

**LEVEL 1 BUILDING RECORDING FOR  
PROPOSED TWO STOREY EXTENSION TO  
EXISTING DWELLING AT LITTLE PENTRE  
TWIN ALLWYS ROAD, GOVILON, NP7 9RT  
PLANNING APPLICATION:  
18/16325/FUL (BBNPA)**



Report by: Trysor

For: Rachel Pritchard

November 2018



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By

Jenny Hall, MCIfA & Paul Sambrook, MCIfA  
Trysor

Trysor Project No. 2018/640  
HER Event Record- GGAT PRN E006131

For: Rachel Pritchard

November 2018

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*Cover photograph: Little Pentre, looking south southeast.*

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**RHIF YR ADRODDIAD - REPORT NUMBER:** Trysor 2018/640  
**HER EVENT RECORD – GGAT E006131**

**DYDDIAD** 20<sup>ain</sup> Tachwedd 2018    **DATE**    20<sup>th</sup> November 2018

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

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

**JENNY HALL MCIFA**    *Jenny Hall*

**PAUL SAMBROOK MCIFA**    *Paul Sambrook*

***Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.***

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

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### **Abbreviations**

BBNPA - Brecon Beacons National Park Authority

GGAT - Glamorgan Gwent Archaeological Trust

HER - Historic Environment Record

PRN - Primary Reference Number

## Event Record PRN – GGAT HER

PRN	E006131
Name	LITTLE PENTRE
Type	PHOTOGRAPHIC SURVEY
NGR	SO253843622
Easting	325384
Northing	213622
Summary (English)	Trysor undertook a Level 1 building recording at Little Pentre, Govilon, NP7 9RT in November 2018. A former outbuilding at SO2538443622, converted to a dwelling in the 20 <sup>th</sup> century, was being extended, planning application 18/16325/FUL (BBNPA) and a photograph record was required before the extension was added.
Summary (Cymraeg)	Ym Mis Tachwedd, 2018, paratôwyd Cofnod Adeilad Lefel 1 gan Trysor ar fwthyn Little Pentre, Gofilon, NP7 9RT. Ysgubor oedd yr adeilad yn wreiddiol, yn SO2538443622, ond cafodd ei newid i mewn i dy annedd yn ystod y 20fed ganrif. Yn 2018, cyflwynwyd cais cynllunio 18/16325/FUL (BBNP) gyda'r bwriad o ychwanegu estyniad i'r ty. Gofynnodd yr awdurdod cynllunio am Gofnod Ffotograffig o'r adeilad cyn i unrhyw waith ddechrau ar yr estyniad.
Description	Trysor undertook a Level 1 building recording at Little Pentre, Govilon, NP7 9RT in November 2018. A former outbuilding at SO2538443622, converted to a dwelling in the 20 <sup>th</sup> century, was being extended, planning application 18/16325/FUL (BBNPA) and a photograph record was required before the extension was added.
Sources	Trysor, 2018, Specification For Level I Building Recording for Proposed Two Storey Extension to Existing Dwelling at Little Pentre Twyn Allwys Road, Govilon NP7 9RT Planning Application: 18/16325/FUL (BBNPA)
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## Historic Asset PRNs – GGAT HER

PRN	11818g
Name	LITTLE PENTRE
Type	OUTBUILDING
NGR	SO253843622
Easting	325384
Northing	213622

Summary (English)	This building was originally a barn associated with a now lost house. It does not appear to have existed at the time of the 1813 Ordnance Survey map, but is shown on the Llanwenarth parish tithe map of 1843. The nearby house was abandoned and demolished in the 20 <sup>th</sup> century and the barn converted for use as a dwelling, known as Little Pentre.
Summary (Cymraeg)	Roedd yr adeilad yma wedi cael ei ddefnyddio fel ysgubor yn wreiddiol, yn gyslltiedig a thy sydd bellach wedi diflannu. Nid yw'n ymddangos ar fap 1813 yr Arolwg Ordnans, ond mae'n cael ei ddangos yn glir ar fap degwm plwyf Llanwenarth, 1843. Pan aeth y ty yn adfail yn ystod y 20fed ganrif, newidwyd yr ysgubor i mewn i dy annedd, sy'n cael ei adnabod fel "Little Pentre".
Description	This building was originally a barn which was association with a house which stood just to the northwest during the 19 <sup>th</sup> century. Neither building appears to have existed at the time the Ordnance Survey Original Surveyors Drawings were surveyed in 1813, but both are shown on the Llanwenarth parish tithe map of 1843. The tithe apportionment for Llanwenarth parish (dating to 1842) records the property as an unnamed "house and garden" on the holding of Pentre Farm. The house and barn are both shown as being in use on the 1901 1:2500 scale Ordnance Survey map. The 1960 1:2500 scale map shows that the house had been abandoned and by the end of the 20 <sup>th</sup> century it had been demolished. The barn was converted into a dwelling at some point during the 20 <sup>th</sup> century and it is that cottage which is known as Little Pentre in modern times.
Sources	Llanwenarth parish tithe map, 1846, parcel 255 Ordnance Survey, 1880, 1:2500 Ordnance Survey, 1901, 1:2500 Trysor, 2018, Specification For Level I Building Recording for Proposed Two Storey Extension to Existing Dwelling at Little Pentre Twyn Allwys Road, Govilon NP7 9RT Planning Application: 18/16325/FUL (BBNP)
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## Historic Asset PRNs – GGAT HER

PRN	11819g
Name	LITTLE PENTRE
Type	HOUSE
NGR	SO2537213632
Easting	3025372
Northing	213632
Summary (English)	The site of a house which stood at this location in the 19 <sup>th</sup> century. It does not appear to have existed at the time of the 1813 Ordnance Survey map, but is shown on the Llanwenarth parish tithe map of 1843. The house had been abandoned by the 1960s and was later demolished.
Summary (Cymraeg)	Roedd ty yn sefyll yma yn ystod y 19fed ganrif. Nid yw'n ymddangos ar fap 1813 yr Arolwg Ordnans, ond mae'n cael ei ddangos yn glir ar fap degwm plwyf Llanwenarth, 1843. Roedd y ty yn wag erbyn y 1960au ac fe gafodd ei ddymchwel erbyn diwedd y 20fed ganrif.
Description	The site of a house which stood at this location in the 19 <sup>th</sup> century. Neither building appears to have existed at the time the Ordnance Survey Original Surveyors Drawings were surveyed in 1813, but both are shown on the Llanwenarth parish tithe map of 1843. The tithe apportionment for Llanwenarth parish (dating to 1842) records the property as an unnamed "house and garden" on the holding of Pentre Farm. The house and barn are both shown as being in use on the 1901 1:2500 scale Ordnance Survey map. The 1960 1:2500 scale map shows that the house had been abandoned and by the end of the 20 <sup>th</sup> century it had been demolished. The former barn was converted into a dwelling at some point during the 20 <sup>th</sup> century and it is that building which is known as Little Pentre in modern times.
Sources	Llanwenarth parish tithe map, 1846, parcel 255 Ordnance Survey, 1880, 1:2500 Ordnance Survey, 1901, 1:2500 Trysor, 2018, Specification For Level I Building Recording for Proposed Two Storey Extension to Existing Dwelling at Little Pentre Twyn Allwys Road, Govilon NP7 9RT Planning Application: 18/16325/FUL (BBNP)
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## **1. Summary**

1.1 In November 2018, Trysor undertook a Level 1 building recording prior to application to extend Little Pentre, a former barn which had been converted into a cottage during the late 19<sup>th</sup> century and had already undergone some extension in modern times. The house stands within a large garden at SO2538443622.

## **2. Copyright**

2.1 Trysor holds the copyright of this report and of the paper and digital archive. Further paper copies may be made of this report without gaining permission to reproduce but it must be noted that Figures 8 and 9 include other copyright material and should not be copied.

## **3. Introduction**

3.1 Rachel Pritchard of Little Pentre, Twyn Allwys Road, Govilon, Monmouthshire NP7 9RT commissioned Trysor heritage consultants to write a specification relating to condition 8 on planning application number: 18/16325/FUL (Brecon Beacons).

