

# *Archaeology Wales*

## **Mount Severn, Glan-y-nant Llanidloes, Powys**

Heritage Impact Assessment



By  
Philip Poucher

Report No. 1696


# Archaeology Wales

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Prepared For: Edward O'Brien & Susan Kobrin

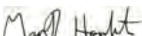
Edited by: Rowena Hart

Signed: 

Position: Regional Director

Date: 09/07/18

Authorised by: Mark Houliston

Signed: 

Position: Managing Director

Date: 09/07/18

By  
Philip Poucher MCifA

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## Summary

*The following report presents the results of a desk-based Heritage Impact Assessment (HIA) and site visit at Mount Severn, Glan-y-nant, Llanidloes, Powys, centred on SN 94269 84035. The assessment was undertaken to examine the impact of proposed groundworks, including new garden retaining walls, landscaping and associated engineering works at the site. The planning application number is P/2018/0449, and the local planning authority is Powys County Council.*

*The development will be undertaken in the grounds surrounding and associated with the Grade II Listed Building of Mount Severn (LB 8353, PRN 31828), built in 1826 as a residence for the then mayor John Hunter, with later alterations in circa 1900 and some modern conversions. This house may have been surrounded by formal gardens (NPRN 265625), forming an important setting to the house, but the survival of historic garden features was uncertain.*

*It is considered that the proposed development will have no direct or indirect impact on surrounding designated assets, such as registered historic landscapes, Conservation Areas, Historic Parks & Gardens and Scheduled Ancient Monuments. The site does lie within the Landmap historic landscape of Lower Clywedog / Upper Severn (MNTGMHL952), but it is not considered to impact upon this landscape.*

*The development will however have an impact on the setting of the Grade II listed Mount Severn (LB 8353, PRN 31828) and surrounding gardens (NPRN 265625). The proposed development will alter and remove existing garden elements surrounding the house, introduce some new garden elements and overlay some original woodland pathways. However, research and site visit confirmed that no original formal garden features could be identified and the grounds comprised small informal gardens or open areas surrounding the house to the east, south and west, with a larger estate of woodlands with woodland walks and vistas. The garden area laid out on the main vista to the south of the house was informal in style and is likely to have seen alterations throughout its development. Garden areas to the east and west also appear to have been removed through 20<sup>th</sup> century landscaping and development with no surviving elements. The proposed development will also have a positive impact by reinstating and managing garden areas surrounding the house, retaining woodland walks and enhancing original vista from the house itself.*

## 1 Introduction

Archaeology Wales (AW) was commissioned by Charles Cowan Architects, on behalf of their client, to carry out a desk-based Heritage Impact Assessment (HIA) and site visit at Mount Severn, Glan-y-Nant, Llanidloes, Powys (henceforth "the site"), centred on NGR SN 94269 84035 (Figure 1) in relation to proposed groundworks, including new retaining walls, landscaping and associated engineering works at the site (planning application no. P/2018/0449). The local planning authority is Powys County Council (PCC).

The proposed development comprises plans to install new garden walling and terraces around the house, including associated landscaping and engineering works (Figure 2). The walls will be a mix of mortared stone walls, rendered concrete walls and dry stone walling. New tree planting is also proposed. These works will be undertaken in the grounds surrounding and associated with the Grade II Listed Building of Mount Severn (Ref.No.8353), built in 1826 as a residence for the then mayor John Hunter, with later alterations in *circa* 1900 and some modern conversions and a change of use to an outdoor activities centre. This house may have been surrounded by formal gardens, forming an important setting to the house, but the survival of historic garden feature is not currently known.

This HIA and site visit has been undertaken to assess the impact of the proposal on the historic environment and to provide PCC with the information they are likely to need in respect of the proposed development, the requirements for which are set out in *Planning Policy* (revised edition 9, 2016) Section 6.5 and *Technical Advice Note (TAN) 24: The Historic Environment* (2017). Clwyd-Powys Archaeological Trust – Planning Services (CPAT-PS) in its capacity as archaeological advisors to PCC recommended that a detailed desk-top study and site visit be undertaken to better quantify the extent of archaeological remains associated with the house and gardens and assess the impact of the proposed development. These recommendations were laid out in an email to PCC dated 22/5/18.

## 2 Site Description

### 2.1 Location

Mount Severn sits on the south-facing slopes of the Severn Valley, approximately 1.2km to the west of Llanidloes in central Powys. The river lies approximately 30m to the south of the house, flowing west to east, and much of the grounds, along with the lower valley slopes, are covered in woodland. Other than Llanidloes to the east, and a small residential development on the south side of the valley, and Glan-y-nant further along the valley to the west, the area is predominantly agricultural, and largely pastoral, with a settlement pattern of dispersed farmsteads and dwellings.

The building itself is two-storey with roughcast elevations, a hipped slate roof and stone chimneys. The main elevation, with an advanced and splayed central bay, is south facing, in front of which lies a small garden area and steep wooded valley slopes. The house is approached by a tree-lined drive from the east, and the main entrance sits within the lower two-storey extension of *circa* 1900 set at right angles to the main south-facing elevation. The west face is fronted by a timber veranda, and faces falling

ground with mature trees. To the north lies the former service wing, part terraced into the rising ground.

## 2.2 *Geology*

The underlying geology of the area comprises mudstone of the Caerau Mudstones Formation, overlain by gravel, sand, silt and clay alluvium within the valley below the house (BGS 2018).

## 3 Method

The methodology for this assessment follows that set out in the Written Scheme of Investigation (WSI) and approved by Clwyd-Powys Archaeological Trust – Development Control (CPAT-DC) in their capacity as archaeological advisors to PCC (Appendix II).

The objective is to assess the impact of the development proposals on the historic environment by means of the desk-based HIA and Site Visit. This work was undertaken following the guidance laid out within *Managing Heritage Impact Assessment in Wales*, published by Cadw in May 2017.

It will aim to take full account of the merits of the existing buildings, including adjacent and non-designated heritage assets and their settings. The main focus of the report will be to assess the impact on any potential historic garden layouts and features associated with the house. It will aim to gather enough information to understand the significance of any heritage assets affected and assess the impact of the proposals on those assets. This will help inform future decision making, design solutions and potential mitigation strategies.

The report will provide information of sufficient detail to allow informed planning decisions to be made which can safeguard the heritage resource, it will establish the historical significance of the asset, and its relationship to the wider historical environment.

The assessment will consider the following:

a) The significance of the existing buildings and their setting and their relationship to adjacent and non-designated heritage assets, through assessment of various readily available primary sources:

1. Collation and assessment of all relevant information held in the regional Historic Environment Record (HER) at Clwyd-Powys Archaeological Trust (CPAT), Welshpool, within a 500m radius of the proposed development site. This will include both designated and non-designated sites.
2. Assessment of all available reports and archives including unpublished and unprocessed material affecting the site and its setting.
3. Assessment of all relevant extant photographic evidence, including available historic photos, satellite imagery and Lidar imagery.

4. All sources indexed in the County Archives as appropriate, site files held by the RCAHMMW.
  5. Records held by the developer.
  6. Map regression analysis using all relevant cartographic sources e.g. all editions of the Ordnance Survey County Series, tithe and early estate maps (as available). This will include a search of the National Library of Wales Documents and Maps section to find maps and plans of specific reference to the site.
  7. Place name evidence.
  8. Historic documents (e.g. Charters, registers, estate papers).
- b) The significance of the assets in their local, regional and national context and in light of the findings of the assessment.
  - c) The history of the site, based on the areas of research outlined above.
  - d) The potential impact of any proposed development on existing historic assets.
  - e) The potential for further archaeological remains to be present, which have not been identified in pre-existing archaeological records.
  - f) The potential for further work, with recommendations if requested and where appropriate for a suitable investigative and/or mitigation methodology.

This work will conform to the *Standard and Guidance for Archaeological Desk-Based Assessment*, as produced by the Chartered Institute for Archaeologists (CIfA 2014) and follows the guidance laid out in *Managing Heritage Impact Assessment in Wales* (Cadw 2017).

## 4 Archaeological and Historical Background

### 4.1 *Previous Archaeological Studies*

There is only one archaeological investigation recorded on the regional HER undertaken within a 500m radius of the site centre.

In 2011 Clwyd-Powys Archaeological Trust undertook a structural survey of Felindre Weir (Jones 2011), which lies on the river to the south of Mount Severn. The weir was associated with Felindre mill, a 19<sup>th</sup> century corn mill complex on the south side of the river. Although not directly associated with the house, water from the mill leat was subsequently used to drive a Pelton wheel for a small electricity generating plant (on the south side of the river) supplying Mount Severn. This building still survives, although there is no obvious visible connection to Mount Severn surviving.

### 4.2 *The Historic Landscape and Scheduled Ancient Monuments*

The site does not lie within any registered Historic Landscape (Cadw, CCW & ICOMOS 1998), nor do any lie within the search area. The Clywedog Valley Landscape of Special Historic Interest lies approximately 700m to the northeast.



Similarly the site does not lie within any Conservation Area, nor do any lie within the search area. Llanidloes North Conservation Area lies over 1km away to the northeast.

The site does not lie within any registered Historic Park & Garden, although as previously stated there is the potential for unregistered historic garden features to be associated with Mount Severn.

There are no Scheduled Ancient Monuments either within the proposed development area or in the surrounding search area.

The site lies within the Landmap Historic Landscape of Lower Clywedog / Upper Severn (MNTGMHL952). Landmap areas are not designated landscapes, but contain objective and subjective information designed to enable landscape quality to be taken into account in decision making. This covers an area of 59.93km<sup>2</sup>, and is described as an extensive area of irregular fields and some woodland occupying rolling upland to the west of Llanidloes. The area is dominated by medieval and scattered farms and houses, but also includes a number of earlier prehistoric burial and ritual monuments and later prehistoric hillforts and enclosures. The area is particularly rich in metal mining remains. The area has been assessed as being of High value. Although Listed Buildings are noted in the area as a whole, Mount Severn is not mentioned as a specific contributory characteristic of the landscape.

#### 4.3 *Listed Buildings*

The site includes the Grade II listed building of Mount Severn (LB 8353). This was built as the home of the local mayor, John Hunter, in 1826. John Hunter had married into the Jones family of Trewythen. The site was formerly occupied by a cottage called Penygraig, although the size and layout of this cottage is unknown. The house was later altered around 1900, and has undergone more recent conversions for use as a youth activity centre.

