

Archaeology Wales

Y Gwastad, Pant Y Gof, Halkyn, Holywell, Flintshire

Level 1: Archaeological Building Recording



By
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Report No. 1575

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Archaeology Wales

Y Gwastad, Pant Y Gof, Halkyn, Holywell, Flintshire

Level 1: Archaeological Building Recording

Prepared For: Blueprint Architectural Services Ltd,
on behalf of Mr and Mrs Parker

Edited by: Mark Houlston

Signed: *Mark Houlston*

Position: Managing Director

Date: 14/5/17

Authorised by: Mark Houlston

Signed: *Mark Houlston*

Position: Managing Director

Date: 15/5/17

By
Kate Pitt ACIfA

Report No. 1575

May 2017

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Non-Technical Summary

Building Recording has been undertaken by Archaeology Wales prior to the commencement of works associated with the proposed demolition (and redevelopment) of the dwelling at Y Gwastad, Pant Y Gof, Halkyn, Holywell, Flintshire. The original house is a cottage smallholding, an undesignated heritage asset (NPRN 35847; PRN 97846), which predates the Northop Tithe Map of 1839. It has a number of 20th century extensions.

The local planning authority is Flintshire County Council and the planning reference is 056157. The programme of archaeological work has been recommended by Clwyd-Powys Archaeological Trust, who act as advisors to Flintshire County Council. The archaeological investigation has been commissioned by Blueprint Architectural Services Ltd, on behalf of the property owners, Mr And Mrs Parker.

The building recording was conducted to a Level 1 standard as defined by the standards and guidelines issued by the Chartered Institute for Archaeologists (2014) and Historic England (2016).

1. Introduction

1.1 Location and Scope of Work

In March 2017 Archaeology Wales Ltd (AW) carried out a building recording survey to Level 1 Historic England guidelines, prior to the demolition of existing dwelling and erection of a five-bedroom detached dwelling at Y Gwastad, Pant Y Gof, Halkyn, Holywell, Flintshire, CH8 8DH. The archaeological investigation has been carried out as part of mitigation prior to the redevelopment of the site. The development site is centred on SJ 21185 69950 (Figure 1).

The local planning authority is Flintshire County Council and the planning reference is 056157. The programme of archaeological work has been recommended by Clwyd-Powys Archaeological Trust, who act as advisors to Flintshire County Council. The recommendations made by CPAT are set out as a condition in a Decision Notice document on the Planning Application, dated 23/1/2017:

‘Condition 7. Development shall not begin until an appropriate photographic survey, equivalent to an English Heritage Level 1 Study, of the existing buildings has been carried out in accordance with details to be submitted to, and approved by, the LPA.

Reason: To secure a full photographic record of the original building prior to alteration/conversion’

A Written Scheme of Investigations (Appendix III) was prepared by Kate Pitt (AW) prior to the work taking place. This was subsequently approved by the CPAT Planning Division.

The purpose of the archaeological mitigation (Level 1 Building Recording) is to provide the local planning authority with sufficient information regarding the nature of historic/archaeological remains on the development site, the requirements for which are set out in *Planning Policy Wales* (Edition 9, Nov 2016; Sections 6.4 and 6.5) and *Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology*. The work is to ensure the archaeological recording, analysis and publication of features that would be destroyed by the works associated with the development.

The AW project number for the work is 2516 and the site code is HHF/17/BR. The project details are summarised on the Archive Cover Sheet (Appendix IV).

1.2 Site Description

The development site is located on land at Bryn-y-mawn, Pant-y-gof, 1km to the south-east of Halkyn, to the east of Halkyn Mountain. It is situated to the south of a minor road that leads to the B5123. The site is a residential plot, located at 250m above Ordnance Datum (OD) with sloping land to the east, surrounded by farm-land with a large pond to the east.

2. Aims and Objectives of the Building Recording

A programme of Archaeological Level 1 Building Recording has been recommended by CPAT in order to mitigate the impact that the proposed demolition and development will have on the heritage asset.

3. Historical and Archaeological Background (Figure 2)

The house at the development site is an undesignated heritage asset; recorded on the National Monument Record (NPRN 35847) held by the Royal Commission on the Ancient and Historical Monuments of Wales, and the Clywd-Powys Archaeological Trust Historic Environment Record (PRN 97846). On both records the asset is described as a post-medieval house, with no further details. This building is located in the vicinity of the Halkyn Mountain Mines.

The house and site is visible on the 1839 Tithe Map of Northop (Figure 2). It is set within the same parcel of land as the present Y Gwastad plot. The Ordnance Survey (OS) maps of 1873, 1899 and 1912 show the same original layout. The OS map of 1962 shows two small extensions onto the original building to the north-east and the north-west.

A programme of Archaeological Level 1 Building Recording has been recommended by CPAT in order to mitigate the impact that the proposed development will have to the heritage asset PRN 97846.

4. Building Recording Methodology

The building recording was conducted to a Level 1 standard as set by the *Historic England/English Heritage Understanding Historic Buildings: A guide to good recording practice* (2016). The work also conformed to the Chartered Institute for Archaeologists *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014).

The following aspects of the building were considered during the investigation:

- Site layout and organisation
- Function
- Materials, method of construction
- Fenestration
- Internal arrangements
- Original fixtures and fittings
- Subsequent fixtures and fittings
- Evidence of use and status
- Date/period of initial build and subsequent alterations

Project Officer Kate Pitt ACIfA undertook the building recording. All photographs were taken in high resolution (14MP) digital format. These were converted to TIFF format for storage.

5. The Building Recording Results (Figure 3; Plates 1-29)

5.1 General

The site visit was undertaken by Kate Pitt on Wednesday 3rd May 2017, under dry and sunny weather conditions.

Figures 1-2 show the existing plans of the House. Figure 3 shows the location and direction from which the photographic plates were taken. The number after each arrow corresponds to the plate on which the photograph appears. Not all photographs taken on site are presented in this report, but will form part of the archive.

Plates 1-29 show views of the house. The original house was constructed from stone, with a slate roof. It has a number of modern extensions.

5.2 The Exterior

Southeast Elevation (Plates 1-4 & 12)

This elevation shows the original house. The layout of the original rooms consists of a main central living area (lounge) with one bedroom above; both having one original window to the southeast, the bedroom window being a dormer. The original main chimney is located on the south-western end of the main central living room and bedroom complex. Two chimney pots are evident, implying the use of two fireplaces. To the southwest is a one storey lean-to structure that housed an oven, and to the northeast a one-storey structure that was a barn for animals, with no chimney present. A section of tapering stone wall runs southwards from the eastern end of the barn, which may be the remains of an exterior animal pen.

