plate 1).

The scope of the development includes a Change of Use of agricultural land for domestic garden, new access and parking (Figure 3). The groundworks within this area will involve landscaping as well as excavations for services. The local planning authority is Powys County Council and the application reference is P2016/1132.

In its capacity as archaeological advisors to Powys County Council, the Clwyd-Powys Archaeological Trust have requested a pre-determination archaeological evaluation, in accordance with *Welsh Office Circular 60/96 Planning and Historic Environment: Archaeology and Planning Policy Wales (Edition 9, November 2016)* due to the potential presence of sub-surface medieval archaeology. The recommendations made by CPAT are set out in the document 'Brief for Pre-determination Archaeological Evaluation CPAT EVB 876', dated January 2017.

The pre-determination archaeological evaluation comprises a desktop study, investigative trial trenching of the development area, Level 2 building analysis for the barns and Level 3 building analysis for the farmhouse.

A Specification (Appendix II) for the work to be undertaken was drawn up by Aurea Izquierdo Zamora, project manager for AW. This was subsequently approved by CPAT.

The AW project number is 2504 and the site code is CHLG/17/EV. The project details are summarised on the appended Archive Cover Sheet (Appendix III).

The archaeological work has been undertaken to the standards and guidance set by the Chartered Institute for Archaeologists (CIfA). AW is a Registered Organisation with the CIfA.

### ***1.2 Topography and Geology***

Llandeilo Graban occupies a broad watershed with a steep-sided but shallow valley to the southeast and a more gently sloping one on the northwest. The ridge upon which the settlement is located is abruptly halted to the southwest by a precipitous drop to the River Wye.

The proposed development site is located at the core of the Llandeilo Graban hamlet, immediately east of Llandeilo Graban Church. Erwood village is located approximately 1.6km to the south, off the B4594. The town of Builth Wells is located approximately 8.5km to the northwest.

The site lies within a land parcel of irregular shape of approximately 0.2 hectares. It is limited to the west and south by the local road to which the hamlet is aligned, and to the north and east by large mature trees.

The development site is centred at NGR 309430 244650 (SO 0943 4465) at an altitude of



260-270m above Ordnance Datum (OD).

The regional geology as mapped by the British Geological Survey (at 1:50,000 scale) indicates that the development is situated on bedrock deposits of the Aberedw (Cae'r-mynach) Formation (comprising sandstone, siltstone and mudstone), sedimentary deposits laid down during the Ludlow epoch of the Silurian period, formed approximately 427.4 to 423 million years ago in a local environment previously dominated by shallow seas (British Geological Survey 2017). There is no superficial geology mapped within or in the near vicinity of the development site; the superficial soils accumulated on site have been deposited following continuous domestic/farm use since the late medieval period.

## **2. Methodology for the Desktop Study**

The primary objective of the study is to provide a historical framework for any surviving archaeological remains that may survive within the application site. The study aims to provide information of sufficient detail to allow informed planning decisions to be made which can safeguard the archaeological resource.

The archaeological and historic records have been considered within 250m of the proposed development site, comprising heritage assets recorded by Cadw, the Clwyd-Powys Historic Environment Record (HER) and the National Monument Record of Wales (NMRW).

The following repositories were consulted for readily available information:

- The list of Scheduled Monuments, Listed Buildings and Registered Parks/Gardens and held by Cadw;
- The National Monuments Record (Royal Commission on the Ancient and Historical Monuments of Wales) database for known heritage assets;
- The Clwyd-Powys Archaeological Trust Historic Environment Record (HER) database for known heritage assets;
- The National Museum of Wales Archaeology Collection for known heritage assets;
- Powys County Archives (Llandrindod Wells) and the National Library of Wales (Aberystwyth) for all material relating to local studies, historic documents and historic mapping;
- Online services for relevant information, such as historic mapping and geological information;
- Assessment of online aerial photographs and satellite imagery.

A walkover survey was undertaken prior to the evaluation trenching. This involved walking systematically over the proposed development site in order to identify heritage assets not included on the HER.

### 3. Methodology for the Evaluation

The objective of the evaluation was to locate and describe, by means of strategic trial trenching, archaeological features that may be present within the development area, and in particular its character, distribution, extent, condition and relative significance. The work is intended to provide information which is sufficiently detailed to allow informed planning decisions to be made in order to safeguard the archaeological resource.

The archaeological fieldwork has been carried out in accordance with the *Standard and Guidance for an Archaeological Evaluation* issued by the *Chartered Institute for Archaeologists (CIfA 2014)*.

The investigative trial trenching consisted of three 1.8m wide trenches, which were 27m, 17.5m and 6.5m long. The locations of the trenches are shown in Figure 10.

The methodology for the archaeological evaluation included the following key elements:

- The trial trenches were excavated by a JCB 3CX with a (toothless) ditching bucket under close archaeological supervision;
- The trench base and sample sections were hand cleaned using pointing trowels and/or hoes to prove the presence, or absence, of archaeological features;
- All identified deposits and features were examined and recorded during the evaluation;
- Sufficient excavation was undertaken to ensure that the natural horizons were reached and proven;
- All areas were photographed using high-resolution (10mp+) digital photography;
- The on-site illustrations were undertaken on drafting film using recognised conventions and scales (1:10, 1:20 and 1:50, as appropriate);
- All the deposits were described in the field on pro-forma context sheets using a continuous number sequence for all contexts;
- Plans and sections were related to Ordnance Survey datum, tied in to the OS survey grid and fixed to Church House Barn and topographical boundaries.

Context numbers 100-399 were allocated during the fieldwork. The contexts are summarised in Appendix I.

The evaluation fieldwork was undertaken between 20<sup>th</sup> and 22<sup>nd</sup> March 2017 by Adrian Hadley and Irma Bernardus.

## **4. Methodology for the Building Analysis**

The house and agricultural buildings will be recorded to the equivalent of a Level 3 and Level 2 analysis and survey standard, respectively, in accordance with Historic England's *Understanding Historic Buildings: A Guide for Good Recording (2016)*. The survey will also be completed in accordance with CIFA 2014 *Standard and Guidance for Archaeological Investigation of Standing Buildings or Structures*.

A Level 2 building survey is a descriptive record, often advised for a building which does not require a detailed record, or it has been set as a scope for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based.

Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

## **5. Results of the Desktop Study**

### ***5.1 Designated Heritage Assets (Figure 4)***

The Church to St Teilo (Cadw LB 8767) is situated at the north side of a banked circular churchyard high above the River Wye. The church comprises a nave, chancel under a lower roof-line, a large south porch and a large west tower with a pyramid roof. The construction is of rubble stone with a stone tile roof. The nave is probably 14<sup>th</sup> century, and the chancel probably 15<sup>th</sup> century. The octagonal font is 14<sup>th</sup> century. The church was restored in 1897 at which time the tower was largely rebuilt with square-headed openings in contrasting red sandstone. The church is Grade II\* listed because of its largely medieval fabric and the fine rural setting.

A Grade II listed telephone call-box (Cadw LB 15905) is located on the grass verge on the north side of St Teilo's churchyard. This is a K6 type square, red kiosk of cast-iron construction to the standard design of Giles Gilbert Scott. Introduced by GPO in 1936, this example dates from the reign of Queen Elizabeth II. This structure has been listed for group value with St Teilo's Church.

### ***5.2 Non-designated Heritage Assets (Figure 4)***

#### ***Prehistoric (pre - AD 43) & Roman (AD 43 – circa AD 410)***

Earthwork remains of prehistoric round barrows (PRN 7990) have been identified from aerial photographs within the field to the east of the St Teilo's Church. These are most probably Bronze Age burial mounds. The earthworks are located over 50m north of Church House Farm, beyond the development site.

*Early Medieval (circa AD 410 – AD 1086) & Medieval (1086 – 1536)*

The application site is located within the medieval historic core of Llandeilo Graban (PRN 16163). The origin and development of the settlement has not been established, but the early dedication to a British saint and the potential original circular form of the churchyard may indicate the *llan* was established around the time of the 6<sup>th</sup> century Christian missionary Teilo (PRNs 16026, 16830 & 19006). The earliest reference is to *Lann teliau* in the period between 1136 and 1154. *Llandeylar* is subsequently recorded in 1291. The first element of the place-name refers to St Teilo's church; the second element, *graban*, is the Welsh for 'corn marigold', which could simply indicate the prevalence of these plants in this area. The settlement is first referred to as *Llandilo Graban* in 1670.

Llandeilo Graban churchyard (PRN 16216) describes an irregular shape, part angular but with a distinctive curve on the northeast. The interior is slightly raised on the northeast and southwest. The boundary consists of a well-made drystone wall incorporating large slabs of rock. Debris has been piled up against the inner face of the wall, possibly disguising an earlier bank. There are minor undulations within the churchyard but these appear to be of no great significance. In plan there is a suggestion that the graveyard was once much larger (Silvester 1994, 93); its western boundary perhaps following the narrow strip of lane now occupied by Pen-lan, and the 1889 first edition of the Ordnance Survey map (surveyed in 1888) points to a more curvilinear boundary than is evident today. An archaeological assessment and evaluation of the churchyard was undertaken in 2001 (PRN 86878-81). This uncovered evidence for the original southeast boundary indicating a larger churchyard in the past; this boundary may have been modified in the 17<sup>th</sup> or 18<sup>th</sup> century. There is no evidence to suggest the churchyard extended within the development site.

West and southwest of St Teilo's Church lie a network of fields with their long axes running west-northwest to east-southeast and exhibiting the aratral curves of medieval cultivation (Silvester 2006). These indicate a large open-field (PRN 128073), with agriculture on a scale which is at odds with the apparent absence of evidence of medieval occupation at Llandeilo Graban (Silvester & Martin 2010).

*Post-Medieval (1536 - 1899)*

Church House Farm (NPRN 81103; PRN 138399) and Church House Barn (PRN 138396) are located to the east of St Teilo's Church. The farm (PRN 138397-8) has been recorded as a traditional farm building as part of the Glastir Traditional Farm Buildings Project (McCullough & Martin, 2015). Although the farmhouse appears to have timber-frame elements and may be 17<sup>th</sup> century or earlier, the origin, dating and history of use of this building is unknown.

Aside from Church House Farm, the other significant secular building within the Llandeilo Graban hamlet is Cross House, located to the north of St Teilo's churchyard. In 2006, a watching brief was undertaken at this site (PRN 115510) in advance of a new extension and access drive. During the archaeological investigation pottery sherds dating from the mid-1700s were found in association with the probable remains of a stone wall. The 18<sup>th</sup> century finds provided a potential date for a building on this site (Taylor & Harris 2006). The farmhouse appears to be marked on the Ordnance Survey First Series of 1833 and the earlier Surveyor's Drawing of 1817, but is not depicted on the tithe map of 1839. The farm is however shown on the 1889 OS first edition.

There is archaeological and cartographic evidence for additional post-medieval buildings at Llandeilo Graban. What remains of building foundations of a cottage (PRN 16217) are recorded some 30m northwest of the church; this dwelling is shown on the 1839 tithe map. A

post-medieval platform (PRN 7989) is reported to the east of the church, with probable foundations of a roughly rectangular building measuring approximately 5m by 7m. The remains are located over 25m north of the development site. In addition, the foundations of a farmhouse with associated buildings and enclosures (PRN 16218) are located on a terraced enclosure overlooking the Nant Henllan. No buildings are marked at this location on the 1839 tithe map. The farm is annotated as 'Persondy' on the Ordnance Survey 25 inch map of 1880, but is shown in outline on this survey as representing an abandoned site. The farm was located over 50m south-southeast of the development site.

### ***5.3 Historic Documents***

There are three black-and-white photographs of Church House Farm, dating from 1968, held by the RCAHMW. The only identified record held by The National Library of Wales is the Will of John Pugh, dated 1853. In addition, Powys Archives has a record of the inquisition report on the death of Martha Pugh (1879). There are no estate maps for this area held by Powys Archives.

### ***5.4 Map Regression (Figures 5 – 8)***

The earliest maps for the study area comprise the Ordnance Survey Drawing of 1817 and the Ordnance Survey First Series of 1833. Church House Farm is illustrated on both maps, but is shown in greater detail on the Llandeilo Graban tithe map of 1839. On the tithe apportionment John Pugh is recorded as the owner and occupier of the garden fold (parcel 490) to the north of Church House Farm, as well as the enclosures surrounding the farmhouse; within the application area these are described as arable (parcel 489) and pasture (parcel 488) fields to the east and north of the farm, respectively. The garden to the south of Church House Farm appears to be subdivided on the tithe map, which suggests there were two separate dwellings.

Church House Farm is clearly depicted on the Ordnance Survey 25 inch map of 1889, with the garden to the south of farmhouse also divided into two separate plots. Two extensions are noted on the 1889 map on the northern side of the building. Both extensions are marked on the subsequent Ordnance Survey edition of 1904, but only the easternmost extension is shown on the 1:2,500 survey of 1974. No other features were identified within the development site.

### ***5.5 Aerial Photographs (Figure 9)***

A modern aerial image from Google Maps shows a potential parchmark to the east of Church House Barn. This is an irregular sub-rectangular feature. There is no evidence for a former building at this location on the tithe map and Ordnance Survey map series. There are a number of coniferous trees located on this side of the barn, and this feature could possibly represent a three throw. This area is not clearly shown on other aerial photographs. This potential feature is located near the proposed driveway on the development plan.

### ***5.6 Walk-over Survey (Plate 2)***

The site visit was undertaken on 20<sup>th</sup> March 2017 prior to the evaluation trenching. The development area was noted as under pasture. During the survey a field bank was identified within the application area, in the southeast corner of the field, over 35m east of Church House Barn. Approximately 10m of the earth bank extends within the development site,

where this feature is comparatively indistinct due to local topography. However, this bank is well-preserved beyond the application site, where the boundary is partly defined by trees. No other earthwork features or structures of historical significance were noted within the application site: there was no evidence for earthworks of Bronze Age burial mounds similar to the probable round barrows (PRN 7990) reported to the east of St Teilo's Church. In addition, there was no evidence for a feature at the location of a potential cropmark identified on modern aerial imagery directly east of Church House Barn.

## 6. Results of the Evaluation

### 6.1 Trench 1 (Figures 10 & 11; Plates 3-5)

The evaluation trench was excavated 1.8m wide and 6.5m long, and was aligned east to west. The ground level was recorded as approximately 265.60m OD along the trench.

The encountered soil sequence comprised topsoil (100), a subsoil (101) and natural silt deposits (102).

The main trench was excavated approximately 0.50m to 0.80m deep. The limit of excavation was recorded as *circa* 264.80m OD to 264.90m OD.

The natural (102) was encountered approximately 0.45m below ground level at *circa* 265.05m OD. This deposit comprised a firm light brown-yellow to mid orange very gravelly silt with occasional sandstone boulders. Over 0.30m of natural was exposed in Trench 1.

The interface between the natural (102) and the overlying subsoil (101) was clear. The subsoil was encountered between 0.25m and 0.30m below ground level, at *circa* 265.35m OD. Layer 101 was noted to be approximately 0.15m thick. The deposit comprised a soft mid-dark brown slightly gravelly silt. The subsoil contained sandstone cobbles derived from the natural (102). This deposit contained no finds.

A topsoil (100) overlay the subsoil (101). The interface between the two deposits was diffuse. Layer 100 was recorded as approximately 0.25m thick. The deposit comprised a soft dark brown humic clay silt. This deposit contained no finds.

### 6.2 Trench 2 (Figures 10 & 11; Plates 6-10)

The evaluation trench was excavated 1.8m wide and 27m long, and was aligned east to west. The ground level was recorded as approximately 262.20m OD and 264.00m OD, at the eastern and western ends of the trench, respectively: the ground sloping to the east and falling some 1.8m along the trench.

The encountered soil sequence comprised topsoil (200), a subsoil (201) and natural silt deposits (202).

The main trench was excavated approximately 0.45m to 0.70m deep. A *sondage* was excavated into the natural towards the eastern end of the trench, at a recorded depth of *circa* 261.70m OD, approximately 0.80m below ground level. The limit of excavation at the western end of the trench was *circa* 263.40m OD.

The natural (202) was encountered approximately 0.60m below ground level at *circa* 262.05m OD and 263.45m OD at the eastern and western ends of the trench, respectively. This deposit comprised a firm mid to light orange gravelly silt with occasional sandstone

cobbles and boulders. This deposit was recorded as a very stiff light grey gravelly silt at the western end of the trench where sandstone bedrock was encountered some 0.15m below ground level. Over 0.35m depth of natural was exposed in Trench 2.

The interface between the natural (202) and the overlying subsoil (201) was clear. The subsoil was encountered between 0.30m and 0.35m below ground level, at *circa* 262.00m OD and 263.65m OD, at the eastern and western ends of the trench, respectively. Layer 201 was noted to be 0.15m to 0.25m thick. The deposit comprised a soft mid-dark brown slightly gravelly silt. The subsoil contained sandstone cobbles derived from the natural (203). This deposit contained no finds.

A topsoil (200) overlay the subsoil (201). The interface between the two deposits was diffuse. Layer 100 was recorded as 0.20m to 0.35m thick. The deposit comprised a soft dark brown humic clay silt. This deposit contained no finds.

### **6.3 Trench 3 (Figures 10 & 11; Plates 11-18)**

The evaluation trench was excavated 1.8m wide and 17.5m long, and was aligned north to south. The ground level was recorded as approximately 261.60m OD and 260.30m OD, at the northern and southern ends of the trench, respectively: the ground sloping to the south and falling some 1.3m along the trench. The maximum height of the earthen field bank near the southern end of the trench was *circa* 260.70m OD.

The encountered soil sequence comprised topsoil (300), a subsoil (301), natural silt deposits (302) and a localised deposit of disturbed subsoil (303) associated with a former field bank.

The main trench was excavated approximately 0.65m to 1.15m deep. The limit of excavation was recorded as *circa* 261.00m OD and *circa* 259.60m OD, at the northern and southern ends of the trench, respectively.

The natural (302) was encountered approximately 0.60m to 1.00m below ground level at *circa* 261.15m OD and *circa* 259.70m OD at the northern and southern ends of the trench, respectively. This deposit comprised a firm mid to light orange gravelly silt with occasional sandstone cobbles and boulders. Over 0.15m depth of natural was exposed in Trench 3.

The interface between the natural (302) and the overlying subsoil (301) was clear. The subsoil was encountered between 0.30m and 0.40m below ground level, at *circa* 261.35m OD and 260.25m OD, at the northern and southern ends of the trench, respectively. Layer 301 was noted to be 0.20m to 0.40m thick. The subsoil (301) comprised a soft mid-dark brown slightly gravelly silt. A localised deposit of disturbed subsoil (303) was identified at the southern end of the trench. This was recorded as approximately 0.80m below ground level, at *circa* 259.90m OD. Layer 303 was noted to be 0.20m thick and extended less than 4m across the southern end of the trench. The disturbed subsoil (303) consisted of a soft mid-dark greyish-brown gravelly silt. The subsoil 301 contained sandstone cobbles derived from the natural (302). The interface between the natural (302) and the disturbed subsoil (303) was clear. The interface between the subsoil layers (301) (313) was diffuse. The disturbed subsoil was interpreted as potentially resulting from root activity associated with the former field boundary. The subsoil deposits (301) (303) contained no finds.

A topsoil (300) overlay the subsoil (301). The interface between the two deposits was diffuse. Layer 300 was recorded as 0.20m to 0.40m thick. The deposit comprised a soft dark brown humic clay silt. This deposit contained no finds.

## **6.4 Finds**

No finds were identified from the deposits excavated during the evaluation.

## **6.5 Palaeo-environmental Samples**

No deposits suitable for environmental sampling were encountered during the archaeological fieldwork.

# **7. Analysis of the Farmhouse**

## **7.1 Farmhouse Exterior (Figures 15 & 18; Plates 19-50)**

### *General*

The farmhouse is aligned north to south with a frontage of approximately 19.10m (east-west). The eastern and western gables are *circa* 6.50m and 6.10m wide, respectively. The farmhouse is approximately 8.7m high. The front, southern roof is in Welsh slates, whilst the back roof and adjoining lean-to are covered in corrugated steel. Rainwater goods survive in part and comprise cast iron gutters and downpipes (*circa* 60mm diameter).

### *Southern Elevation*

There are two entrances at the front of the farmhouse. These seemingly relate to the separate properties defined by the subdivided front garden on the 1839 tithe map and early Ordnance Survey maps.

The present eastern doorway may post-date a blocked entrance further to the east, subsequently modified to form a ground floor window. There is a matching window above, which may result from later modification to this elevation. The straight joint in the stonework appears to continue above the western side of the blocked doorway. There is further evidence for a break in the stonework to the west of the present doorway. These appear to represent different phases of modification to this building. The eastern gable end has been provisionally interpreted as the original structure, probably a barn of 17<sup>th</sup> or 18<sup>th</sup> century date. This agricultural building has perhaps been rebuilt or modified to the west of the blocked doorway. Some sections of the stonework below the eaves have also been replaced by concrete blocks, and this may be associated with the insertion or modification of the upper central and eastern windows.

The western doorway leads to a central hallway. This opening probably dates from the 18<sup>th</sup> or 19<sup>th</sup> subdivision of the farmhouse, noted on the 1839 tithe map. The doorway may have been modified during the 19<sup>th</sup> century, and the low arch (some 3 inches high) in nine-inch brick appears to date from this period. The arch is built in yellow brick measuring *circa* 230mm by 110mm by 70mm.

There is no discernible change in the stonework along the western end of this elevation. There is however a large section of rebuilt stonework (in cement) below the upper window and to the left (west) of both upper and lower matching windows. This potentially indicates where an existing building has been modified and symmetrical windows added to convert perhaps a barn or earlier farmhouse to a dwelling.

The eastern corner of this elevation appears to have rebuilt using cement mortar. This



represents a modern repair to the existing structure.

### *Eastern Gable Wall*

Aside from the repair to the corner stonework, the gable end appears to be of single-phase construction. This elevation has a single ventilation slit indicative of its origin as a probable barn. The wall plates and purlins are evident on the upper section of the gable.

### *Northern Elevation*

A 19<sup>th</sup> century lean-to is positioned on the eastern side of this elevation. This lean-to measures approximately 6.4m east-west, with the eastern and northern elevations *circa* 3.2m and 3.4m wide, respectively. The external walling has collapsed at the northeast corner of this building and at the top of the east and west gables of the lean-to.

A large section of double-height weatherboarding (over a timber-frame) is evident at the western end of this building. This weatherboarding extends approximately 5.4m east-west and extends to the full height of the building, some 3.8m. This section of external wall appears to represent infill of the internal wall that formerly connected to a northern extension to the western side of the farmhouse. There is potential evidence for a single-storey pillar on the eastern end of the weatherboarding, which has been heightened with additional stonework. This suggests that the northern extension was timber-framed or built in abutting stonework. It should be noted that the ground level has been raised at the back of the house as a result of the apparent excavations of a passageway adjacent to the building.

The central section of the building, with a ground floor doorway (back door) and low window (at the back of Room 1) as well as a first floor (landing) window above the doorway, appears to be of single-phase construction. This may date from the conversion of agricultural buildings into one or more dwellings during the 18<sup>th</sup> or early 19<sup>th</sup> century. This is not to say that one or more of these openings were not created during the mid or late 19<sup>th</sup> century.

### *Western Gable Wall*

The gable end appears to be of single-phase construction, with some repointing work evident. A drystone field wall abuts most of this elevation.

## ***7.2 Farmhouse Interior (Figures 12, 13 & 18; Plates 51-99)***

### *Room 1*

This is located within the eastern part of the existing farmhouse. The room measures approximately 7.30m east-west by 5.20m north-south. The fireplace is positioned on the eastern wall and extends out into the room *circa* 1.3m.

This northern side of this room has an earth floor, with stone flags along the southern side and broken flagstones near the fireplace. Some edge stones survive against the western wall, and these appear to define a former division, perhaps associated with a previous use as an agricultural building. There are traces of a cobbled floor below the staircase, viewed through the western stud wall; these may have formerly extended across the present earth floor.

The ceiling height, from stone floor to the bottom of the beams, is approximately 1.95m.

The fireplace opening is approximately 1.75m wide, 1.50m high and 0.95m deep. The chimney is entirely built in stone, with a continuous low stone wall to the left, adjoining the northern wall of this room. The bressumer extends along the length of the chimney breast, which measures some 2.71m across. The bressumer is 0.32m tall. There is a central iron hook, to hang cooking pots, positioned at the back of flue at the height of the bressumer. An oven has been inserted in the left-hand (northern) side of the fireplace, which measures some 0.78m across and 1.75m tall. This structure is mostly built in stone, with nine-inch bricks used for the oven. This is in yellow brick, measuring *circa* 230mm by 110mm by 70mm; the same bricks used for the external arch for the western doorway (southern elevation). A makeshift fireplace has been built in stone rubble in the right-hand side of the original fireplace, which is recessed some 0.4m from the opening. The hearthstones of the original fireplace comprise sandstone flags.