The exterior of the house is two-storey, in roughcast with droved plinths and a 1<sup>st</sup> floor cill band. It has a hipped slate roof with stone chimney stacks and very wide boarded eaves. The main elevation of the house faces south, with five bays, the central three being advanced and splayed. The two-window eastern elevation faces down the main drive. Set back at right angles to this is a lower two-storey extension of *circa* 1900, which contains the main entrance. The two-window western elevation has an early 20<sup>th</sup> century bay added to the 1<sup>st</sup> floor, and a plain timber veranda. A two-storey service wing lies to the north, with a wider variety of windows and brick chimney stacks.

Other listed buildings within the search area include Felindre Bridge (LB 8391/84292), crossing the Severn 140m to the southeast. This bridge was built in the mid-19<sup>th</sup> century, and possibly soon after the construction of Mount Severn in order to provide better access to the house. The house of Dolenog (LB 8351) lies on the roadside 300m to the east. This was built in 1837-9 for Thomas Edward Marsh, extended in *circa* 1900 and again in 1946. On the minor road from Dolenog to Felindre Bridge lies the former stables and coach house at Dolenog (LB 8352), 170m to the east of Mount Severn.

Contemporary with the main house at Dolenog, this includes a coachman's accommodation, stables and coachhouse. All these buildings are Grade II listed.

#### 4.4 *Known Archaeological Remains and Historical Development*

A search was made of the Portable Antiquities Scheme (PAS) database covering the assessment area. No records were returned.

There are thirteen sites in the HER within 500m of the site (Figure 3, Appendix I) including the designated assets listed above. Eight sites are recorded in the National Monument Record (NMR) within this zone, four of which are duplicates of the HER data. The sites are briefly described below, according to period, where they are incorporated into a summary of the historical development of the area.

##### 4.4.1 *Prehistoric: Palaeolithic (c.450,000 – 10,000 BC), Mesolithic (c.10,000 – 4400 BC), Neolithic (4400 BC – 2300 BC), Bronze Age (2300 BC – 700 BC) & Iron Age (700 BC – AD 43)*

There are no records of Prehistoric date within the search area. Within the wider landscape a Neolithic axe was discovered just outside the search area to the west of Llanidloes, a Bronze Age bronze palstave in the hills under 1km to the south, and a spindle whorl or loom weight of potentially similar date from within the town.

The NMR records an Iron Age hillfort at Penybanc just over 900m to the northwest, overlooking the Severn valley near Glan-y-nant. The HER records a possible smaller enclosure on the southwest edge of Llanidloes, generally however there are few prehistoric sites recorded in the vicinity of the proposed development area.

##### 4.4.2 *Roman (AD 43 – AD 410) & Early Medieval (AD 410 – AD 1086)*

The possible smaller Iron Age enclosure mentioned above may potentially be Roman in date, and a small collection of 3<sup>rd</sup> century Roman coins have been found in the vicinity. There are no further indications of Roman activity in the area, and no records of such within the search area.

There are no records relating to the post Roman, early medieval period within the search area or surrounding area. However, it is thought the church on the banks of the Severn within Llanidloes is an early medieval foundation, said to have been a daughter church of the *clas* at Llandinam.

##### 4.4.3 *Medieval (AD 1086 – AD 1536)*

There are no records of medieval activity within the search area. Llanidloes itself has medieval origins. The exact origins of settlement are unclear, but it appears a town was deliberately established here in the 2<sup>nd</sup> half of the 13<sup>th</sup> century. It is possible there may have been an earlier church and manorial centre prior to that, but there is little clear evidence for such. The town grew quickly in the late 13<sup>th</sup> and early 14<sup>th</sup> century,

before becoming largely static in terms of population until suffering during the Glyndwr rebellion of the early 15<sup>th</sup> century.

#### 4.4.4 *Post-Medieval (AD 1536 – AD 1899) & Modern*

During the post medieval period Llanidloes remained a small town in the centre of a largely agricultural area. The town became a centre of weaving and flannel production, and was one of the major producers in the area until the industrialisation of the 19<sup>th</sup> century led to factories being built in places like Newton. From the mid-19<sup>th</sup> to early 20<sup>th</sup> century however there was a brief increase in investment in the town spurred by the opening of a number of metal mines in the district.

The agricultural nature of the area is illustrated by the large 19<sup>th</sup> century corn mill complex of Felindre (PRN 20902), which may have been built over an earlier structure. A large mill complex is shown on historic maps, the mill building itself survives although reduced in height, as does a zinc-sheet shed housing an early to mid 20<sup>th</sup> century turbine that formerly provided electricity to Mount Severn. The mill was last used in 1965. Felindre Weir (PRN 20921) is associated with the mill. The NMR record a second mill on the site of Mount Severn (NPRN 40190), however there is no further record or evidence for this, and it would appear likely to relate to Felindre Mill instead.

The proposed development site, located on the valley slope, is unlikely to seen much development during the post-medieval period. However, by the early 19<sup>th</sup> century the site was the home to Penygraig cottage, described as a 'small straw-thatched cottage' (Horsfall-Turner 1908). In 1826 the land was bought by John Hunter, the mayor of Llanidloes and High Sheriff, who at the time was living in what is now the Trewythen Arms Hotel in the centre of Llanidloes. Penygraig cottage was demolished, and in its place Mount Severn (PRN 31828, LB 8353) was constructed. John Hunter also went on to build Broomcliffe, and plant an avenue of trees along the road to Glan-y-nant. It is unclear whether John Hunter was resident at Mount Severn, but he does not appear to have spent long living if so. By 1833 a Maria Goode was living there. At the time she was described as a spinster, brother to a Birmingham banker, and marrying a local trader. By the mid-1840s the land was owned by Wythen Jones, and the Reverend Henry Herbert was living in the house. By the mid 1870s the house was the home to Samuel Morgan, a wool merchant. An estate was established surrounding the house, and many of the archaeological sites recorded in this area relate to building associated with the estate, although few details are recorded about their function (PRN 125853, 125854, 125855, 125856). A garden surrounding the house is recorded on the NMR (NPRN 265625), with its main elements described as including a possible tennis court, woodland and vista paths, a possible summerhouse, terrace and woodland.

Other sites recorded in the area include the neighbouring Dolenog house (PRN 31826, LB 8351), built in 1837-9 along with its associated stables and coach house (PRN 31827, LB 8352). The nearby road bridge over the Severn (PRN 31848, LB 8391), carrying the road from Llanidloes to Llangurig, was originally a timber bridge on stone abutments but was rebuilt in stone in 1847-8. The Felindre Bridge is also recorded (PRN 40844, LB 84292), as is a footbridge and ford over the Afon Brochan (PRN

65521). The Pen-y-rhiw springs (PRN 66014) are also recorded, depicted on map sources from the late 19<sup>th</sup> century onward.

## 5 Map Regression

*(Figures 4 to 6)*

### 5.1 *Ordnance Survey original surveyors drawing 1822*

One of the earliest maps of the area is the Ordnance Survey original surveyors drawings of Llanidloes in 1822. This map predates the construction of Mount Severn, and is lacking detail and accuracy. It does however suggest a dwelling at the location, presumably the Penygraig cottage noted in the Listed Building description. The cottage appears to access the main road via a driveway to its west, which loops around in front of the house to the south.

### 5.2 *Parish tithe map 1846 (Figure 4)*

The tithe map of Morvodion, Manledd, Glyn Hafren and Ystradynod in Llanidloes Parish shows the site in some detail. The house itself does not appear too dissimilar to its current layout. It is approached via a drive from the east, this splits on the west side of the house, with a drive running around the north side of the house accessing buildings to the west, and one that runs to the south of the house, continuing down at an angle towards the river. The land surrounding the house and drives are depicted as woodland. A detached building lies to the west, possibly still in existence, with a smaller building to the northwest, which no longer appears on current maps. A longer rectangular building also appears to be part of the estate, against the roadside to the north. Buildings currently stand in this location, but seemingly on a different footprint.

The accompanying tithe apportionments describe the house, surrounding land and buildings (No.331) as 'Hall, pleasure grounds, Garden, yards etc', owned by Wythan Jones, but occupied by the Reverend Henry Herbert. No distinct features relating to the 'pleasure grounds' and 'garden' are depicted. The pleasure grounds appear largely to have been woodland, and the garden appears to have been located immediately around the house.

Associated grounds included an enclosed meadow to the west (No.335), with a smaller meadow on the banks of the Severn to the south (Nos. 334) and an enclosed area of pasture (Nos.332 & 333) on either side of the Felindre Bridge. Further afield the associated lands included an area of woodland on the north side of the road (Nos.336, 337 & 340) with smaller fields of pasture, presumably cleared from the woodland (Nos. 338, 339 & 341). A small arable field also lay on the south side of the river near Felindre Bridge.

### 5.3 *Plan of the Mount Severn Estate, 1880s (Figure 5)*

The precise date of this estate map is unclear, but the early 1880s is suggested. The plan is accurately drawn and contains much detail about the house and grounds. There appears to have been some modification to the house itself, notably on the western side, although generally it appears not too dissimilar to the tithe map depiction. In plan form the present day building appears very similar, with the addition of an extended service wing along the northwest side, and potential rebuilding of attached outbuildings on the northwest corner. The attached veranda on the west side is depicted.

As shown on the tithe map, the house is approached via the main drive from the east, with the main entrance being on the rear east side of the house, as it is currently. The drive runs around the north side of the house, giving access to the buildings to the west, a larger building, presumably a coach house and stables, on the roadside to the north, and the road itself. Smaller tracks or pathways branch off at numerous points. A path runs along the south face of the house, with a curving footpath at slightly greater distance from the house, which would appear to run along the top of a steep slope. This path would appear to mark the limit of potential gardens, with blank areas immediately to the southeast, south and southwest of the house likely to represent the potential garden extents. No specific garden features, or formal layouts are suggested. Surrounding the house to the north, beyond the path to the west, and along and beyond the slope to the south, all appears to be wooded.

Further afield the paths run through the woodland. A small structure is noted accessed by a path but unlabelled, in the woods to the east. The paths run along the riverbank to the south, and access a croquet and lawn tennis ground. To the west they give access to a building, noted on the tithe and still apparent. The smaller structure further west would appear to be open-sided, and may be agricultural in nature. A complex of buildings lies along the roadside to the north, and a small building with curving enclosure lies alongside a pathway to its south (east of the main house).