The central living room is accessed through a porch, which from the exterior shows signs of replacement (with the scars of previous roof structures evident).

A modern Velux window has been inserted into the roof of the north-eastern barn.

To the northeast of the barn there is a modern extension constructed in wood and glass.

Northeast Elevation (Plates 5-7)

Two modern 20th century extensions are constructed at the eastern end of the original house and barn. Within the extension to the east of the barn the original entrance to the barn is seen as a blocked doorway. A small window is also evident on the same wall.

Northwest Elevation (Plates 8 & 11)

A further modern extension is constructed on the rear of the original house to the north.

Southwest Elevation (Plates 9-10)

The exterior of the western end of the original house shows the original chimney and a smaller chimney from the bread oven in the western lean to that is thought to be part of the original layout. There is also a window to light the stairs on the first floor.

5.3 The Interior

The Original Living Area (now lounge) (Plates 13-14)

The original chimney breast and timbered ceiling are visible.

The South-western Lean-to (Plate 15)

Remains of a bread oven survive on the northern wall, with a wooden lintel that extends to the exterior chimney on the western elevation of the house.

The Barn (Plates 16-17)

The original door and window of the one-storey barn are evident on the north-eastern wall.

The Rear Hallway (Plates 18-22)

This hallway appears to have been extended from its original form. The wall plates of the original building are incorporated into the modified structure.

The Original Bedroom (Plates 23-24)

A blocked-up fireplace is evident. The chimney breast has also been altered to form a shelf.

Stairs (Plate 25)

Changes to the hallway/landing roof height are evident. The modifications are probably associated with the extension of kitchen extensions to the north.

The Kitchen (Plates 26-27)

This kitchen extension has been undertaken in two stages; firstly with a brick extension onto the original hallway, and a later (20th century) addition to the northwest.

Eastern Extensions (Plates 28-29)

These modern 20th century rooms are being used as a lounge and wc.

6. Discussion and Interpretation

6.1 Reliability of the Field Investigation

The majority of the original structures of the house are still present although suffering from dilapidation to the structure and interior. The house was fully accessible.

All photographs taken on site are included within the archive.

6.2 Overall Interpretation

The cartographic evidence dates the house to before 1839: the tithe map shows the site within a plot of land on Halkyn Mountain.

This building has characteristic elements of early post-medieval cottage architecture. The original layout and features survive to inform the layout and function of the building as a cottage smallholding, complete with bread oven and barn. During the 20th century the original building has undergone a series of modern extensions.

6.3 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), 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).

7. Acknowledgements

Archaeology Wales would like to thank Blueprint Architectural Services Ltd, and Mr And Mrs Parker, for their valued help and support throughout the project.

8. Bibliography and References

Published / Unpublished

Chartered Institute for Archaeologists. 2014, *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*.

Chartered Institute for Archaeologists 2014: *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials*.

Historic England. 2006 (rev. 2016), *Understanding Historic Buildings: A Guide to Good Recording Practice*.

Websites

Clywd-Powys Archaeological Trust Historic Environment Record (Archwilio):
<http://www.cofiadurcahcymru.org.uk/arch/cpat/> (Accessed 02/05/2017)

Royal Commission on the Ancient and Historical Monuments of Wales:
<http://www.coflein.gov.uk/> (Accessed 02/05/2017)

Tithe Maps of Wales:
<http://cynefin.archiveswales.org.uk/> (Accessed 10/05/2017)