There is an adjoining stone structure to the right (south) of the main fireplace for a water heater, with firebox and flue connecting to the chimney stack. The structure, built in stone rubble, is some 1.08m high topped with a wooden cill, some 0.2m wide. Infill stonework defines a sub-circular recess for the 'copper' approximately 0.85m across. The straight joints in the stonework against the fireplace (as well as against the southern wall of the farmhouse) indicate this feature represents a later addition, and most probably dates from the later 19<sup>th</sup> century.

There is a ventilation slit, *circa* 0.10m wide, in the back wall in the eastern gable, on the south side of the chimney. The wooden lintel over this opening extends behind the chimney stack, and more generally, the stack appears to abut this external wall. This provides evidence for modification of what appears to have been a barn for domestic use of this building.

The side wall to the left (north) of the fireplace appears to have been subsequently raised, as there is a straight joint between the stonework and the chimney breast. This was perhaps intended to support the joists for a newly inserted floor, as there is no evidence for sockets or a wall plate in this section of the eastern gable. There is soil and stone rubble infill between this heightened wall and the eastern gable. The reason for infilling this corner of the building is uncertain, but may have been intended to buttress this corner. It is possible there is a feature, contemporary with the fireplace, buried beneath this infill material.

The western gable has traces of whitewash, but no trace of lime plaster.

The southern elevation shows further modification of the original structure. Towards the eastern end of this wall there are straight joints in the stonework for an opening some 1.3m wide and 1.90m tall; the opening supported by a 4 inch (0.1m) lintel. This opening was modified to create a high window, approximately 0.90m wide and 0.80m tall, with a splayed internal opening on the right (west) side. The main entrance to this side of the farmhouse is approximately 1.1m to the right; the latter doorway is some 1.5m wide and 1.90m tall, supported internally by a wooden lintel. The southern wall has traces of whitewash, but no trace of lime plaster.

There is only one opening in the opposite elevation; a low, wide window is located at the western end of the northern wall of Room 1. The external opening is some 1.10m wide and 1.30m high, with internal splayed sides, with a wooden cill and a substantial supporting lintel some 0.2m tall. The northern wall has traces of whitewash, but no trace of lime plaster.

A timber-framed internal partition forms the western wall of Room 1. This comprises studwork below a 10 inch ceiling beam. The studs are irregular, some 3 to 4 inches square, spaced at 16 to 21 inch centres. The studwork is partly exposed and part covered by laths and hardboard (perhaps from a tea chest) finished with lime plaster (with horse hair). There is a 0.88m wide doorway at the southern end (left side) of this partition.

The ceiling comprises 12 runs of floor joists between two substantial beams. The ceiling beams are approximately 8 to 10 inches wide and 10 inches tall. The joists are typically 4 inches by 3 inches and have 18 to 20 inch centres.

There is hatch in the ceiling (0.72m by 0.97m) set back approximately half a metre from the northern wall. A section of the ceiling is missing in the northeast corner of Room 1.

### *Room 2*

This large room is located within the western part of the existing farmhouse, and measures approximately 5.35m east-west by 5.40m north-south. The floor of this room is entirely covered in stone flags. The fireplace is positioned on the western wall and extends out into the room *circa* 1.1m.

The ceiling height from stone floor to the bottom of the ceiling beam is some 2.25m. The ceiling height of this room is considerably greater than other part of the existing farmhouse (notably, Room 1).

The fireplace is positioned on the western gable wall. It appears that the chimney stack is not built into the western gable. There are cupboards to the left (south) of the chimney breast and modern panelling to the right (north) of the fireplace. It is presumed there is a void behind the latter but there may be some other structure obscured by the modern wall boards. A bressumer extends long the length of the chimney breast, which measures some 3m across. The bressumer is 0.35m tall. The fireplace has been blocked in with nine-inch red bricks to insert a cast iron range. The original fireplace opening is 2.06m wide and 1.45m high, with brick infill reducing the opening to *circa* 1.15m wide and *circa* 0.40m deep. The infill bricks measure 225mm by 100mm by 80mm. The modification of this fireplace appears to date from the later 19<sup>th</sup> century.

This room has a single window along the southern wall. The window measures *circa* 1.45m across and is *circa* 1.3m high. The window has splayed sides, and matches the upper window in Room 4. There is a substantial lintel above the window which supports the ceiling beam. This is perhaps indicative of a modification to an existing structure, and suggests the ground and first floor windows have been inserted into an older building.

The eastern wall is finished in lath-and-plaster over studwork. A beam is partly exposed to the right of the central doorway (leading to the hall). This is possibly contemporary with the other ceiling beams in the farmhouse, although the construction details and dating of this wall remain uncertain. The opening for the doorway measures some 1.81m high and 1.12m wide.

The northern wall is also lath-and-plaster over timber-frame, and is of uncertain construction and date. There was an extension to the north of this part of the farmhouse in the later 19<sup>th</sup> century and it is uncertain if this external wall represents an early to mid 20<sup>th</sup> century replacement of an internal dividing wall or if parts of the original partition wall survive.

The ceiling comprises 12 runs of floor joists extending from the central ceiling beam. The ceiling beam is approximately 12 inches wide and 10 inches tall. The joists are typically 4 inches by 3 inches and have 20 to 22 inch centres. The ceiling timbers are blackened, presumably the result of a fire in this room.

### *Hallway*

The hallway that measures approximately 2.25m east-west by 5.35m north-south. The floor is entirely composed of stone flags. The opening for the front door (excluding the frame) measures 1.95m high and 1.22m wide. The opening for the back door (excluding the frame) measures 1.88m high and 1.17m wide.

The ceiling height is approximately 2m from the stone floor to the ceiling joists. The joists extend between the eastern and western timber-frame walls and are typically 4 inches by 3 inches and have 18 to 20 inch centres.

A 19<sup>th</sup> century staircase is located along the eastern wall; this has 8 inch risers and 9 inch treads. The western side of the staircase is supported on a stone wall, which can be seen through the studwork from Room 1. There is no evidence for an earlier staircase.

The western wall and part of the eastern wall consist of lath-and-plaster over studwork, the wall measure approximately 5½ inches and 4 inches wide, respectively. The eastern wall within the stairwell has exposed studs attached to a beam. The northern and southern walls comprise lime plaster over stonework.

### *Upstairs Landing*

The upstairs lobby is formed between two timber-framed partitions, with studwork extending between the ceiling beams and roof trusses. The landing measures approximately 2.25m east-west and 3.3m north-south. There is a low window on the northern wall, some 0.6m above floor level. The external opening is *circa* 0.9m wide and 1m tall, with splayed sides. This window has an internal wooden cill and lintel; the lintel extends across the entire northern wall of the landing.

The ceiling height is approximately 2m from the floor boards to the ceiling joists. The joists extend between the eastern and western timber-frame walls and are similar to those in the hallway.

The northern wall has lime-plaster, with all remaining walls comprising lath-and-plaster over studwork.

Doorways lead off from the landing east to Room 3, west to Room 4, and south to Room 5. There is a staircase from the southern part of the landing to the loft area. The staircase has an exposed timber side wall with studs at *circa* 0.6m centres.

### *Room 3*

This is located above Room 1, in the eastern part of the existing farmhouse, and measures approximately 7.30m east-west by *circa* 5.20m north-south. The chimney stack is positioned on the eastern wall and extends out into the room some 1.3m. There is no evidence for an upstairs fireplace.

The ceiling height, from the wooden floor to bottom of the beams, is approximately 1.75m, and 2m to the joists (the same as the Landing and Room 5). The doorway to this room is *circa* 0.85m wide and *circa* 1.85m high. The straight-cut floor boards are 8 to 11 inches wide and extend across the room aside from the northeast corner.

There are two windows on the southern elevation. The easternmost opening roughly matches

the external lower opening in Room 1. The upper window is however of slightly reduced proportions, approximately 0.80m square, with splayed sides. Potentially this originated as a pitch-hole from an earlier building but could also have been inserted. At this location, the profile of the external wall, which narrows to the width of the remaining southern wall, also indicates this is a different phase of construction: there is evidence to suggest this part of the building originated as a barn. The straight joint in the internal stonework to the left (west) of this window, appears to mark the different phases of construction. Another window is positioned in the same elevation, in the southwest corner of this room. This is subdivided by a timber partition with Room 5. This is a wide window, *circa* 1.6m wide with splayed sides and *circa* 1.05m high. This elevation has traces of whitewash, but no evidence for lime plaster.

The northern wall of Room 3 has two openings. A ventilation slit is located on the right-hand (eastern) side of this wall. This has a *circa* 0.10m external opening, and is approximately 0.9m high. The opening appears to belong to a previous agricultural building. The sub-rectangular window further to the left (west) measures approximately 0.9m wide and 1m tall, with straight rather than splayed sides. This may have been inserted as a different phase of construction, but could also represent an original or modified pitch-hole. There is no evidence in the form of variations in stonework for different phases of construction on this elevation. This elevation has traces of whitewash, but no evidence for lime plaster.

The western wall of Room 3 comprises studwork. This appears to incorporate a beam contemporary with the ceilings beam in Room 1, associated with the 18<sup>th</sup> or 19<sup>th</sup> century farmhouse, but the subdivision of the window on the southern elevation suggests the timber-frame partition for Rooms 1 and 3 and the hallway / landing suggest a 19<sup>th</sup> century date for this modification. The entire western wall of Room 3 is finished in lath-and-plaster.

#### *Room 4*

This room is directly above Room 2 and has similar dimensions. The steps from the landing extend 0.48m into this room. The door opening is approximately 0.90m wide and 1.82m tall. This room has been subdivided by a modern timber partition faced with modern tongue-and-groove boards on the eastern side.

Overall, this room measures approximately 6.45m east-west by 5.20m north-south. The eastern division (Room 4a) measures 2.65m across (east-west). There is a central window divided between the two rooms. The window measures *circa* 1.45m across and is *circa* 1.3m high: this window matches the southern window in Room 2. The western division measures some 3.70m across (east-west). In this room, the chimney stack extends out from the western gable wall by an estimated 1.1m. There is an opening supported by a wooden lintel for a cast iron fire. A hearthstone extends beyond the fireplace, set into the floor timbers and flush with the floor boards. There is a step up in the flooring by some 0.1m at the northwest corner, and this may be indicative of deflected joists in this area. There are also a number of cracks in the western gable.

The floor boards are similar to the other rooms on the first floor, these being straight wide boards.

The ceiling is of variable height and sags towards the beam above the central partition. The ceiling height is *circa* 1.90m below the beam. The ceiling height between floor and joists was recorded as *circa* 2.10m near the doorway to the landing.

There are 12 rows of joists with 18 to 20 inch centres. The joists are approximately 3 inches wide and 4 inches tall, similar to other parts of the farmhouse.

### *Room 5*

This room is located within the southern part of Bay C, most probably created when the hallway was established and staircase inserted into the existing building. This is a small room measuring approximately 1.95m east-west by 2.30m north-south, located to the south of the landing. The entrance to this room is approximately 0.88m wide and 1.90m high (including wooden cill), similar to Room 3. There is a window on the southern elevation, subdivided with Room 3. The southern wall is lime plastered, whilst the remaining walls comprise lath-and-plaster over studwork.

The ceiling height is approximately 2m from the floor to the ceiling joists.

### **7.3 The Roof Structure of the Farmhouse (Figures 14 & 18; Plates 100-122)**

This consists of five trusses, all supported by external stone walls aside from the northern side of Truss A, which appears to rest on an external timber-frame wall.

The chimney stacks along both end gables have been reduced in height and do not extend above the roof.

The tie-beam of Truss A is not evident as this is below the level of the loft boards. The eastern and western gable walls are built in bare stone. The principal rafters are connected at the top by a pegged halved joint and the ridge piece is trenched into position. The principal rafter has a tenoned and pegged collar and angled struts presumably connected to the tie-beam. The lower and upper purlins are both staggered and trenched into the southern principal. The northern principal has an upper back purlin and lower trenched purlin. The upper purlin for Bay A is out of position and is supported by a post (not connected to the tie-beam). The lower northern purlin for Bay B is out of position and not connected to the principal. Both principal rafter have been re-used.

The tie-beam for Truss B is built into the upper walls of the barn. The principal rafters are connected at the top by a pegged halved joint and the ridge piece is trenched into position. The principal rafter has a tenoned and pegged collar. The lower and upper purlins are both staggered and trenched into the northern and southern principals. The tie-beam forms the upper support for the stud wall separating the Landing from Room 4, with the studs and laths for the internal wall of Room 4 exposed in the roof space. These studs have 18 inch centres. The ceiling of Room 4 is 0.52m higher than the remaining floor in the loft space.

Trusses C to D are possibly contemporary with Truss B. The tie-beams are all built into the upper wall of the barn. The principal rafters are connected at the top by a pegged halved joint and the ridge piece is trenched into position. The principal rafters each have a tenoned and pegged collar. The lower and upper purlins are both staggered and trenched into the northern and southern principals.

The slate roof and corrugated steel roof are supported by common rafters, some 65-70mm square, and 50mm by 75mm battens. The Welsh slates on the southern roof measure *circa* 10 inches by 20 inches.

### **7.3 Lean-to Extension (Figures 12, 13 & 18; Plates 123-132)**

The internal dimensions of this stone-built lean-to are *circa* 5.2m east-west by 3.2m north-south. The (external) walls of the building are some 0.5m thick. The floor appears to have originally comprised stone flags which only survive in part.

The entrance is on the western side, with an opening of *circa* 1.02m wide and 1.74m high (excluding the frame), and there is a recess to the right of the doorway. The lower window on the eastern wall is some 0.45m wide, with splayed sides, and 0.8m high.

The ceiling comprises a single central beam with seven rows of joists. The straight-cut floor boards survive mostly on the eastern side of this building. The ceiling height between the stone flags and beam is 1.81m.

There are additional windows on both elevations of the loft; these survive in part below collapsed masonry. On the upper southern wall, there is a ventilation slit and larger window within Room 3, the original view from the latter is now blocked by the lean-to.

The lean-to is not shown on the 1839 tithe map but is evident on the early Ordnance Survey map. This potentially gives a mid to late 19<sup>th</sup> century date of construction for this building.

### **7.5 Analysis of Phases (Figure 17)**

The farmhouse has multiple phases of construction and modification. The extent and date of these building phases is unclear. Nonetheless, there are some notable differences in the stonework at the eastern end of the building, and different types of window and door openings, and these collectively indicate that the east gable and parts of the northern and southern walls derive from a stone-built agricultural building. The western gable also appears to be of single-phase construction. Potential modification to the ceiling beams and trusses was noted in this part of the building (Rooms 2&4). There is in addition a large section of timber-framed wall, clad in weatherboards, that appears to have previously formed an internal division of a building or extension to the north of the present farmhouse. The latter structure is shown on the 1889 and 1904 Ordnance Survey maps.

The gable end of the existing farmhouse has a single ventilation slit indicative of its origin as a probable barn of 17<sup>th</sup> or 18<sup>th</sup> century date. This agricultural building has perhaps been rebuilt or modified to the west of the blocked doorway on the front (southern) elevation. At this location there is a straight joint in the stonework on the external front wall and further evidence for different phases of stonework indicative of contemporary or subsequent modification to this building. This straight joint in the stonework is evident on the internal southern wall of Room 1, on the ground floor, and Room 3 above, where the eastern 'barn' wall slopes as it narrows towards the top of the building. It is possible that the upper southeast window in Room 3 (front elevation) originated as a pitch-hole and belongs to this earlier phase.

The northern wall of Room 3 has two openings. A ventilation slit is located on the right-hand (eastern) side of this wall, which also appears to belong to a previous agricultural building. The sub-rectangular window further to the left (west) has straight rather splayed sides; this possibly belongs to a later phase but may also have originated as a pitch-hole. Overall, there is no clear evidence for different phases of construction along the northern wall of the eastern part of the house (Rooms 1&3).

The floor of Room 1 potentially indicates previous agricultural use: the northern side of this room has an earth floor (with stone flags along the southern side and broken flagstones near the fireplace). Some edge stones survive against the western wall, and these appear to define a former division. There are also traces of a cobbled floor below the staircase, viewed through the southern stud wall; these may have formerly extended across the present earth floor.

The large section of double-height weatherboarding at the western end of the farmhouse appears to represent infill of an internal wall that formerly connected to a northern extension

of the existing building. There is potential evidence for a single-storey pillar at the eastern end of the weatherboarding, which has been heightened with additional stonework. This may suggest that the northern extension, shown on the 1889 and 1904 was timber-framed or built in abutting stonework. The sequence of modifications to the western end of the farmhouse is unclear. The external timber-frame is probably 20<sup>th</sup> century, but the poor condition of this structure may suggest earlier timbers may survive *in situ*, such as those supporting the ceiling beam and tie-beam (Truss A). In addition, there is a substantial lintel above the window in Room 2 which supports the ceiling beam. This is perhaps indicative of a modification to an existing structure, and suggests the ground and first floor windows have been inserted into an earlier building.

It is probable that the existing buildings on this site were extended, rebuilt or modified to form the existing farmhouse at some point during the 18<sup>th</sup> century (Church House Farm is shown in its current form on the 1839 tithe map). This may have started out as a two-cell plan house with cross-passage, although the front garden is shown as subdivided on the 1839 tithe map and early Ordnance Survey maps, which correlates with the positions of the two entrance doorways of the existing building.

Whilst the evolution of this building is uncertain, some of the evidence dating from this phase indicates two separate properties, with newly inserted gable chimney stacks. It is perhaps during the 18<sup>th</sup> or early 19<sup>th</sup> century that the ceiling beams (and joists) were inserted (at least into the eastern part of the building) and the roof trusses modified. The trusses along the eastern part of the building appear contemporary and may date from this period. The trusses are built into the outer stone wall, possibly heightened for the new farmhouse. Trusses A and B, forming the two bays for the more domestic (western) part of the farmhouse, may belong to an altogether earlier phase and possibly a building that pre-dates the farmhouse.

Overall, the westernmost property has greater evidence for conversion to domestic use during the 18<sup>th</sup> and 19<sup>th</sup> centuries. This is particularly shown by the use of lime plaster in all parts of this building. In contrast, the eastern end of the house has little no trace of internal plaster, although the stone walls appear to have been whitewashed in the past. It is also worth noting that there is an upstairs fireplace in the western (Room 4) but not the eastern (Room 3) chimney.

The eastern doorway on the front (southern) elevation appears to date from this period, and may be contemporary or post-dates a blocked entrance further to the east, subsequently modified to form a ground floor window. There is a matching window above, which may result from later modification to this elevation. The stonework below the eaves has been replaced by concrete blocks; this may be associated with the insertion or modification of the upper central and eastern windows.

The central section of the building on the northern elevation possibly dates from the 18<sup>th</sup> century, when the existing agricultural buildings were converted or extended in to one or more dwellings. Here, a ground floor doorway (back door) and low window for Room 1, with first floor (landing) window above the doorway, appears to be of single-phase construction.

On the southern elevation, the western doorway leads to a central hallway. This opening also probably dates from the 18<sup>th</sup> subdivision of the farmhouse, as illustrated on the 1839 tithe map. The doorway may have been further modified during the 19<sup>th</sup> century as the low brick arch appears to date from this period.

There is no discernible change in the stonework along the western end of the southern elevation. There is however a large section of rebuilt stonework below the upper window and to the left (west) of both upper and lower matching windows. This potentially indicates where an existing building has previously been modified, and symmetrical windows added to



convert perhaps a barn or earlier farmhouse to a dwelling.

There appear to be a number of later 19<sup>th</sup> century modifications to the farmhouse. These include inserting an oven in the fireplace of Room 1, and the construction of a 'copper' water heater adjacent to this chimney, with firebox and flue. The same brick used for the oven is found in the external arch for the main entrance to the western property. During the same period the fireplace in Room 2 was part infilled with brick in order to insert a cast iron cooking range. The staircases leading to the loft also appears to have been replaced during in the late 1900s or 20<sup>th</sup> century. There is no evidence for an earlier staircase.

The timber partition between Rooms 3 and 5 appears to be late 19<sup>th</sup> or early 20<sup>th</sup> century. This divides a wide central window on the southern elevation. It is unclear how this relates to the division of the property as a whole, although the documentary research has shown that the farmhouse was in the ownership of the same individual or family. The wooden partition in Room 4 appears to be later, and probably dates from the first half of the 20<sup>th</sup> century.

The lean-to at the back of the farmhouse blocks the views from the main northern window of Room 3. This extension seems to date from the mid to later 1800s, and is clearly shown on the 1889 map. This building, built in stone with plaster walls, appears to have been an outhouse, perhaps for storage, as the windows are generally unsuitable for occupation.

Comparatively recent changes to the farmhouse include replacing slates on the southern side of the farmhouse and re-roofing with corrugated steel on the northern side. Whilst the battens are modern, most of the purlins appear original and the common rafters are 19<sup>th</sup> century or older.

## **8. Analysis of the Agricultural Buildings**

### ***8.1 Exterior of the Building Range (Figures 16 & 19; Plates 133-154)***

The post-medieval building range is generally aligned north-northeast to south-southwest, with a frontage of approximately 23.60m. The gables are *circa* 6.25m wide. These agricultural buildings have a maximum height of approximately 6m.

The roof is covered in corrugated steel. The buildings consist of seven bays (A to G), comprising a stable (Bay A), cartlodge (Bay B), the main barn (Bays C-E) and a probable cowhouse (Bays F & G). There are haylofts at the northern (Bays A & B) and southern (Bays F & G) ends of the buildings.

### ***8.2 Bay A, Stable & Hayloft (Figures 16 & 19; Plates 155-157, 162, 186 & 187)***

This is located at the northern end of the building range and measures approximately 3.25m across. There is a single entrance on the western side to a stable, measuring some 1.12m wide and 1.9m tall. The same elevation has a ventilation slit within a blocked opening for a small window, originally 0.35m wide and 0.60m high. The floor of the stable is cobbled throughout. Wooden feedings racks and troughs are located along the northern wall and there is a timber partition for a single stall at the back, with a double stall at the front of the stable. The southern wall comprises a timber partition, over a low stone wall, with hooks for harnesses. The ceiling height of the stable is *circa* 2.10m, with timbers and planks for a hayloft above. The hayloft has a pitch-hole on the northern gable wall.

### ***8.3 Bay B, Cartlodge & Hayloft (Figures 16 & 19; Plates 158-162)***

The cartlodge has a single wide opening on the western elevation; this measures some 2m wide and 2m high. This bay is approximately 4m wide. The floor appears to be of compacted earth (or bedrock at surface). The full-height southern wall is possibly a later addition. The northern timber partition separates the cartlodge from the stables in Bay A. This bay is approximately 2.3m high, the ground level being slightly lower than the stables. The cartlodge has a timber ceiling for a hayloft above.

#### **8.4 Bay C, Barn (Figures 16 & 19; Plates 163-167)**

A half-timbered barn extends across the three central bays of the agricultural building. Bay C is approximately 3.5m wide. The floor appears to be of compacted earth and stone (perhaps bedrock at surface). A full-height wall separates the barn from the cartlodge. The northern and western walls may be later additions, replacing timber-framing, as evidence by an external straight joint in the masonry. The half-height wall to the east has timber-framed panels above, presumably original to the barn. A low wall of stone slabs divides Bays C and D. This bay was most probably intended to store crops.

#### **8.5 Bay D, Barn (Figures 16 & 19; Plates 168-171)**

This area contains the threshing floor of the barn, with low double-doors on the western side. The doors are *circa* 2.4m high. This bay is approximately 3m across. The floor consists of thick flagstones designed to take the weight of a cart. It appears there were also wide doors on the eastern elevation of this building. This opening has been infilled by a low stone wall, set back from the eastern walls in Bays C and E. The timber-framing above this wall is modern.

#### **8.6 Bay E, Barn (Figures 16 & 19; Plates 172-177)**

This bay represents the southern part of the original barn. The bay is approximately 3.35m wide. The floor appears to be of compacted earth. This area was perhaps used to storage crops or more generally to keep animals. There is a low stone wall dividing this bay from the threshing floor. The floor level is also some 0.4m below the level of Bay D. The eastern and western walls comprise half-height stone walls with timber-framing above. These potentially form part of the original barn. There is a wooden partition with Bay F to the south.

#### **8.7 Bays F and G, Cowhouse & Hayloft (Figures 16 & 19; Plates 177-185)**

The two end bays appear to form a separate phase of construction from the barn to the north. There is a straight joint along the western wall indicating these building are not contemporary. This historically appears to have been used as a cowhouse, with a separate entrance for a feeding passage and/or loosebox. A hayloft extends across most of this area.

On the southern side of the passage there are seven posts extending from the floor to ceiling, probably used to tether cows. There appears to be a cobbled floor across these bays, buried beneath compacted silage.

The bays are narrower than those for the barn and stable; Bays F and G are approximately 2.25m and 1.90m wide, respectively. The roof height of the two end bays is some 0.5m lower than the barn to the north. There are also significant differences in the profile of the stone walls between Bay E (the barn) and Bay F (probable cowhouse). The barn wall is recorded as

*circa* 0.8m wide at the base, narrowing to 0.5m, whilst the cowhouse wall is some 0.6m thick and has straight sides.