### 5.4 *Ordnance Survey 1:2500 map, 1887 (Figure 6)*

The 1<sup>st</sup> edition Ordnance Survey map is likely to be near contemporary to the estate map described above, and the layout of drives, paths and buildings appear the same. The only noted differences being trees marked within the line of the path that appeared to define the extent of the possible gardens illustrated on the estate map, and the presence of a well on the north side of the drive as it passes to the north of the house. This would suggest that the potential garden area depicted on the estate map also contained woodland elements.

### 5.5 *Ordnance Survey 1:2500 map, 1902*

The 2<sup>nd</sup> edition Ordnance Survey map again indicates little changes in the house and grounds. This is the last detailed map of the site until the later 20<sup>th</sup> century.

## 5.6 *Ordnance Survey 1:2500 map, 1980-3*

By the later 20<sup>th</sup> century the only changes noted are a loss of paths to the west of the house. Many appear to have been removed, replaced with a simpler route to connect the house to the building to the west. Further afield the small building to the northwest has gone, and the small structure in the woods to the east has also gone.

## 6 Aerial Photographs and LiDAR

A limited number of aerial photographs were available for the site from the mid-20<sup>th</sup> century onwards. However, the extensive tree cover throughout the grounds meant these images were unable to reveal any detail regarding the potential layout of garden features or other archaeological sites.

LiDAR imagery of the site is available at 1m resolution. The digital terrain model (DTM) gives a good impression of the topography and clearly shows the platform that the house, and potential gardens sit upon, but no distinct features are noted (Figure 7).

## 7 Site Visit

A site visit was undertaken on the 27<sup>th</sup> July 2018 (Photos 1 – 21). Conditions were hot, sunny and dry, visibility was good. Mount Severn house was undergoing renovation works at the time of the visit.

The house is approached via a drive from the east, which leads to a landscaped area on the eastern side of the house, in use as a site compound and parking area at the time of the visit. The drive continues around the north side of the house, cut into the bedrock.

To the south of the house a gravel path curves around the south face, the outer edge of the path being 3m from the house. Tall ground floor sash windows are fronted by stone steps on this face, all accessing this path, although only the easternmost of the openings in the projecting central bay open out as doorways. To the south of this path lies a small area of garden, approximately 3.5m wide, beyond which the ground slopes down from another 1.5m to 2m to a pathway that crosses in front of the house from the east, angling down into the valley on an east – west alignment. Beyond this path the ground falls away steeply into the valley. The small garden area is crossed by a number of small paths, lined by loose stone. This divides the garden into several small areas containing flowers and bushes, although partly overgrown and obscuring some paths. The southern slope from the garden to the valley path, appears to comprise a former rockery.

To the west of the house lies an area of open ground extending approximately 4m to 6m from the edge of the veranda, beyond which the ground falls away and is largely scrub covered. There is no indication of garden features or elements in this area.

Beyond these areas the grounds are tree-covered, comprising a mix of mature native trees, along with some imported trees and firs. The paths noted on the 1880s estate

map to the east, north and south of the house can still be traced, and comprise simple terraced paths. Original paths to the west of the house appear to have been partly lost, with a new path accessing a house to the west, and modern drainage covers also noted amongst the trees. In front of the house to the west lies an area of planted mature yew trees.

The full extent of the woodland paths were not explored, although the former croquet and lawn tennis ground on lower ground to the south is still discernible as an area of grass-covered flat ground, now used as a small football pitch.

## 8 Impact Assessment

### 8.1 *Assessment of Archaeological Potential and Importance*

Reference No.	Name	Site Type	Period	NGR	Importance
PRN 31828, LB 8353	Mount Severn	House	19 <sup>th</sup> /20 <sup>th</sup> century	SN 94269 84035	High (Grade II listed)
NPRN 265625	Mount Severn	Garden	19 <sup>th</sup> /20 <sup>th</sup> century	SN 94269 84035	Moderate

*Table 1: archaeological potential in or immediately adjacent to the proposed development area*

Mount Severn House is a Grade II listed house of early 19<sup>th</sup> century date, the house is currently undergoing renovation works.

The NMR records gardens associated with the house, the tithe map described pleasure grounds and gardens, which historic mapping indicates was largely a wooded estate with woodland paths and walks and areas of open ground immediately in front of the house to the east, south and west, which may have contained its gardens. The site visit confirmed that any remaining garden features are confined to the south of the house, with a relatively small, sloping area containing garden paths and planting beds. These paths and beds are laid informally, with little indication as to whether they are original features or later adaptations. Planting in this area is mixed, but of no great age. The remaining grounds contain a number of mature trees, some of which are imported species likely planted as part of the 'pleasure grounds' associated with the construction of the house.

Research indicates that there is a low potential for archaeological remains of other periods to exist.

### 8.2 *Previous Impacts*

The construction of Mount Severn and the layout of the terraced drives and paths is likely to have adversely impacted upon any previous archaeological deposits in the area.

The continued occupation of the house may have led to adjustments of the small garden area in front (to the south) of the house, and it would appear paths to the west of the house were re-laid at some point during the 20<sup>th</sup> century, with drainage features also noted likely to have disturbed previous features and deposits. It is possible landscaping in front the main entrance to the east of the house may have removed garden features, if any existed in this area.

### *8.3 Potential Impacts of the Proposed Development*

The proposed development comprises plans to install new garden walling and terraces around the house, including associated landscaping and engineering works. This will impact on any surface and buried archaeological remains to the east, south and west of the house and could therefore expose, damage or destroy archaeological remains

The proposed development has the potential to generate indirect (visual) effects on archaeological sites, such as altering their setting.

### *8.4 Discussion of impacts*

The site does not lie within any registered Historic Landscape, Conservation area, registered Historic Park & Garden of Scheduled Ancient Monument, and no such sites and landscapes will be directly affected by the proposed development. Similarly there is a lack of visual, historic or other recognisable link to any such sites and landscapes in the surrounding area, therefore there will be no indirect impact.

The sites lies within the non-designated Landmap Historic Landscape of Lower Clywedog / Upper Severn (MNTGMHL952). This extensive area includes irregular fields and woodland, and a number of important archaeological sites. Changes to the grounds immediately surrounding Mount Severn are not however considered to have an adverse impact on the main characteristics of this landscape.

There are four Grade II listed buildings within 500m of the site. Of these Felindre Bridge (LB 8391/84292), Dolenog (LB 8351) and the former stables and coach house at Dolenog (LB 8352) share no visual or other tangible link that will be affected by the proposed development.

The remaining listed building is Mount Severn itself (LB 8353, PRN 31828). The proposed development will alter the immediate setting of the house by changing the layout and appearance of surrounding garden features (NPRN 265625). The surrounding estate was an integral part of the initial construction and layout of the house, with the tithe map referencing 'pleasure grounds' and 'gardens'. Research would suggest these grounds were largely wooded, with imported woodland elements also a feature, and woodland walks and vistas formed an important part of these grounds. A croquet and tennis lawn on lower ground to the south are another characteristic element. The garden however, although originally mentioned and little changed in terms of the potential area occupied, never appears to have contained formal elements, and although garden paths are noted, there is no indication if these are original features, or if original features survive. Late 19<sup>th</sup> and early 20<sup>th</sup> century



mapping suggests this garden area may have become partly wooded, and subsequently cleared, and overlays of estate mapping from the 1880s onto current features and boundaries (Figure 8) would suggest there has been some minor alterations to the layout of paths and boundaries throughout the 20<sup>th</sup> century, with a particular loss of pathways on the west side of the house. The indication is that a small garden would have provided an open area in front of the main south elevation to the house, and to the west of the house, allowing better views of the main woodland elements of the grounds, but that this garden was not formally laid out, and garden elements to the east and west have subsequently been lost.

Development proposals (Figures 2 & 8) maintain the current entrance drive and route around the north side of the house with the introduction of a new arrival courtyard. There is no indication arising from the research as to how the area in front of the main entrance was originally presented, but the area is current landscaped and open. An initial terrace around the south side of the house will incorporate garden areas, including a new east garden. Although levelling off the area, this will largely incorporate the extent of the current upper garden area, maintaining, and through better garden maintenance enhancing, the open views from the main south face of the house. Beyond this a lower south terrace will replace the current steeper lower garden slopes, although this area would still be used as garden, including a rockery, and existing trees will be retained. This will remove some informal garden paths and may affect the current pathway that runs along the top of the slope to the south of the house. The original course of this pathway appears to have been altered during the course of the 20<sup>th</sup> century (Figure 8) and routeways through the proposed garden with similar vistas as the original route, will be part of the final development. To the west of the house development proposals include the introduction of an outdoor kitchen and dining area, a kitchen terrace with formal borders and a lawn area, all enclosed within a walled terrace. This area has clearly seen groundworks and alteration during the 20<sup>th</sup> century, and retains little or no original features with pathways visible on 19<sup>th</sup> century maps to the northwest of the house having been altered or removed. To the west the lower garden terrace will incorporate a dipping pool garden, built in an area that currently comprises rough scrub on lower sloping ground. Although introducing new garden elements and overlaying the route of original paths on the west side of the house no original features could be identified within this area, views from the house along the wooded valley will be retained, and the woodland pathways further west into the woods will be both retained and reconnected to the house and gardens.

Overall therefore the proposed developments are considered to have only a minor negative impact on the former garden (NPRN 265625) and setting of the grade II listed Mount Severn (LB 8353, PRN 31828) through groundworks, the introduction of new elements and removal of some informal garden elements. The development will however have positive impacts upon the setting by reinstating garden areas and enhancing original vistas from the house itself.