3.2 Trysor produced a written scheme of investigation for a Level 1 building record, as defined by Historic England, see Appendix A. This was approved by Brecon Beacons National Park prior to the work being carried out.

3.3 The project has been identified as 2018/640 in Trysor records and given a site code LPT2018.

## **4. The Development**

4.1 The development consists of an extension to the western side of the present cottage. The cottage is centred on SO2538443622.

4.2 The cottage was originally a small barn associated with a now lost house at Little Pentre which stood a short distance to the northwest. The house was abandoned by the mid-20<sup>th</sup> century and later demolished and its site cleared.

4.3 By the 1960s, the former barn at Little Pentre had been converted into a small cottage. This is the cottage which is the subject of the current planning application.

## 5. Conditions on the consent

5.1 In granting approval for the application, the Local Planning Authority imposed conditions on the consent. Condition 8 specifies an action necessary to mitigate the impact of the development on the historic environment.

*No development shall take place until an appropriate programme of buildings recording and analysis (equivalent to a HE Level 1 Buildings survey) has been secured and implemented, in accordance with advice provided by the Local Planning Authority. A copy of the resulting report and digital photographs shall be submitted to the Local Planning Authority National Park Archaeologist for approval. Following approval, copies of the report and photographs will be submitted to the Local Planning Authority and the local Welsh Archaeological Trust for inclusion in the Regional Historic Environment Record (HER).*

*Reason: To allow detail of a building of historical interest and significance affected by the proposed development to be preserved by record..*

## 6. Methodology

6.1 On November 13<sup>th</sup> 2018, Trydor visited Little Pentre and took photographs showing external and internal views of the cottage and its context, in line with a Written Scheme of Investigation (WSI), see Appendix A.

6.2 Historic England's *Understanding Historic Buildings: A guide to good recording practice* was used to prepare the Written Scheme of Investigation. They define a Level 1 record as

*"....A summary statement (when no more detailed is intended) describing the building's type or purpose, historically and at present, its materials and possible date(s) so far as these are apparent from a superficial inspection."*

6.3 The WSI also conforms to the Chartered Institute for Archaeologists *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (CIfA, 2014b).

Little Pentre, Govilon, Monmouthshire NP8 1SY  
 Level 1 Building Recording  
 Planning Application: 18/16325/FUL (BBNP)

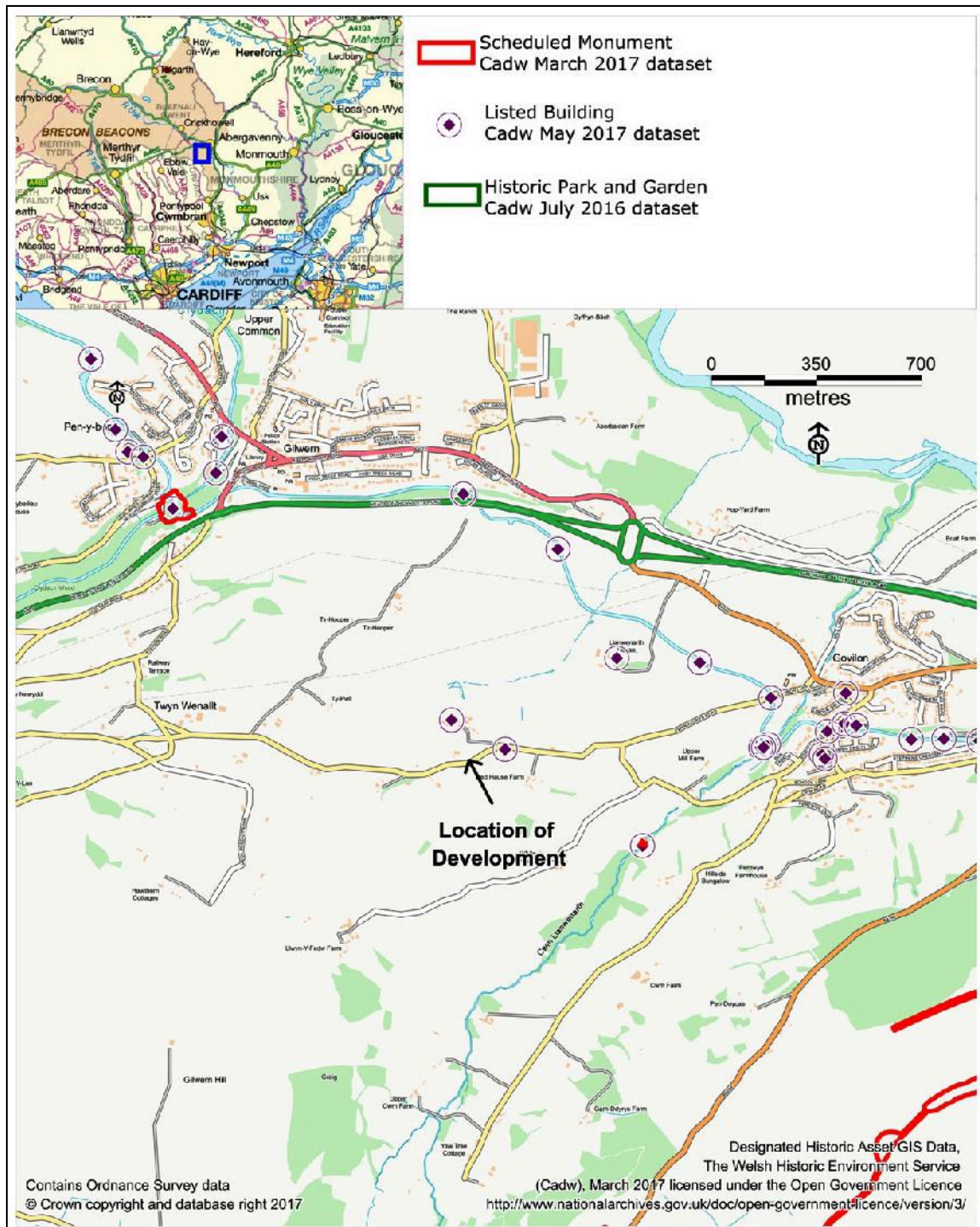


Figure 1: Location of Little Pentre.

## **7. Documentary Overview**

7.1 Little Pentre cottage is not currently recorded in either the National Monuments Record (NMR) or the regional Historic Environment Record (HER) held by the Glamorgan Gwent Archaeological Trust (GGAT). As part of this project Trysor have written core HER records for the barn and former house using allocated PRNs 11818g and 11819g.

7.2 The tithe apportionment for Llanwenarth parish (dating to 1842) and the accompanying parish tithe map of 1843 show that Little Pentre was listed as an unnamed "house and garden", part of Pentre Farm. Pentre Farm was owned and occupied by one Margaret Morgan, who farmed 62 acres, 0 roods 2 perches in total. No information is given as to the occupant of Little Pentre.

7.3 Margaret Morgan is recorded in the 1841 census returns for Llanwenarth Citra parish as the occupant of Pentre Farm, aged 65 (born 1776). She lived at Pentre Farm with one Walter Morgan, aged 20, presumably a relative. Little Pentre is not named on the census return so it is not known if it was occupied at this time.

7.4 Little Pentre cannot be traced on 19<sup>th</sup> and early 20<sup>th</sup> century census returns as it is not known what the name of the property was prior to the demolition of the original house. No property known as Little Pentre can be traced on the 1841-1911 census returns and the property is not named on Ordnance Survey maps during this period.

## 8. Mapping Overview

8.1 The first map which shows the district in detail is the Abergavenny sheet of the Ordnance Survey's Original Surveyors Drawings surveyed in 1813, see Figure 2. The Original Surveyors Drawings represent the first detailed map series of the whole country. These maps do not generally show field boundaries but do show buildings.

8.1.1 This map is not accurate enough to determine whether "Little Pentre" existed at the time of the survey, but there is no evidence of a building at the location. Comparison with the 1831 1:63360 scale map, see Figure 3, is informative.

8.1.2 The 1813 map shows neighbouring Pentre Farm as *Pentref*, before the L&NWR railway line was constructed through the area in 1862. It seems to show Pentre Farm further south than its present position.