The northern and southern personnel doors are 1m and 1.06m wide, respectively, both being *circa* 1.73m high. Aside from the two doorways, there are narrow ventilation slits on the western wall and gable end.

The height of the southern gable indicates this building could have originated or has been rebuilt as a barn (and subsequently used for a cowhouse): there is a straight joint along the eastern stonewall suggesting modification to this building in the past. The timber-framing on the eastern wall within Bay G appears to be 19<sup>th</sup> century or later, but may have replaced earlier timbers. There is also bowing in the upper western wall which additionally suggests other some parts of Bay G may have been rebuilt.

### ***8.8 The Roof Structure of the Agricultural Buildings (Figures 16 & 19; Plates 188-212)***

Across the range of agricultural buildings there are seven trusses supported by the external stone and timber frame walls. The tie-beams typically measure 8 inches wide by 10 inches tall. The principal rafters are typically 4-5 inches by 12 inches, and the struts 4 inches square. The original roof has been replaced with corrugated steel. Many of the purlins appear original to this building, with some modern sawn timber purlins, measuring *circa* 3 inches by 5 inches.

The tie-beam for Truss A rests on the stone walls of the stable. The truss supports three sets of purlins. The principal rafters are connected at the top by a pegged halved joint. The ridge piece is out of position. There are angled struts tenoned into the principal rafters and the tie-beam. Vertical struts connect the tie-beam with a wall plate below, above a timber partition for the stable and cartlodge. The centre and upper purlins are staggered and trenched into the eastern principal. The lower back purlins of the eastern principal are staggered and held in position by a cleat. The western principal has lower and upper staggered back purlins, with and a central staggered back purlin held by a cleat.

The tie-beam for Truss B rests on a stone pillar to the west, and a timber post to the east, part of the timber framing for the barn wall. The principal rafters are connected at the top by a pegged halved joint. The ridge piece is out of position. The truss has a tenoned and pegged collar, with a pair of tenoned struts between the collar and the tie-beam. Vertical struts connect the tie-beam with a wall plate below, above a stone partition between the cartlodge and barn. The principals support three sets of staggered back purlins, held by cleats, with the lower western purlin resting on packing timber.

The tie-beam for Truss C rests on a stone pillar to the west, and a timber post to the east, part of the timber framing for the barn wall. The principal rafters are connected at the top by a pegged halved joint. The ridge piece is trenched into the truss. The truss has a pair of tenoned struts between the principals and the tie-beam. Vertical struts connect the tie-beam with a wall plate below, above a low stone wall within the barn, the central strut is missing. These timbers would have divided Bays C and D of the barn. The principals support three sets of staggered back purlins, held by cleats, with the eastern purlins raised on packing timbers.

The tie-beam for Truss D rests on posts, part of the timber framing for the barn wall. The principal rafters are connected at the top by a pegged halved joint. The ridge piece is out of position. The truss has one angled strut on the western side tenoned into the principal. A mortice hole on the eastern principal indicates the matching strut is missing. The principals support three sets of staggered trenched purlins, the lower purlins with cleats and the lower western purlin resting on packing timber.

Trusses E1 and E2 are located towards the southern end of the barn where the roof rises for Bays E and F. This marks a separate phase of construction between the half-timbered barn and the stone-built barn or cowhouse. The tie-beam of Truss E1 rests on the timber-framed structure of the barn, although is not supported to the west. Additional posts have been added either side of the tie-beam. Three sets of purlins appear to be tenoned into the principal rafters. These are square sawn timbers, probably 20<sup>th</sup> century in date, aside from the upper and lower eastern purlins. Truss E1 rests on the stone walls of the barn. This has a collar with a lap joint to both principals. The truss has three sets of back purlins, with all of the western purlins raised on packing timbers.

Truss F is located within the probable cowhouse or stone barn. The tie-beam of Truss F rests on the timber-framed upper section of the eastern wall and a bowing section of stone wall to the west. The ridge piece is trenched into this truss. There is a collar with a lap joint to both principals. The upper purlins supported by the eastern principal are staggered and trenched, and the lower back purlins are also staggered. The centre purlin comprises a modern trenched timber. The western principal also has a modern central back purlin. The staggered upper purlins are trenched, whilst the lower back purlins are held by cleats. This truss appears to be contemporary with Truss E2, although a number of the purlins appear to have been renewed.

## 9. Conclusions

### 9.1 The Desktop Study

The archaeological record indicates a moderate potential for Bronze Age burial mounds in the vicinity of Church House Farm. Earthwork remains of prehistoric round barrows (PRN 7990) have been identified from aerial photographs within the field to the east of the St Teilo's Church. The earthworks are located over 50m north of Church House Farm. There is no evidence on the ground for similar earthworks located within the development site.

The application site is located within the medieval historic core of Llandeilo Graban (PRN 16163). Church House Farm (NPRN 81103; PRN 138399) and Church House Barn (PRN 138396) are located to the east of the Grade II\* listed Church of St Teilo (Cadw LB 8767).

The origin and development of the settlement at Llandeilo Graban has not been previously determined, but the association with British saint and the potential original circular form of the churchyard may indicate the *llan* was established in the early medieval period; the church is dedicated to Teilo, a 6<sup>th</sup> century Christian missionary. The earliest reference is to *Lann teliau* in the 12<sup>th</sup> century. The present Church of St Teilo (Cadw LB 8767) dates from then 14<sup>th</sup> century.

An archaeological assessment and evaluation of St Teilo's churchyard was undertaken in 2001 (PRN 86878-81). This uncovered evidence for the original southeast boundary indicating a larger churchyard in the past than is visible at present. There is however no evidence to suggest the churchyard extended within the development site.

West and southwest of St Teilo's Church lie a network of fields with aratral curves indicative of a large open-field (PRN 128073). The evidence for extensive medieval cultivation at Llandeilo Graban suggest medieval occupation in the general vicinity of the development site.

The origin, dating and history of Church House Farm is unknown although the farmhouse appears to have timber-frame elements and may be 17<sup>th</sup> century or earlier.

Church House Farm is marked on the Ordnance Survey Drawing of 1817 and the Ordnance Survey First Series of 1833. The farm is shown in greater detail on the Llandeilo Graban tithe map of 1839, where the farmhouse and barns are illustrated in their current form. Two extensions are noted on the 1889 map on the northern side of the farmhouse. Both extensions are marked on the subsequent Ordnance Survey edition of 1904, but only the easternmost extension is shown on the 1:2,500 survey of 1974.

On the tithe apportionment John Pugh is recorded as the owner and occupier of the garden fold (parcel 490) to the north of Church House Farm, as well as the enclosures surrounding the farmhouse. There is documentary evidence for the Will of John Pugh, dated 1853, and an inquisition report on the death of Martha Pugh in 1879. There are no estate maps for the scheme area held by Powys Archives.

A modern aerial image from Google Maps shows a potential parchmark to the east of Church House Barn. This is an irregular sub-rectangular feature that could represent a three throw or the underlying geology, as discussed below. The potential feature is located near the proposed driveway on the development plan.

A walk-over survey of the site identified an old earth field bank in the southeast corner of the field, over 35m east of Church House Barn. Approximately 10m of the earth bank extends within the development site, where this feature is comparatively indistinct due to local topography. The bank is well-preserved beyond the application site, where the boundary is partly defined by trees. No other earthwork features or structures of historical significance were noted within the application site.

## ***9.2 The Archaeological Evaluation***

The soil sequence recorded within the evaluation area was highly consistent between the three trial trenches. This comprised a dark brown humic clay silt topsoil (100) (200) (300) overlying a subsoil of mid-dark brown slightly gravelly silt (101) (201) (301) and the natural consisting of a light brown/grey to orange gravelly silt (102) (202) (302).

The sandstone bedrock was encountered some 0.15m below surface at the western end of Trench 2. This comprised numerous boulders as well as a substantial band of rock over 1m wide. The bedrock appears to be associated with the potential sub-rectangular but irregular parchmark shown in this area on modern aerial photographs.

Trench 3 was positioned perpendicular to an earth bank set back some 4m from the existing hedgerow that defines the southern field boundary of the application site. This feature was interpreted as an old field boundary, aligned roughly east-west, located in the southeast corner of the present enclosure. The bank recorded at the southern end of Trench 3 was formed of topsoil (100) some 0.4m thick. This bank slopes gradually to the hedgeline at this location, but is more pronounced to the east of Trench 3, where there is an approximate slope of 20 to 30 degrees, with the bank over 1m in height. There is no evidence for stone walling associated with this feature. This relict earthen boundary is also defined by occasional trees. The localised deposit of disturbed subsoil (303) recorded at the southern end of Trench 3, some 0.8m below ground level, has been interpreted as potential root disturbance from trees formerly located along the bank. The boundary is marked on the Llandeilo Graban Tithe Map of 1839 and the OS first edition of 1889. The proposed landscaping associated with change of use will only affect the western end of the bank where it is poorly defined. The well-preserved section of bank lies outside the application area and will remain *in situ*. There are no recommendations relating to additional recording of this feature.

No finds of residual medieval or post-medieval material, associated with occupation at

Church House Farm, were identified within the topsoil or subsoil deposits.

### **9.3 The Farmhouse**

The farmhouse has multiple phases of construction and modification. The extent and date of these building phases is unclear. Nonetheless, there are some notable differences in the stonework at the eastern end of the building, and differing types of window and door openings that collectively indicate that the east and west ends of the farmhouse derive from stone-built agricultural buildings.

The gable end of the existing farmhouse has a single ventilation slit indicative of its origin as a probable barn of 17<sup>th</sup> or 18<sup>th</sup> century date. There is another ventilation slit in the northern elevation. This agricultural building has perhaps been rebuilt or modified to the west of the blocked doorway on the front (southern) elevation. At this location there is a straight joint in the stonework on the external front wall and further evidence for different phases of stonework indicative of contemporary or subsequent modification to this building. This straight joint in the stonework is evident on the internal southern wall of Room 1, on the ground floor, and Room 3 above, where the eastern 'barn' wall slopes as it narrows towards the top of the building. There is no clear evidence for different phases of construction along the northern wall of the eastern part of the house (Rooms 1&3).

The floor of Room 1 potentially indicates previous agricultural use. The northern side of this room has an earth floor. Some edge stones survive against the western wall, and these appear to define a former division. There are also traces of a cobbled floor below the staircase; these may have formerly extended across the present earth floor.

The large section of double-height weatherboarding at the western end of the farmhouse appears to represent infill of the internal wall that formerly connected to a northern extension at the back of the building. The sequence of modifications to the western end of the farmhouse is unclear. The external timber-frame is probably 20<sup>th</sup> century, but the poor condition of this structure may suggest earlier timbers may survive *in situ*, such as those supporting the ceiling beam / tie-beam (Truss A). In addition, there is a substantial lintel above the window in Room 2 which supports the ceiling beam. This is perhaps indicative of a modification to an existing structure, and suggests the ground and first floor windows have been inserted in to an older building.

It is probable that the existing buildings on this site were extended, rebuilt or modified to form the present farmhouse at some point during the 18<sup>th</sup> century. Church House Farm may have started out as a two-cell plan house with cross-passage. However, the front garden is shown as subdivided on the 1839 tithe map and early Ordnance Survey maps, which correlates the positions of the two entrance doorways of the existing building.

Whilst the evolution of this building is uncertain, some of the evidence dating from this phase indicates two separate properties, with newly inserted gable chimney stacks. It is perhaps during the 18<sup>th</sup> that the ceiling beams (and joists) were inserted (at least into the eastern part of the building) and the roof trusses modified. The trusses along the eastern part of the building may date from this period. The two westernmost trusses, forming the two bays for the more domestic part of the farmhouse, may belong to an altogether earlier phase and possibly a building that pre-dates the 18<sup>th</sup> century farmhouse.

There appear to be a number of later 19<sup>th</sup> century modifications to the farmhouse. These include an oven inserted within the fireplace of Room 1, and the construction of a 'copper' water heater adjacent to this chimney, with firebox and flue. During the same period the fireplace in Room 2 was part infilled with brick in order to insert a cast iron cooking range.

The staircases leading to the loft also appears to have been replaced during in the late 1900s or later.

The lean-to at the back of the farmhouse blocks the views from the main northern window of Room 3. This extension seems to date from the mid to later 1800s, and is clearly shown on the 1889 map. This building, built in stone with plaster walls, appears to have been an outhouse, perhaps for storage.

#### ***9.4 The Agricultural Buildings***

The range of post-medieval agricultural buildings consist of seven bays (A to G), comprising a stable (Bay A), cartlodge (Bay B), the main barn (Bays C-E) and a probable cowhouse (Bays F & G). These buildings do not appear to be contemporary. Although the sequence of construction and modification is uncertain, the barn and agricultural building to the south, latterly a cowhouse, may well pre-date the cartlodge and stable. Modification and extension of the building range is likely to have been undertaken when one or more of the agricultural buildings to the north, now part of the farmhouse, were converted to domestic use, probably in the 18<sup>th</sup> century.

The stable at the northern end of the range (Bay A) is cobbled throughout. Wooden feedings racks and troughs are located along the northern wall and there is a timber partition for a single stall at the back, with a double stall at the front of the stable. The ceiling height of the stable is *circa* 2.10m, with timbers and planks for a hayloft above. The hayloft has a pitch-hole on the northern gable wall.

The cartlodge (Bay B) has a single wide opening, on the western elevation. The floor appears to be of compacted earth. The full-height southern wall is possibly a later addition. The cartlodge has a timber ceiling for a hayloft above.

A half-timbered barn extends across the three central bays of the agricultural building. Bay C was most probably intended to store crops. The northern and western walls may be later additions, replacing timber-framing, as evidence by an external straight joint in the masonry. The half-height wall to the east has timber-framed panels above, presumably original to the barn. Bay D contains the threshing floor of the barn, with low double-doors on the western side. The floor consists of thick flagstones designed to take the weight of a cart. It appears there were also wide doors on the eastern elevation of this building, but the opening has been infilled by a low stone wall and the timber-framing above is modern. There is a low stone wall dividing Bay E from the threshing floor. The floor level is also some 0.4m lower than Bay D. The eastern and western walls comprise half-height stone walls with timber-framing above. These potentially form part of the original barn.

Bays F and G, at the southern end of the building range, appear to form a separate phase of construction from the barn. There is a straight joint along the western wall indicating these building are not contemporary. The roof height of the two end bays is some 0.5m lower than the barn to the north. There are also significant differences in the profile of the stone walls between Bay E and Bay F. This historically appears to have been used as a cowhouse, with a separate entrance for a feeding passage and/or loosebox. There appears to be a cobbled floor across these bays, buried beneath compacted silage. A hayloft extends across most of this area.

The height of the southern gable indicates this building could have originated or has been rebuilt as a barn: there is a straight joint along the eastern stonewall suggesting modification to this building in the past. The timber-framing on the eastern wall within Bay G appears to be 19<sup>th</sup> century or later, but may have replaced earlier timbers.

### ***9.5 Storage and Curation***

The site archive will be prepared in accordance with the *Standards and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (CIfA, 2014), *Standards in the Museum Care of Archaeological Collections* (Museums and Galleries Commission 1994), *Guidelines for the Preparation of Excavation Archives for Long-Term Storage* (UKIC 1990) and *Archaeological Archives: A Guide to Best Practice in Compilation, Transfer and Curation* (AAF 2007). The resultant archive will conform to guidelines described in *Management of Research Projects in the Historic Environment (MoRPHE)* (Historic England 2006) and the Wales-specific draft on *National Standards for Wales for Collecting and Depositing Archaeological Archives* (WAT 2008).



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### *Tithe Maps*

Tithe Map of Llandeilo Graban      1839      *Powys Archives, P/X/9/S/186*

### *Ordnance Survey Maps*

Ordnance Survey 1817 Surveyors Drawing of Baulit (by Thomas Budgen)  
Scale: 2 inches to 1 mile (1:31,680). *British Library: OSD 196*

Ordnance Survey 1833 First Series Map, Sheet 56  
Scale: 1 inch to 1 mile (1:63,360). *A Vision of Britain Through Time*

Ordnance Survey 1889      Scale: 1:2,500 (25 inches to 1 mile). *Promap*

Ordnance Survey	1890	Scale: 1:10,560 (6 inches to 1 mile). <i>Promap</i>
Ordnance Survey	1904	Scale: 1:2,500 (25 inches to 1 mile). <i>Promap</i>
Ordnance Survey	1905	Scale: 1:10,560 (6 inches to 1 mile). <i>Promap</i>
Ordnance Survey	1952	Scale: 1:10,560. <i>Promap</i>
Ordnance Survey	1964	Scale: 1:10,560. <i>Promap</i>
Ordnance Survey	1976	Scale: 1:2,500. <i>Promap</i>
Ordnance Survey	1978	Scale: 1:10,000. <i>Promap</i>
Ordnance Survey	1981	Scale: 1:10,000. <i>Promap</i>

### ***Archive Documents***

#### *Royal Commission on the Ancient and Historical Monuments of Wales*

Three black-and-white photographs of Church House Farm, taken by Harry Brooksby, dated 10<sup>th</sup> August 1969. Refs: C405951, C462378, C462379 & C504927.

#### *National Library of Wales*

Will of John Pugh 1853. Ref: URL <http://hdl.handle.net/10107/681826>.

#### *Powys Archives*

Inquisition report on the death of Martha Pugh, Llandeilo Graban, 17<sup>th</sup> March 1879, Radnorshire Coroners' Court Records Inquisitions Post Mortem. Ref: R/COR/1/60.

### ***Aerial Photographs (Digital Imagery)***

Bing Maps © Microsoft Corporation, HERE, 2017  
<http://www.bing.com/maps/>  
(Accessed 06/03/17 – 10/03/17)

Google Maps © Bluesky, Infoterra Ltd, COWI A/S, Digital Globe, Getmapping Plc, 2017  
<https://maps.google.co.uk/maps/>  
(Accessed 06/03/17 – 10/03/17)

Welsh Government Aerial Photography (APU Online-Alpha Version)  
<http://aerialphotos.wales.gov.uk/map/>  
(Accessed 06/03/17 – 10/03/17)

### ***Web Sites***

British Geological Survey (Geology of Britain Viewer):  
<http://mapapps.bgs.ac.uk/geologyofbritain/>  
(Accessed 06/03/17 – 10/03/17)

Archaeology Wales  
Evaluation Report: Church House Farm, Llandeilo Graban, Powys

Clwyd-Powys Archaeological Trust Historic Environment Record (Archwilio):  
<http://www.cofiadurcaheymru.org.uk/arch/cpat/>  
(Accessed 06/03/17 – 10/03/17)

Powys County Archives (County Hall, Landrindod Wells)  
<http://www.powys.gov.uk/en/archives/>  
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<http://www.promap.co.uk/>  
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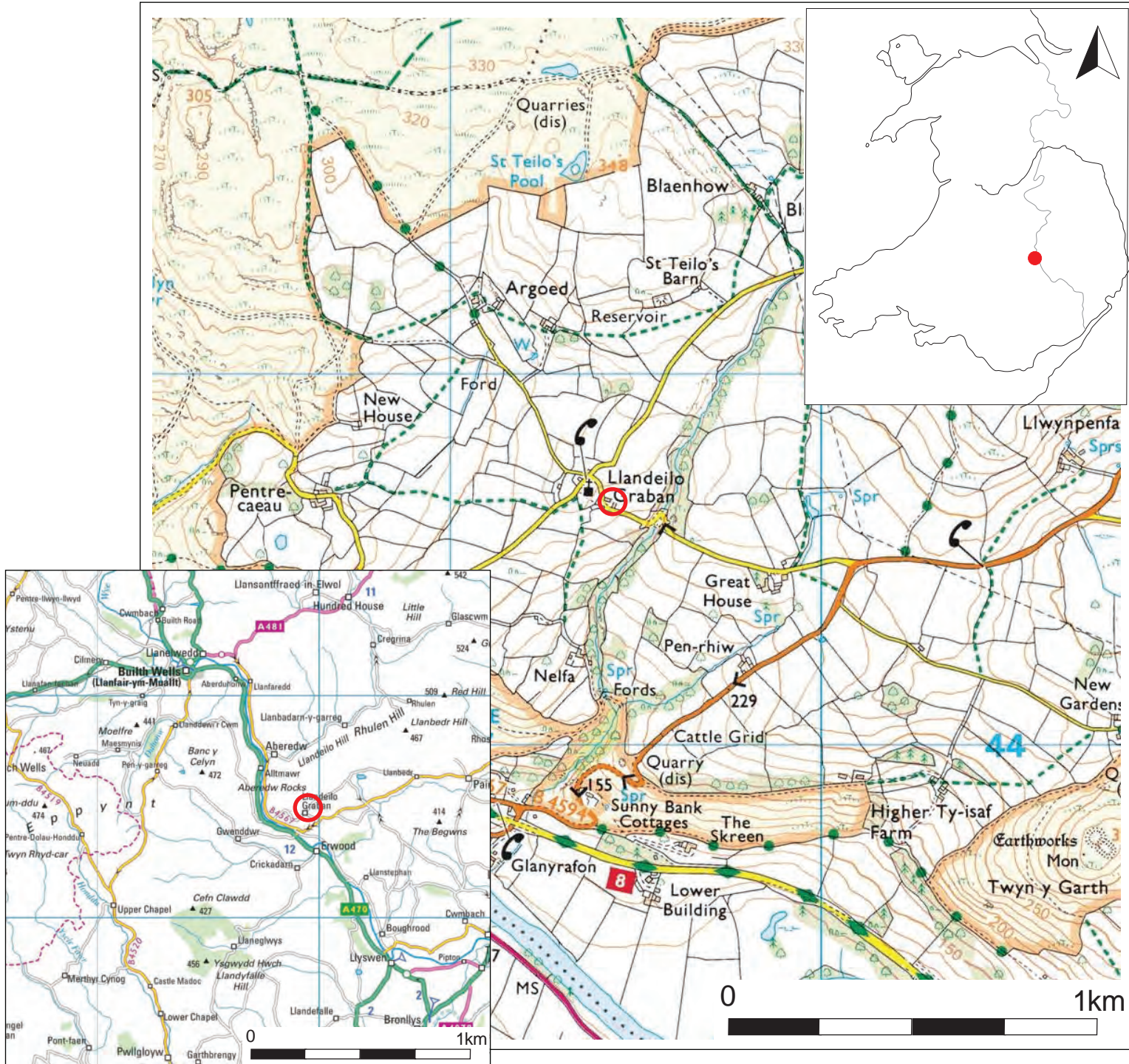
Museum of Wales  
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National Library of Wales  
<http://www.llgc.org.uk/>  
(Accessed 06/03/17 – 10/03/17)

National Monuments Record of Wales (Coflein): RCAHMW  
<http://www.coflein.gov.uk/>  
(Accessed 06/03/17 – 10/03/17)