*General*

- Archaeology Wales, 2018, *Written Scheme of Investigation for a Heritage Impact Assessment at Mount Severn, Glan-y-nant, Llanidloes, Powys*
- British Geological Survey interactive map  
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [accessed June 2018]
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- Chartered Institute for Archaeologists, 2014, *Standard and Guidance for Desk Based Assessments.*
- Clwyd-Powys Archaeological Trust, 2011-12, *Historic Settlement Survey – Montgomeryshire: Llanidloes*
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- Jones, NW, 2011, *Felindre Weir, Llanidloes: Survey and Recording.* CPAT Report No. 1099
- Morris, R.E., 1988, *A Pictorial Survey of Old Llanidloes*
- Portable Antiquities Scheme Database  
<https://finds.org.uk/database> [accessed June 2018]
- RCAHMW, 1911, *An Inventory of the Ancient Monuments in Wales and Monmouthshire, Vol 1 – County of Montgomery*
- Stephenson, D, 2010, *Llanidloes, a history.*

*Archival sources*

- NLW *Plan of the Mount Severn Estate [cartographic material] : In the parishes of Llanidloes and Llangurig.* (Scale [1:1,584]. 1" = 2 chains. ed.). (1880).
- NLW Morris, Marshall Poole. (1922). *Attractive sale of the appointments, of Mount Severn, Millford Road, Newtown / Morris, Marshall and Poole.* Newtown: Morris, Marshall and Poole.
- NLW *Glansevern Estate Records: Covenant for the Production of Deeds Relating to Land in the Parish of Llanllwchaiarn, Co. Montgomery,* Glansevern Estate Records. (1876).
- NLW *[Sections showing town drainage at Llanidloes] [cartographic material].* (1880).
- PRO M/MIL/DE/MIT – *Property Deeds, Mount Severn & Felindre Mill*
- PRO M/MIL/DE/MT/1-9 – *Correspondence etc relating to Mount Severn, 1935-51*
- PRO M/MIL/HL/GC/16 – *Letter from Mount Severn, n.d.*
- PRO M/MIL/LI/X/1 – *Printed card, Mount Severn, 1889*
- PRO M/X/59/1 – *Marriage settlement, 1833*

*Maps*

- Anon, 1846, *Morvodion, Manledd, Glyn Hafren and Ystradynod in the Parish of Llanidloes Tithe Map and Apportionments*
- Ordnance Survey, 1822, *Original Surveyors Drawings: Llanidloes*
- Ordnance Survey, 1887, *1st Edition 1:2500 map, Montgomeryshire*

Ordnance Survey, 1902, *2nd Edition 1:2500 map, Montgomeryshire*

Ordnance Survey, 1980-3, *1:2500 map*

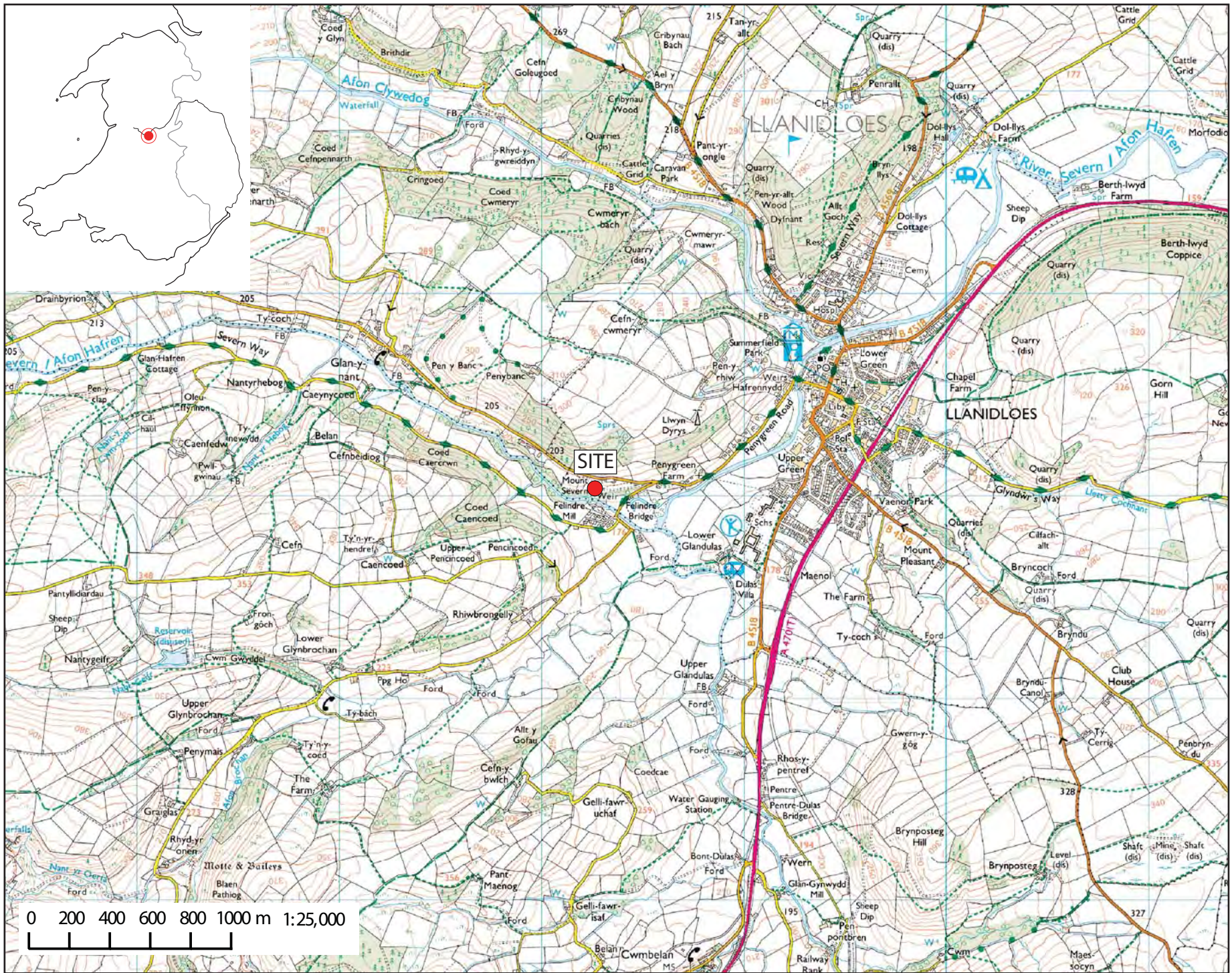


Figure 1: Location plan, 1:25,000 @ A4

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# MOUNT SEVERN: PROPOSED GARDEN WALLS

SCALE: 1:100 @ A1, 1:200 @ A3



Planted Dry Stone Wall  
- Detail TBC

Dry Stone & Rockery Wall  
- Detail TBC

Rendered Concrete Wall with Ivy  
- Detail TBC

Mortared Stone Retaining Wall  
- Detail TBC

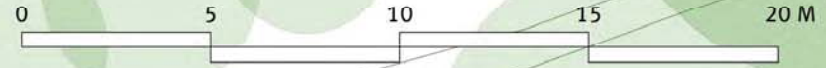
Existing Trees  
- To be retained

Proposed Tree Planting  
- Planting schedule TBC

+800'0" Proposed Ground Level

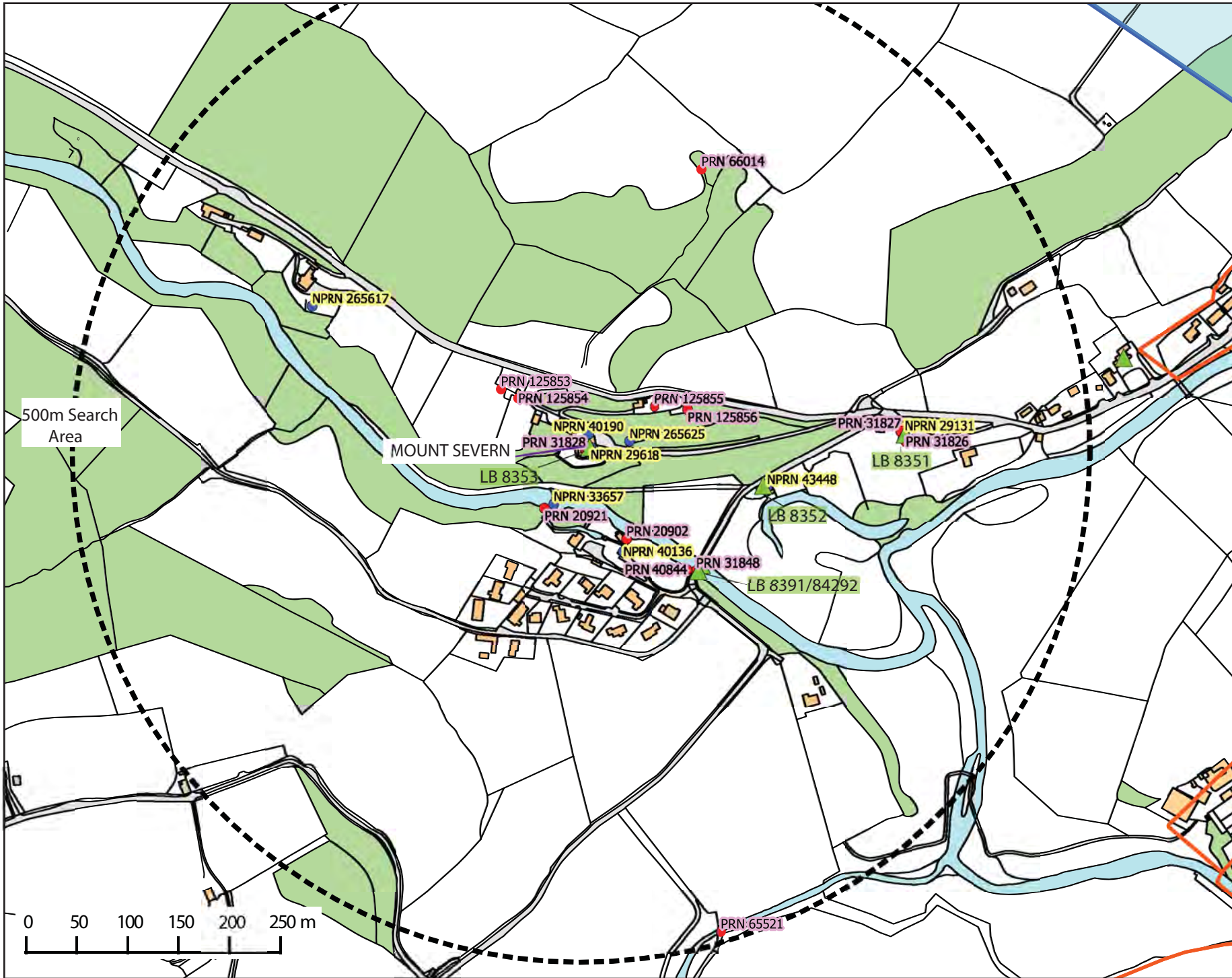
+800'0" Existing Ground Level

T.O.W +800' Proposed Top of Wall Level



**Figure 2: Proposed development plans, showing the layout of new garden walls, garden features, trees and landscaping. Original plan produced by Arne Maynard Garden Design Ltd, DWG No.: 683-P-101 Date: 2018.04.09**










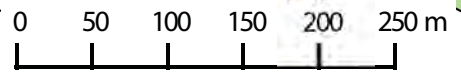
-  Listed Building
-  Site recorded on the regional HER (CPAT)
-  Site recorded on the NMR (RCAHMW)
-  Clywedog Valley Landscape of Special Historic Interest
-  Landmap Historic Landscape Area

Figure 3: Archaeological sites and landscapes recorded within a 500m search area around the site

1:5000 @ A4

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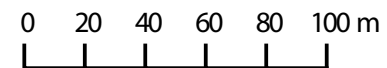


Figure 4: Extract from the parish tithe map of 1846.