Ordnance Survey Maps

Ordnance Survey 1873 Scale: 1:2,500 (25 inches to 1 mile). *Promap*

Ordnance Survey 1899 Scale: 1:2,500 (25 inches to 1 mile). *Promap*

Ordnance Survey 1912 Scale: 1:2,500 (25 inches to 1 mile). *Promap*

Ordnance Survey 1962 Scale: 1:2,500. *Promap*

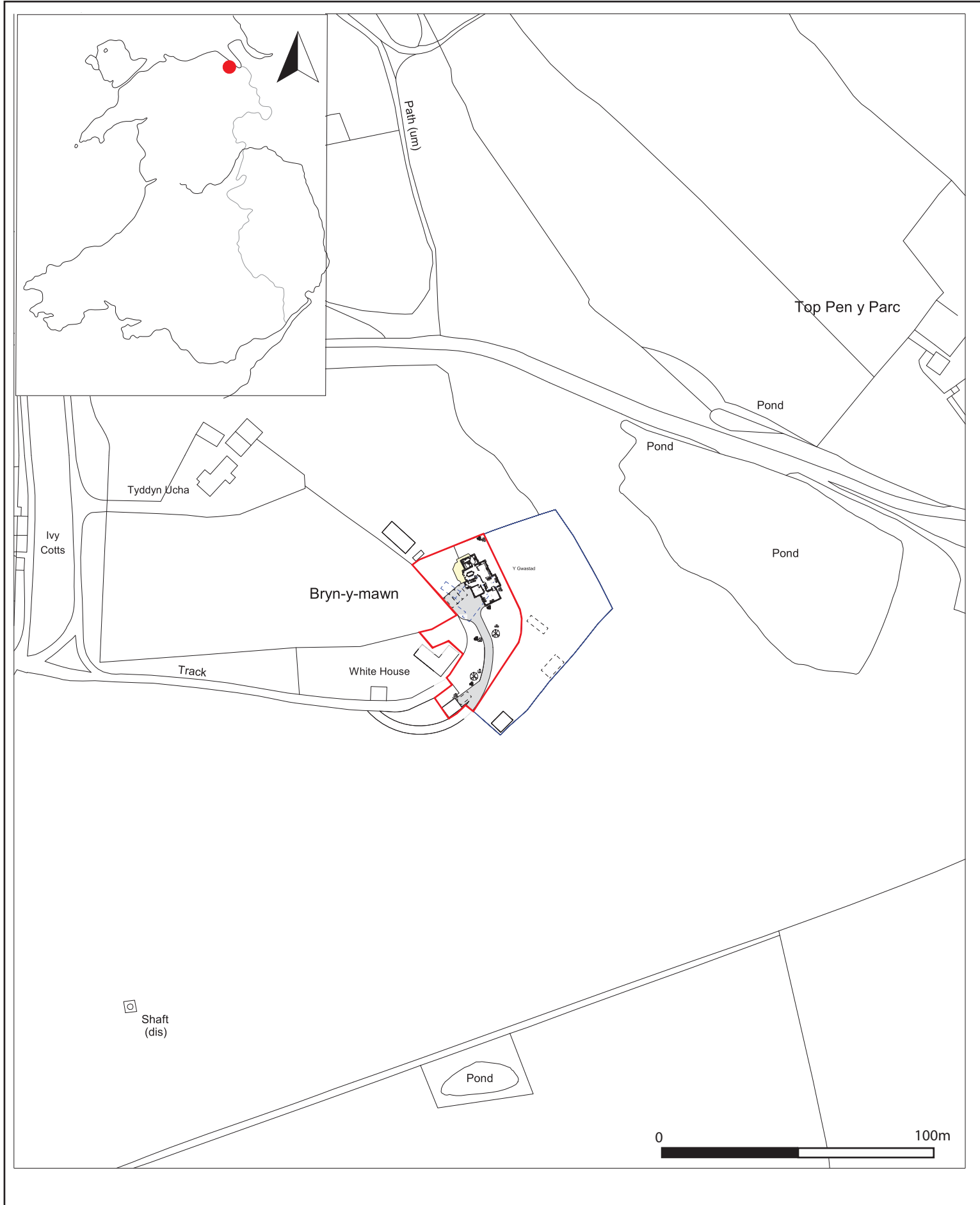


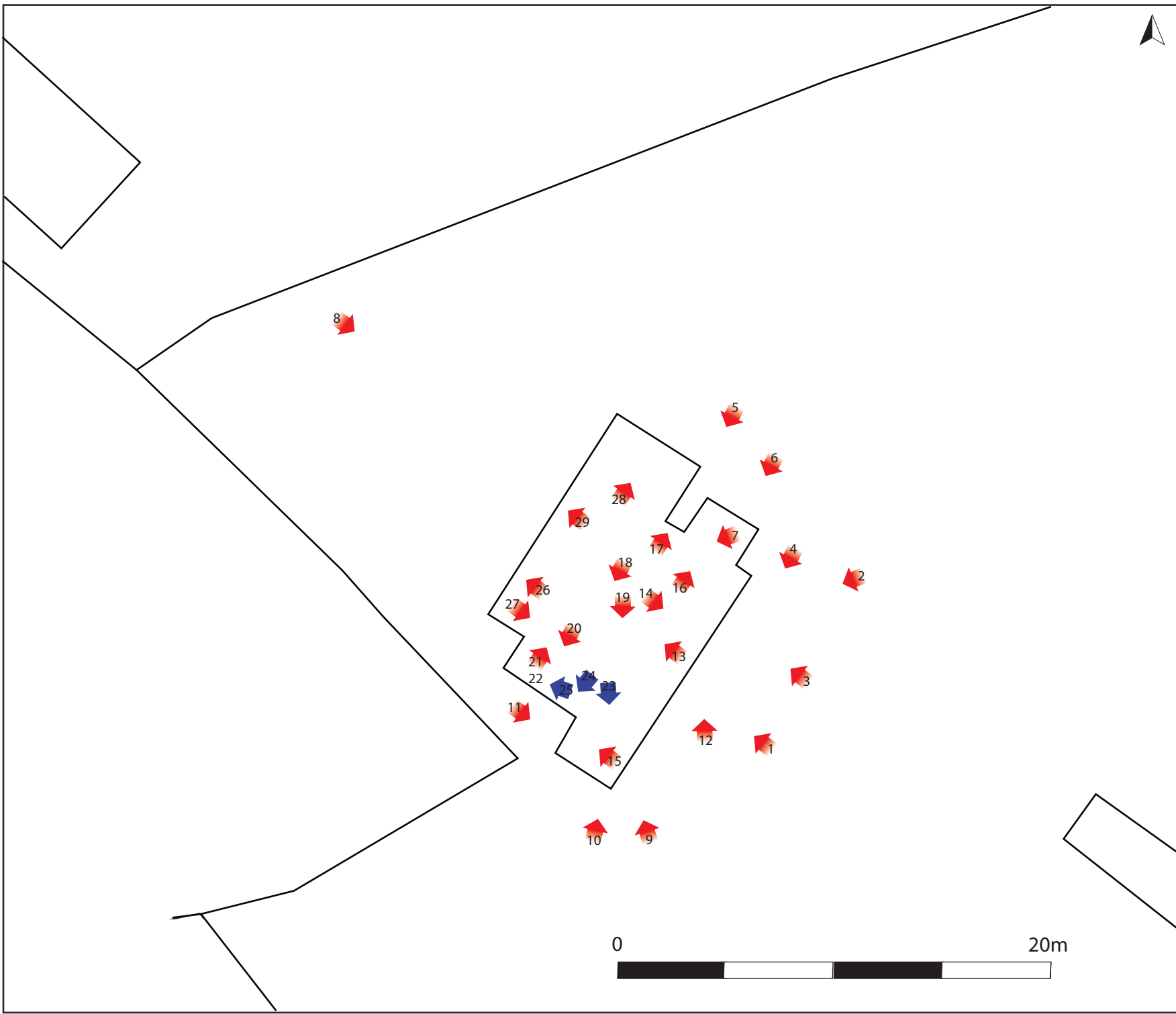
Figure 1. Location of Site

— Proposed development site



— Location of development site

Figure 2.
Extract of 1839 tithe map of Northop, Flintshire



➔ Directions of photographs ground floor

➔ Directions of photographs first floor

Figure 3. Photographic Plan

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APPENDIX II: Plates



Plate 1. Original house exterior. View northwest. Scale 1m



Plate 2. House frontage exterior. View west. Scale 1m



Plate 3. House frontage exterior, original single storey barn. View northeast. Scale 1m



Plate 4. Stone wall of barn lean-to. View west. Scale 1m



Plate 5. Modern extensions to the east of the original house and barn. View west. Scale 1m



Plate 6. Modern extensions to the east of the original barn, original exterior door and window features visible, now internally. View west. Scale 1m



Plate 7. Barn doorway and window detail.
View west. Scale 1m



Plate 8. Modern extensions to the north and east of the original house and barn.
View south. Scale 1m



Plate 9. Western end of original house, with chimney stacks and lean-to bread-oven room. View northeast. Scale 1m



Plate 10. Western end of house, chimney stacks. View west.



Plate 11. Northern elevation of the bread-oven lean-to. View south. Scale 1m



Plate 12. Porch on southern entrance to lounge. Note scar of earlier porch. View northeast. Scale 1m



Plate 13. Lounge of original house. View north. Scale 1m



Plate 14. Lounge of original house. View south. Scale 1m



Plate 15. Western room of original house, bread oven remains. View north.