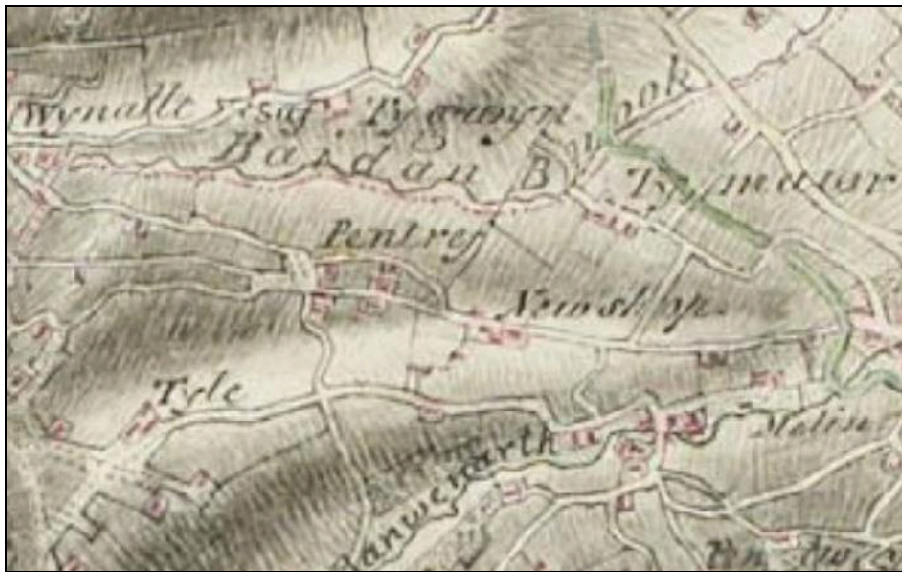


Figure 2: The 1813 Ordnance Survey's Original Surveyors Drawing. Compare the position of Pentref with that shown on the 1831 Ordnance Survey map (Figure 5).

8.2 The 1:63360 map published by the Ordnance Survey in 1832 (Sheet 42) gives a slightly clearer picture, see figure 3. It may show a building at the present site of Little Pentre (ringed is in red) but it is not possible to be certain.



Figure 3: The 1832 1:63360 map (left), shown alongside the 1813 Ordnance Survey's Original Surveyors drawings. The present site of Little Pentre is ringed in red on the 1832 map. It is not clear whether a building is shown at the location. The 1813 map seems to show "Pentref" further south than the present Pentre Farm and does not appear to show any building at the site of Little Pentre, the probable location of which is ringed in red here also. (Note: the 1:63360 map shown here is based on the 1832 edition but has later features added, including the railway line built in 1862 which runs south of Pentre Farm).

8.3 The Llanwenarth parish tithe map of 1843, see figure 4, shows Little Pentre in detail. The two buildings are shown within field parcels 255 and 254. Parcel 255 (shaded green) is the unnamed "house and garden" described as a part of Pentre Farm on the tithe apportionment. Parcel 254 (shaded red) was a field known as Cae Graig (Rock Field) and forms part of Little Pentre today. The house is presumably the larger, L-shaped building to the left, with the smaller rectangular building to the right representing the barn which has been later converted into a dwelling and subsequently incorporated into the present Little Pentre cottage.



Figure 4: Little Pentre Farm as shown on the tithe map of 1843  
The map has been turned upside down to put north at the top.

8.4 The 1880 Ordnance Survey 1:2500 scale map, see figure 5, also shows the house and barn at Little Pentre, though the map does not name the property. A similar picture is shown on the 1901 1:2500 scale map, which also shows both buildings in use. The 1957 1:25000 scale Ordnance Survey map also shows two buildings in use here, but the 1960 edition of the 1:2500 scale map shows the house at Little Pentre as an abandoned building.

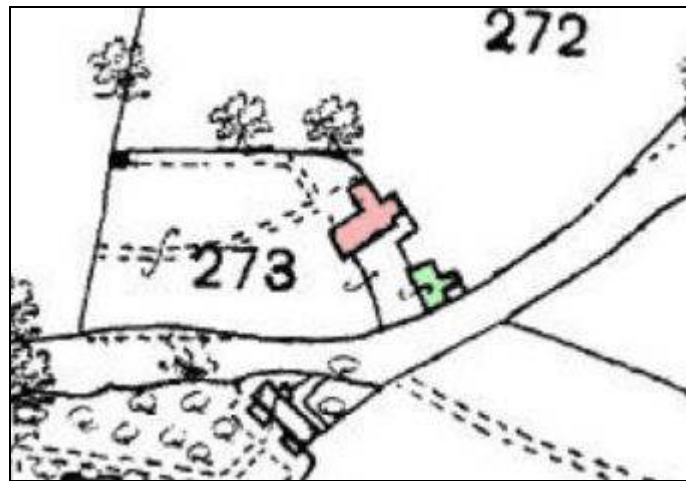


Figure 5: The 1880 1:2500 Ordnance Survey map shows the original house (red) to the northwest of the barn (the present cottage – shaded green). Note the extension added to the northeast side of the barn.

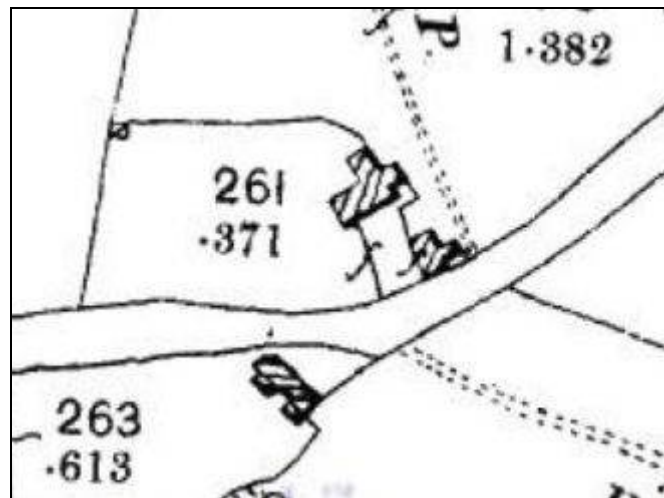


Figure 6: The 1901 1:2500 Ordnance Survey map shows both buildings in use..

8.5 Google Earth satellite images throw some light on the later history of the original house at Little Pentre. The 2004 image shows that the bases of the external wall of the house had been retained as a feature alongside the garden of the property. This building evidently measured about 13 metres long by 5 metres wide. The 2010 image shows that most of the house foundation wall had been removed and this appears to correspond with the period when the modern extension was added to the present dwelling. By 2018 only the southwest end of the original house foundation survived in the garden, retained as a garden feature (see Plate 27).