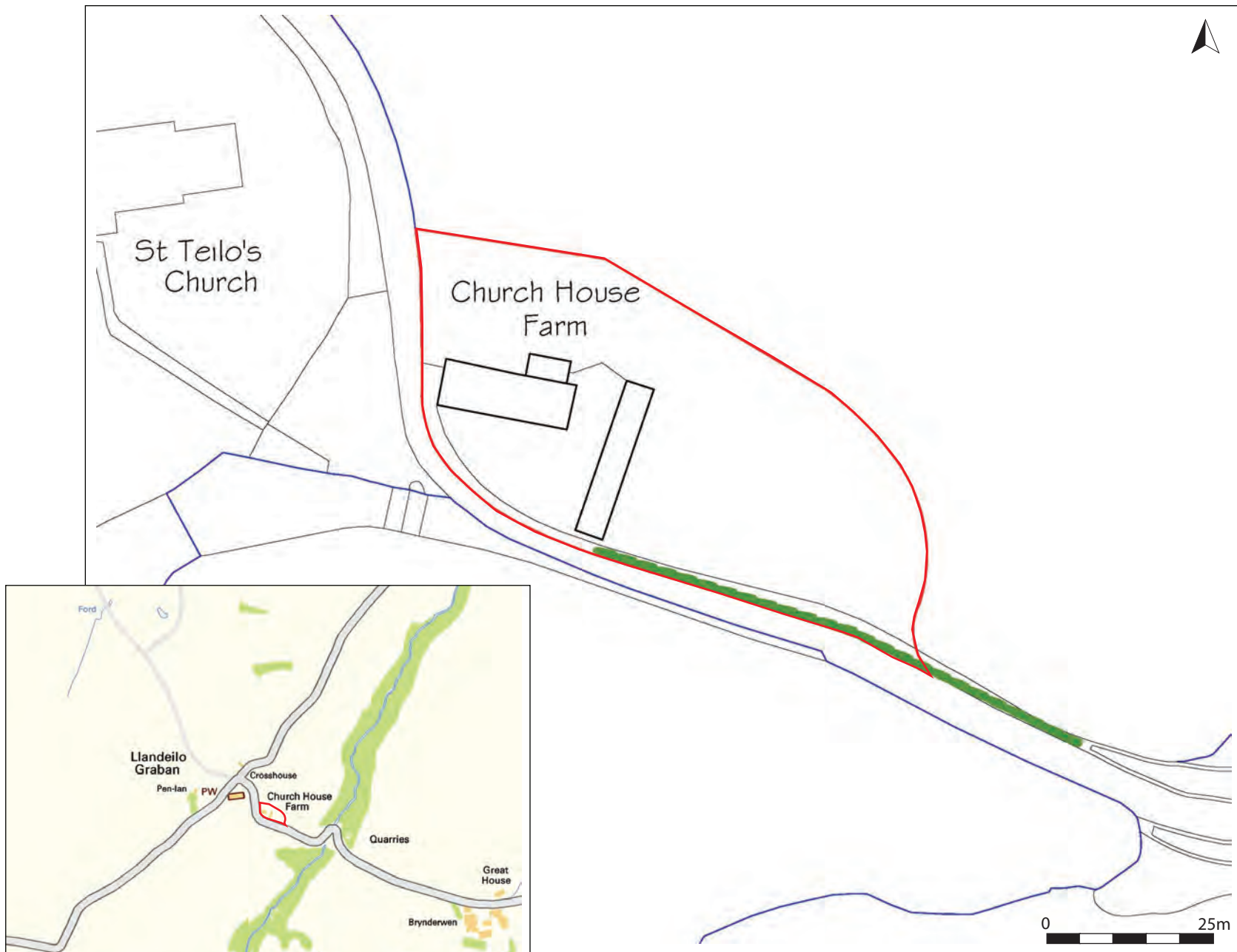
# *Archaeology Wales*

## **Figures**



— Location of Site

Figure 1  
Location of Site



— Development Site

Figure 2  
Layout of Development Site

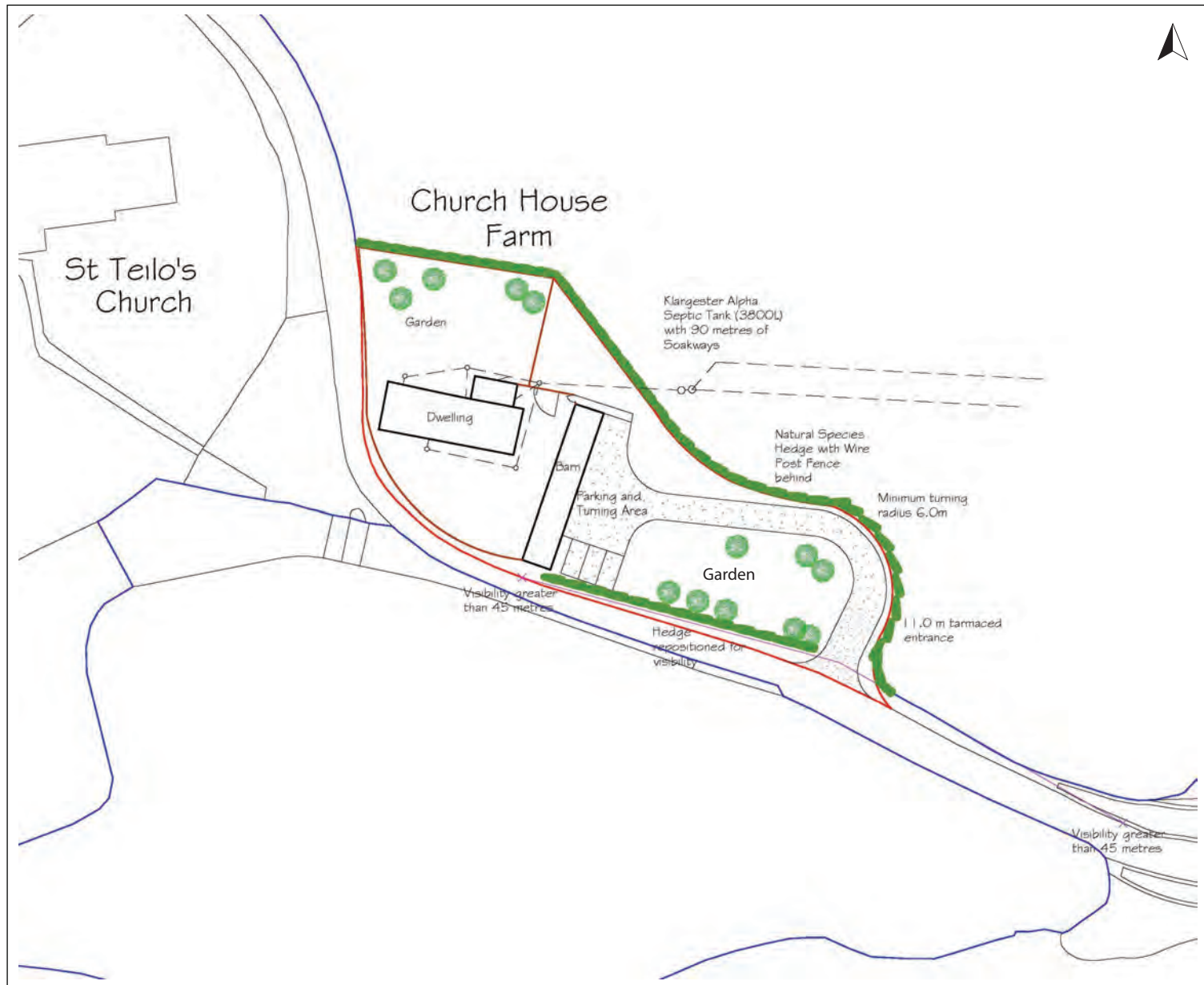


Figure 3  
Plan of the proposed development



Figure 4  
Heritage assets within  
250m of the  
development site





— Approximate location of development site

Figure 5  
Extract of the Ordnance Survey Drawing of Baulit 1817, at 2 inches to 1 mile (1:31,680)



— Approximate location of development site

Figure 6. Extract of the Ordnance Survey First Series of 1833, at 1 inch to 1 mile (1:63,360)



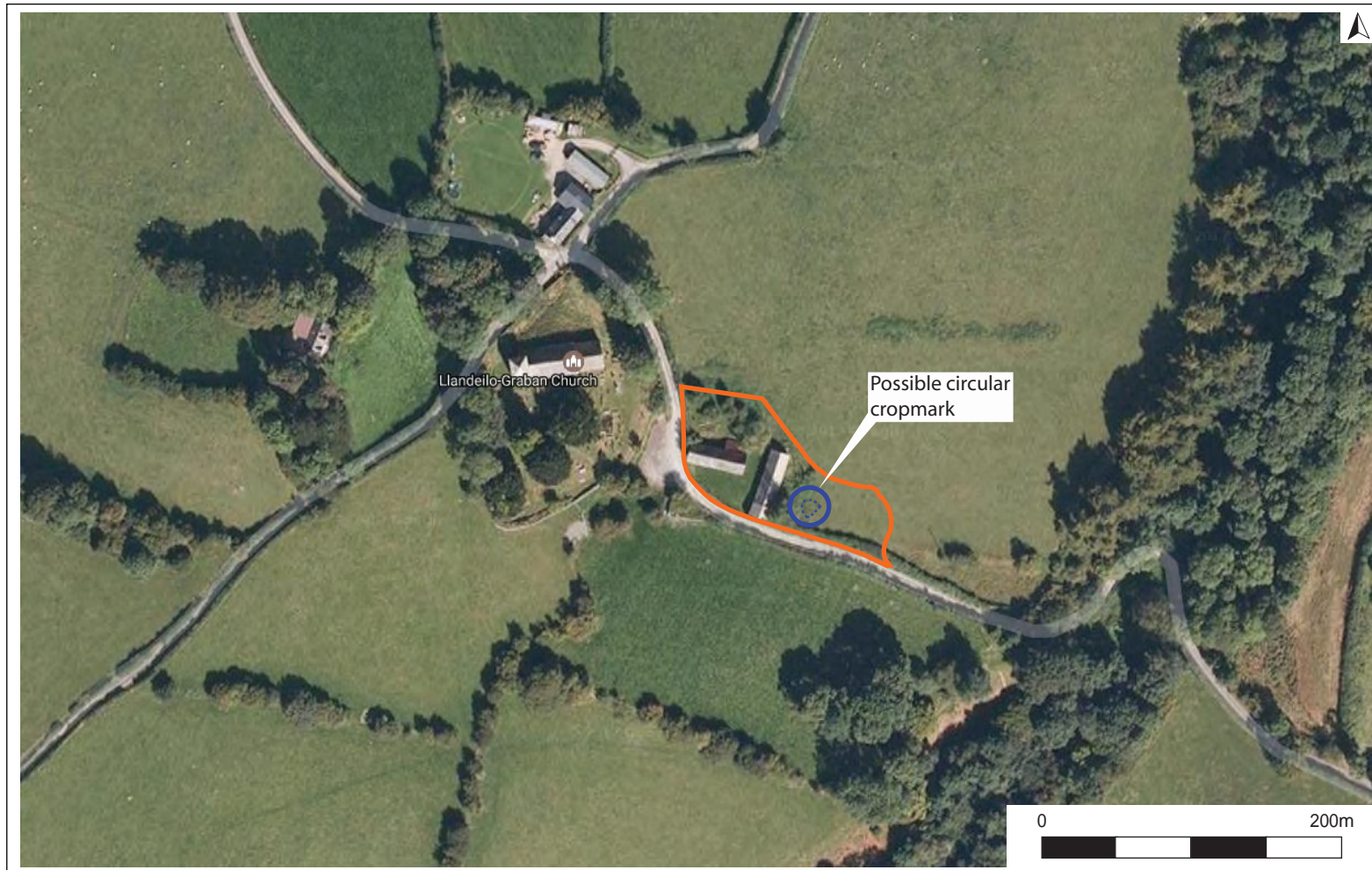
— Location of development site

Figure 7  
Extract of the Llandeilo  
Graban tithe map of  
1839



— Location of development site

Figure 8  
 Extract of Ordnance  
 Survey 25 inch map of  
 1889 (1:2,500)



— Location of development site

--- Possible cropmark

Figure 9  
Modern aerial imagery  
(Google maps)

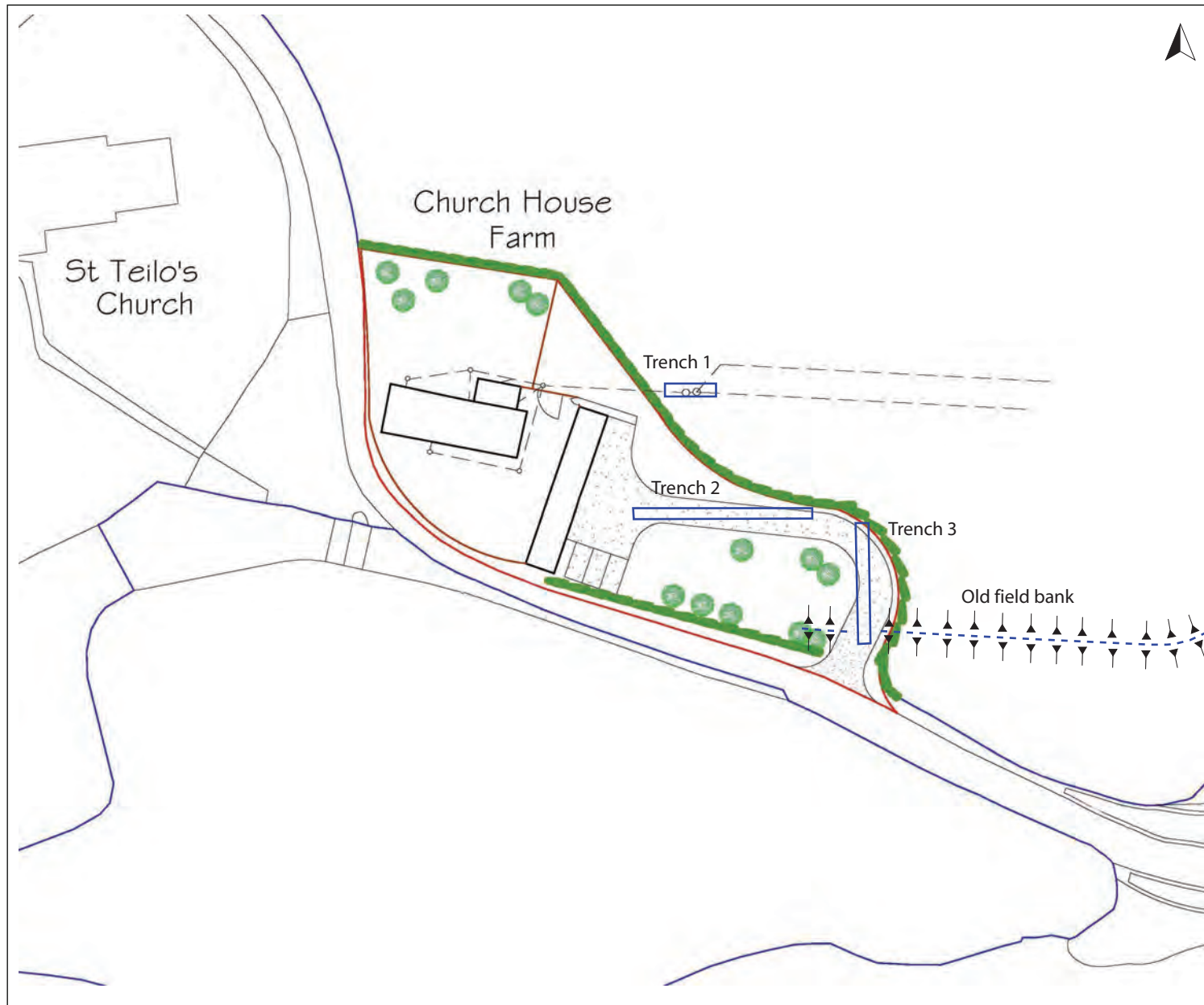
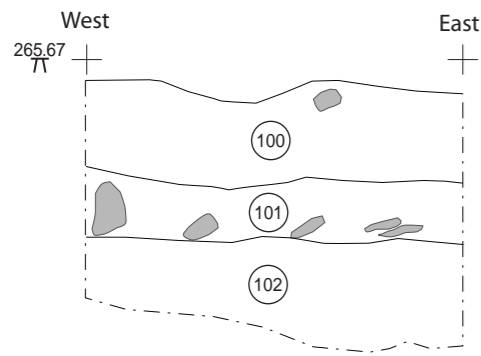
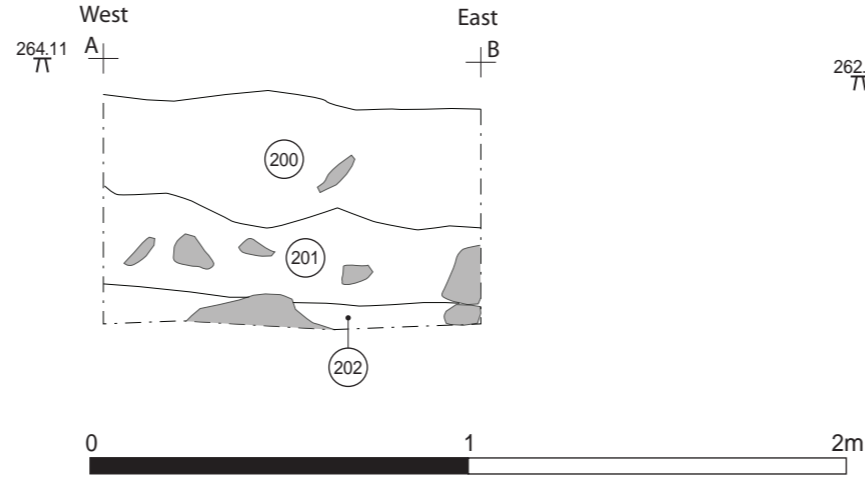


Figure 10  
Trench location plan

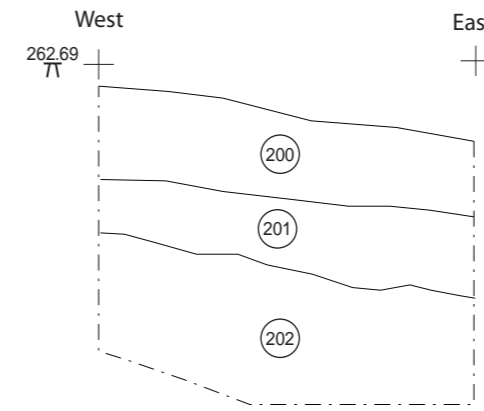
Representative section within Trench 1





Representative section at western end of Trench 2



Representative section at eastern end of Trench 2

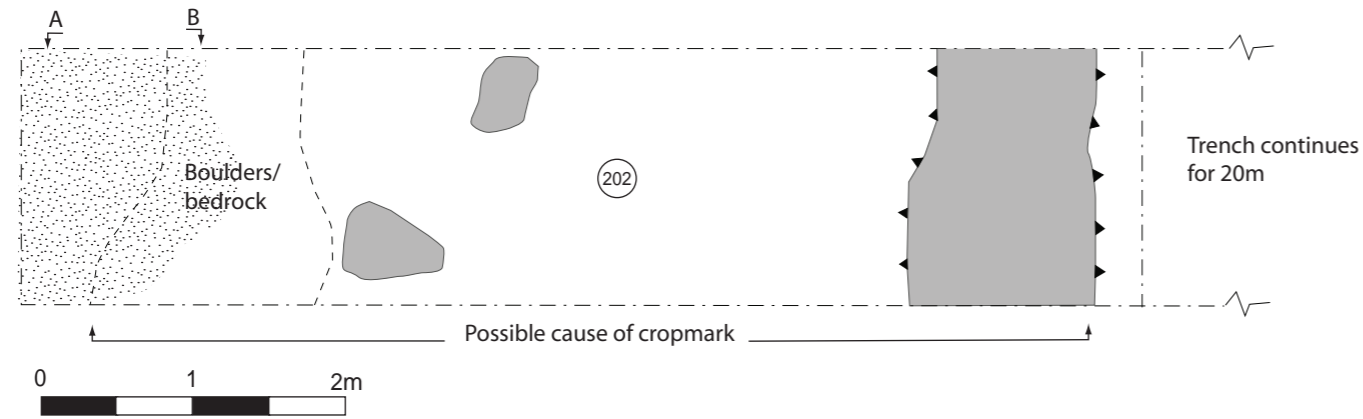


Key

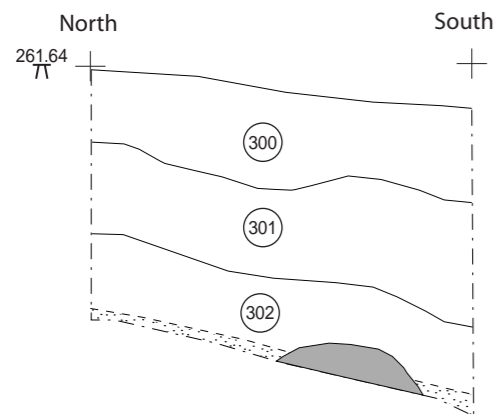
-  stone
-  grey compact natural

Note: all heights in metres above Ordnance Datum

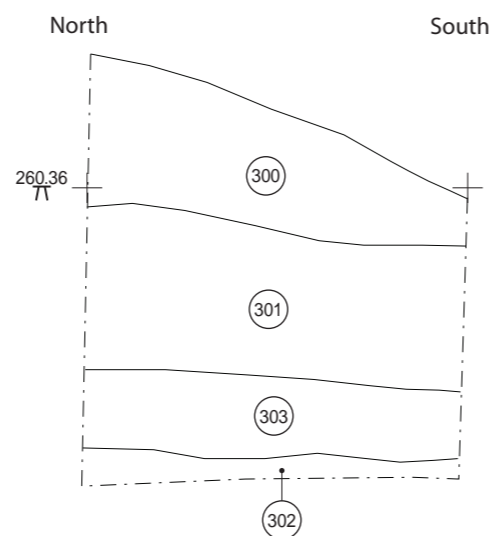
Plan of western end of Trench 2 showing natural bedrock. Possible cause of cropmark.



Representative section at northern end of Trench 3



Representative section at southern end of Trench 3



**Job Title:** Church House, Llandeilo Graban

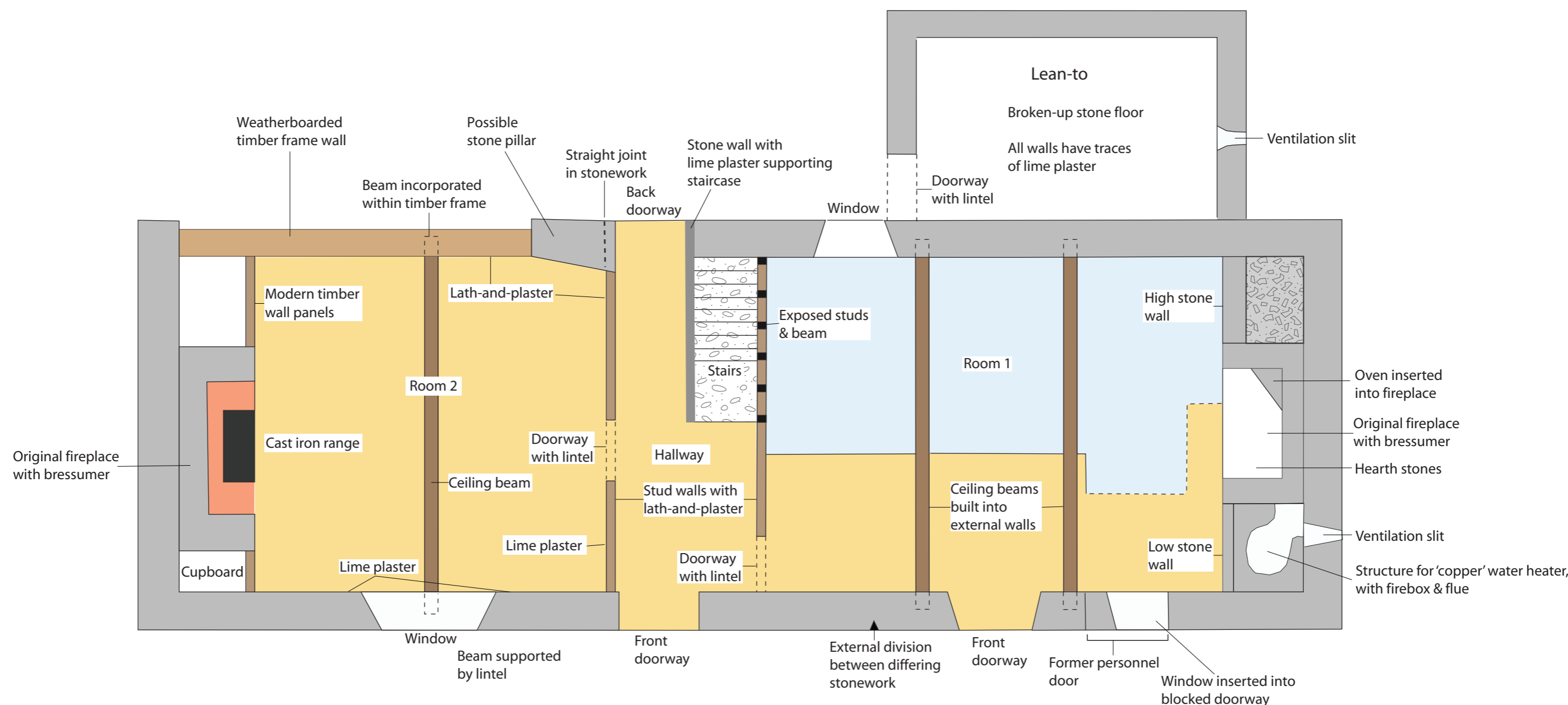
**Drawing Title:** Plan & sections

**Date:** March 2017

**Drawn By:** ILB

**Scale:** Sections 1:20 & plan 1:50 @ A3

**Figure 11**

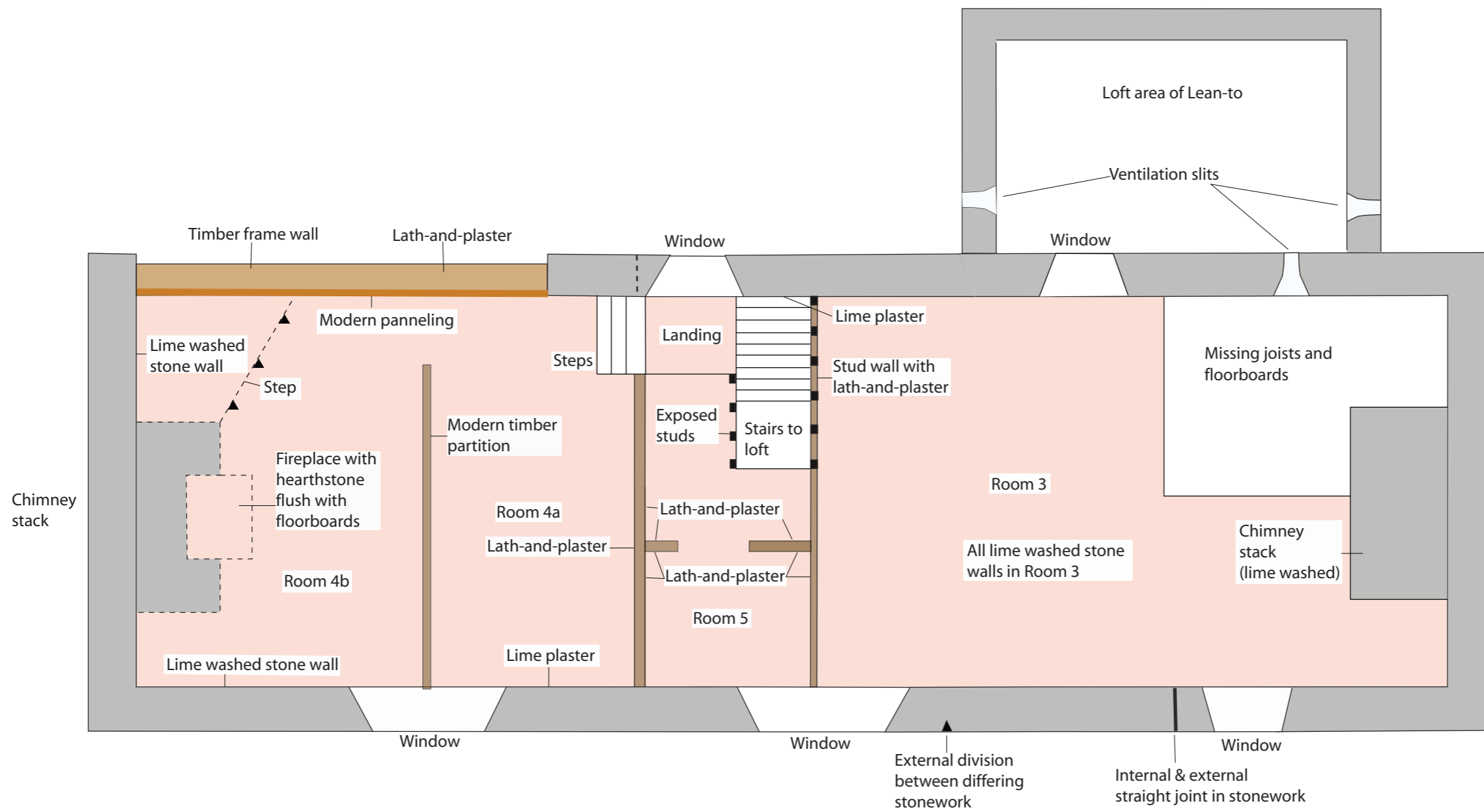


- Key
- Stonework, some with traces of limewash on inside
  - Flag stones
  - Earth floor
  - Brick infill of original fireplace
  - Remain of cobbled floor under stairs
  - Rubble infill