Plate 16. Barn of original house. View east. Scale 1m

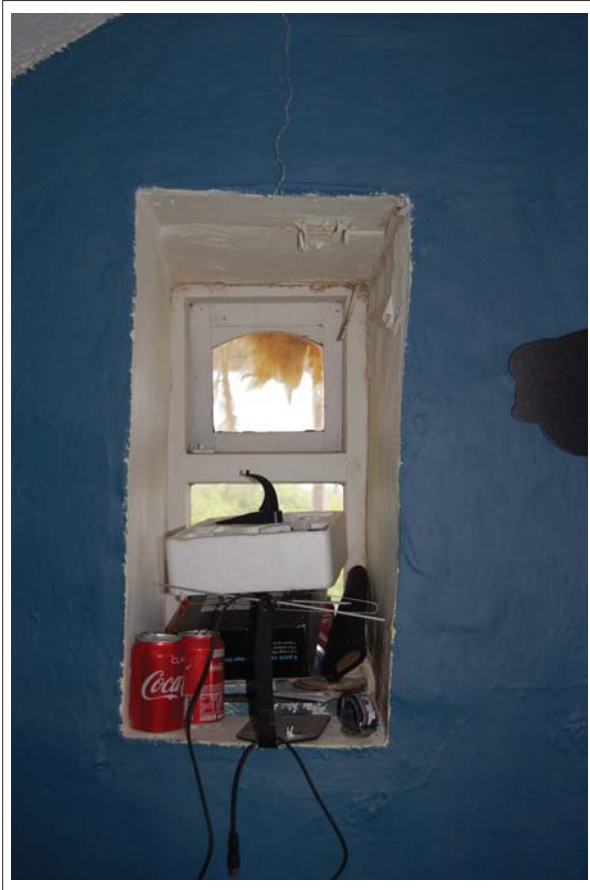


Plate 17. Window of barn, eastern end. View east.

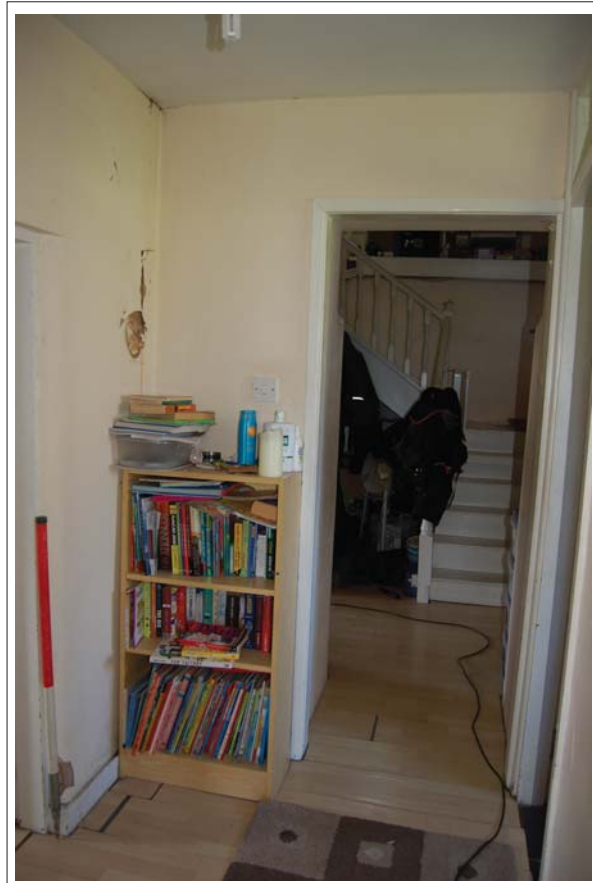


Plate 18. Hallway. View west.