## 9. Description of Little Pentre cottage

9.1 A low resolution client plan showing the current layout of the cottage, is included as Figure 7, below.

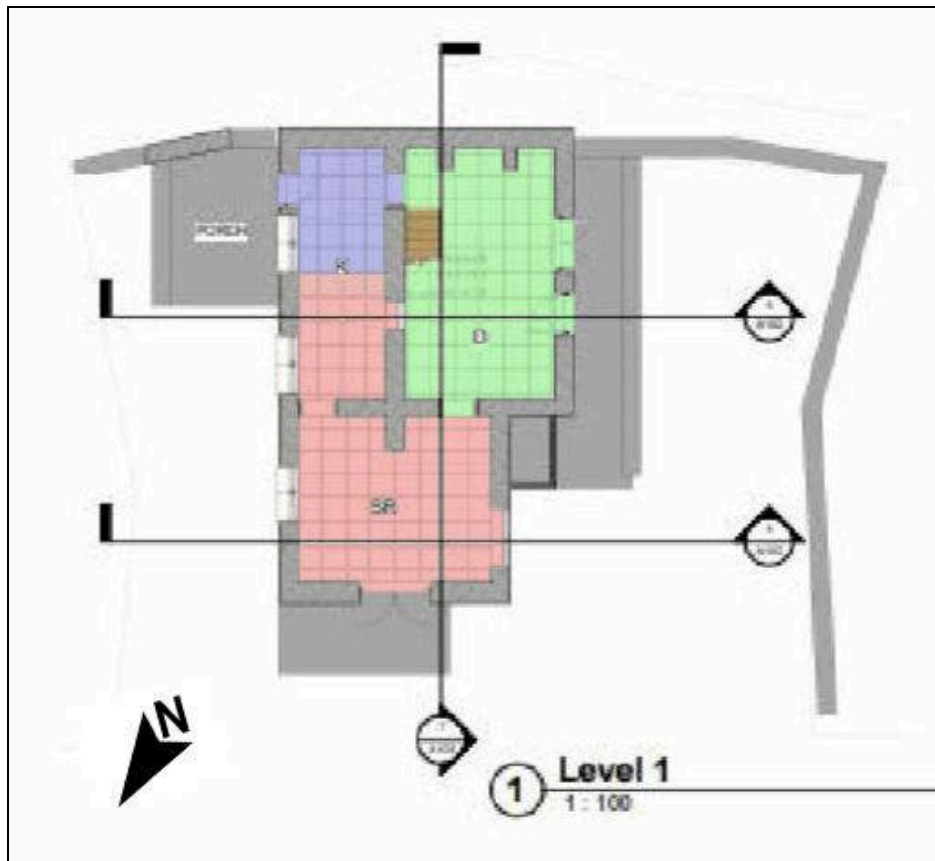


Figure 7: A low-resolution ground floor plan of Little Pentre showing the original building (shaded green), the approximate area of the late 19<sup>th</sup> century extension (shaded blue) and the modern extension (shaded red).

9.2 The cottage is a small dwelling at present. The historic core of the building is the structure of probably early 19<sup>th</sup> century date which served originally as a barn associated to a different house. This building was chiefly constructed of coursed Old Red Sandstone, with some greener sandstone intermixed. Externally it measured approximately 7.8 metres north-northwest to south-southeast in length by 4.7 metres wide, with walls approximately 0.50 metres thick. It had two doorways in the south southwest-facing lateral wall and a small window in the northeast-facing lateral wall, but no other original openings are known. The red sandstone voussoirs in the arches above the two original doors and window are attractive features in the present building.

9.3 The associated house was abandoned by the 1960s and the barn converted to a cottage at some point during the early to mid-20<sup>th</sup> century (shaded green in Figure 7). It is likely that the windows in the gable ends of the upper floor were added at this time, certainly those in

the southeast-facing gable. The wallplate level was raised by about 0.4 metres and a new slate roof added at some point, presumably when the conversion from a barn to a dwelling occurred. The upper parts of both gable ends around the windows appear to have been rebuilt at the same time, presumably when the windows were inserted. The stone chimney appears to be of modern date.

9.4 It seems likely that the stone fireplace built against the southeast gable wall was inserted when the conversion to a dwelling occurred, as well as the wooden stairs leading to the heightened first floor. Both remain in use.

9.5 A small lean-to extension was added to the north-northeastern side of the original barn by the late 19<sup>th</sup> century. This came to serve as the kitchen of the cottage after conversion (shaded blue in Figure 7).

9.6 By the early 21<sup>st</sup> century a large extension had been added to the north-northwest gable end of the house, wrapping around the east-northeast lateral wall also to join with the earlier kitchen extension (shaded red in Figure 7).

9.7 There is now little evidence of the internal character of the original barn or the later cottage. All internal walls are plastered, and internal and external doors and windows of modern date. The fireplace, staircase and wooden steps into the kitchen are the main surviving features of the 20<sup>th</sup> century cottage.

9.8 The area around the present dwelling has been altered in the past, but it is thought likely that the garden to the west-southwest of the house retains much of the form of the original layout, including a revetment wall which divides it into two parts and which incorporates a flight of stone steps leading from the lower garden, closest to the cottage, up to the upper part of the garden. This wall line is shown on 19<sup>th</sup> century Ordnance Survey maps.

## 10. Photographs

10.1 Colour digital photographs were taken inside and outside the stable, using a 16M pixel camera. The following table describes the content of each photograph included in the project archive and their locations are provided in the following map, see Figure 8 and 9. The photographs are included in Appendix B at the end of the report.

Photo Number	Description	Date Taken	Direction
LPT2018_001	Little Pentre cottage. The part of the building in the foreground is a modern extension. The 19 <sup>th</sup> century barn, converted into a cottage in the 20 <sup>th</sup> century, is behind the modern addition.	13/11/2018	Looking south-southeast.
LPT2018_002	Little Pentre cottage showing the 19 <sup>th</sup> century converted barn. The ground floor doorways are original, the upper floor window appears to be a later insert into a rebuilt upper gable wall.	13/11/2018	Looking southeast.
LPT2018_003	A view of the south-southwestern lateral wall of Little Pentre cottage. The original doorways are the only features. Note that the wallplate has been raised by over 0.40 metres, presumably during the 20 <sup>th</sup> century conversion. The roof and chimney are modern therefore.	13/11/2018	Looking north-northeast
LPT2018_004	A closer view of the doorways in the south-southwestern wall of Little Pentre cottage. The stonework of this wall is original and characterised by coursed Old Red Sandstone and some green sandstones, typical of the area.	13/11/2018	Looking north-northeast
LPT2018_005	A view of the garden area of Little Pentre showing the position where the original house stood until the 20 <sup>th</sup> century.	13/11/2018	Looking southwest.

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<b>Photo Number</b>	<b>Description</b>	<b>Date Taken</b>	<b>Direction</b>
LPT2018_006	A view of Little Pentre farmhouse. The modern extension blocks the view of the original barn attached to its north-northeastern side. The door and window in the left hand side of the modern extension are however in a section of the building that seems to have been added to the barn by the late 19 <sup>th</sup> century as a lean-to extension.	13/11/2018	Looking southwest
LPT2018_007	The earlier extension off the east-northeast lateral wall of the original barn can be seen clearly here. A wall joint is visible to the left of the scale rod. The wall to the left of that joint appears to be late 19 <sup>th</sup> century wall. The wall to the left is a modern addition.	13/11/2018	Looking west-southwest
LPT2018_008	A view of the east-northeastern side of Little Pentre cottage showing the extension to the original barn. Note the change in roof height at the left side of the extension. The roof of the 19 <sup>th</sup> century addition is slightly lower than that of the purely modern extension to its right. This difference is seen inside also.	13/11/2018	Looking west-southwest
LPT2018_009	A view of Little Pentre cottage from the road which passes to the south. This shows the west-southwest side of the original barn and the south-southeast-facing gable wall. The windows in the first floor were undoubtedly added when the roof was raised in the 20 <sup>th</sup> century.	13/11/2018	Looking northeast
LPT2018_010	Another view of the south-southeast facing gable wall.	13/11/2018	Looking northeast
LPT2018_011	Another view of the south-southeast facing gable wall.	13/11/2018	Looking north-northeast

Photo Number	Description	Date Taken	Direction
LPT2018_012	Another view of the south-southeast facing gable wall. The raised wallplate level is visible beneath the eaves either side. The windows must have been added after the wallplate was raised. The difference in the stonework is also evident in the upper part of the wall, and the modern chimney visible. The original Old Red Sandstone stonework is seen in the ground floor wall, with larger blocks used to build the original foundation or base of the wall for strength.	13/11/2018	Looking north northwest
LPT2018_013	Another view of the south-southeast facing gable wall.	13/11/2018	Looking northwest.
LPT2018_014	Another view of the south-southeast facing gable wall, showing the south-southeast-facing wall of the late-19 <sup>th</sup> century extension in the centre and the probably 19 <sup>th</sup> century garden wall to the right.	13/11/2018	Looking northwest.
LPT2018_015	Another view of the south-southeast facing gable wall, showing the south-southeast facing wall of the late-19 <sup>th</sup> century extension in the centre and the probably 19 <sup>th</sup> century garden wall to the right.	13/11/2018	Looking west southwest.
LPT2018_016	A close up of the south-southeast wall of the late 19 <sup>th</sup> century extension. A damp-proof course is visible low in the wall, suggesting it may have been modified or rebuilt in modern times. The gap between the building and the garden wall to the right may also support the idea that the extension has been modified.	13/11/2018	Looking north-northwest.
LPT2018_017	The joint between the original barn and the late-19 <sup>th</sup> century extension is seen here. Note the quoin stones of the barn.	13/11/2018	Looking north-northwest
LPT2018_018	This gap between the late-19 <sup>th</sup> century extension and the garden wall suggests that one or the other may have been rebuilt in modern times.	13/11/2018	Looking north-northwest