Figure 12  
Ground floor plan of  
Farmhouse

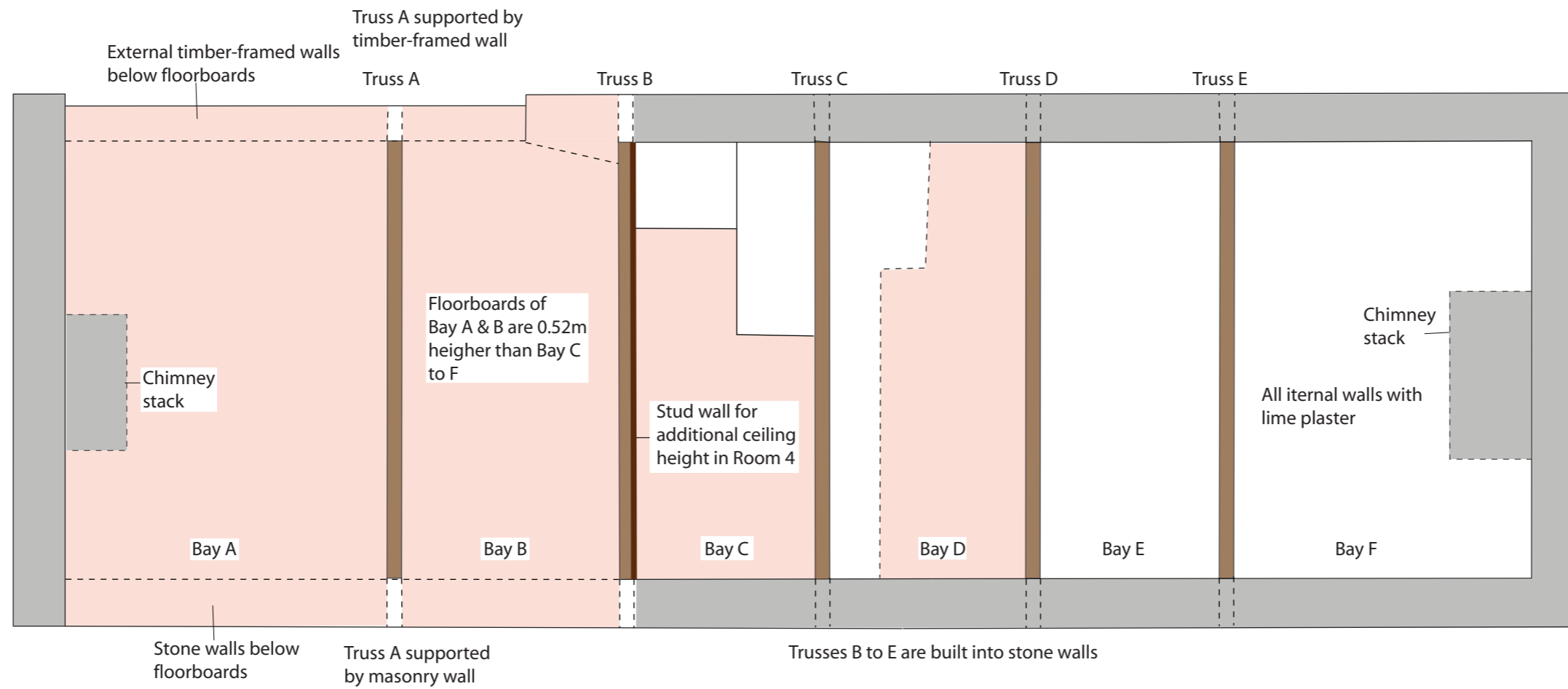




- Key
- Stonework
  - Original floorboards



Figure 13  
First floor plan of  
Farmhouse



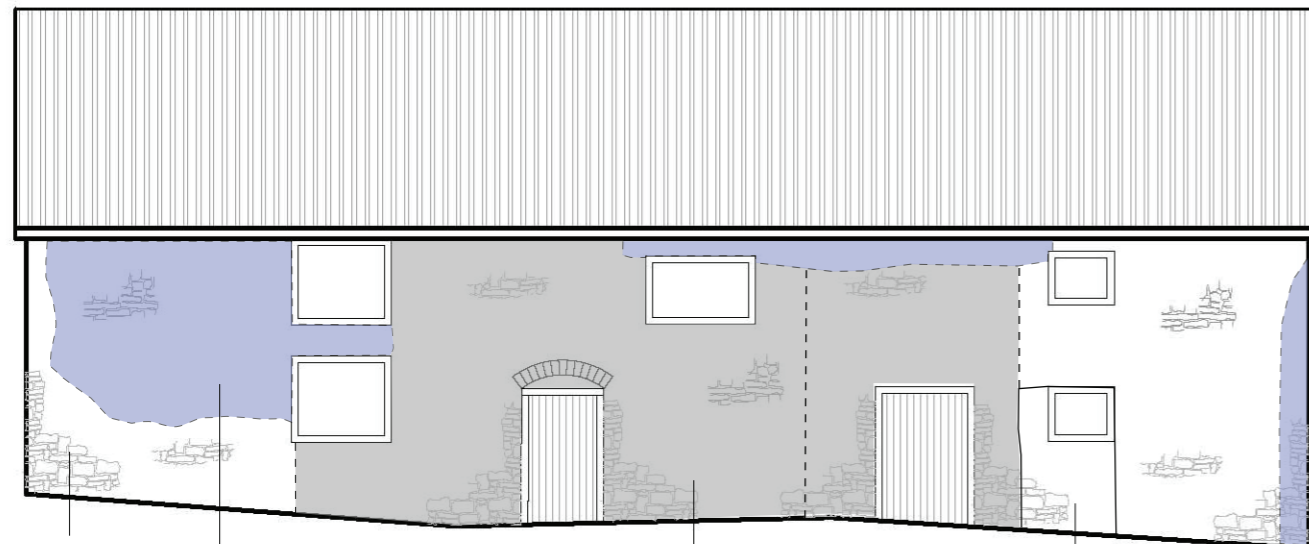
Key

- Stonework
- Original floorboards
- Exposed tie-beams



Figure 14  
Second floor plan of  
Farmhouse

South



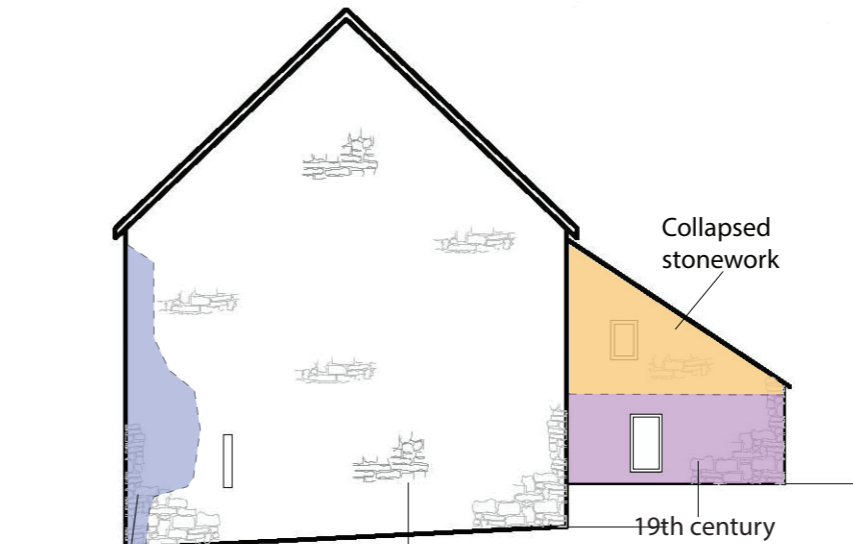
Probably 17th/18th century building

Rebuilt stonework - 20th century. Upper window inserted possibly 18th or 19th century and subsequently altered

Probably 18th/19th century stonework with different phases of construction or modification of earlier structure

Blocked personnel door

East



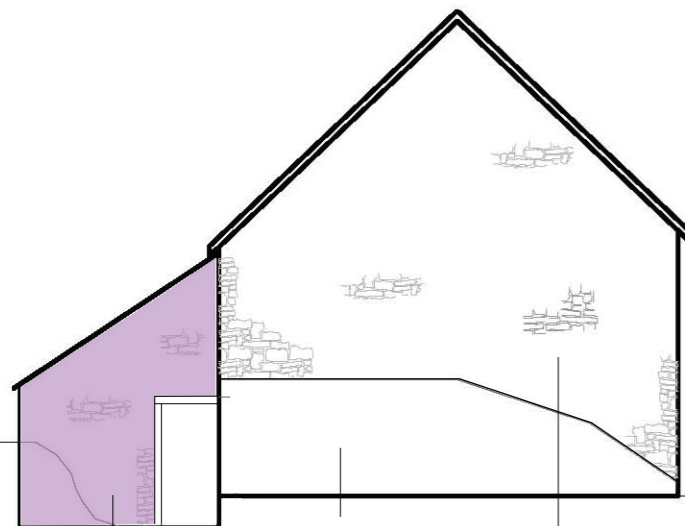
Rebuilt stonework - 20th century

Probably single-phase constructions (17th/18th century barn)

Collapsed stonework

19th century lean-to

West

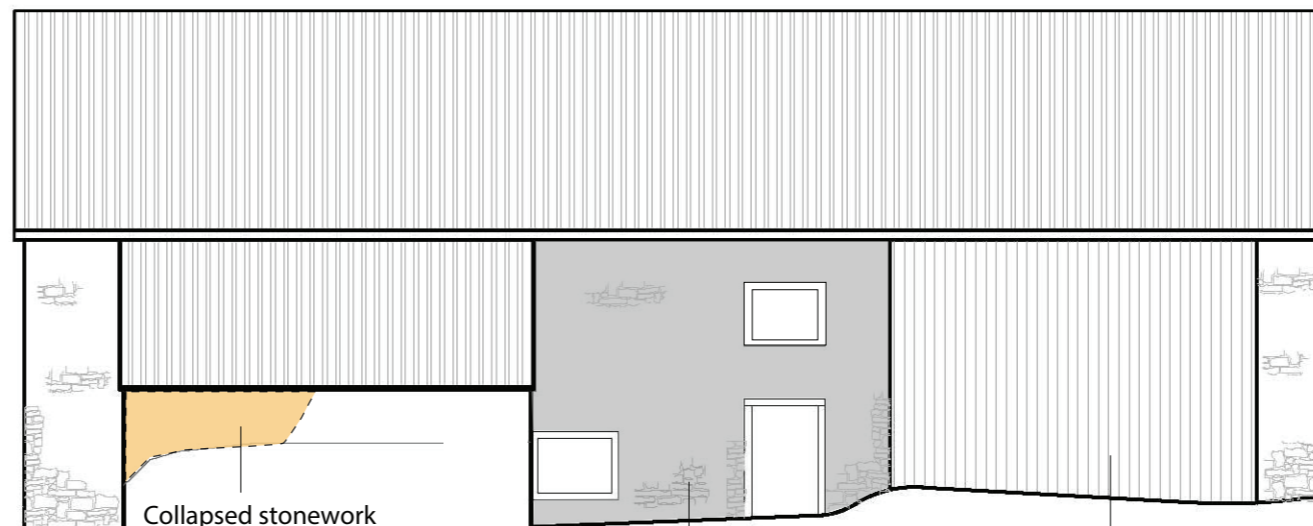


19th century lean-to

Stone wall in front of gable

Probably single-phase construction for 17th/18th century building, possibly replacing earlier structure

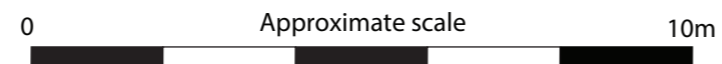
North



Collapsed stonework (corner of lean-to)

Probably 18th/19th century stonework

Weatherboards over 19th/20th century timber frame, possibly with older timbers



Job Title: Church House, Llandeilo Graban

Drawing Title: Sketch elevations of the farmhouse

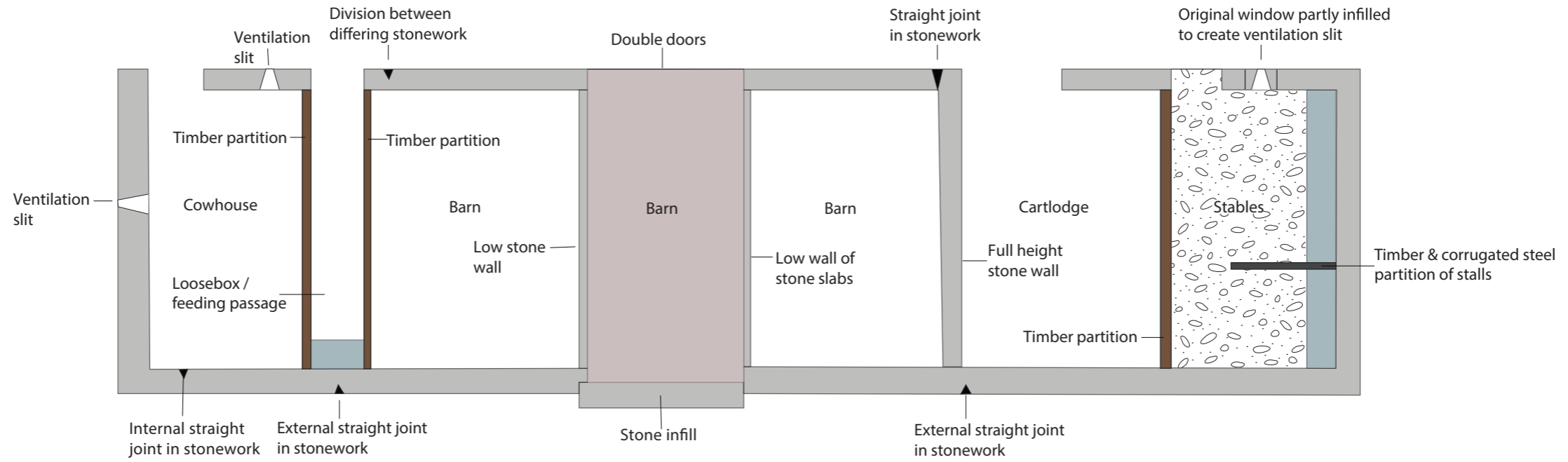
Date: April 2017

Figure 15

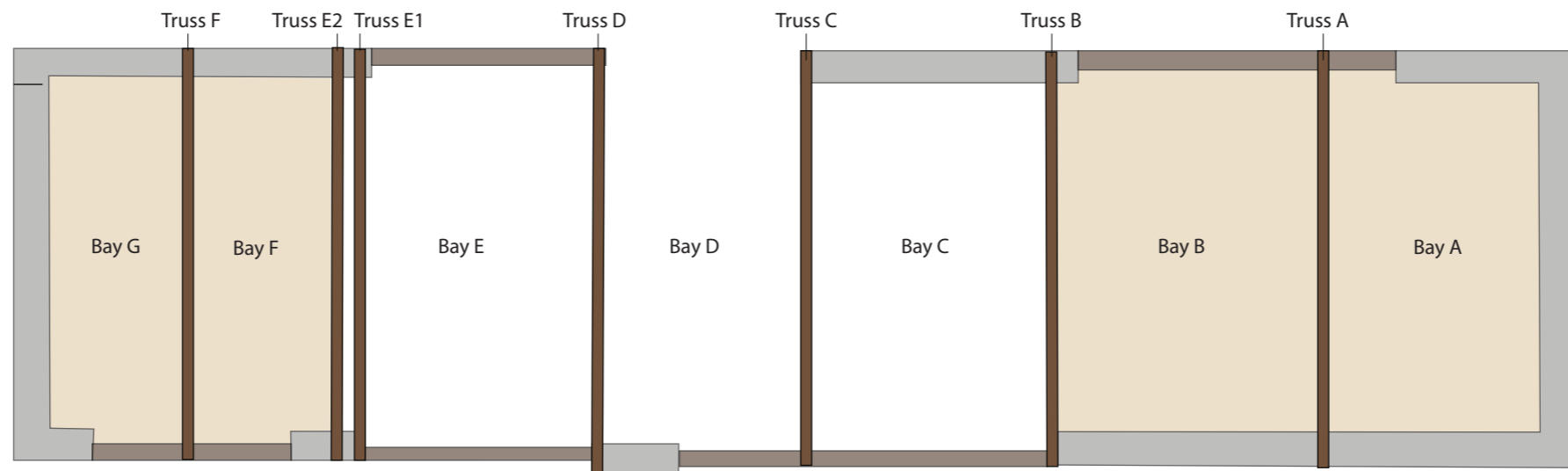




### Plan of barn at ground level



### Plan of barn trusses



- Key
- Stonework
  - Stone floor
  - Cobbled floor
  - Timber frame
  - Feeding trough & rack
  - Hay loft



Figure 16  
General plan of barn and  
plan of barn trusses



Key

- 19th century
- 18th/19th century
- 17th/18th century
- uncertain - possibly 17th century