Plate 19. Hallway and stairs. View west. Scale 1m

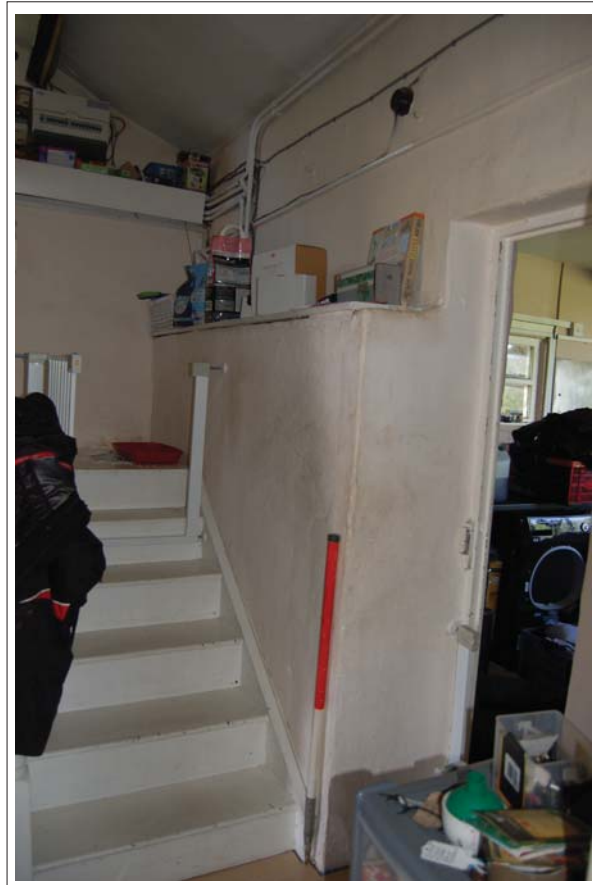


Plate 20. View of stairs. View west. Scale 1m

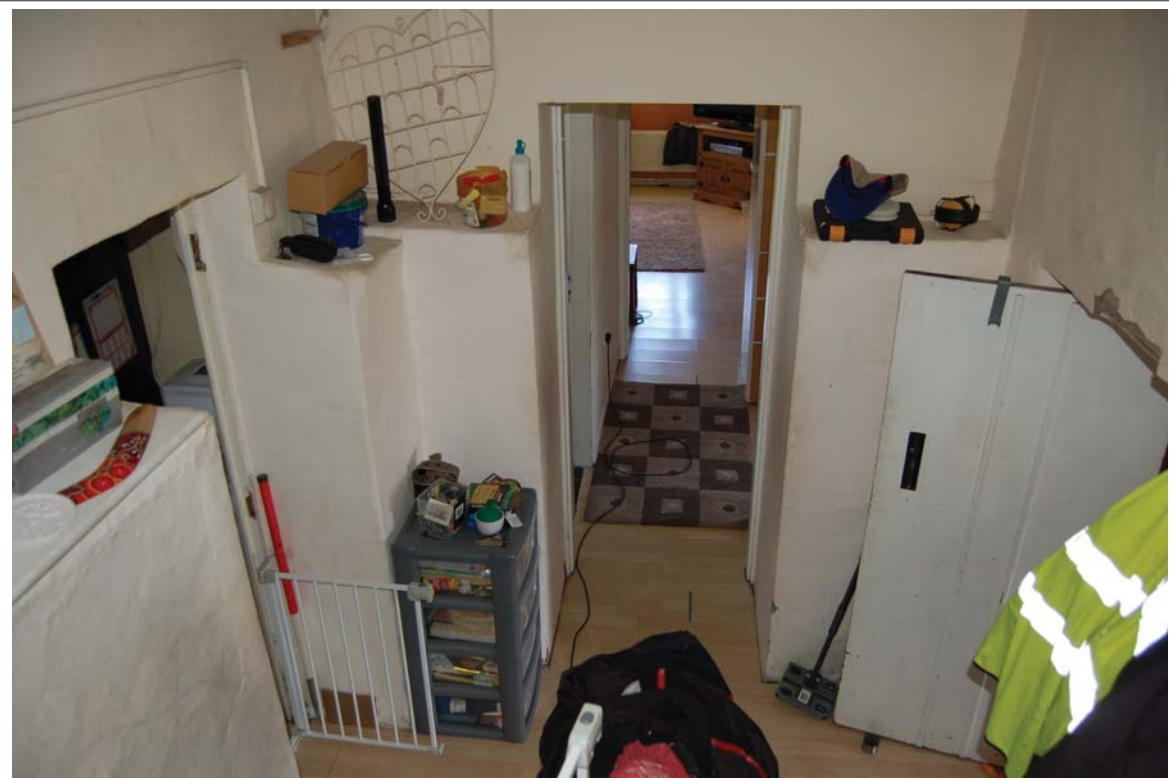


Plate 21. Hallway from stairs. View east. Scale 1m

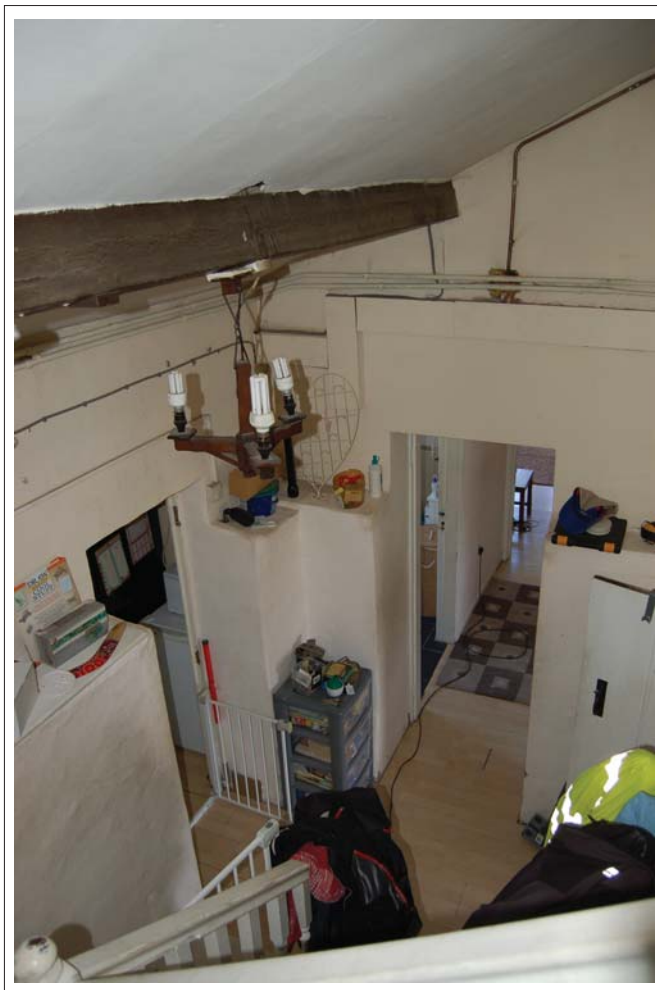


Plate 22. Hallway from stairs. View east. Scale 1m



Plate 23. Bedroom. View west. Scale 1m

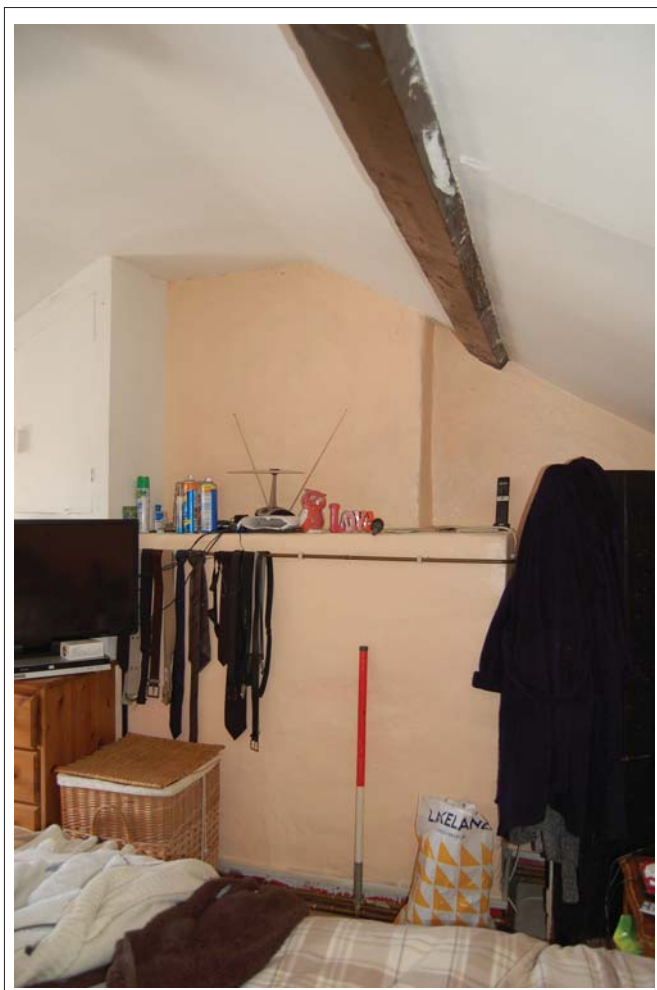


Plate 24. Bedroom. View west. Scale 1m



Plate 25. Stairs from bedroom. View north.