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<b>Photo Number</b>	<b>Description</b>	<b>Date Taken</b>	<b>Direction</b>
LPT2018_019	Inside the original barn is evidence of the 20 <sup>th</sup> century conversion into a dwelling. This stone fireplace in the south-southeast gable wall is not an original feature and was added in at some point in the 20 <sup>th</sup> century.	13/11/2018	Looking south-southeast
LPT2018_023	An original window survives in the east-northeast wall of the original barn, now as an internal feature between the barn and the 20 <sup>th</sup> century extension added to the outside of the wall.	13/11/2018	Looking east-northeast.
LPT2018_024	A reverse view of the window shown in Plate 20, viewed from the modern kitchen.	13/11/2018	Looking west south-west
LPT2018_025	A view of the staircase which was added when the barn was converted into a cottage during the 20 <sup>th</sup> century. The original staircase seems to have survived.	13/11/2018	Looking east-northeast.
LPT2018_026	Wooden steps leading from the original barn down to the first extension added to the building, probably in the late 19 <sup>th</sup> century.	13/11/2018	Looking west southwest.
LPT2018_028	An internal view of the ceiling inside the kitchen extension showing the change in rook height. The lower ceiling reflects the height of the late 19 <sup>th</sup> century extension to the building, the higher ceiling is modern.	13/11/2018	Looking south.
LPT2018_040	A view of the garden to the west-southwest of the original barn. The revetment wall shown here is shown on late 19 <sup>th</sup> century Ordnance Survey maps and is probably an original 19 <sup>th</sup> century feature. It connected to the now lost house to the right of this photograph	13/11/2018	Looking west.
LPT2018_041	Another view of the garden to the west-southwest of the original barn. The now lost house stood to the right of the fir tree.	13/11/2018	Looking west-northwest

<b>Photo Number</b>	<b>Description</b>	<b>Date Taken</b>	<b>Direction</b>
LPT2018_042	This garden feature, to the right of the conifer in Plate 26, reflects the position of the original house at Little Pentre	13/11/2018	Looking west-southwest.
LPT2018_043	A view from the garden to the northern side of Little Pentre cottage, looking towards Abergavenny in the distance.	13/11/2018	Looking east-northeast.
LPT2018_044	A view from the garden to the northern side of Little Pentre cottage, looking towards Pentre Farm. Note the bridge across the now disused bed of the London & North West Railway, which was built between Pentre Farm and the cottage at Little Pentre during the second half of the 19 <sup>th</sup> century.	13/11/2018	Looking north.

## **11. Archive**

11.1 Following approval of the report by the Local Planning Authority the archive and a copy of the report and photographs will be deposited with the National Monuments Record, Aberystwyth. Photographs are in TIFF format, following the standard required by the RCAHMW.

11.2 A further pdf copy of the report and photographic archive will be supplied to the Historic Environment Record at Clwyd Powys Archaeological Trust, Welshpool.

## **12. Sources**

Chartered Institute for Archaeologists, 2014a, *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives*, available online from the CIfA website, [www.archaeologists.net](http://www.archaeologists.net)

Chartered Institute for Archaeologists, 2014b, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*

Historic England, 2016, *Understanding Historic Buildings – A Guide To Good Recording Practice*.

Llanwenarth Parish Tithe Map, 1843

Llanwenarth Parish Tithe Apportionment, 1842

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

RCAHMW, 2015, *RCAHMW guidelines for Digital Archives*, Version 1

WAT, 2018, *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)*

### **12.1 Map Sources**

Ordnance Survey, 1813, Original Surveyors Drawings – Abergavenny

Ordnance Survey, 1832, 1:63360 scale First Series map, Sheet 42

Ordnance Survey, 1880, 1:2500 scale First Edition map

Ordnance Survey, 1901, 1:2500 scale Second Edition map

Ordnance Survey, 1957, 1:25000 scale map sheet SO21

Ordnance Survey, 1960, 1:2500 scale map



## **APPENDIX A**

### **SPECIFICATION FOR LEVEL I BUILDING RECORDING FOR PROPOSED TWO STOREY EXTENSION TO EXISTING DWELLING AT LITTLE PENTRE TWYN ALLWYS ROAD GOVILON NP7 9RT PLANNING APPLICATION: 18/16325/FUL (BBNP)**

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**SPECIFICATION FOR LEVEL I BUILDING RECORDING FOR  
 PROPOSED TWO STOREY EXTENSION TO EXISTING DWELLING AT  
 LITTLE PENTRE TWYN ALLWYS ROAD GOVILON NP7 9RT  
 PLANNING APPLICATION: 18/16325/FUL (BBNP)**

**1. Introduction**

1.1 Rachel Pritchard of Little Pentre, Twyn Allwys, Govilon, Monmouthshire, NP7 9RT, has commissioned Trysor heritage consultants to write a specification relating to condition 8, planning application number: 18/16325/FUL (Brecon Beacons National Park Authority).

1.2 The development is at SO2537613629, on the north side of a minor road between Gilwern and Govilon, Monmouthshire.

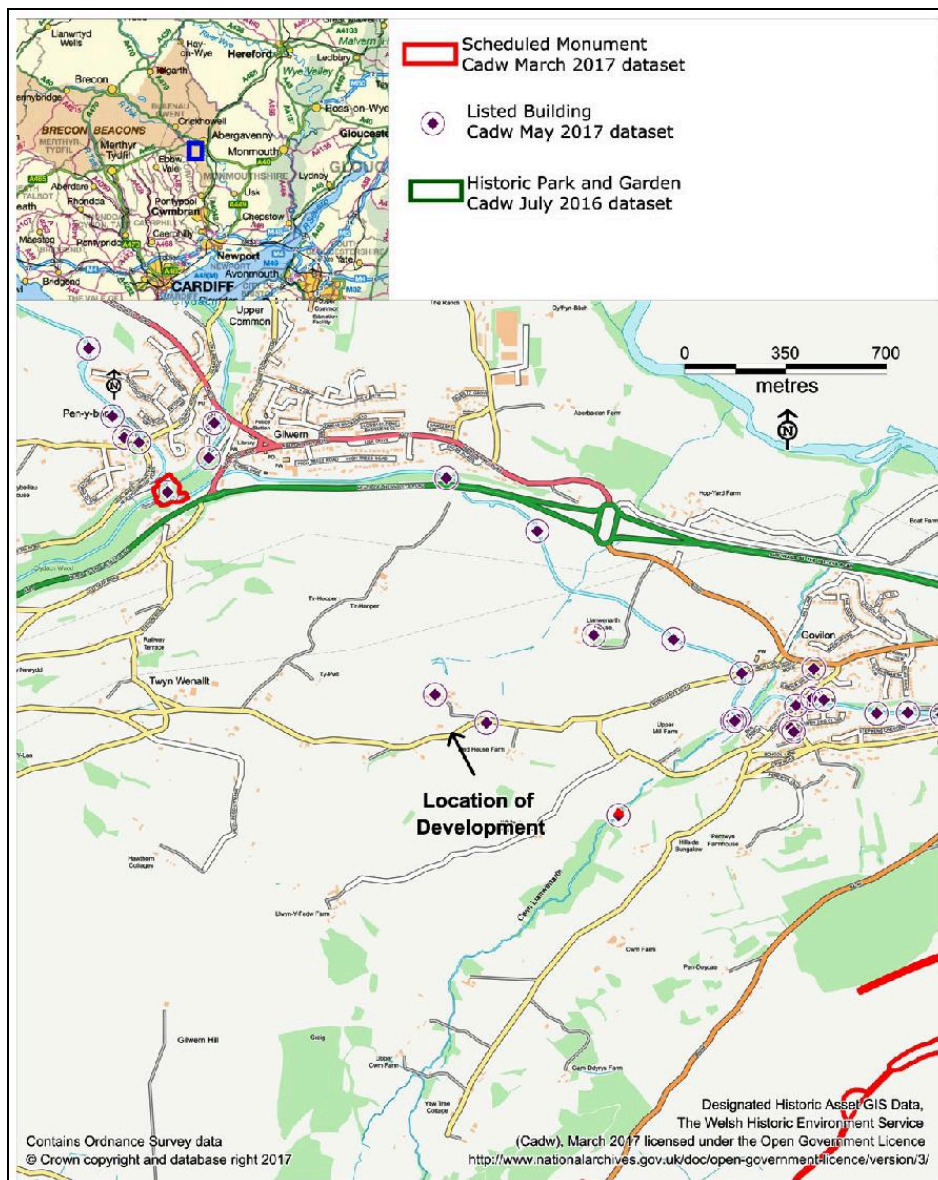


Figure 1: Location of the former barn to be recorded at Little Pentre, near Govilon, Monmouthshire.