Figure 5: Extract from the Mount Severn estate map of the 1880s.



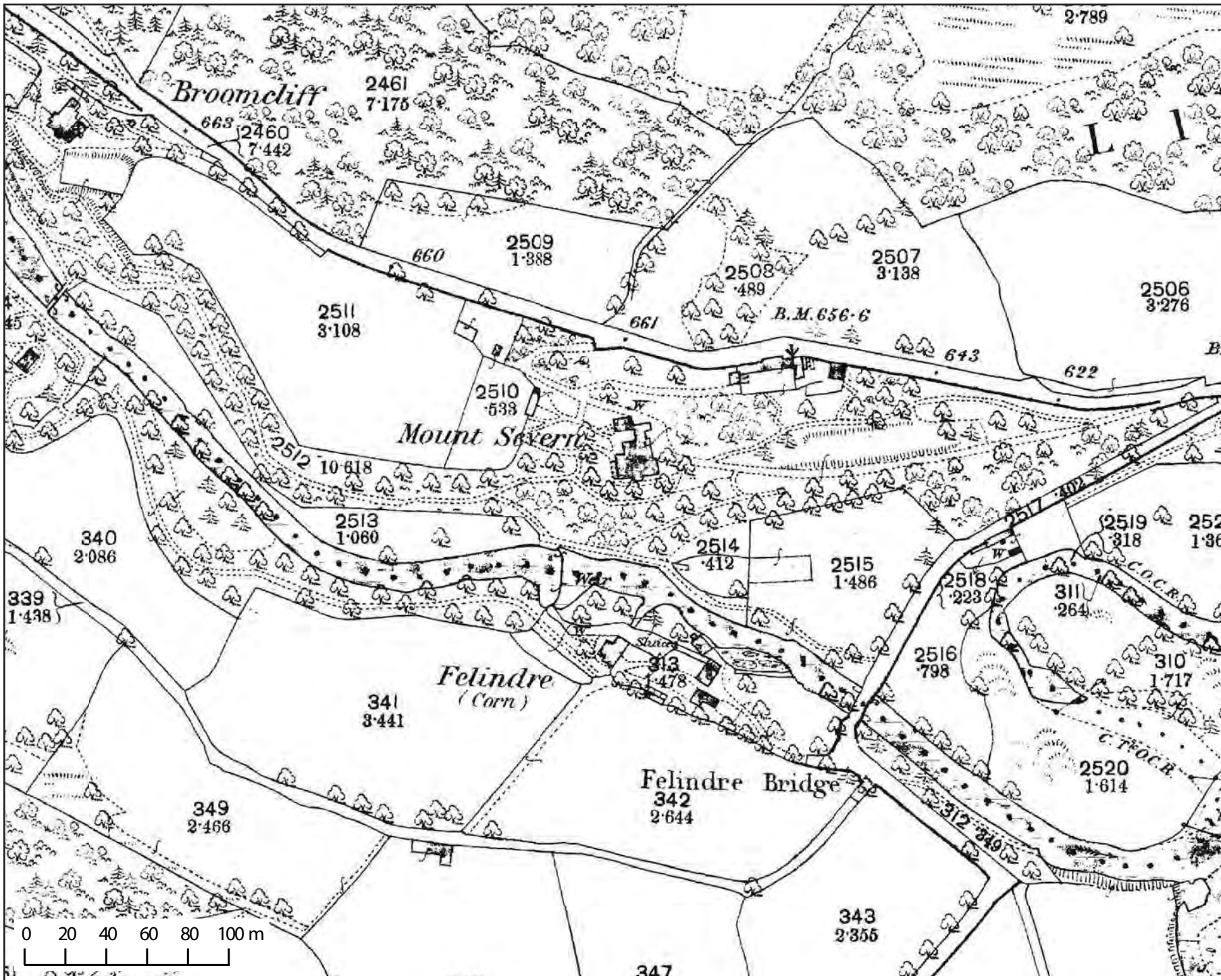


Figure 6: Extract from the Ordnance Survey 1st Edition map of 1887.

1:2500 @ A4

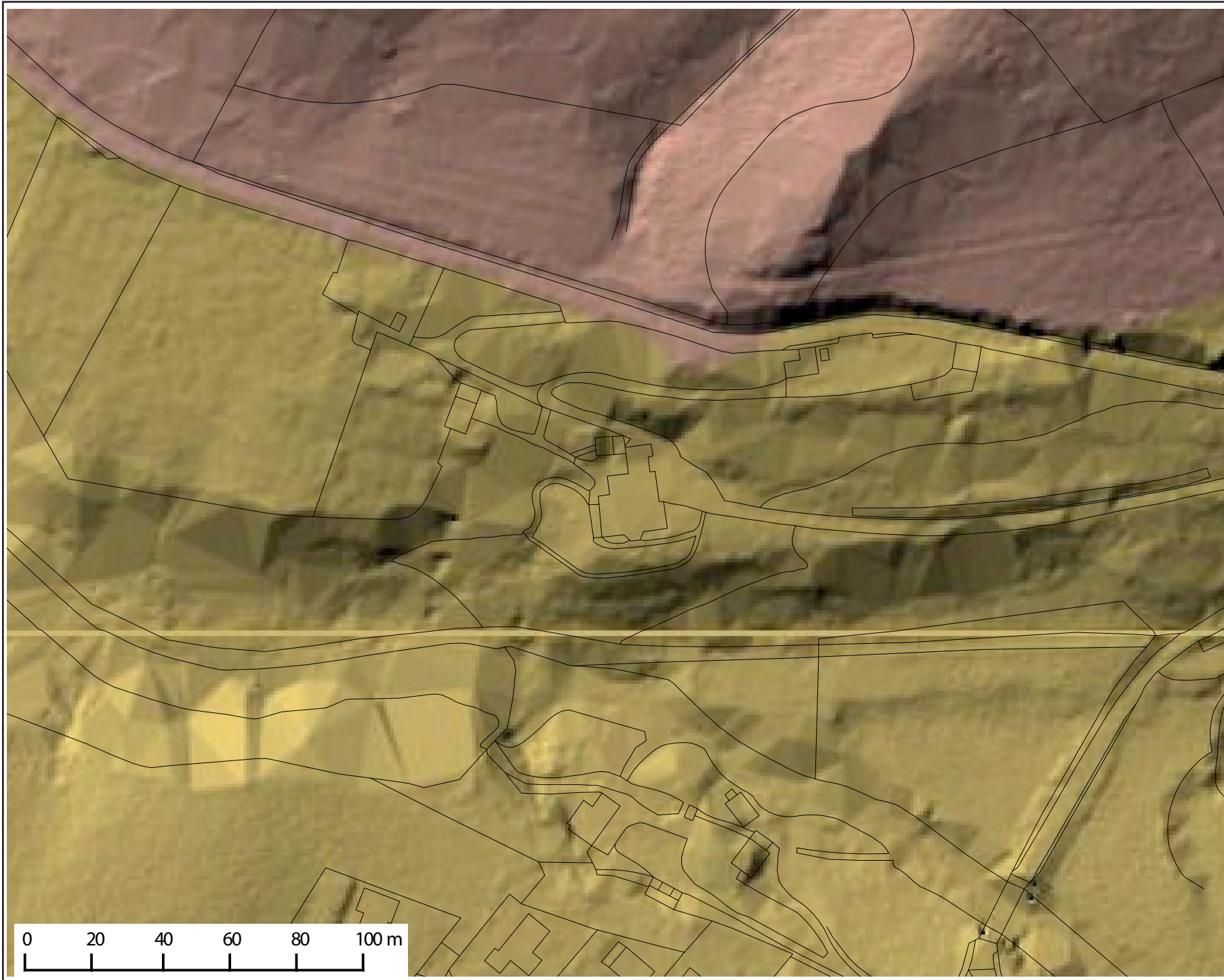
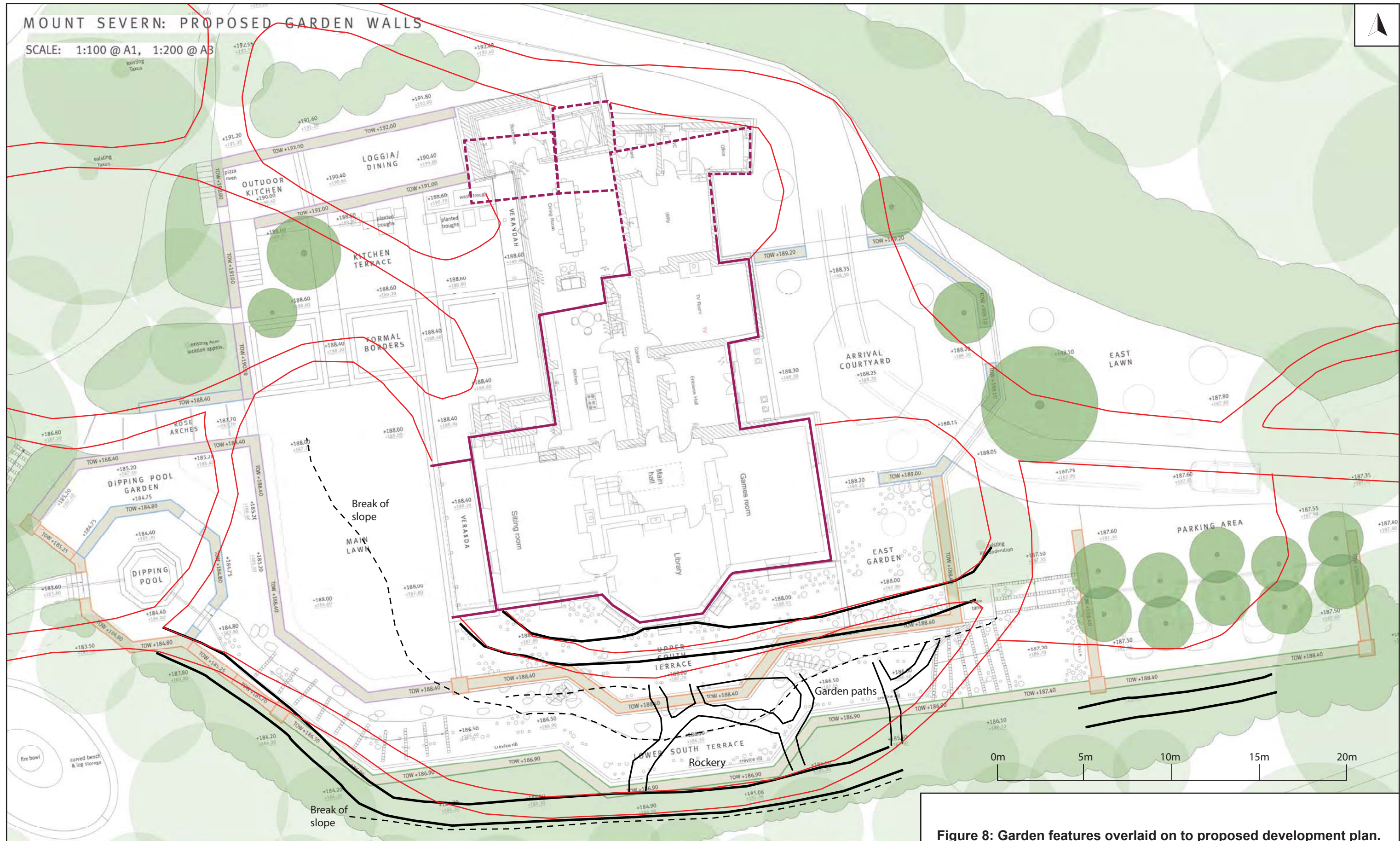