Plate 26. Northern extension, kitchen from hallway. View north. Scale 1 m

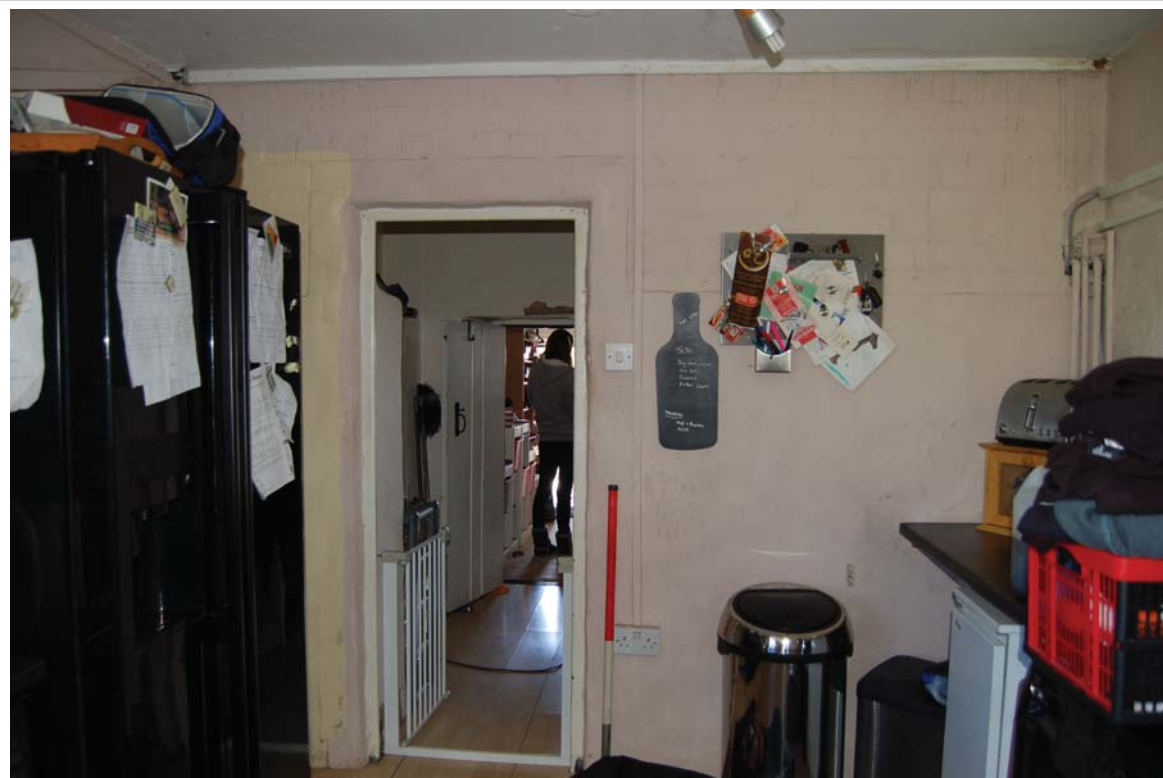


Plate 27. Hallway from kitchen. View south. Scale 1m



Plate 28. Modern eastern extension from hallway. View east. Scale 1m



Plate 29. Modern eastern extension from hallway. View north.
Scale 1m

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APPENDIX III: Written Scheme of Investigation

WRITTEN SCHEME OF INVESTIGATION

FOR AN ARCHAEOLOGICAL LEVEL 1 BUILDING RECORDING

**At Y Gwastad, Pant Y Gof, Halkyn, Holywell,
Flintshire, CH8 8DH**

Prepared for:

**Blueprint Architectural Services Ltd,
on behalf of Mr and Mrs Parker**

Planning Application Number: 056157

Project No: 2516

31/03/2017



1. Introduction and planning background

This WSI details the methodology for a programme of Archaeological Level 1 Building Recording to be undertaken in association with the proposed development of 'Demolition of existing dwelling and erection of 5 bedroom detached dwelling' at Y Gwastad, Pant Y Gof, Halkyn, Holywell, Flintshire, CH8 8DH centred on SJ 21185 69950 (Figure 1). The associated Planning Application No. is 056157.

This WSI has been prepared by Kate Pitt, Archaeology Wales Ltd (henceforth - AW) at the request of Blueprint Architectural Services Ltd, on behalf of Mr and Mrs Parker.

The methodology set out in this WSI has been agreed with Clwyd Powys Archaeological Trust (henceforth – CPAT) in its capacity as archaeological advisors to Flintshire County Council (henceforth – FCC). CPAT has recommended that an Archaeological Level 1 Building Recording of the development area is undertaken prior to the commencement of ground works to mitigate the impact of the proposed development on the archaeological resource.

A Planning Application 056157 was submitted to FCC on behalf of Mr and Mrs Parker. The permission for the planning application was granted, subject to conditions. The recommendations made by CPAT are set out as a condition in a Decision Notice document on the Planning Application, dated 23/1/2017.

'7. Development shall not begin until an appropriate photographic survey, equivalent to an English Heritage Level 1 Study, of the existing buildings has been carried out in accordance with details to be submitted to , and approved by, the LPA.

Reason: To secure a full photographic record of the original building prior to alteration/conversion'

The purpose of the archaeological mitigation (Level 1 Building Recording) is to provide the local planning authority with sufficient information regarding the nature of archaeological remains on the site of the development, the requirements for which are set out in Planning Policy (revised edition 9, Nov 2016), Sections 6.4 and 6.5, and Welsh Office Circular 60/96: Planning and the Historic Environment: Archaeology. The work is to ensure the archaeological recording, analysis and publication of features that would be destroyed, obscured or temporarily revealed by the works and all activities associated with the development.

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

The development site is located on land at Bryn-y-mawn, Pant-y-gof, 1km to the south-east of Halkyn, to the east of Halkyn Mountain. It is situated to the south of a minor road that leads to the B5123. The site is a residential plot, located at 250m AOD, surrounded by farm-land with a large pond to the east.

3. Archaeological background

The house at the development site is an undesignated heritage asset within the CPAT Historic Environment Record, PRN 97846. It is described as a post-medieval house, a site recorded in the former Flintshire SMR, as yet undescribed. It is in the vicinity of the Halkyn Mountain Mines.

A programme of Archaeological Level 1 Building Recording has been recommended by CPAT in order to mitigate the impact that the proposed development will have to the heritage asset PRN 97846.