## 2. Objective of the Written Scheme of Investigation

2.1 The objective of this specification is to specify the method to be used for the Level 1 Building Recording.

## 3. The development

3.1 The development consists of a two storey extension to the existing dwelling, a former barn or outbuilding, to increase the number of bedrooms to 3, and provide an entrance hall and ground floor level toilet. This will involve the constructions of extensions to the east and west elevations to the building, and will involve substantial alterations to the existing building fabric.

## 4. Conditions on the listed building consent

4.1 In granting approval for the application, the Local Planning Authority imposed conditions on the consent. Condition 8 specifies an action necessary to mitigate the impact of the development on the historic environment.

*No development shall take place until an appropriate programme of buildings recording and analysis (equivalent to a HE Level 1 Buildings survey) has been secured and implemented, in accordance with advice provided by the Local Planning Authority. A copy of the resulting report and digital photographs shall be submitted to the Local Planning Authority National Park Archaeologist for approval. Following approval, copies of the report and photographs will be submitted to the Local Planning Authority and the local Welsh Archaeological Trust for inclusion in the Regional Historic Environment Record (HER).*

*Reason: To allow detail of a building of historical interest and significance affected by the proposed development to be preserved by record.*

## 5. Nature of the archaeological resource

5.1 In correspondence dated 31<sup>st</sup> July 2018, the National Park Heritage Officer (Archaeology) identified that the planned work would impact upon a building of historic interest and that its significance will be affected by the proposed development.

*The application affects the site of a historic unlisted stone built building, known as Little Pentre. The building was historically part of a wider complex, depicted on historic cartography, including the Llanwenarth Tithe map of 1846, when the plot is recoded as a house and garden, owned and occupied by a Margaret Morgan. The building subject to this application is believed to have been a former barn fronting the road, with the main dwelling set back from the road, slightly further to the north. It is believed to be of early 19<sup>th</sup> century date at least.*

*The current application is for a proposed two storey extension to the existing dwelling, to increase the number of bedrooms to 3, and provide an entrance hall and ground floor level toilet. This will involve the constructions of extensions to the east and west elevations to the building, and will involve substantial alterations to the existing building fabric. It is understood that no groundworks will be required within the footprint of the former building to the north of the site.*

## 6. Scope of Work

6.1 Historic England's *Understanding Historic Buildings: A guide to good recording practice* was used to write this Written Scheme of Investigation. They define a Level 1 record as

*"...Level 1 is essentially a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments to identify buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date."*

6.2 A Level 1 record of the buildings will be made to record the interior and exteriors of the building (Historic England, 2016, p. 25) focussing on the photographic record with a written analysis. The photographic record of the buildings will be made to record the interior and exteriors of the outbuilding and any interesting features, doors and windows.

## 7. Methodology

7.1 The Level 1 Building Recording will be carried out in accordance with this specification, which has been written following guidance from Brecon Beacons National Park (BBNP, Undated), Historic England (2016) and the Chartered Institute for Archaeologists (CIfA, 2014a).

7.2 A two-person team will take high resolution, colour, digital photographs using a 16M pixel camera. A written record will be made on site of the photographs taken. Appropriate photographic scales will be used.

7.3 They will photograph and record accessible external and internal faces of the building, as well as detailed shots of any interesting features of the building. A suitable scale will be used in the photographs, and the location and direction of each photograph recorded.

7.4 The applicants' existing plan and evaluation drawings of the building will be used in order to record the location and direction of photographs. Any additional features not already drawn will be added to the existing drawings.

7.5 A brief written analysis will be provided.

## 8. Health & Safety

8.1 Trysor will undertake a risk assessment in accordance with their health and safety policy. Managing safe working alongside within confined spaces will be a priority.

## 9. Reporting

9.1 Following the completion of the work on site a report on the photographic record will be prepared according to the requirements of section 3.8 of the Chartered Institute for Archaeologists' *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (CIfA, 2014a, p.14).

9.2 The report will contain the following information:

- Bilingual Event Record Summary for HER
- Non-technical summary
- Site description
- Aims and objectives
- Methodology
- Documentary research
- Analysis and interpretation
- Photographs with commentary
- Conclusions
- Bibliography

9.3 Photographs will be included in the report and digital copies of the report and photographs will be provided to the client, the Regional Historic Environment Record and the National Monuments Record after approval of the report has been received from the LPA.

## 10. Public Benefit and Outreach

10.1 A summary of the work undertaken and its findings will be submitted to *Archaeology in Wales*, the annual review of archaeological work in Wales collated by the Council for British Archaeology Wales (CBA Wales), if appropriate.

10.2 The results of the work will be deposited in the NMR making it publicly accessible. The report will also be deposited with the regional Historic Environment Record (HER) making it publicly accessible. This will be in line with recent guidance from The Welsh Archaeological Trusts (WAT, 2018).

10.3 The purpose of the work and the history of the site will be discussed with the client and others in order to widen understanding of why the work is important and broaden appreciation for the historic environment.

## 11. Archive

11.1 The archive will be deposited with the National Monuments Record, including a copy of the final report in accordance with the CIfA's *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* (CIfA, 2014c). This archive will include all written, drawn and photographic records relating directly to the investigations undertaken. Digital archives will follow the standard required by the RCAHMW (RCAHMW, 2015) and NPAAW (NPAAW, 2017).

## **12. Resources to be used**

12.1 Two members of staff will undertake the photographic survey. They will be equipped with standard field equipment, including 16 Megapixel digital cameras, GPS and first aid kits. Trysor have access to the computer hardware and software required to deliver the completed final report and archive to a professional standard.

## **13. Qualification of personnel**

13.1 Trysor is a Registered Organisation with the Chartered Institute for Archaeologists and both partners are Members of the Chartered Institute for Archaeologists, [www.archaeologists.net](http://www.archaeologists.net)

13.2 Jenny Hall (BSc Joint Hons., Geology and Archaeology, MCIfA) had 12 years excavation experience, which included undertaking watching briefs prior to becoming the Sites and Monuments Record Manager for a Welsh Archaeological Trust for 10 years. Since 2004 she has been an independent archaeologist undertaking a variety of work that includes upland survey, desktop assessments and watching briefs.

13.3 Paul Sambrook (BA Joint Hons., Archaeology and Welsh, MCIfA, PGCE) has extensive experience as a fieldworker in Wales. He was involved with Cadw's pan-Wales Deserted Rural Settlements Project for 7 years. He also undertook Tir Gofal field survey work and watching briefs. Since 2004 he has been an independent archaeologist undertaking a variety of work that includes upland survey, desktop assessments and watching briefs.

## **14. Insurance & Professional indemnity**

14.1 Trysor has Public Liability and Professional Indemnity Insurance.

## **15. Project identification**

15.1 The project has been designated Trysor Project No. 2018/640 and the site code will be LPT2018.

15.2 The Level 1 recording will be recorded in the Glamorgan Gwent Archaeological Trust Historic Environment Record and an event record PRN and site record PRNs for the former barn and the former dwelling have been requested.