Figure 7:  
1m resolution LiDAR  
DTM.

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Wales information  
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# MOUNT SEVERN: PROPOSED GARDEN WALLS

SCALE: 1:100 @ A1, 1:200 @ A3



 Planted Dry Stone Wall - Detail TBC	 Rendered Concrete Wall with Ivy - Detail TBC	 Existing Trees - To be retained	 +800'0"
 Dry Stone & Rockery Wall - Detail TBC	 Mortared Stone Retaining Wall - Detail TBC	 Proposed Tree Planting - Planting schedule TBC	 Existing Ground Level
			 T.O.W +800'

**Figure 8: Garden features overlaid on to proposed development plan. Red and purple lines have been plotted on from the estate map of the 1880s, black lines were surveyed in at the time of the site visit.**

1:200 @ A3  
Original plan produced by Arne Maynard  
Garden Design Ltd,  
Drawing No. 683-P-101  
Date 2018.04.09





Photo 1: View northwest of the main southern elevation of Mount Severn.



Photo 2: View ENE of the main southern elevation of Mount Severn.



Photo 3: View northeast of the western elevation of Mount Severn, showing the projecting veranda. Photo taken from scrub-covered falling ground to the southwest of the house.



Photo 4: View west of the eastern elevation to Mount Severn, standing on the main approach drive to the house. The house entrance is covered by scaffolding.



Photo 5: View northeast from the main garden area to the main entrance area on the east side of Mount Severn. The tree within the centre will be retained within the development proposals.



Photo 6: View west showing the path in front of the south elevation, with the garden area to the left.  
1m scale.



Photo 7: As above, view east, with the main garden area on the right. 1m scale.



Photo 8: View southwest across the falling garden area in front of the south elevation of Mount Severn.



Photo 9: View south showing one of the small garden paths leading through the garden area south of Mount Severn. 1m scale.



Photo 10: As above, showing the overgrown nature of these paths.





Photo 11: View southwest across the lower slopes of the garden south of Mount Severn, showing general planting.



Photo 12: View west from the main garden path, looking along the valley.



Photo 13: View WSW looking down the path to the south of the garden that traverses the valley side, eventually giving access to the former Croquet and Tennis lawns.



Photo 14: View south showing the area on the west side of Mount Severn, and the lack of any recognisable garden features.



Photo 15: View west showing the views from the western side of Mount Severn.



Photo 16: View ESE down the main tracks that runs around the north side of Mount Severn. The track is largely rock-cut. 1m scale.



Photo 17: View west of the building that stands to the west of Mount Severn, marked on 19<sup>th</sup> century mapping but with 20<sup>th</sup> century alterations.

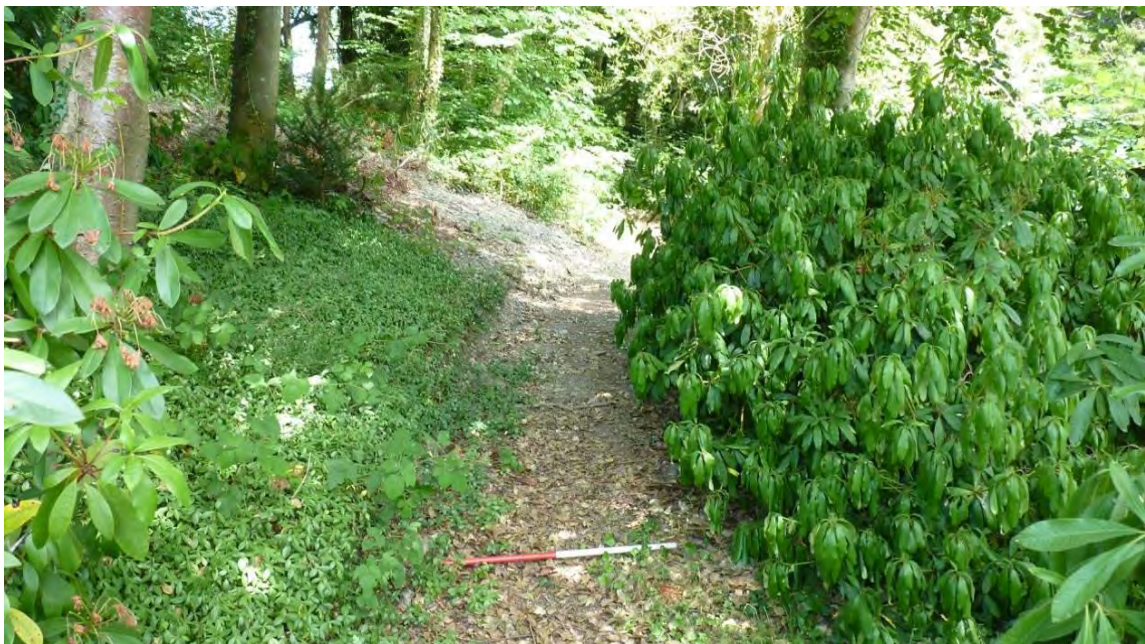


Photo 18: View northeast along showing a typical woodland walk path within the estate. 1m scale.



Photo 19: View southeast across the former croquet and tennis lawns in the base of the valley to the south of Mount Severn.



Photo 20: View northeast of the trees lining the base of the valley slopes, obscuring any views up towards Mount Severn.

*Archaeology*  
*Wales*

**APPENDIX I:  
HER Gazetteer  
(for sites within 500m)**

# CLWYD-POWYS ARCHAEOLOGICAL TRUST HISTORIC ENVIRONMENT RECORD ENQUIRY REPORT - CORE RECORDS

Enquiry reference number: E6387  
Prepared by: Gary Duckers, Clwyd-Powys Archaeological Trust  
Produced for: Phil Poucher, Archaeology Wales

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## Search criteria

Sites and events within a 500m radius of SN 94269 84035, which is centred on Mount Severn house, Glanynant, Llanidloes

**PRN** 65521 **NAME** Afon Brochan ford

**NGR** SN9440383564 **COMMUNITY** Llangurig

**TYPE** Post-Medieval, Footbridge. Rank: 1

**SUMMARY** -

**DESCRIPTION** "Footbridge and ford" marked on first edition OS map (1891) and later maps crossing over the Afon Brochan.

**CONDITION** Condition: Unknown Description: - Related event: - Date of entry: 2003-08-04 00:00:00

**STATUS** None recorded

**CROSS REFERENCES** - -

### SOURCES

Maxfield, C E 2003 Tir Gofal Management Plan: Heritage Management Information (HE1). Lower Glandulas - E/08/3453 CPAT HE1

**ARTEFACTS**

**C14 DATES**

### PHOTOS

3530-1083 , 3530-1084 , 3530-1085 , 3530-1086

### ARCHWILIO URL

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT65521&dbname=cpat&tbyname=CORE>

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**PRN** 31848 **NAME** Felindre Bridge

**NGR** SN9437983919 **COMMUNITY** Llanidloes

**TYPE** Post-Medieval, Bridge. Rank: 1

**SUMMARY** Substantial medium-sized bridge of one elliptical arch.

**DESCRIPTION** Listed building Bridge carrying former parish (now Class III) road over River Severn from Llanidloes to Llangurig. Original bridge of three timber bays on two stone abutments, rebuilt in stone 1847/8. Substantial medium-sized structure of one elliptical arch. Dressed stone voussoirs with V-joints, prominent keystones. Masonry of spandrels and parapets dressed square blocks with scappled surface (voussoirs and keystones also scappled). Smaller blocks in parapets: three courses with coping. String-courses at carriageway level; curved returns ending in newels. Carriageway horizontal. Contractor Edward Jones; cost ?600. Bridge designed or erected by Thomas Penson (1790-1859) (Anthony, C R, 1995).