4. Objectives

This WSI sets out a program of works to ensure that the programme of Archaeological Level 1 Building Recording will meet the standard required by The Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (2014)*.

The purpose of an Archaeological Building Investigation and Recording is to examine a specified building, structure or complex, and its setting, in order to inform:

- the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting,

and/or

- to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.

A written report will be compiled following the fieldwork. Sufficient desk-top research will be undertaken to ensure that the results of this work are properly understood, interpreted and reported.

The report will include a comprehensive assessment of the historic context within which the archaeological evidence rests and will aim to highlight any relevant research issues within regional, national and, if relevant, international research frameworks.

5. Timetable of works

5.1. Fieldwork

The programme of Archaeological Level 1 Building Recording will be undertaken prior to the commencement of ground works associated with the proposed development. The building recording is proposed to start in April 2017. Archaeology Wales will update CPAT with the exact date.

5.2. Report delivery

The report will be submitted to Blueprint Architectural Services 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. Fieldwork

6.1. Detail

The work will be undertaken to meet the standard required by Chartered Institute for Archaeologist's *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014).

The following represents the work to be undertaken as part of the Level 1 Historic Buildings Survey to be prepared for the building in question:

1. A record will be made of the building and its historic fabric that is affected by the conversion or demolition works.
2. The works will conform to a Level 1 Building Recording as set out in Historic England's *Understanding Historic Buildings: A guide to good recording practice* (2016).
3. This is a basic visual record, supplemented by information needed to identify the buildings location, age and type. The exterior and interior of the building will be viewed, described and photographed, with significant features noted and recorded. This will primarily be a photographic record, but if circumstances require, can be supplemented by a drawn record.

A Level 1 record will consist of:

Photographic record.

- a. All photographs will be given a unique number to be used for identification. This unique number should be used in the labelling of digital images.
- b. A general view or views of the building (in its wider setting or landscape).
- c. The building's external appearance. Typically, a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information, it may also be appropriate to take views at right-angles to the plane of the elevation.
- d. The overall appearance of the principal rooms and circulation areas.

- e. Any external or internal detail, structural or decorative, which is relevant to the buildings design, development and use, with scale where appropriate.
- f. A photographic register detailing the photo number, the location and direction of each view, and the composition of the shot.
- g. Photograph locations and directions of view should be marked on plans of each building separate photographed
- h. Photographs should be of archive quality using a digital SLR (minimum 12 megapixel).
- i. Photographs, where appropriate (i.e. not general shots) should include a clearly visible, graduated metric scale.
- j. Photographs should be adequately lit and not blurry.

Drawn record.

- a. A plan of showing locations and direction of photographs. It can also include section, elevation or detail drawings (when required). A separate plan should be provided of all floors affected by the proposed development.
- b. Standard drawing conventions must be used, as depicted in Historic England's *Understanding Historic Buildings: A guide to good recording practice* (2016).

Written record.

- a. The precise location of the building as an address and in the form of a National Grid reference.
- b. A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area). Information on statutory designations can be found on the Historic England website. Non-statutory designations (local lists) may be added.
- c. The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
- d. A summary statement (when no more detailed account 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.

To comply with professional guidelines, a contingency for further archaeological works might need to be provided. Contingency costs will be agreed in advance before any extension to the programme commences and will follow a site meeting between Archaeology Wales, Blueprint Architectural Services Ltd and CPAT.

6.2. Reports and archive deposition

6.2.1. Report to client

Copies of all reports associated with the Archaeological Level 1 Building Recording, together with inclusion of supporting evidence in appendices as appropriate, including photographs and illustrations, will be submitted to Blueprint Architectural Services Ltd and CPAT upon completion.

6.2.2. 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.

6.2.3. 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.

6.2.4. 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.

6.2.5. 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 before work starts.

The Local Planning Authority will be informed when the photographic survey has been sent to the Regional Archaeological Trust. The submission of the photographic survey to the Regional Archaeological Trust for inclusion in the Regional Historic Environment Record is one of the requirements of the planning condition and the condition cannot be discharged until this step is complete.

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.

7. Staff

The project will be managed by Mark Houlston MCIfA (AW Managing Director) and the fieldwork undertaken by Kate Pitt ACIfA (AW Project Officer). Any alteration to staffing before or during the work will be brought to the attention of CPAT and Blueprint Architectural Services Ltd.

Additional Considerations

8. Health and Safety

8.1. 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.

8.2. 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)*.

9. 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.

10. Quality Control

10.1. 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.

10.2. 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.