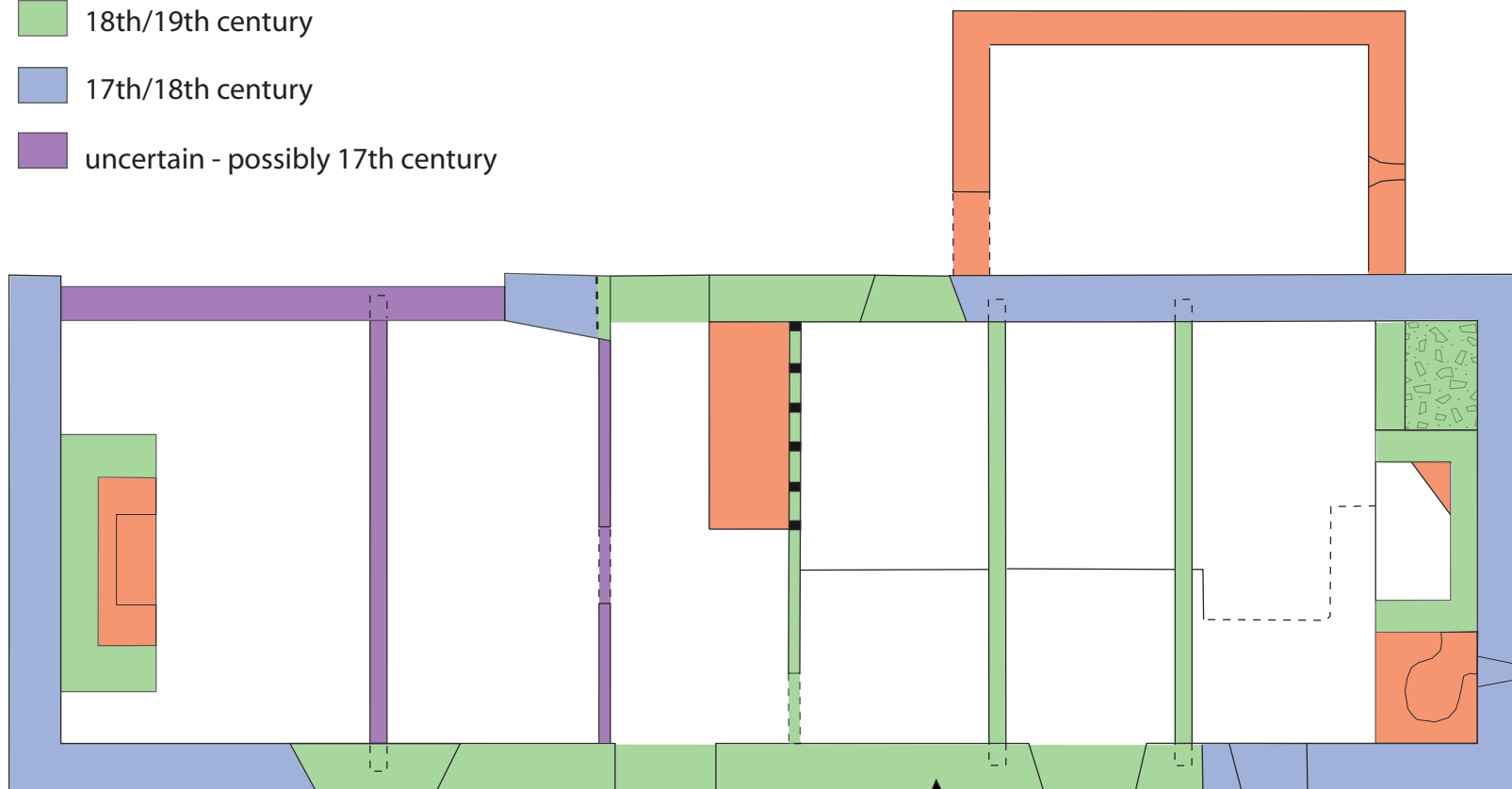
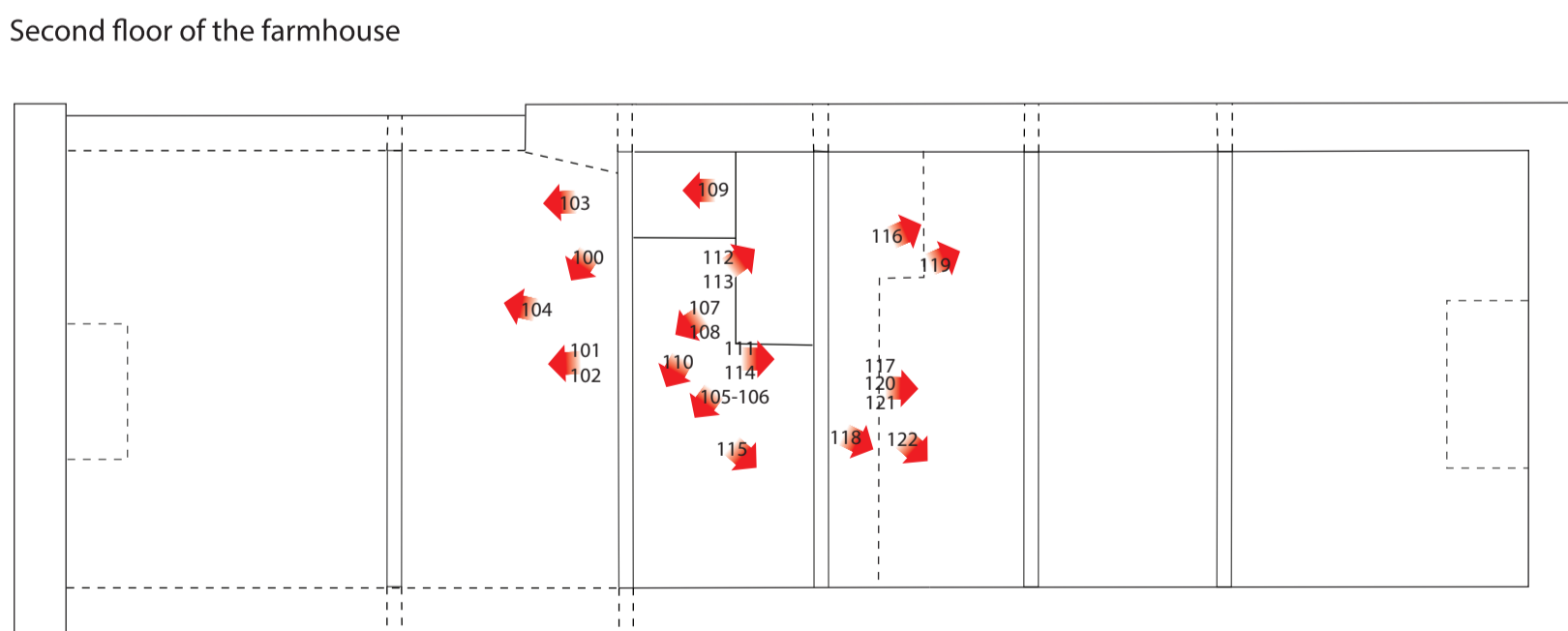
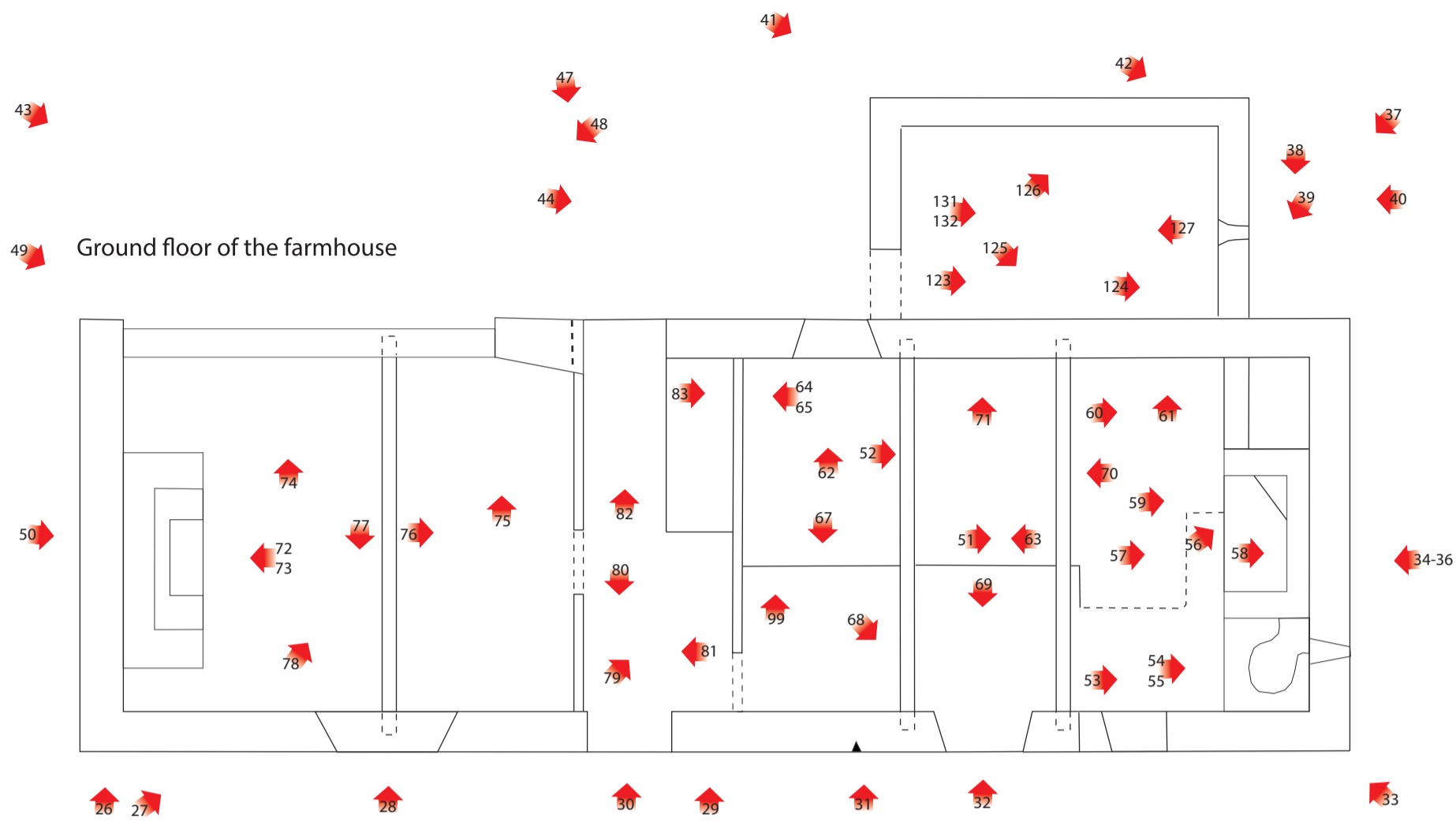


Figure 17  
Potential phases of construction  
or modification of the farmhouse

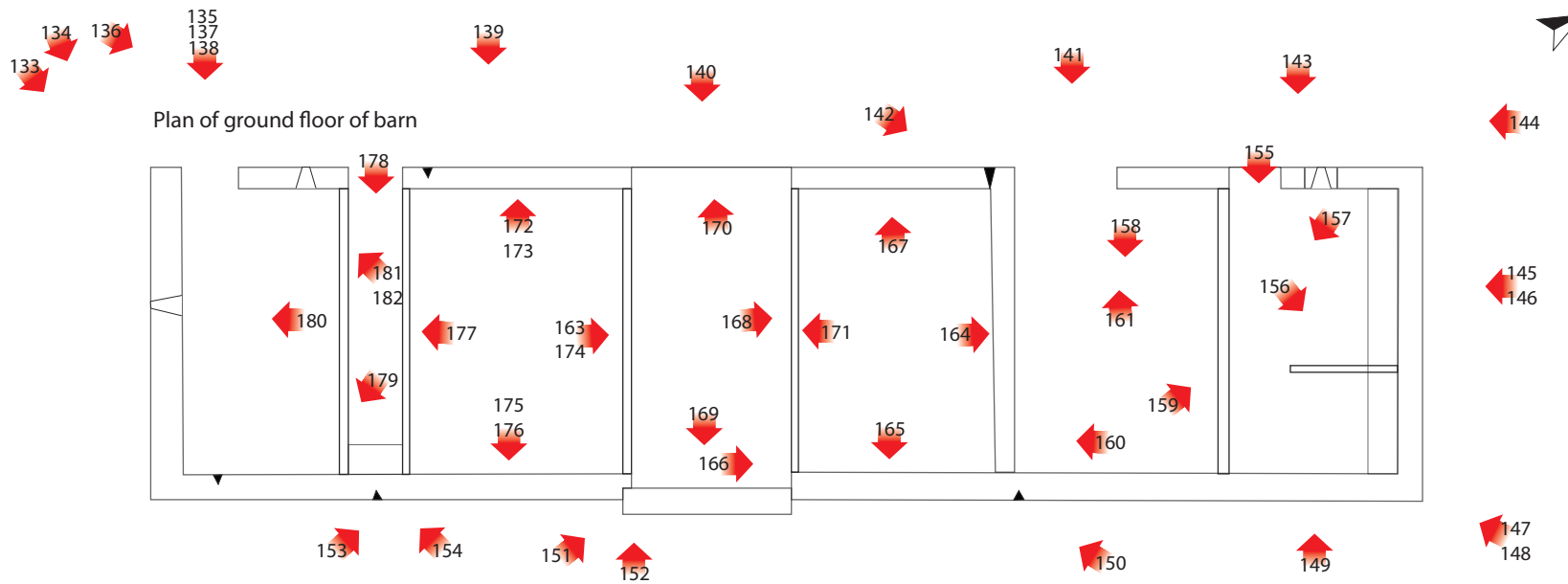




➔ Direction of photograph



Figure 18  
Location plan of photographs  
of the farmhouse



➔ Direction of photograph

Plan of barn loft



Figure 19  
Location plan of  
photographs of barn

# *Archaeology Wales*

## **Plates**





Plate 1. General view of Church House Farm. Looking east.



Plate 2. The evaluation area to the east of Church House Farm. Looking west.



Plate 3. Trench 1. Looking west. Scale 2m



Plate 4. Trench 1. Looking east.  
Scale 2m



Plate 5. Trench 1, west end.  
South-facing section. Scale 0.5m



Plate 6. Trench 2. Looking west. Scales 2 x 2m



Plate 7. Trench 2. Looking east.  
Scales 2 x 2m



Plate 8. Trench 2, showing bedrock. Looking east. Scales 2 x 2m



Plate 9. Trench 2, west end. South-facing section. Scale 0.5m



Plate 10. Trench 2, east end. South-facing section. Scale 1m



Plate 11. Trench 3. Looking south.  
Scales 2 x 2m



Plate 12. Trench 3. Looking north. Scales 2 x 2m



Plate 13. Trench 3, north end. West-facing section. Scale 1m



Plate 14. Trench 3, south end.  
West-facing section. Scale 1m



Plate 15. Trench 3, south end. Oblique view of earth bank, former field boundary (west-facing section). Scale 1m



Plate 16. View of Trench 3 across the former field boundary. Looking east.





Plate 17. View of the former field bank to the east of Trench 3. Looking west.



Plate 18. View of the former field boundary to the east of the evaluation area. Looking west.



Plate 19. The front of the farmhouse. Looking north.



Plate 20. The front of the farmhouse in relation to the barns. Looking north-northeast.



Plate 21. The rear of the farmhouse in relation to the barns. Looking south-southwest.



Plate 22. View of stone walling adjacent to the farmhouse. Looking west.



Plate 23. Outcrop of bedrock to northeast of farmhouse. Looking west-southwest.



Plate 24. The rear of the farmhouse, with St Teilo's Church in the background. Looking west-northwest.



Plate 25. View of Church House Farm from the north. Looking south.



Plate 26. The western end of the farmhouse along the southern elevation. Looking north.



Plate 27. General view of the slate roof on the southern side of the farmhouse. Looking north-northeast.



Plate 28. Front windows of the western part of the farmhouse, showing rebuilt stonework (southern elevation). Looking north.



Plate 29. The main doorways to the western and eastern parts of the farmhouse (southern elevation). Looking north.



Plate 30. The front entrance to the western part of the farmhouse (southern elevation). Looking north.



Plate 31. View of different phases of stonework on the southern elevation, between the two doorways, with rebuilt sections above the right (east) entrance and above both upper windows. Looking north.



Plate 32. The front entrance to the eastern part of the farmhouse, with blocked doorway to the right (southern elevation). Looking north.





Plate 33. Oblique view of the eastern and southern elevations of the farmhouse. Looking northwest.

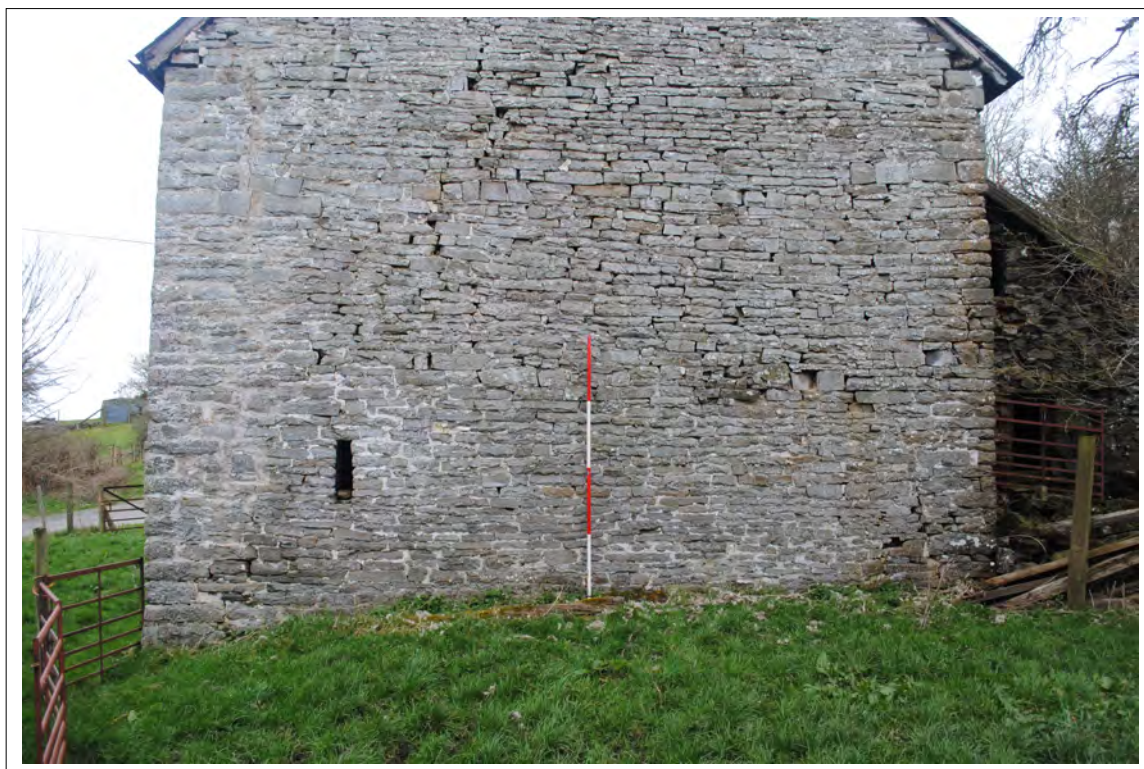


Plate 34. The lower eastern gable of the farmhouse. Looking west.

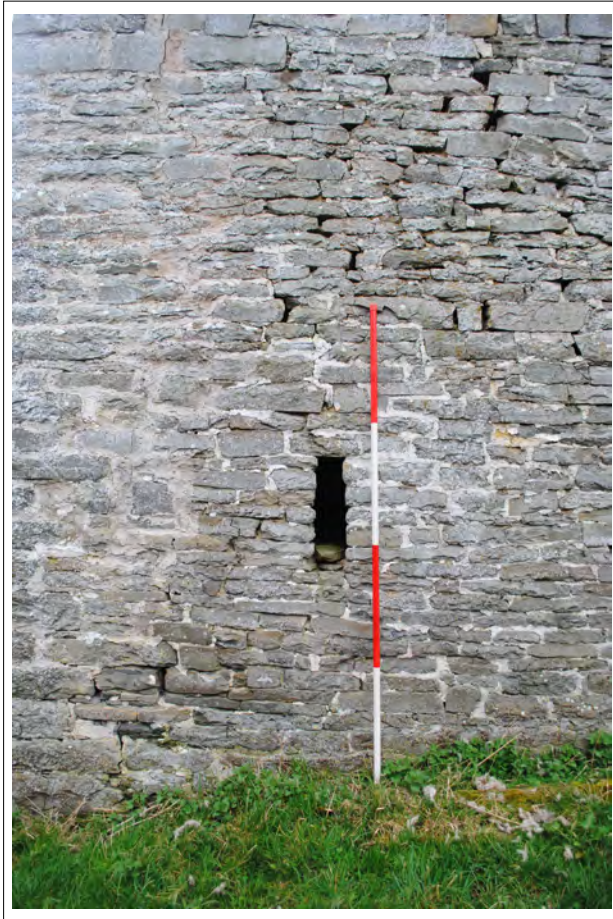


Plate 35. The ventilation slit in the eastern gable. Looking west.



Plate 36. The upper eastern gable of the farmhouse. Looking west.



Plate 37. General view of the northeast corner of the farmhouse. Looking southwest.

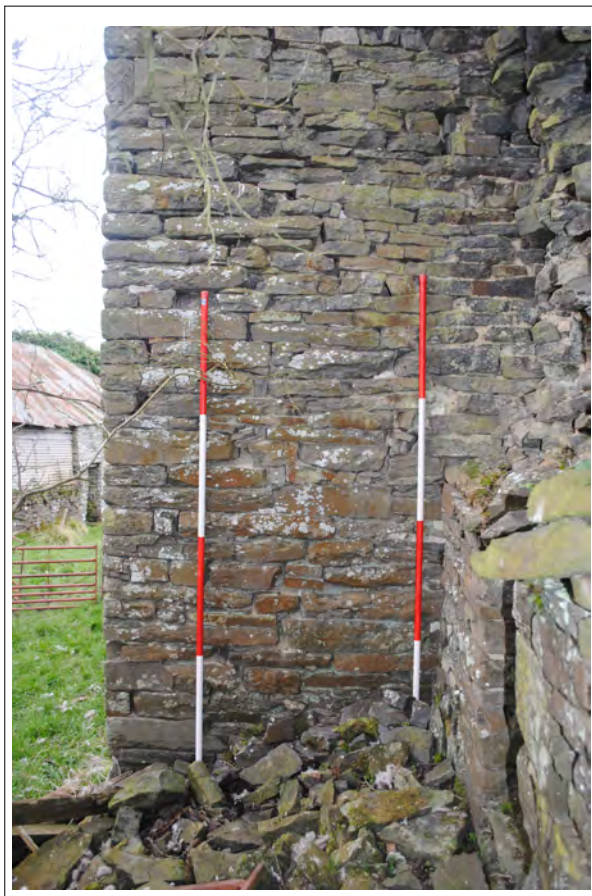


Plate 38. View of the stonework at the northeast corner of the farmhouse (northern elevation). Looking south.



Plate 39. Oblique view of the partly collapsed eastern wall of a lean-to on the the northern elevation. Looking south-southwest.



Plate 40. The lower ventilation slit and collapsed upper opening on the eastern side of the lean-to. Looking west.



Plate 41. Oblique view of the lean-to at the back of the farmhouse, showing the corrugated steel roof on the northern side of the building. Looking southeast.



Plate 42. Detail of collapsed walling at the northeast corner of the lean-to (viewed along the northern elevation). Looking southeast.



Plate 43. Oblique view of the back of the farmhouse (northern elevation). Looking east-southeast.



Plate 44. The western elevation of the lean-to, with doorway and upper ventilation slit. Looking east-southeast.



Plate 45. General view of the northern elevation. Looking south.



Plate 46. The back door with window above (right) and single lower window (left) forming part of the western and eastern internal divisions of the farmhouse, respectively. Looking south.



Plate 47. Probable former pillar originally for opening to west (right), now weatherboarded. Looking south.



Plate 48. View of weatherboarded section of external wall, over timber frame, along the northern elevation of the farmhouse. Looking west-southwest.





Plate 49. End-on view of the western gable wall. Looking east-southeast.



Plate 50. Overall view of the western gable. Looking east.



Plate 51. Fireplace on the eastern wall in Room 1 of the farmhouse.



Plate 52. View of earth floor and flagstones in Room 1. Looking east.



Plate 53. Probable structure for 'copper' adjacent to the fireplace on the eastern wall of Room 1.



Plate 54. View of ventilation slit and flue for the 'copper' on the eastern wall of Room 1.



Plate 55. View of chimney built against the eastern wall of Room 1.



Plate 56. General view of oven inserted into the main fireplace (Room 1).



Plate 57. Later fireplace adjacent to oven in Room 1.



Plate 58. Detail of lower chimney flue (Room 1).



Plate 59. Detail of wall plate and sockets for ceiling joists above bressumer in Room 1.



Plate 60. Stone wall adjacent to chimney breast in the northeast corner of Room 1.



Plate 61. General view of the limewashed northern wall of Room 1, showing missing ceiling.



Plate 62. Window on the northern wall of Room 1.



Plate 63. Western side of Room 1, showing lath-and-plaster over timber-framed internal wall, with a doorway (to the hall) on the left.



Plate 64. Detail of the stone wall supporting a staircase, viewed from the western side of Room 1.





Plate 65. Floor of stone cobbles under the staircase, viewed from Room 1.



Plate 66. Remains of an edging stone along the western wall of Room 1. Looking north.



Plate 67. General view of limewashed southern wall of Room 1.



Plate 68. Front entrance to the eastern side of the farmhouse on the southern wall of Room 1.



Plate 69. Part blocked doorway, now window, on the southern wall of Room 1.



Plate 70. General view of the ceiling in Room 1. Looking west.



Plate 71. Detail of a hatch in the ceiling located near the northern wall of Room 1.



Plate 72. Fireplace on the western wall in Room 2 of the farmhouse.



Plate 73. Detail of later range inserted into original fireplace on the western wall.



Plate 74. The northern side of Room 2, showing lath-and-plaster over a timber-framed external wall.



Plate 75. The northwest corner of Room 2, showing partly exposed timber frame abutting an external stone wall.



Plate 76. The eastern side of Room 2, showing lath-and-plaster over an internal timber-framed wall.



Plate 77. Window on the southern wall of Room 2.



Plate 78. General view of the ceiling in Room 2, showing blackened timbers resulting from fire. Looking northeast.



Plate 79. General view of the farmhouse hallway, showing the staircase built against an internal timber wall. Looking north-northeast.



Plate 80. Front entrance to the western side of the farmhouse on the southern wall of the hall.





Plate 81. The western side of the hallway, showing lath-and-plaster over a timber-framed internal wall.



Plate 82. Back door to the western side of the farmhouse, on the northern side of the hall.



Plate 83. Detail of the exposed timber-framed wall on the eastern side of the staircase.



Plate 84. Window on the northern wall of the first floor landing.



Plate 85. The west side of Room 3, showing whitewashed lath-and-plaster over a timber-frame internal wall.



Plate 86. In Room 3 the timber partition divides the western window on the southern wall (front of the farmhouse).



Plate 87. Oblique view of the limewashed southern wall of Room 3.



Plate 88. The eastern window on the southern wall of Room 3 (front of farmhouse) positioned to the left (east) of a straight joint in the stonework.



Plate 89. General view of the eastern wall in Room 3, with central chimney stack.



Plate 90. Northern wall of Room 3, showing a ventilation slit and window to the left (west) opening into the adjacent lean-to extension.



Plate 91. Steps from the landing to Room 4a of the farmhouse. Looking west.



Plate 92. View towards the northern wall of Room 4a, with doorway to landing, showing painted plaster over boarded external timber-frame wall.



Plate 93. Modern timber partition viewed from Room 4a, dividing the original upstairs room. Looking southwest.



Plate 94. In Room 4a, the timber partition divides the central window on the southern wall (front of the farmhouse). Looking south-southwest.



Plate 95. View towards the northern wall of Room 4b, with doorway from Room 4a, showing modern board over external timber-frame wall.



Plate 96. Oblique view of the western wall of Room 4b, showing chimney with fireplace. Looking southwest.





Plate 97. In Room 4b, the timber partition divides the central window on the southern wall (front of the farmhouse).



Plate 98. General view of the western side of Room 5, showing painted lath-and-plaster over an internal timber-frame wall. Looking southwest.



Plate 99. The southern wall of Room 5 (front of farmhouse), showing the window divided with Room 3.



Plate 100. General view of Truss A at the western side of the farmhouse. Looking west-southwest.



Plate 101. General view of Truss A and the internal face of the of the western gable. Looking west.



Plate 102. Upper section of Truss A. Looking west.



Plate 103. Northern side of Truss A. Looking west.



Plate 104. Modified roof timbers on the northern side of Bay A. Looking west.



Plate 105. Southern side of Truss B.  
Looking southwest.



Plate 106. Southern side of Truss B. Looking southwest.



Plate 107. Upper section of Truss B. Looking west-southwest.



Plate 108. Northern side of Truss B.  
Looking west.