**CONDITION** Condition: Intact Description: - Related event: - Date of entry: 1993-12-31 00:00:00

**STATUS** listed building 8391 II

**CROSS REFERENCES** - -

#### **SOURCES**

Anthony, C R 1995 Penson's Progress: the work of a nineteenth-century county surveyor The Montgomeryshire Collections 83

Cadw 2000 Database of Listed Buildings in Wales

Cadw 2016 Database of Listed Buildings in Wales

**ARTEFACTS**

**C14 DATES**

**PHOTOS**

-

#### **ARCHWILIO URL**

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT31848&dbname=cpat&tname=CORE>

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**PRN** 40844 **NAME** Felindre Bridge (partly in Llanidloes community)

**NGR** SN94378392 **COMMUNITY** Llangurig

**TYPE** Post-Medieval, Bridge. Rank: 1

**SUMMARY** -

**DESCRIPTION** Grade II listed bridge.

**CONDITION** Condition: Unknown Description: - Related event: - Date of entry: 2006-05-01 00:00:00

**STATUS** listed building 84292 II

**CROSS REFERENCES** - -

#### **SOURCES**

Cadw 2016 Database of Listed Buildings in Wales

**ARTEFACTS**

**C14 DATES**

**PHOTOS**

-

#### **ARCHWILIO URL**

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT40844&dbname=cpat&tname=CORE>

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**PRN** 20902 **NAME** Felindre Mill

**NGR** SN94318395 **COMMUNITY** Llangurig

**TYPE** Post-Medieval, Mill. Rank: 1



**SUMMARY** A large 19th century Mill, possibly enlarged from an earlier building. The water for the mill was taken from Felindre Weir.

**DESCRIPTION** A large 19th century Mill, possibly enlarged from an earlier building. It is built of rubble masonry with soft red brick quoins, joints and opening heads. The lower section of the wheel gable is of red sandstone ashlar, but the head of the shaft-opening is of brick. The wheel has gone, but the cast-iron axle (cruciform section) and the eight spoked hub remains. The wheel was probably backshot. Behind the wheel is a ring for a horizontal shaft, it seems probable that the wheel carried a gear-ring and drove a shaft to the mill via a smaller cog. The water for the mill was taken from Felindre Weir through a stone and now concrete launder, it is now culverted at the end of the launder to drive a Pelton wheel for an electricity generating plant (NMR 1979). Felindre Mill was on the opposite bank of the river from Mount Severn just above Llanidloes. A note in The County Times recorded in 1930 that 'the late Mr Edward Humphreys had worked the Felindre Mill at that beautiful spot on the Severn for a long time' (County Times, 5 July 1930). The mill, originally a three-storeyed stone building, has been reduced to a single storey, but the weir, pond and mill race are still extant. Several photographs of the mill exist. The mill drove an electrical installation via a 1922 Kaplan Turbine erected in a small raised zinc sheet shed situated over the tailrace and fed by a pipe. This still survives (May 2014). The mill was last used in 1965.

**CONDITION** Condition: Intact Description: - Related event: - Date of entry: 1988-12-31 00:00:00

**STATUS** None recorded

**CROSS REFERENCES** - -

#### **SOURCES**

Barton, P G 1997 Montgomeryshire Mills database

National Monuments Record of Wales 1979 NMR index

Hankinson, R and Silvester, R J 2012 Mills and Milling CPAT report 1174

Welsh Mills Society 2014 Newsletter. Welsh Mills Society 114 Newsletter. Welsh Mills Society 114

Jones, David H 2011 The Watermills of Montgomeryshire Melin 27

#### **ARTEFACTS**

#### **C14 DATES**

#### **PHOTOS**

3283-0017 , 3283-0018 , 3283-0019 , 3283-0020

#### **ARCHWILIO URL**

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT20902&dbname=cpat&tname=CORE>

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**PRN** 20921 **NAME** Felindre Weir

**NGR** SN94238398 **COMMUNITY** Llangurig

**TYPE** Post-Medieval, Weir. Rank: 1

**SUMMARY** A long, curving weir across the River Hafren at the lip of a waterfall. Originally built of vertical posts and horizontal planking, but now replaced at least in part by concrete. One modern lifting sluice lies to the south and a 19th century geared lifting sluice to the mill-stream for Felindre Mill.

**DESCRIPTION** A long, curving weir across the River Hafren at the lip of a waterfall. Originally built of vertical posts and horizontal planking, but now replaced at least in part by concrete. One modern lifting sluice lies to the south and a 19th century geared lifting sluice to the mill-stream for Felindre Mill. The geared sluice is operated by a hand-wheel, (which has the name Gilkes Kendal), turning a worn gear which meshes with a cog on a shaft. At the other end of the shaft a pinion engages with a rack on the edge of the extended centre-plank of the sluice-gate. To prevent slipping a second rack and 'free' pinion work on the opposite edge of the plank (NMR 1979).

**CONDITION** Condition: Intact Description: - Related event: - Date of entry: 1988-12-31 00:00:00

**STATUS** None recorded

**CROSS REFERENCES** - -CPAT118751

#### **SOURCES**

National Monuments Record of Wales NMR index

Jones, N W 2011 Felindre Weir, Llanidloes: Survey and Recording CPAT report 1099

#### **ARTEFACTS**

#### **C14 DATES**

**PHOTOS**

3283-0001 , 3283-0002 , 3283-0003 , 3283-0004 , 3283-0005 , 3283-0006 , 3283-0007 , 3283-0008 , 3283-0009 , 3283-0010 , 3283-0011 , 3283-0012 , 3283-0013 , 3283-0014 , 3283-0015 , 3283-0016 , 3530-1055 , 3530-1056 , 3530-1057 , 3530-1058 , 3530-1059 , 3530-1060 , 3530-1061

**ARCHWILIO URL**

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT20921&dbname=cpat&tbyname=CORE>

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**PRN 31826 NAME** Llanidloes, Penygreen Rd `Dolenog'

**NGR** SN9458584046 **COMMUNITY** Llanidloes

**TYPE** Post-Medieval, House. Rank: 1

**SUMMARY** -

**DESCRIPTION** Grade II listed house

**CONDITION** Condition: Intact Description: - Related event: - Date of entry: 1993-08-07 00:00:00

**STATUS** listed building 8351 II

**CROSS REFERENCES** - -

**SOURCES**

Cadw 2000 Database of Listed Buildings in Wales

Ordnance Survey 1903 OS map

Cadw 2016 Database of Listed Buildings in Wales

**ARTEFACTS****C14 DATES****PHOTOS**

-

**ARCHWILIO URL**

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT31826&dbname=cpat&tbyname=CORE>

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**PRN 31827 NAME** Llanidloes, Penygreen Rd `Dolenog' stables and coach house

**NGR** SN9458084056 **COMMUNITY** Llanidloes

**TYPE** Post-Medieval, Stable. Rank: 1

**SUMMARY** -

**DESCRIPTION** Grade II listed stable

**CONDITION** Condition: Intact Description: - Related event: - Date of entry: 1993-08-07 00:00:00

**STATUS** listed building 8352 II

**CROSS REFERENCES** - -

**SOURCES**

Cadw 2000 Database of Listed Buildings in Wales

Cadw 2016 Database of Listed Buildings in Wales

**ARTEFACTS****C14 DATES****PHOTOS**

**ARCHWILIO URL**

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT31827&dbname=cpat&tname=CORE>

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**PRN 31828 NAME** Llanidloes, Penygreen Rd `Mount Severn'

**NGR** SN9427084037 **COMMUNITY** Llanidloes

**TYPE** Post-Medieval, House. Rank: 1

**SUMMARY -**

**DESCRIPTION** Grade II listed house -- Next section appended from deleted record: CPAT26694 -- In 1846 Mount Severn Hall was the home of the Revd Henry Herbert but the tithe map gives no indication that there was a mill there at that time (T 1846). It was later reported as a corn mill but was stripped of all machinery before 1968 (DHJ 1968).

**CONDITION** Condition: Intact Description: - Related event: - Date of entry: 1993-08-07 00:00:00

**STATUS** listed building 8353 II

**CROSS REFERENCES - -****SOURCES**

Jones, D H 1968 Watermills in Montgomeryshire  
Barton, P G 1997 Montgomeryshire Mills database  
Cadw 2000 Database of Listed Buildings in Wales

Ordnance Survey 1903 OS map  
Cadw 2016 Database of Listed Buildings in Wales

**ARTEFACTS****C14 DATES****PHOTOS**  
-**ARCHWILIO URL**

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT31828&dbname=cpat&tname=CORE>

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**PRN 125853 NAME** Mount Severn, building I

**NGR** SN9418784097 **COMMUNITY** Llanidloes

**TYPE** Post-Medieval, Building. Rank: 1

**SUMMARY -**

**DESCRIPTION** Building noted on early Ordnance Survey mapping during Glastir private woodland project

**CONDITION** Condition: Unknown Description: - Related event: - Date of entry: 2013-10-10 00:00:00

**STATUS** None recorded

**CROSS REFERENCES - -****SOURCES**

Ordnance Survey 1887 OS map, first edition, 25 inch, Montgomeryshire  
Ordnance Survey 1902 OS map, second edition, 25 inch, Montgomeryshire

**ARTEFACTS****C14 DATES****PHOTOS**  
-

**ARCHWILIO URL**

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT125853&dbname=cpat&tname=CORE>

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**PRN** 125854 **NAME** Mount Severn, building II

**NGR** SN9420484088 **COMMUNITY** Llanidloes

**TYPE** Post-Medieval, Building. Rank: 1

**SUMMARY** -

**DESCRIPTION** Building noted on early Ordnance Survey mapping during Glastir private woodland project

**CONDITION** Condition: Unknown Description: - Related event: - Date of entry: 2013-10-10 00:00:00

**STATUS** None recorded

**CROSS REFERENCES** - -

**SOURCES**

Ordnance Survey 1887 OS map, first edition, 25 inch, Montgomeryshire  
Ordnance Survey 1902 OS map, second edition, 25 inch, Montgomeryshire

**ARTEFACTS**

**C14 DATES**

**PHOTOS**  
-

**ARCHWILIO URL**

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT125854&dbname=cpat&tname=CORE>

---

**PRN** 125855 **NAME** Mount Severn, building III

**NGR** SN9433884080 **COMMUNITY** Llanidloes

**TYPE** Post-Medieval, Building. Rank: 1

**SUMMARY** -

**DESCRIPTION** Building noted on early Ordnance Survey mapping during Glastir private woodland project

**CONDITION** Condition: Unknown Description: - Related event: - Date of entry: 2013-10-10 00:00:00

**STATUS** None recorded

**CROSS REFERENCES** - -

**SOURCES**

Ordnance Survey 1887 OS map, first edition, 25 inch, Montgomeryshire  
Ordnance Survey 1902 OS map, second edition, 25 inch, Montgomeryshire

**ARTEFACTS**

**C14 DATES**

**PHOTOS**  
-

**ARCHWILIO URL**

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT125855&dbname=cpat&tname=CORE>