## **16. Monitoring**

16.1 Staff from the LPA will be welcome to visit the site and monitor the work.

## **17. Sources**

### **17.1 Non Published**

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

RCAHMW, 2015, *RCAHMW guidelines for Digital Archives*, Version 1

WAT, 2018, *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)*

### **17.2 Published**

CIfA, 2014a, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*

CIfA, 2014b, *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials.*

CIfA, 2014c, *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives*

Historic England, 2016, *Understanding Historic Buildings a guide to good recording practice*

### **17.3 Web based materials**

Cof Cymru, <http://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en> , accessed 08/11/2018

Historic Wales, <http://historicwales.gov.uk/>, accessed 08/11/2018

Brecon Beacons Planning Portal <https://planningonline.beacons-mpa.gov.uk/online-applications/applicationDetails.do?keyVal=PB8TUNSYIJ700&activeTab=summary> accessed 08/11/2018

### **17.4 Data Sources**

Cadw, Listed Building all-Wales dataset, supplied March 2017

Jenny Hall & Paul Sambrook  
Trysor,  
November 2018  
[www.trysor.net](http://www.trysor.net)

## **APPENDIX B: PHOTOGRAPHS**



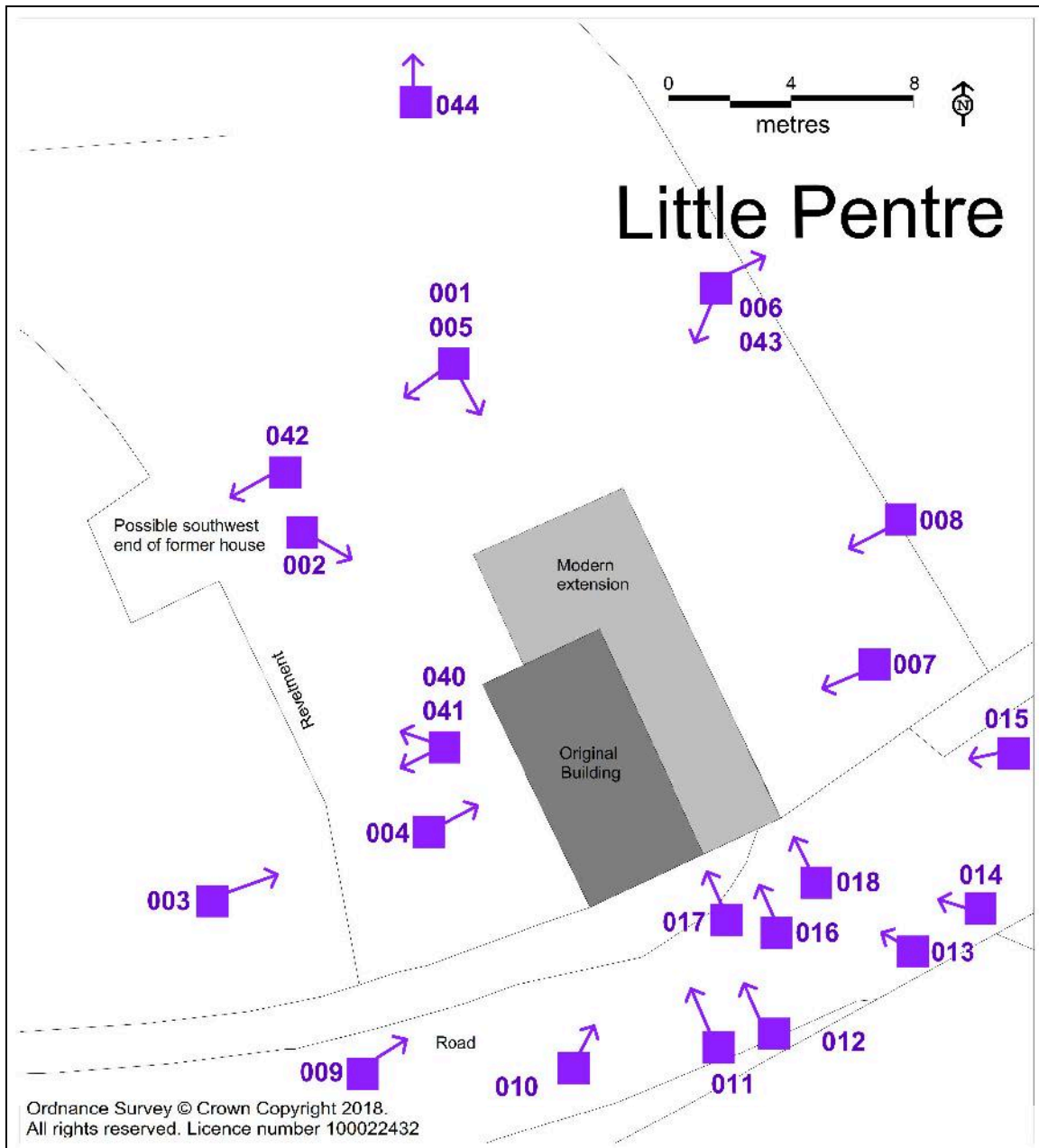


Figure 8: Location of external photographs.

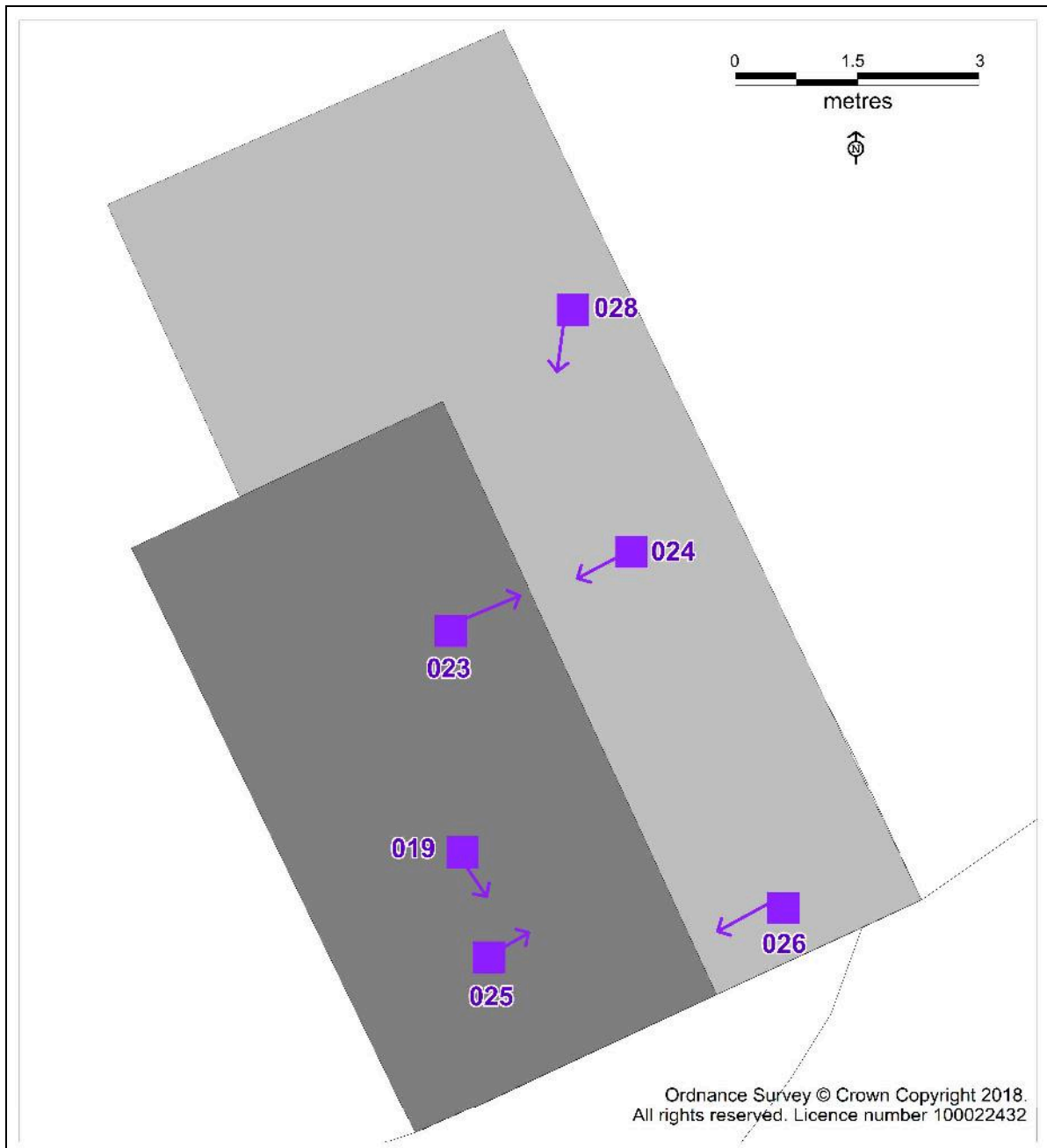


Figure 9: Location of internal photographs.