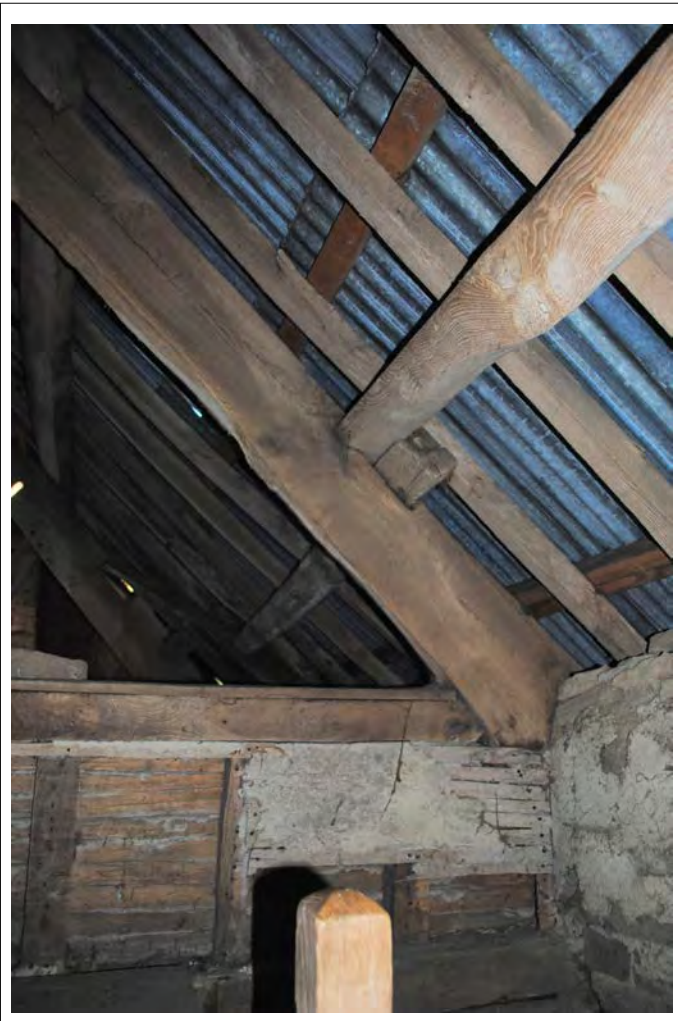


Plate 109. Northern side of Truss B.  
Looking west.



Plate 110. Oblique view of the stud wall extending into loft (top of the eastern wall of Room 4a). Looking southwest.



Plate 111. General view of trusses within the eastern part of the farmhouse. Looking east.



Plate 112. Northern side of Truss C. Looking northeast.





Plate 113. Northern side of Truss C.  
Looking east.



Plate 114. Upper section of Truss C. Looking east.



Plate 113. Northern side of Truss C.  
Looking east.



Plate 114. Upper section of Truss C. Looking east.



Plate 117. Upper section of Truss D. Looking east.



Plate 118. Southern side of Truss D (and Bay D). Looking southeast.



Plate 119. Northern side of Truss E (background). Looking east.



Plate 120. Upper section of Truss E (background). Looking east.



Plate 121. Internal face of the east gable wall. Looking east.



Plate 122. Southern side of Truss E (background). Looking east-southeast.



Plate 123. Interior of the lean-to on the northern side of the farmhouse. Looking east.



Plate 124. Small lower window in the eastern wall of the lean-to. The stone wall has patches of lime plaster.



Plate 125. Oblique view of the southern wall, with sections of lime plaster. Looking east-southeast.



Plate 126. Oblique view of the northern wall, with limewash and patches of lime plaster. Looking east-northeast.



Plate 127. The western wall of the lean-to, with doorway (left) and small recess (right). The stonework has patches of lime plaster.



Plate 128. Oblique view of the ventilation in the southern wall, with patches of lime plaster evident. The eastern wall has a small window below collapsed stonework. Looking east-southeast.





Plate 129. Window in the southern wall, originally an external back window of the farmhouse. Looking south.



Plate 130. Oblique view of the upper southwest corner of the lean-to, showing a small window below collapsed stonework. Looking west-southwest.



Plate 131. General view of the ceiling beam, joists and boards for the loft area. Looking East



Plate 132. General view of the roof timbers of the lean-to. Looking east.



Plate 133. General view of the barns at Church House Farm. Looking east-northeast.



Plate 134. Oblique view of the southern gable (covered in vegetation). Looking east-northeast.



Plate 135. View of two entrances and a ventilation slit on the western elevation for a probable cowhouse or looseboxes (Bays F & G). Looking east-southeast.



Plate 136. Detail of the corrugated steel roof, with a change in height between the main barn (left) and cowhouse or looseboxes (right). Looking east-northeast.



Plate 137. The entrance to the probable cowhouse on the western elevation (Bay G). Looking east-southeast.



Plate 138. Entrance to looseboxes (or personnel door) and ventilation slit on the western elevation (Bay F). Looking east-southeast.



Plate 139. The front wall of Bay E of the barn (western elevation). Looking east-southeast.



Plate 140. The entrance to the main barn, Bay D (western elevation). Looking east-southeast.



Plate 141. The entrances to the stables on the left (north) and cartlodge on the right (south) along the western elevataion. Looking east-southeast.



Plate 142. Detail of the separate phases of stonework between the barn (Bay C) and the cartlodge (Bay B) on the western elevation. Looking north-northeast.



Plate 143. View of the entrance and ventilation slit on the western elevation for a stable (Bay A). Looking east-southeast.



Plate 144. View of the northwest corner of the barn range. Looking south.





Plate 145. General view of the northern gable. Looking south-southwest.



Plate 146. Detail of the pitch-hole on the northern gable. Looking south-southwest.



Plate 147. Oblique view of the northern and eastern elevations, showing the rebuilt corner of the stables. Looking west-southwest.



Plate 148. Oblique view of the eastern elevation, showing the back wall of the of the stable and cartshed (Bays A & B). Looking west-southwest.



Plate 149. Detail of the eastern elevation, Bays A & B. Looking west-northwest.



Plate 150. Oblique view of the back wall of Bay C of the barn (eastern elevation). Looking west-southwest.



Plate 151. Oblique view of the back wall of Bay D of the barn (eastern elevation). Looking north.



Plate 152. Detail of the separate phases of stonework between Bays D and E (eastern elevation). Looking west.



Plate 153. Oblique view of the separate phases of stonework between Bays E and F (eastern elevation). Looking north.



Plate 154. Oblique view of Bays E and F, the back wall of the former barn and cowhouse (eastern elevation). Looking south-southwest.



Plate 155. General view of the stable, showing the cobbled floor and partition for a single stall (Bay A). Looking east-southeast.



Plate 156. Oblique view of the feeding trough and rack along the northern wall of the stable (Bay A). Looking east.



Plate 157. The timber-framed and boarded partition between Bays A and B, with harness hooks. Looking southeast.



Plate 158. General view of the cartshed, showing timbers for a hayloft above (Bay B). Looking east-southeast.



Plate 159. The timber-framed and boarded partition between Bays A and B, built over a low stone wall. Looking northwest.



Plate 160. Detail of the western (back) wall and southern (side) wall of the cartshed. Looking south-southwest.





Plate 161. The cartshed entrance (western wall), showing timbers for the hayloft above. Looking west-northwest.



Plate 162. General view of the hayloft (Bays A & B). Looking north-northeast.



Plate 163. General view across the barn (from Bay E towards Bays C and D). Looking north-northeast.



Plate 164. The northern elevation of Bay C, showing a full-height masonry wall with cill and struts supporting Truss B.



Plate 165. The eastern elevation of Bay C, showing timber-framing over a masonry wall.



Plate 166. Profile of the eastern wall of Bay C. Looking north-northeast.



Plate 167. The western elevation of Bay C, showing a full-height masonry wall supporting Trusses B and C.



Plate 168. A low stone slab partition wall with cill dividing Bays C and D. Looking north-northeast.



Plate 169. The eastern elevation of Bay D, showing masonry infill (set back from Bay C) and modern timber-framing.



Plate 170. The western entrance to Bay D, showing low double doors and a stone threshing floor.



Plate 171. General view of Bays C to G, showing bracing in the foreground for Truss D. Looking south-southwest.



Plate 172. Lower section of the western elevation of Bay E, showing timber-framing over a masonry wall.



Plate 173. Detail of the timber-framing along the western elevation of Bay E.



Plate 174. View of the masonry dividing wall where the floor level drops between Bays D and E. Looking north-northeast.



Plate 175. Lower section of the eastern elevation of Bay E, showing timber-framing over a masonry wall.



Plate 176. Detail of the timber-framing along the eastern elevation of Bay E.





Plate 177. View of the timber partition between Bays E and F and the hayloft within Bays F and G. Looking south-southwest.



Plate 178. General view of the loosebox and feeding passage within Bay F. Looking towards the feeding rack and trough on the eastern wall.



Plate 179. Oblique view of posts within Bay F for a probable cowhouse. Note the straight joint in the eastern masonry wall (Bay G). Looking south-southeast.



Plate 180. The central ventilation slit in the south gable wall (Bay G). Looking south-southwest.



Plate 181. Oblique view of the doorway and ventilation slit along the western wall of Bays F and G. Looking southwest.



Plate 182. Detail of the timberwork for the hayloft above the probable cowhouse (Bays F & G).



Plate 183. General view of the hayloft within Bays F and G. Looking south-southwest.



Plate 184. Oblique view of the eastern wall of the hayloft, showing modern timberwork (Bays F & G). Looking southeast.



Plate 185. Oblique view of the western wall of the hayloft, showing bowing masonry (Bays F & G). Looking southwest.



Plate 186. Western side of the upper north gable. Looking north.



Plate 187. Eastern side of the upper north gable. Looking northeast.



Plate 188. General view of Truss A at the northern side of Church Farm barns. Looking north-northeast.



Plate 189. Western side of Truss A. Looking north.



Plate 190. Eastern side of Truss A. Looking northeast.



Plate 191. General view of Truss B. Looking north-northeast.



Plate 192. Western end of Truss B tie-beam. Looking north-northwest.





Plate 193. Western side of Truss B. Looking north-northeast.



Plate 194. Eastern side of Truss B. Looking north-northeast.



Plate 195. Eastern end of Truss B tie-beam. Looking northeast.



Plate 196. General view of Truss C. Looking south-southwest.



Plate 197. The eastern end of Truss C tie-beam. Looking south-southeast.



Plate 198. Eastern side of Truss C. Looking south.



Plate 199. Western side of Truss C. Looking south-southwest.



Plate 200. The western end of Truss C tie-beam. Looking southwest.



Plate 201. View across Bays D-G. Bracing timbers below Truss D are shown in the foreground. Looking south-southwest.



Plate 202. General view of Truss D. Looking south-southwest.



Plate 203. Eastern side of Truss D. Looking south.



Plate 204. Western side of Truss D. Looking southwest.



Plate 205. General view of Trusses E1 & E2. Looking south-southwest.



Plate 206. Eastern end of tie-beams for Trusses E1 & E2. Looking south-southeast.



Plate 207. Eastern side of Trusses E1 & E2. Looking south.



Plate 208. Western side of Trusses E1 & E2. Looking southwest.





Plate 209. Western end of tie-beams for Trusses E1 & E2. Looking southwest.



Plate 210. General view of Truss F. In the background an opening is shown at the top of the southern gable. Looking south-southwest.



Plate 211. Eastern side of Truss F, with the tie-beam supported by modern timber-framing. Looking south.



Plate 212. Western side of Truss F. Looking southwest.

# *Archaeology Wales*

## **Appendix I**

### **Context Descriptions**

CONTEXT DESCRIPTIONS					
Context	Identifier	Type	Description	Depth	Interpretation
100	Deposit	Layer	Soft dark brown humic clay silt with occasional fine to coarse angular to flat sandstone gravel. Deposit extended across 6.5m long trench.	<i>circa</i> 0.25m	Topsoil
101	Deposit	Layer	Soft mid-dark brown silt with some fine to coarse angular to flat sandstone gravel. Deposit extended across 6.5m long trench.	<i>circa</i> 0.15m	Subsoil
102	Deposit	Layer	Firm light brown-yellow to mid orange silt with much fine to coarse sub-angular to flat sandstone gravel and cobbles, and occasional sandstone boulders. Deposit extended across 6.5m long trench.	> 0.30m	Natural (Geological Deposit)
200	Deposit	Layer	Soft dark brown humic clay silt with occasional fine to coarse angular to flat sandstone gravel. Deposit extended across 27m long trench.	0.20m – 0.35m	Topsoil
201	Deposit	Layer	Soft mid-dark brown silt with some fine to coarse angular to flat sandstone gravel. Deposit extended across 27m long trench.	0.15m – 0.25m	Subsoil
202	Deposit	Layer	Firm to very stiff light grey and mid to light orange silt with much fine to coarse sub-angular to flat sandstone gravel and cobbles, and occasional sandstone boulders. Sandstone bedrock outcrops at the western end of trench. Deposit extended across 27m long trench.	> 0.35m	Natural (Geological Deposit)
300	Deposit	Layer	Soft dark brown humic clay silt with occasional fine to coarse angular to flat sandstone gravel. Deposit extended across 17.5m long trench.	0.20m – 0.40m	Topsoil
301	Deposit	Layer	Soft mid-dark brown silt with some fine to coarse angular to flat sandstone gravel. Deposit extended across 17.5m long trench.	0.20m – 0.40m	Subsoil
302	Deposit	Layer	Firm mid to light orange silt with much fine to coarse sub-angular to flat sandstone gravel and cobbles, and occasional sandstone boulders. Deposit extended across 17.5m long trench.	> 0.15m	Natural (Geological Deposit)
303	Deposit	Layer	Soft mid-dark greyish-brown silt with some fine to coarse angular to flat sandstone gravel. Interpreted as a localised deposit associated with a field bank, extending <4m out from southern end of Trench 3.	<i>circa</i> 0.20m	Disturbed Subsoil

# *Archaeology Wales*

## **Appendix II**

### **Specification**

**WRITTEN SCHEME OF INVESTIGATION**

**FOR AN ARCHAEOLOGICAL**

**EVALUATION AT**

**CHURCH HOUSE FARM, LLANDEILO GRABAN, POWYS**

**Prepared for:**

**McCartneys Ltd, on behalf of Mr & Mrs B Pugh**

**Planning Application Number: P2016/1132**

**Project No: 2504**

**20/02/2017**



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Figure 1. Site location

Figure 2. Detailed plan of the site, showing areas of proposed investigation

Figure 3. Proposed location of trenches

## Summary

*This Written Scheme of Investigation (WSI) details a programme of archaeological evaluation consisting of desktop study, investigative trial trenching and buildings analysis to be undertaken by Archaeology Wales at the request of McCartneys Ltd, on behalf of Mr & Mrs B Pugh.*

*The programme of archaeological evaluation will be undertaken prior to the determination of a planning application for the 'Renovation of Church House Farm, Llandeilo Graban, and COU of agricultural land for new access, parking, landscaping and services' at Church House, Llandeilo Graban, Builth Wells, LD2 3YJ centred on NGR 309445 244645. The associated Planning Application Reference No. is P2016/1132.*

*The archaeological evaluation was recommended by Clwyd-Powys Archaeological Trust as the proposed development area lies within the medieval historic core of Llandeilo Graban, which is of high archaeological sensitivity. The proposed development area lies to the east side of the Grade II\* listed St Teilo's Church (LB 19006).*

*Two buildings are included within the proposed development area (henceforth the 'site') and form part of the development proposal: Church Farm House (PRN 138399) and Church House Barn (PRN 138396). The house will be the subject of a building analysis and survey equivalent to a Historic England (Understanding Historic Buildings) Level 3 standard while the barn will be the subject of a Level 2 building analysis and survey.*

*All work will be undertaken in accordance with the standards and guidelines of the Chartered Institute for Archaeologists (2014).*

## 1. Introduction and planning background

This WSI details the methodology for a programme of pre-determination archaeological evaluation that includes a desktop study, investigative trial trenching and Level 2 and Level 3 buildings analysis, to be undertaken in association with the proposed 'Renovation of Church House Farm, Llandeilo Graban, and COU of agricultural land for new access, parking, landscaping and services' at Church House, Llandeilo Graban, Builth Wells, LD2 3YJ centred on NGR 309445 244645 (Figure 1). The associated Planning Application Reference No. is P2016/1132.

Clwyd-Powys Archaeological Trust (henceforth 'CPAT') received planning consultation in 9<sup>th</sup> November 2016 from Powys County Council (henceforth 'PCC'). Their consultation reply of 11<sup>th</sup> November 2016 advised that the application would require pre-determination archaeological evaluation, in accordance with WO Circular 60/96 Planning and Historic Environment: Archaeology and Planning Policy Wales (Ed. 9,



Nov 2016) due to the potential presence of sub-surface medieval archaeology, identified on the HER.

This WSI has been prepared by Aurea Izquierdo Zamora, Project Manager, Archaeology Wales Ltd (henceforth - AW) at the request of McCartneys Ltd, on behalf of Mr & Mrs B Pugh.

The methodology set out in this WSI has been agreed with CPAT in its capacity as archaeological advisors to PCC. CPAT has recommended that a pre-determination archaeological evaluation, consisting of desktop study, investigative trial trenching and Level 2 and Level 3 buildings analysis of the development area, is undertaken prior to the determination of the planning application to assess the impact of the proposed development on the archaeological resource.

The recommendations made by CPAT are set out in the document 'Brief for Pre-determination Archaeological Evaluation CPAT EVB 876', dated January 2017.

The purpose of the proposed programme of pre-determination archaeological evaluation is to provide the local planning authority with the information that they have requested from the client in response to their planning application, the requirements for which are set out in Planning Policy Wales (revised edition 8, 2016), Section 6.5, and Welsh Office Circular 60/96.

All work will be undertaken to the standards and guidance set by the Chartered Institute for Archaeologists (2014). AW is a Registered Organisation with the CIfA.

## **2. Site Description (Figure 2)**

Llandeilo Graban occupies a broad watershed with a steep-sided but shallow valley to the southeast and a more gently sloping one on the northwest. The ridge is abruptly halted 500m to the southwest by the precipitous drop to the River Wye.

The proposed development area (site) is located at the core of the Llandeilo Graban hamlet, immediately east of Llandeilo Graban Church. Erwood village is located approximately 1.6km to the south, off the B4594. The town of Builth Wells is located approximately 8.5km to the northwest. The site is centred at NGR 309445 244645.

The site lies within a parcel of irregular shape with approximate dimensions of 0.2ha (2,000 sq. km). It is limited to the west and south by the local road to which the hamlet is aligned, and to the north and east by large mature trees.

The underlying geology of site is composed of Cae'r-mynach formation (sandstone, siltstone and mudstone), sedimentary bedrock formed approximately 419-423 million years ago (Silurian), in a local environment previously dominated by shallow seas (British Geological Survey 2016).

The superficial soils accumulated on site have been deposited following continuous domestic/farm use since the late medieval period. Currently, apart from St Teilo's Church and its Churchyard, there are another six buildings in the hamlet with some additional lean-on structures attached, all of them located around the church.

### 3. Archaeological background

During 1994, the Clwyd-Powys Archaeological Trust, on behalf of Cadw and the then Radnorshire District Council, undertook a survey for the assessment and compilation of the historic settlements of Radnorshire. These surveys were updated in 2010. The historic environment at Llandeilo Graban was recorded as part of these surveys.

The survey works carried out in the area have not yielded enough information to determine the origins and historic development of the settlement. Its name 'Llandeilo' refers to St Teilo's Church, while 'Graban' is the Welsh for corn marigold, which maybe refers to the prevalence of these plants in the neighbourhood. The earliest reference documented to *Lann Teliau* can be found at the 12<sup>th</sup> century *Liber Landavensis* ('Book of Llandaf'), which is recorded in the period between 1136 and 1154, as a church linked to a farm and perhaps to a valley more than a mile to the south. It was recorded as 'Llandeylar' in 1291 (CPAT 2011), but it was only recorded as Llandilo Graban from 1670.

It was recorded as Llandeilo-Graban, '(...) a parish in the hundred of Painscastle, county of Radnor (...) ' during the 19<sup>th</sup> century by Samuels Lewis ('*A topographical description of Wales*', 1883) and described as a prebend constituted in the collegiate church of Brecknock and in the patronage of the Bishop of St. David's (Hall 2000).

While the remaining historical buildings at Llandeilo Graban reflect the characteristics of a church settlement, that is a church accompanied by no more than a dwelling or two, the field system immediately to the west might indicate a larger medieval presence.

The church of St Teilo is a Grade II\* Listed Building (PRN 19006; Cadw LB 11520), which origins may date back to early medieval period. It preserves a nave and the west tower probably of the 14<sup>th</sup> century. A chancel was added subsequently and significant restoration was undertaken during 1897.

The churchyard (PRN 16216), now as a very irregular oval shape, might have been much larger during medieval times corresponding to its larger population. The first edition of the Ordnance Survey map (surveyed in 1888) points to a more curvilinear boundary here than is evident today. The interior of the churchyard is slightly raised on the north-east and south-west. On the south-east a portion of the old churchyard boundary was found in an evaluation in 2001. The boundaries have been recently renovated incorporating extremely large slabs of rock, a feature of the neighbourhood.

The proposed development area contains two buildings that are recorded in the HER as PRN 138399, Church Farm House, and PRN 138396, Church House Barn. There are no comprehensive records about these buildings. Church Farm House appears to have timber framed elements possibly earlier than 17<sup>th</sup> century.

A cottage (PRN 16217) shown on the Tithe map, some 30m north-west of the church, has been reduced to its foundations. A farm, represented also by foundations and the low walls of ancillary buildings and enclosures (PRN 16218) is set on the edge of the scarp overlooking Nant Henllan, 160m to the south-east.

The programme for a pre-determination archaeological evaluation has been suggested due to the presence of a Grade II\* Listed Building, and other historic and archaeological elements present within, and around, the site. The desktop study will facilitate an approximation of the buildings located on site from the existing archival sources, and the investigative trial trenching will indicate the potential of sub-surface archaeological resources on site. The programme of buildings analysis will create a unique record for each building in which will be assessed their character, overall appearance and construction phases.

#### **4. Objectives**

The pre-determination archaeological evaluation is used as a non-destructive intervention to aid the appropriate assessment of the archaeological resource of a given site, prior to the planning application being permitted. It must recover enough information for the planning authority and the curator to assess the implications of the development and the archaeological potential of site.

The primary objective is to located and describe all archaeological features that may be present within the site, by means of a programme of desktop study, investigative trial trenching and buildings analysis.

This WSI sets out a detailed programme of works to ensure that the desktop study, investigative trial trenching, and Level 2 and Level 3 buildings analysis will meet the specifications described in the CPAT document EVB 876, and the standard required by The Chartered Institute for Archaeologist's *Standard and Guidance for Archaeological Field Evaluation (2014)*.

## **5. Timetable of works**

### **5.1. Archaeological Evaluation**

The programme of archaeological evaluation will be undertaken prior to the determination of the planning application associated with the proposed development. The start date of the work has not yet been determined. Archaeology Wales will update CPAT with the exact date.

### **5.2. Report delivery**

The report will be submitted to McCartneys Ltd and to CPAT within three months of the completion of the fieldwork. A copy of the report will also be sent to the regional HER.

## **6. Specification of works**

The works will comprise a desktop study, an investigative trial trenching and Level 2 and Level 3 buildings analysis. All works will be undertaken to meet the standard required by The Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Field Evaluation* (2014).

The archaeological Project Manager in charge of the work will satisfy him/herself that all necessary requirements for the appropriate completion of the archaeological works have been met.

### **6.1. Desktop Study**

In order to provide a historical framework for any surviving archaeological remains, it will be undertaken a study of all readily available primary and secondary documentary, cartographic, pictorial, aerial and ground photographic and oral sources, which will include:

- Regional Historic Environment Record, Clwyd-Powys Archaeological Trust (with citation in text of the CPAT HER Enquiry Number)
- National Library of Wales, Aberystwyth, including records from National Monuments Record and RCAHMW.
- Powys County Archives, Llandrindod Wells

The desk top study section of the archaeological evaluation will include:

- all cartographic sources consulted, even if they showed negative evidence
- transcriptions of evidences referring to the development area
- a comprehensive map regression and accompanying discussion
- all photographic sources consulted that reveal archaeological features within the area, correctly rectified and transcribed
- a full list of all sources consulted and their accession number
- all necessary appendices with HER sites gazetteer, multiple-scale maps and plan, and photographic report.

## 6.2. Investigative trial trenching

The objective of the investigative trial trench will be to locate and describe, by means of strategic trial trenching, archaeological features that may be present within the development area. The work will elucidate the presence or absence of archaeological material, its character, distribution, extent, condition and relative significance. The work will include an assessment of regional context within which the archaeological evidence rests and will aim to highlight any relevant research issues within national and regional research frameworks.

The archaeological project manager in charge of the work will satisfy him/herself that all constraints to ground works have been identified, including the siting of live services and Tree Preservation Orders.

The investigative trial trenching will consist of three 1.8m wide trenches, one 25m long, one 10m long and one 5m long. Precise locations of the trenches are shown in Figure 3.

The evaluation trenches 1 to 3 will be excavated to the top of the archaeological horizon by a machine fitted with a toothless grading bucket under close archaeological supervision. All areas will be subsequently hand cleaned using pointing trowels and/or hoes to prove the presence, or absence, of archaeological features and to determine their significance. All archaeological contexts subsequently located will be adequately sampled in order to define their function, date and relationship to adjacent features. As a minimum small discrete features will be fully excavated, larger discrete features will be half-sectioned (50% excavated) and long linear features will be sample excavated along their length - with investigative excavations distributed along the exposed length of any such feature and to investigate terminals, junctions and relationships with other features. Should this percentage excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined full excavation of such features/deposits will be required.

Sufficient excavation will be undertaken to ensure that the natural horizons are reached and proven, where this can be practically and safely achieved. If safety reasons preclude manual excavation to natural, hand augering may be used to try to assess the total depth of stratification within each area. The depth of the excavation will conform to current safety requirements. If excavation is required below 1.2m the options of using shoring will be discussed with McCartneys Ltd and CPAT.