11. Arbitration

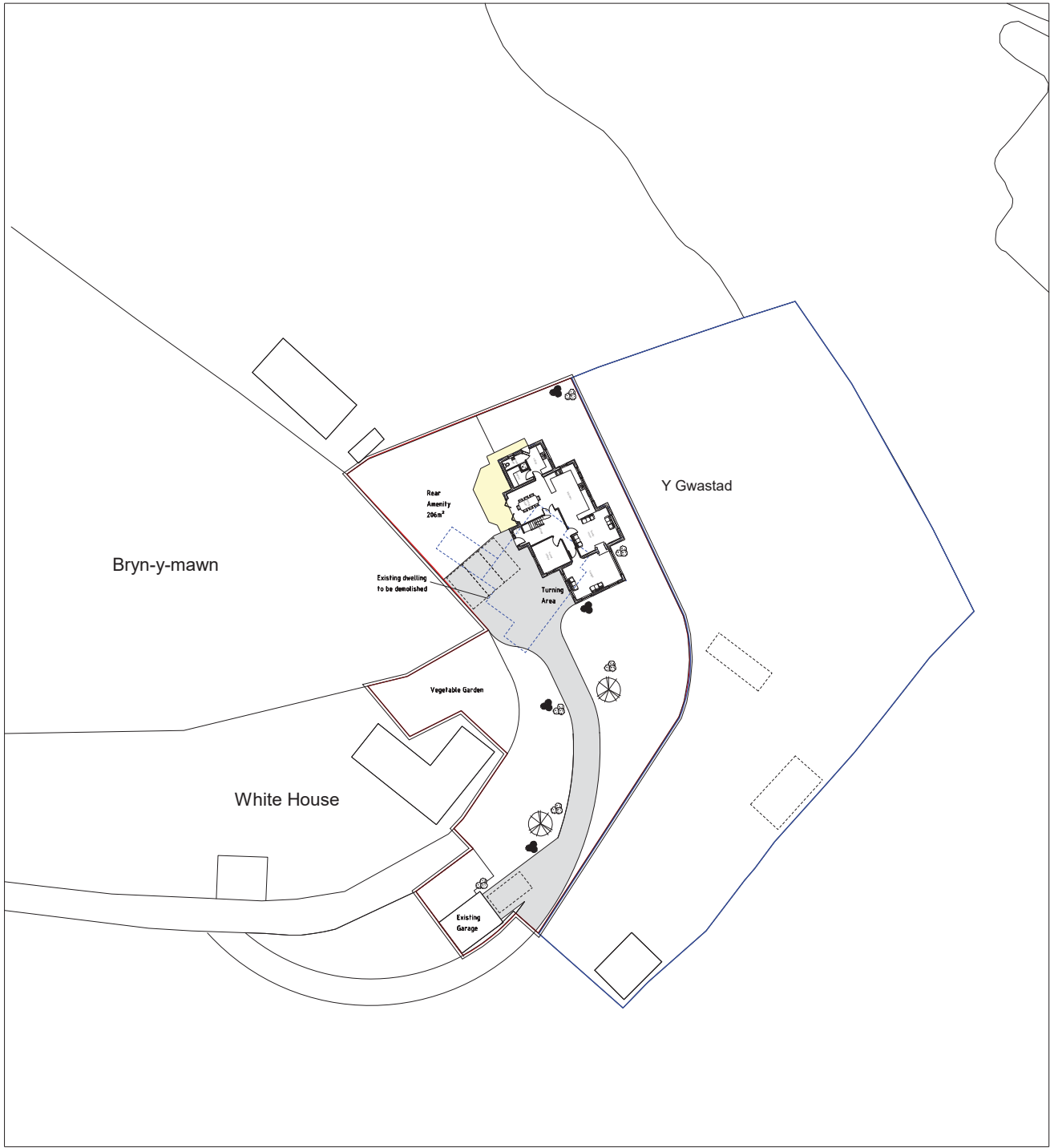
Disputes or differences arising in relation to this work shall be referred for a decision in accordance with the Rules of the Chartered Institute of Arbitrators' *Arbitration Scheme for the Institute for Archaeologists* applying at the date of the agreement.

12. References

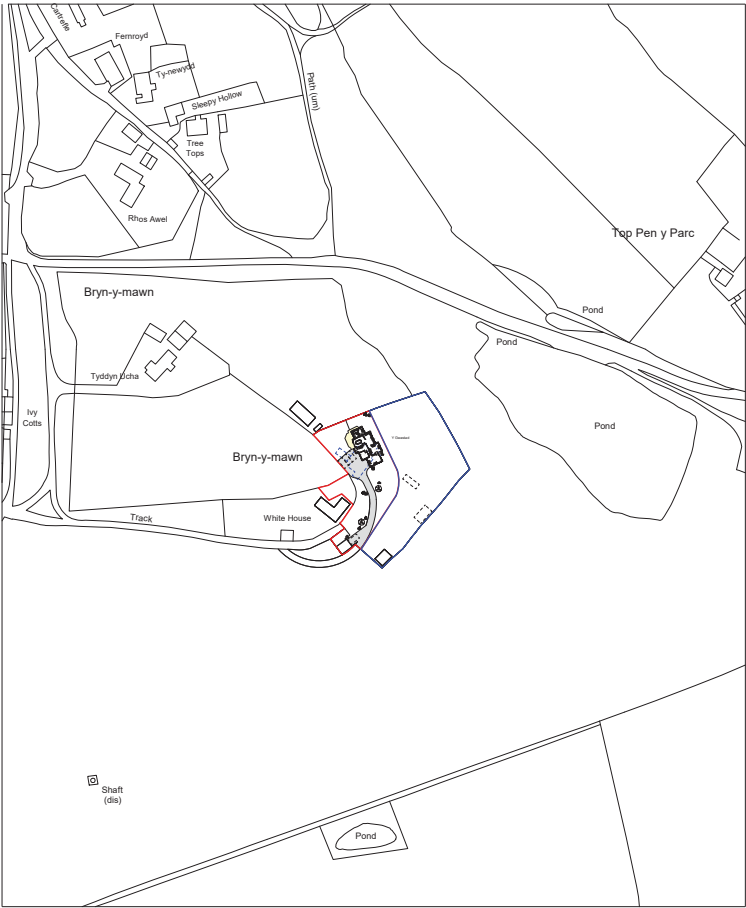
Chartered Institute for Archaeologists, 2014: *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures.*

Historic England, 2006 (rev. 2015): *Management of Research Projects in the Historic Environment (MoRPHE).*

- 2016: *Understanding Historic Buildings: A guide to good recording practice.*



Site Plan 1:250



Location Plan 1:1250

Landscaping
Soft
 All garden areas to be laid to seed prior to completion, to provide a good quality grassed lawn. Low level shrub planting to be used to complement lawn at the discretion of the owner.
Hard
 Driveway to be formed with suitable hard standing material to provide good quality surface for occupants to satisfaction of the Local Authority and client.
 Pathways formed with concrete paving slabs. Paved areas to be laid with slight fall away from dwelling to discharge surface water.

Boundary Treatments.
 Existing boundary's to remain as existing. Where areas of existing boundary's have deteriorated contractor to install timber post and vertical timber board fencing to local authority approval.

Rev	Date	Detail	Initial
B	10/16	Design Amends	D.J.E
A	16/16	Design Amends	D.J.E

Project:
 Proposed Replacement Dwelling at Y Gwastad, Pant Y Gof, Halkyn, Holywell, Flintshire. CH8 8DH

Title: Planning: Site & Location Plan
Scale: (A1) 1:250 & 1:1250

Drawn By: D.J.Edwards
Date: Aug 2016

Drawing No: PO87/004
Sheet: 1 of 1

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ARCHIVE COVER SHEET

Y-Gwastad, Pant-Y-Gof, Halkyn, Holywell, Flintshire

Site Name:	Y-Gwastad, Flintshire
Site Code:	MML/17/EX
PRN:	97846 (The Gwastad)
NPRN:	35847 (The Gwastad)
SAM:	-
LB:	-
NGR:	SJ 2119 6100
Site Type:	Historic Building
Project Type:	Building Recording
Project Manager:	Mark Houliston
Project Dates:	May 2017
Categories Present:	Post-Medieval Cottage / Barn
Location of Original Archive:	AW
Location of Duplicate Archives:	RCAHMW
Number of Finds Boxes:	-
Location of Finds:	N/A
Museum Reference:	N/A
Copyright:	AW
Restrictions to Access:	None

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