Plate 1: LPT2018\_001, Little Pentre cottage. The part of the building in the foreground is a modern extension. The 19<sup>th</sup> century barn, converted into a cottage in the 20<sup>th</sup> century, is behind the modern addition. Looking south-southeast.



Plate 2: LPT2018\_002, Another view, looking southeast, of Little Pentre cottage showing the 19<sup>th</sup> century converted barn. The ground floor doorways are original, the upper floor window appears to be a later insert into a rebuilt upper gable wall.



Plate 3: LPT2018\_003, A view of the south-southwestern lateral wall of Little Pentre cottage, looking north-northeast. The original doorways are the only features. Note that the wallplate has been raised by over 0.40 metres, presumably during the 20<sup>th</sup> century conversion. The roof and chimney are modern therefore.



Plate 4: LPT2018\_004, A closer view of the doorways in the south-southwestern wall of Little Pentre cottage. The stonework of this wall is original and characterised by coursed Old Red Sandstone and some green sandstones, typical of the area. Looking north-northeast.



Plate 5: LPT2018\_005, A view of the garden area of Little Pentre showing the position where the original house stood until the 20<sup>th</sup> century. Looking southwest.



Plate 6: LPT2018\_006, A view of Little Pentre farmhouse, looking southwest. The modern extension blocks the view of the original barn attached to its north-northeastern side. The door and window in the left hand side of the modern extension are however in a section of the building that seems to have been added to the barn by the late 19<sup>th</sup> century as a lean-to extension.



Plate 7: LPT2018\_007, The earlier extension off the east-northeast lateral wall of the original barn can be seen clearly here. A wall joint is visible to the left of the scale rod. The wall to the left of that joint appears to be late 19<sup>th</sup> century wall. The wall to the left is a modern addition. Looking west southwest.



Plate 8: LPT2018\_008, A view of the east-northeastern side of Little Pentre cottage showing the extension to the original barn looking west-southwest. Note the change in roof height at the left side of the extension. The roof of the 19<sup>th</sup> century addition is slightly lower than that of the purely modern extension to its right. This difference is seen inside.



*Plate 9: LPT2018\_009, A view of Little Pentre cottage from the road which passes to the south, looking northeast. This shows the west-southwest side of the original barn and the south-southeast-facing gable wall. The windows in the first floor were undoubtedly added when the roof was raised in the 20<sup>th</sup> century.*



*Plate 10: LPT2018\_010 Another view of the south-southeast facing gable wall, looking northeast.*



*Plate 11: LPT2018\_011 Another view of the south-southeast facing gable wall, looking north-northeast.*

*Plate 12: LPT2018\_012 Another view of the south-southeast facing gable wall, looking northwest. The raised wallplate level is visible beneath the eaves either side. The windows must have been added after the wallplate was raised. The difference in the stonework is also evident in the upper part of the wall, and the modern chimney visible. The original Old Red Sandstone stonework is seen in the ground floor wall, with larger blocks used to build the original foundation or base of the wall for strength.*







*Plate 13: LPT2018\_013 Another view of the south-southeast facing gable wall, looking northwest.*



*Plate 14: LPT2018\_014, Another view of the south-southeast facing gable wall, looking northwest and showing the south-southeast facing wall of the late-19<sup>th</sup> century extension in the centre and the probably 19<sup>th</sup> century garden wall to the right.*



Plate 15: LPT2018\_015, Another view of the south-southeast facing gable wall, looking west-southwest and showing the south-southeast facing wall of the late-19<sup>th</sup> century extension in the centre and the probably 19<sup>th</sup> century garden wall to the right.



Plate 16: LPT2018\_016 A close up of the south-southeast wall of the late 19<sup>th</sup> century extension. A damp-proof course is visible low in the wall, suggesting it may have been modified or rebuilt in modern times. The gap between the building and the garden wall to the right may also support the idea that the extension has been modified. Looking north-northwest.



Plate 17: LPT2018\_017, The joint between the original barn and the late-19<sup>th</sup> century extension is seen here. Note the quoin stones of the barn. Looking north-northwest.



Plate 18: LPT2018\_018, This gap between the late-19<sup>th</sup> century extension and the garden wall suggests that one or the other may have been rebuilt in modern times.



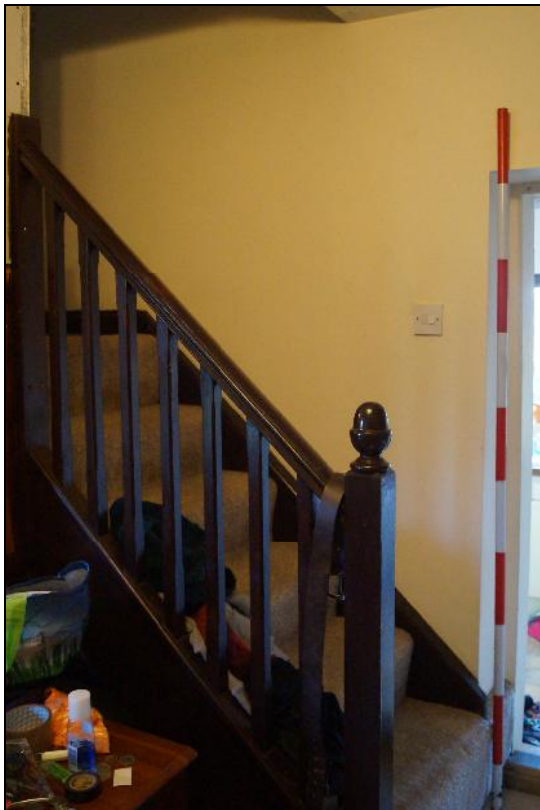
*Plate 19: LPT2018\_019, inside the original barn is evidence of the 20<sup>th</sup> century conversion into a dwelling. This stone fireplace in the south-southeast gable wall is not an original feature and was added in at some point in the 20<sup>th</sup> century. Looking south-southeast.*

*Plate 20: LPT2018\_023, An original window survives in the east-northeast wall of the original barn, now as an internal feature between the barn and the 20<sup>th</sup> century extension added to the outside of the wall. Looking east-northeast.*





*Plate 21: LPT2018\_024, A reverse view of the window shown in Plate 20, looking west-southwest from the modern kitchen.*



*Plate 22: LPT2018\_025, A view of the staircase which was added when the barn was converted into a cottage during the 20<sup>th</sup> century. The original staircase seems to have survived. Looking east-northeast.*



Plate 23: LPT2018\_026, Wooden steps leading from the original barn down to the first extension added to the building, probably in the late 19<sup>th</sup> century. Looking west-southwest.



Plate 24: LPT2018\_028, An internal view of the ceiling inside the kitchen extension showing the change in rafter height. The lower ceiling reflects the height of the late 19<sup>th</sup> century extension to the building, the higher ceiling is modern. Looking south.



Plate 25: LPT2018\_040, A view of the garden to the west-southwest of the original barn, looking west. The revetment wall shown here is shown on late 19<sup>th</sup> century Ordnance Survey maps and is probably an original 19<sup>th</sup> century feature. It connected to the now lost house to the right of this photograph.



Plate 26: LPT2018\_041, Another view of the garden to the west-southwest of the original barn, looking west-northwest. The now lost house stood to the right of the fir tree.



Plate 27: LPT2018\_042, This garden feature, to the right of the conifer in Plate 26, reflects the position of the original house at Little Pentre. Looking west-southwest.



Plate 28: LPT2018\_043, A view from the garden to the northern side of Little Pentre cottage, looking east-northeast towards Abergavenny in the distance.





*Plate 29: LPT2018\_044, A view from the garden to the northern side of Little Pentre cottage, looking north towards Pentre Farm. Note the bridge across the now disused bed of the London & North West Railway, which was built between Pentre Farm and the cottage at Little Pentre during the second half of the 19<sup>th</sup> century.*