Where potentially significant archaeological features be encountered during the course of the evaluation then CPAT and McCartneys Ltd will be informed at the earliest possible opportunity. CPAT may subsequently request that further archaeological work is undertaken in order to fully evaluate areas of significant archaeological activity. Such work may require the provision of additional time and resources to complete the archaeological investigation.

### **6.3. Level 3 and Level 2 Buildings Analysis**

The house will be the subject of a building analysis and survey equivalent to a Historic England 2016 *'Understanding Historic Buildings: A Guide for Good Recording Level 3 standard*, while the barn will be the subject of a Level 2 building analysis and survey. The survey will also be completed in accordance with ClfA 2014 *'Standard and Guidance for Archaeological Investigation of Standing Buildings or Structures'*.

A Level 2 building survey is a descriptive record, often advised for a building which does not require a detailed record, or it has been set as a scope for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based.

Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

### **6.4. Recording**

Recording will be carried out using AW recording systems (pro-forma context sheets etc) using a continuous number sequence for all contexts.

Plans and sections will be drawn to a scale of 1:50, 1:20 and 1:10 as required and related to Ordnance Survey datum and published boundaries where appropriate.

All features identified will be tied in to the OS survey grid and fixed to local topographical boundaries.

Photographs will be taken in digital format with an appropriate scale, using a 12MP camera with photographs stored in Tiff format.

The archaeologist undertaking the watching brief will have access to the AW metal detector and be trained in its use.

## 6.5. Finds

The professional standards set in the Chartered Institute for Archaeologists' *Standard and guidance for the collection, documentation, conservation and research of archaeological (2014)* will form the basis of finds collection, processing and recording.

All manner of finds regardless of category and date will be retained.

Finds recovered that are regarded as Treasure under *The Treasure Act 1996* will be reported to HM Coroner for the local area.

Any finds which are considered to be in need of immediate conservation will be referred to a UKIC qualified conservator (normally Phil Parkes at Cardiff University).

## 6.6. Environmental sampling strategy

Deposits with a significant potential for the preservation of palaeoenvironmental material will be sampled, by means of the most appropriate method (bulk, column etc). Where sampling will provide a significant contribution to the understanding of the site AW will draw up a site-specific sampling strategy alongside a specialist environmental archaeologist. All environmental sampling and recording and will follow English Heritage's *Guidelines for Environmental Archaeology* (2002).

## 6.7. Human remains

In the event that human remains are encountered, their nature and extent will be established and the coroner informed. All human remains will be left *in situ* and protected during backfilling. Where preservation *in situ* is not possible the human remains will be fully recorded and removed under conditions that comply with all current legislation and include acquisition of licenses and provision for reburial following all analytical work. Human remains will be excavated in accordance with

the Chartered Institute for Archaeologists' *Excavation and Post-Excavation Treatment of Cremated and Inhumed Human Remains: Technical Paper Number 13* (1993).

## 6.8. Specialist advisers

In the event of certain finds, features or sites being discovered, AW will seek specialist opinion and advice. A list of specialists is given in the table below although this list is not exhaustive.

Artefact type	Specialist
Flint	Kate Pitt (Archaeology Wales)
Animal bone	Richard Madgwick (Cardiff University)
CBM, heat affected clay, Daub etc.	Rachael Hall (APS)
Clay pipe	Hilary Major (Freelance)
Glass	Rowena Hart (Archaeology Wales)
Cremated and non-cremated human bone	Malin Holst (University of York)/Richard Madgwick (Cardiff University)
Metalwork	Kevin Leahy (University of Leicester)/ Quita Mold (Freelance)
Metal work and metallurgical residues	Dr Tim Young (GeoArch)
Neo/BA pottery	Dr Alex Gibson (Bradford University)
IA/Roman pottery	Jane Timby (Freelance)
Roman Pottery	Rowena Hart (Archaeology Wales)/ Peter Webster (Freelance)
Post Roman pottery	Stephen Clarke (Monmouthshire Archaeology)
Charcoal (wood ID)	John Carrot (Freelance)
Waterlogged wood	Nigel Nayling (University of Wales – Lampeter)
Molluscs and pollen	Dr James Rackham
Charred and waterlogged	Wendy Carruthers (Freelance)



plant remains	
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### 6.8.1. Specialist reports

Specialist finds and palaeoenvironmental reports will be written by AW specialists, or sub-contracted to external specialists when required.

## 7. Monitoring

CPAT will be contacted at least one week prior to the commencement of archaeological site works, and subsequently once the work is underway. Any changes to the WSI that AW may wish to make after approval will be communicated to CPAT for approval on behalf of Planning Authority.

Representatives of CPAT will be given access to the site so that they may monitor the progress of the field evaluation. No area will be back-filled, until CPAT has had the opportunity to inspect it, unless permission has been given in advance. CPAT will be kept regularly informed about developments, both during the site works and subsequently during post-excavation.

## 8. Post-fieldwork programme

### 8.1. Archive assessment

#### 8.1.1. Site archive

An ordered and integrated site archive will be prepared in accordance with the guidelines published in *Standards in the museum care of archaeological collections* (Museums and Galleries Commission 1994), *Guidelines for the preparation of excavation archives for long-term storage* (UKIC 1990) and *Archaeological Archives: A Guide to Best Practice in Compilation, Transfer and Curation* (AAF 2007). The resultant archive will conform with guidelines described in *Management of Research Projects in the Historic Environment* (MoRPHE) (Historic England 2006) and Wales-specific draft on *National Standards for Wales for Collecting and Depositing Archaeological Archives* (WAT 2008).

The artefacts and samples will be prepared in accordance with the National Monuments Record (Wales) agreed structure and deposited with an appropriate receiving organisation, in compliance with ClFA Guidelines (*Standard and guidance*

*for the creation, compilation, transfer and deposition of archaeological archives*, 2014). The legal landowners consent will be gained for deposition of finds.

For the purposes of this project the full site archive will be deposited within one month of the completion of the final report, unless otherwise agreed.

### **8.1.2. Analysis**

Following a rapid review of the potential of the site archive, a programme of analysis and reporting will be undertaken.

A draft version of the evaluation report will be forwarded to CPAT within two weeks of the completion of the works for its approval. A full report of the findings of the evaluation will then be completed and forwarded to the client and archaeological curator within one month of the completion of the fieldwork.

This will result in the following inclusions in the final report:

- Non-technical summary
- Description of aims and methodology
- Location plan showing the area/s covered by the evaluation, all artefacts, structures and features found
- Plan and section drawings (if features are encountered) with ground level, ordnance datum and vertical and horizontal scales.
- Written description and interpretation of all results from desk top study, investigative trial trenching and Level 3 and level 2 building analysis, including their character, function, potential dating and relationship to adjacent features. Specialist descriptions and illustrations of all artefacts and soil samples will be included as appropriate.
- An indication of the potential of archaeological deposits which have not been disturbed by the development
- A discussion of the local, regional and national context of the remains by means of reviewing published reports, unpublished reports, historical maps, documents from local archives and the regional HER as appropriate.
- A detailed archive list at the rear listing all contexts recorded, all samples finds and find types, drawings and photographs taken. This will include a statement of the intent to deposit, and location of deposition, of the archive.
- Bibliography and all the necessary appendices.

## **8.2. Reports and archive deposition**

### **8.2.1. Report to client**

Copies of all reports associated with the desk top study and intrusive trial trench evaluation, together with inclusion of supporting evidence in appendices as

appropriate, including photographs and illustrations, will be submitted to CPAT and McCartneys Ltd upon completion.

### **8.2.2. Additional reports**

After an appropriate period has elapsed, copies of all reports will be deposited with the relevant county Historical Environment Record, the National Monuments Record and, if appropriate, Cadw.

### **8.2.3. Summary reports for publication**

Short archaeological reports will be submitted for publication in relevant journals; as a minimum, a report will be submitted to the annual publication of the regional CBA group or equivalent journal.

### **8.2.4. Notification of important remains**

Where it is considered that remains have been revealed that may satisfy the criteria for statutory protection, AW will submit preliminary notification of the remains to Cadw.

### **8.2.5. Archive deposition**

The final archive (site and research) will, whenever appropriate, be deposited with a suitable receiving institution, usually the relevant Local Authority museums service. Arrangements will be made with the receiving institution and CPAT before work starts.

Although there may be a period during which client confidentiality will need to be maintained, copies of all reports and the final archive will be deposited no later than six months after completion of the work.

Copies of all reports, the digital archive and an archive index will be deposited with the National Monuments Record, RCAHMW, Aberystwyth.

Wherever the archive is deposited, this information will be relayed to the HER. A summary of the contents of the archive will be supplied to CPAT.

### **8.2.6. Finds deposition**

The finds, including artefacts and ecofacts, excepting those which may be subject to the Treasure Act, will be deposited with the same institution, subject to the agreement of the legal land owners.

## **9. Staff**

The project will be managed by Aurea Izquierdo Zamora (AW Project Manager) and the fieldwork undertaken by Chris E. Smith MCIfA (Archaeology Wales). Any alteration to staffing before or during the work will be brought to the attention of CPAT and McCartneys Ltd.

## **Additional Considerations**

## **10. Health and Safety**

### **10.1. Risk assessment**

Prior to the commencement of work AW will carry out and produce a formal Health and Safety Risk Assessment in accordance with The Management of Health and Safety Regulations 1992. A copy of the risk assessment will be kept on site and be available for inspection on request. A copy will be sent to the client (or their agent as necessary) for their information. All members of AW staff will adhere to the content of this document.

### **10.2. Other guidelines**

AW will adhere to best practice with regard to Health and Safety in Archaeology as set out in the FAME (Federation of Archaeological Managers and Employers) health and safety manual Health and Safety in Field Archaeology (2002).

## **11. Insurance**

AW is fully insured for this type of work, and holds Insurance with Aviva Insurance Ltd and Hiscox Insurance Company Limited through Towergate Insurance. Full details of these and other relevant policies can be supplied on request.

## **12. Quality Control**

### **12.1. Professional standards**

AW works to the standards and guidance provided by the Chartered Institute for Archaeologists. AW fully recognise and endorse the Chartered Institute for Archaeologists' Code of Conduct, Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology and the Standard and Guidance for archaeological watching briefs currently in force. All employees of AW, whether corporate members of the Chartered Institute for Archaeologists or not, are expected to adhere to these Codes and Standards during their employment.

### **12.2. Project tracking**

The designated AW manager will monitor all projects in order to ensure that agreed targets are met without reduction in quality of service.

## **13. Arbitration**

Disputes or differences arising in relation to this work shall be referred for a decision in accordance with the Rules of the Chartered Institute of Arbitrators' Arbitration Scheme for the Institute for Archaeologists applying at the date of the agreement.

## **14. References**

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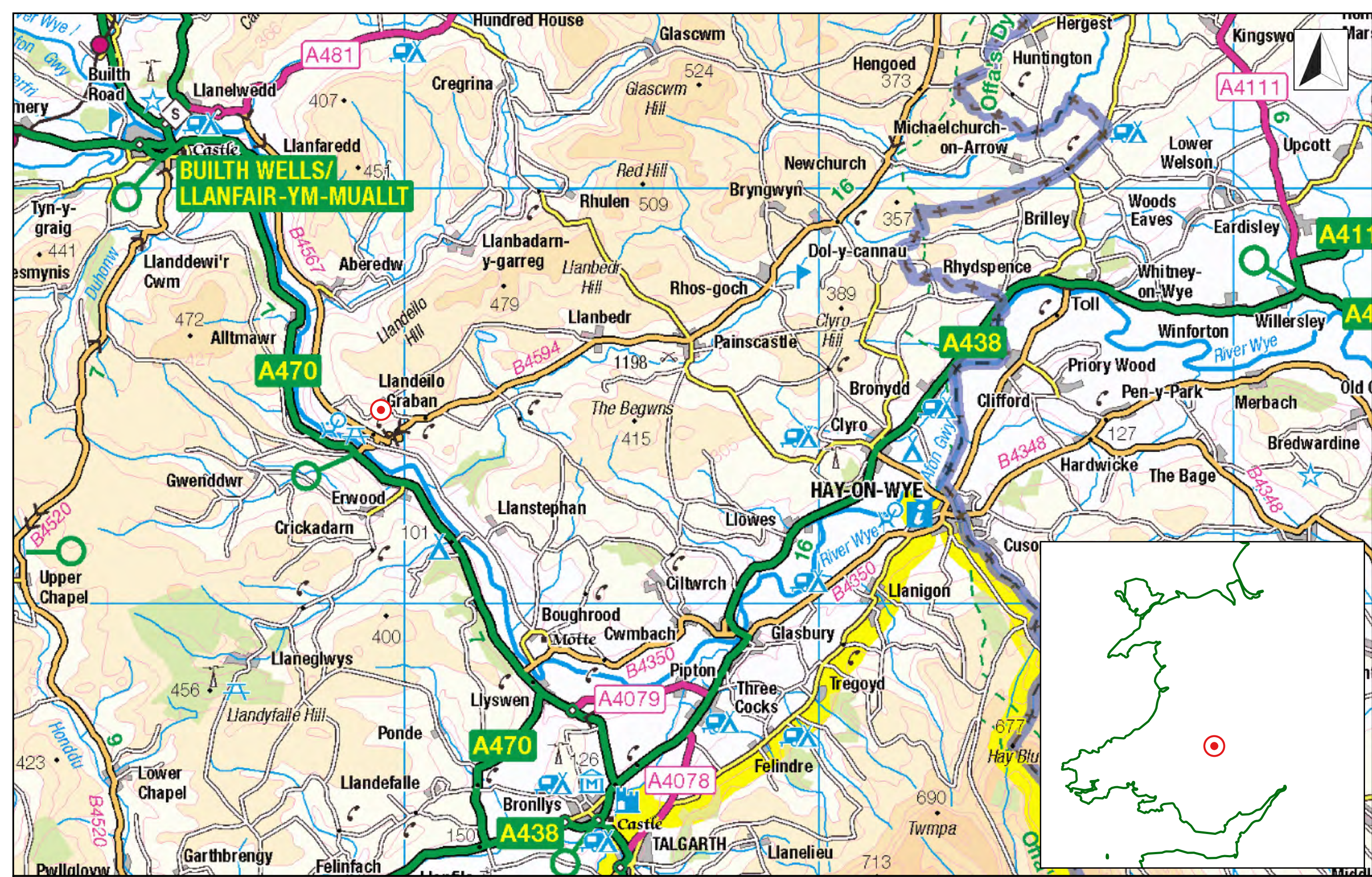


Figure 1: Location of the development site within UK (bottom right), scale 1:3,000,000; and location within Powys region, scale 1:80,000.



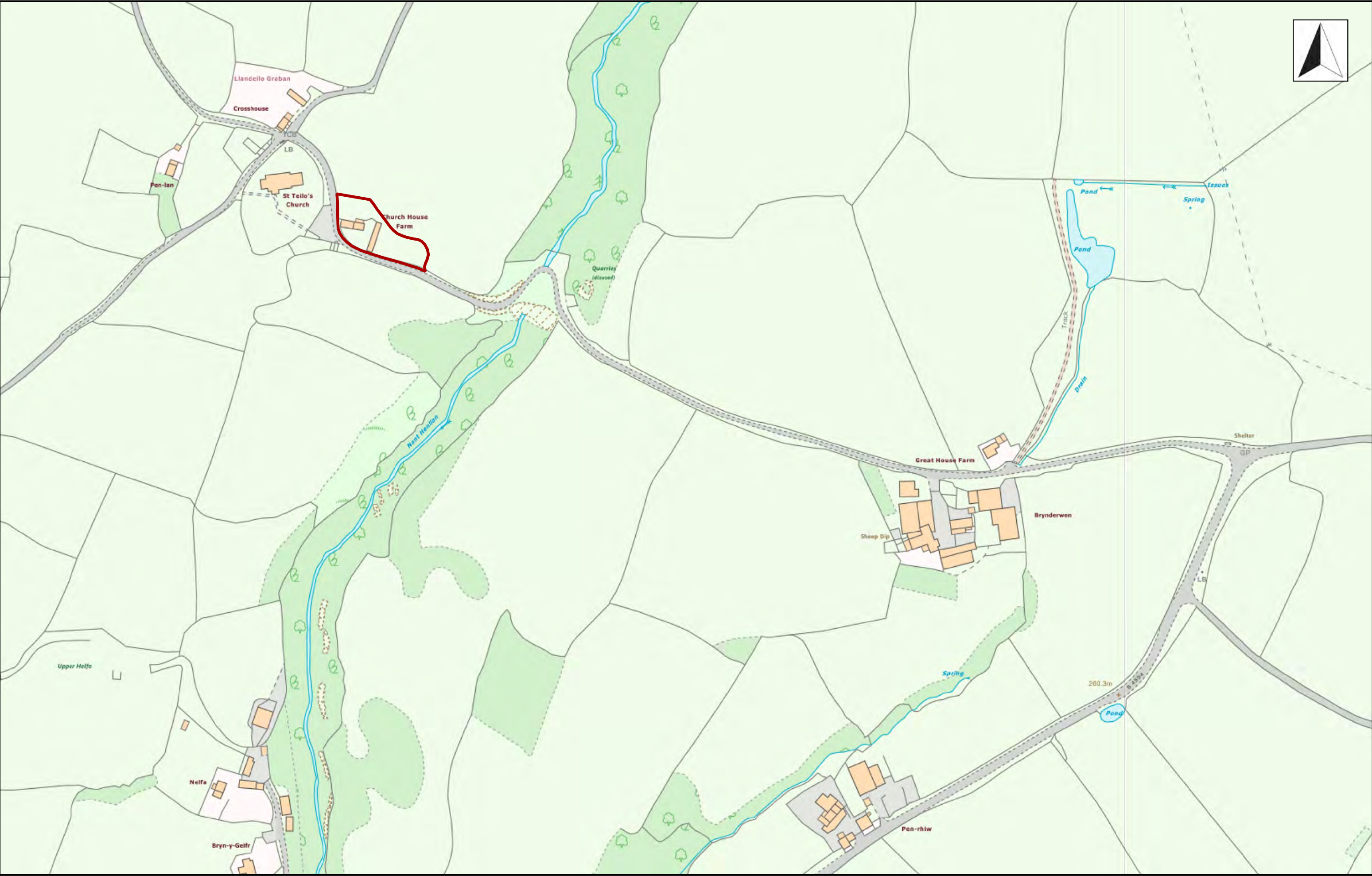
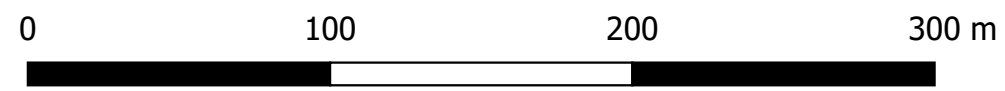
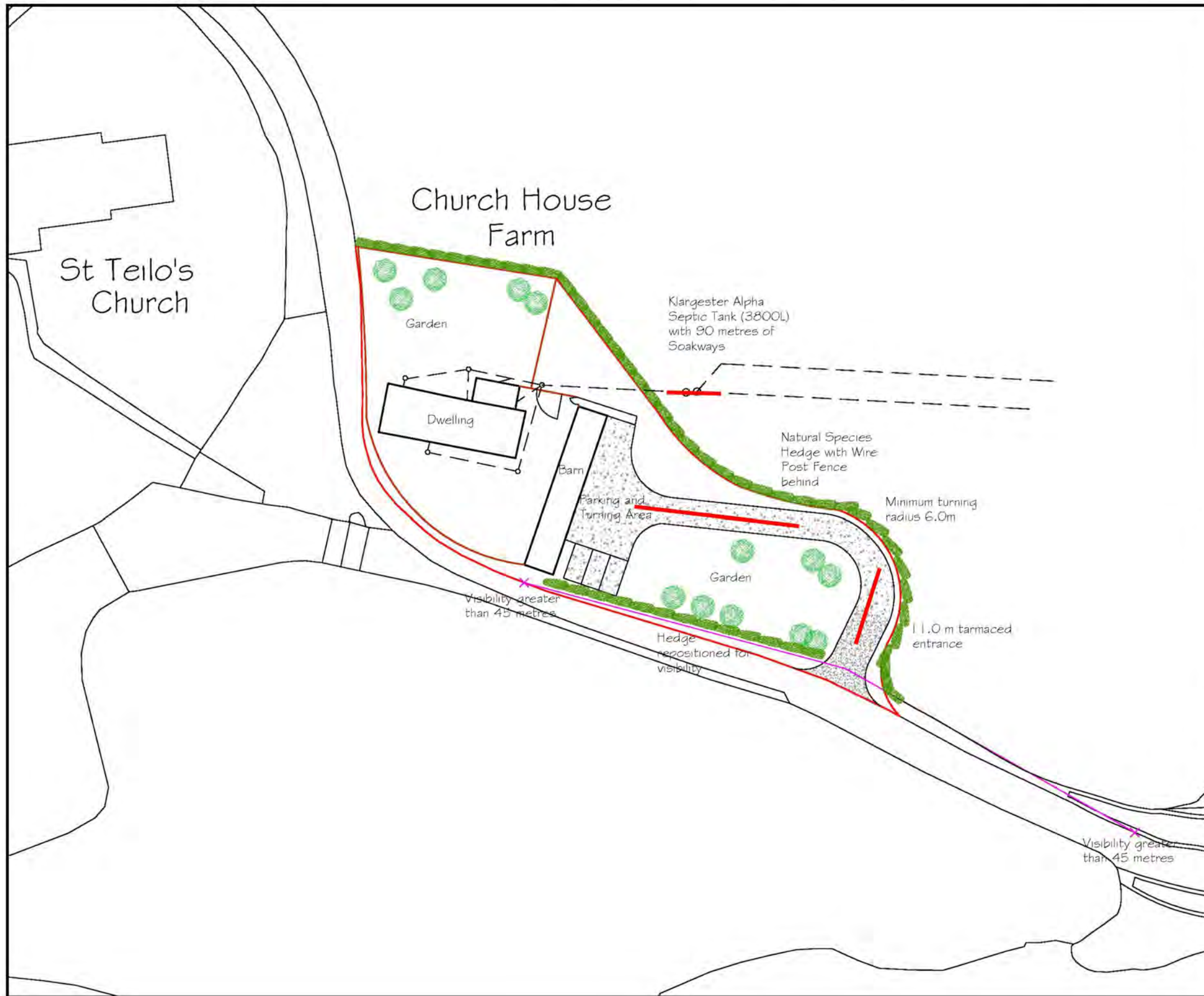


Figure 2: Location of the development site (red) within Llandeilo Graban area, scale 1:2,500.







**GENERAL NOTES & SPECIFICATIONS**  
 MATERIALS, WORKMANSHIP AND CONSTRUCTION ARE TO CONFORM WITH CURRENT STANDARDS, CODES OF PRACTICE, AGREEMENT CERTIFICATES AND MANUFACTURERS RECOMMENDED SPECIFICATIONS AND ARE TO FULLY COMPLY WITH THE BUILDING REGULATIONS 1991, RELATED APPROVED DOCUMENTS AND LEGISLATION.

ALL SERVICES ARE TO BE INSTALLED IN ACCORDANCE WITH STATUTORY AUTHORITY REGULATIONS AND BY-LAWS

**SAFETY**

STATUTORY INSTRUMENT 2007 No 320 - THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007

THE CONTRACTOR IS TO COMPLY WITH THE DUTIES IMPOSED ON HIM BY THE ABOVE REGULATIONS AND LIAISE DIRECTLY WITH THE CDM COORDINATOR AS APPOINTED BY THE CLIENT

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CLIENT: Mr & Mrs Pugh  
 Cwrt-y-Gribin  
 Llandello Graban  
 Builth Wells

TITLE: Proposed Site Plan

REVISIONS:	DATE:

SCALES: Plan - 1:500	DATE: AUGUST 2016
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DRAWN BY:	ORIGINAL SHEET SIZE: A3
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Figure 3: Proposed location of trenches (red) within the development site area, scale 1:500.

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# *Archaeology Wales*

## **Appendix III**

### **Archive Cover Sheet**

## ARCHIVE COVER SHEET

### Church House Farm, Llandeilo Graban, Powys

Site Name:	Church House Farm, Llandeilo Graban
Site Code:	CHLG/17/EV
PRN:	138399 (Church House Farm) 138396 (Church House Barn)
NPRN:	81103 (Church House Farm)
NGR:	309430 244650 (SO 0943 4465)
Site Type:	Historic Building / Greenfield
Project Type:	Desktop Study, Trial Trenching & Building Recording
Project Manager:	Aurea Izquierdo Zamora
Project Dates:	March 2017
Categories Present:	Modern / Geological
Location of Original Archive:	AW
Location of Duplicate Archives:	RCAHMW
Number of Finds Boxes:	None
Location of Finds:	AW
Museum Reference:	N/A
Copyright:	AW
Restrictions to Access:	None

# *Archaeology Wales*

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