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**PRN** 125856 **NAME** Mount Severn, building IV

**NGR** SN9437184077 **COMMUNITY** Llanidloes

**TYPE** Post-Medieval, Building. Rank: 1

**SUMMARY** -

**DESCRIPTION** Building noted on early Ordnance Survey mapping during Glastir private woodland project

**CONDITION** Condition: Unknown Description: - Related event: - Date of entry: 2013-10-10 00:00:00

**STATUS** None recorded

**CROSS REFERENCES** - -

#### **SOURCES**

Ordnance Survey 1887 OS map, first edition, 25 inch, Montgomeryshire  
Ordnance Survey 1902 OS map, second edition, 25 inch, Montgomeryshire

**ARTEFACTS**

**C14 DATES**

**PHOTOS**  
-

#### **ARCHWILIO URL**

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT125856&dbname=cpat&tbyname=CORE>

---

**PRN** 66014 **NAME** Pen-y-rhiw springs

**NGR** SN9438484313 **COMMUNITY** Llanidloes

**TYPE** Post-Medieval, Spring. Rank: 1

**SUMMARY** -

**DESCRIPTION** Springs depicted on 1st edition (1890) and 1963 6 inch to 1 mile OS maps.

**CONDITION** Condition: Unknown Description: - Related event: - Date of entry: 2003-08-26 00:00:00

**STATUS** None recorded

**CROSS REFERENCES** - -

#### **SOURCES**

Phipps, R J 2003 Tir Gofal Management Plan: Heritage Management Information (HE1). Plynlimon House - E/08/3797 CPAT HE1

**ARTEFACTS**

**C14 DATES**

**PHOTOS**  
-

#### **ARCHWILIO URL**

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT66014&dbname=cpat&tbyname=CORE>

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06.13.18 (10:06) - HTML file produced from CPAT HER, CPAT file number 1282.

Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR.

tel (01938) 553670, fax (01938) 552179, email [her@cpat.org.uk](mailto:her@cpat.org.uk), website <http://www.cpat.org.uk> target="\_blank">www.cpat.org.uk

Please note that the sites listed above are only the sites of which we are aware at the current time and there may be others that have yet to be discovered.

While the Regional Historic Environment Record contains information on all of the following, we do not hold the definitive data for Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens or Registered

Historic Landscapes, and it is recommended that you contact Cadw to ensure you have the most up to date data for these monuments - particularly if you require digital polygons showing the full extents of Registered or Scheduled areas. Similarly, there may also be additional sites in the area in the National Monuments Record of Wales, held by the Royal Commission on the Ancient and Historical Monuments of Wales, and again you are advised to contact them directly to obtain such information.

If your enquiry relates to a commercial development, and if you haven't already done so, please contact Mr Mark Walters (markwalters@cpat.org.uk), the Development Control Archaeologist for Clwyd and Powys who will provide further advice regarding best practice in mitigating against damage to any archaeological or historical remains which might exist within the area of the proposed works.

Enquirers are also expected to provide a copy (paper or digital) of any document or published report that makes use of information obtained from the HER for incorporation into the record.

Enquirers are requested to include the following acknowledgement in any document or published report that makes use of information obtained from the HER: - *Information obtained from the Regional Historic Environment Record curated by the Clwyd-Powys Archaeological Trust.*

*Archaeology*  
*Wales*

**APPENDIX II**  
**Written Scheme of Investigation**

**Archaeology Wales Ltd**

The Reading Room, Town Hall, Llanidloes SY18 6BN

T: 01686 440371

E: [info@arch-wales.co.uk](mailto:info@arch-wales.co.uk)

[www.arch-wales.co.uk](http://www.arch-wales.co.uk)

WRITTEN SCHEME OF INVESTIGATION  
FOR A HERITAGE IMPACT ASSESSMENT  
AT MOUNT SEVERN, GLAN-Y-NANT, LLANIDLOES, POWYS

Prepared for:

**Edward O'Brien & Susan Kobrin**

Planning Application No: P/2018/0449

Project No: 2620

June 2018



*Archaeology Wales Limited  
The Reading Room, Town Hall, Great Oak Street  
Llanidloes, Powys SY18 6BN  
Tel: +44 (0) 1686 440371  
Email: [admin@arch-wales.co.uk](mailto:admin@arch-wales.co.uk)*



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Figure 1. Site location

Figure 2. Detailed plan of the site

## *Summary*

*This Written Scheme of Investigation (WSI) details the proposal for an Desk Based Heritage Impact Assessment and Site Visit associated with the proposed development works at the Mount Severn, Glan-y-Nant, Llanidloes, Powys centred on SN 94269 84035. It has been prepared by Archaeology Wales Ltd for Charles Cowen Architects, on behalf of their client, as part of the submission of a planning application (planning application no. P/2018/0449). The local planning authority is Powys County Council.*

*The purpose of the proposed Heritage Impact Assessment is to highlight and assess the impact of the proposed development on the historic environment, with particular reference to the Grade II Listed Building of Mount Severn (Ref. No. 8353) and its surrounding gardens.*

*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 proposal for an Heritage Impact Assessment to be undertaken in association with the proposed groundworks, including new retaining walls, landscaping and associated engineering works at Mount Severn, Glan-y-Nant, Llanidloes, Powys, centred on SN 94269 84035 (Figure 1 and 2). Planning application number P/2018/0449, the local planning authority is Powys County Council (PCC).

This WSI has been prepared by Philip Poucher, Archaeology Wales Ltd (henceforth - AW) at the request of Charles Cowan Architects on behalf of their client. It provides information on the methodology that will be employed by AW during a Heritage Impact Assessment and Site Visit.

The proposed groundworks will be undertaken in the grounds surrounding and associated with the Grade II Listed Building of Mount Severn (Ref.No.8353), built in 1826 as a residence for the then mayor John Hunter, with later alterations in *circa* 1900 and some modern conversions and a change of use to an outdoor activities centre. This house may have been surrounded by formal gardens, forming an important setting to the house, but the survival of historic garden feature is not currently known.

The methodology set out in this WSI has been agreed with Clwyd-Powys Archaeological Trust – Planning Services (CPAT-PS) in its capacity as archaeological advisors to the local planning authority (PCC). Due to the potential impact on the Grade II listed house and its former formal gardens CPAT-PS recommended that a

detailed desk-top study and site visit be undertaken to better quantify the extent of archaeological remains associated with the house and gardens and assess the impact of the proposed development. These recommendations were laid out in an email to PCC dated 22/5/18. The purpose of the proposed Heritage Impact Assessment is to provide the local planning authority with the information they have requested in respect of the proposed development, the requirements for which are set out in Planning Policy (revised edition 9, 2016), Section 6.5 and Technical Advice Note (TAN) 24: The Historic Environment (2017). The work is to highlight and assess the impact of the proposed development on the archaeological resource.

All work will conform to the Standard and Guidance for Archaeological Desk Based Assessment (CIfA 2014) and be undertaken by suitably qualified staff to the highest professional standards. AW is a Registered Organisation with the CIfA.

## 2. Development Details & Site Description

The proposed development comprises plans to install new garden walling and terraces around the house, including associated landscaping and engineering works. The walls will be a mix of mortared stone walls, rendered concrete walls and dry stone walling. New tree planting is also proposed.

Mount Severn is a Grade II listed house (ref.8353), originally built in 1823 for the then mayor, John Hunter. It was built on the site of Penygraig cottage. Alterations were carried out in *circa* 1900, and more recently it was converted for use as a youth activity centre. The building itself is two-storey with roughcast elevations, a hipped slate roof and stone chimneys. The main elevation is south facing, the house is approach by a tree-lined drive from the east, and the main entrance sits within the lower two-storey extension of *circa* 1900 set at right angles to the main south-facing elevation.

The house sits on the south-facing slopes of the Severn Valley, approximately 1.2km to the west of Llanidloes in central Powys. The river lies approximately 30m to the south of the house, flowing west to east, and much of the grounds, along with the lower valley slopes, are covered in woodland. Other than Llanidloes to the east, and a small residential development on the south side of the valley, with another further along the valley to the west, the area is predominantly agricultural, and largely pastoral, with a settlement pattern of dispersed farmsteads and dwellings.

The underlying geology of the area comprises mudstone of the Caerau Mudstones Formation, overlain by gravel, sand, silt and clay alluvium within the valley below the house (BGS 2018).

### 3. Objectives

The primary objective will be to assess the impact of the development proposals on the historic environment by means of a Desk Based Heritage Impact Assessment and Site Visit. This work will be undertaken following guidance laid out within *Managing Heritage Impact Assessment in Wales*, produced by Cadw in May 2017.

The aim will be to take a full account of the merits of the existing buildings, including adjacent and non-designated heritage assets and their settings. It will gather enough information to understand the significance of any heritage assets affected and assess the impact of the proposals on those assets. This will help inform future decision making, design solutions and potential mitigation strategies.

The work will include a comprehensive assessment of regional context within which the evidence rests and will aim to highlight any relevant research issues within national and regional research frameworks. The work will result in a report that will provide information of sufficient detail to allow informed planning decisions to be made which can safeguard the heritage resource.

### 4. The proposed archaeological work

The aim of the work will be to establish and make available information about the archaeological resource existing on the site, with specific reference to the Listed Building and surrounding formal gardens that may be affected. The work will include the following elements:

- Detailed desk-based study (Stage 1)
- A site visit (Stage 2)
- The production of an illustrated report (Stage 3)
- Archiving (Stage 4)

### 5. Method Statement for a Detailed Desk Based Study (Stage 1)

The desk based study will consider the following:

a) The examination of the significance of the existing buildings and their setting, and their relationship to adjacent and non-designated heritage assets through assessment of various readily available primary sources:

1. Collation and assessment of all relevant information held in the regional HER at Clwyd-Powys Archaeological Trust, Welshpool, within a 500m radius of the development site. This will include both designated and non-designated sites.
2. Assessment of all available reports and archives including unpublished and unprocessed material affecting the site and its setting.
3. Assessment of all relevant extant aerial photographic (AP) evidence. This will

include those held by the regional HER and the Central Register of Air Photography for Wales, in Cardiff.

4. All sources indexed in the County Archive, and as appropriate, site files held by the RCAHMW.
5. Records held by the developer e.g. bore hole logs, geological/geomorphological information, aerial photographs, maps, plans
6. Map regression analysis using all relevant cartographic sources e.g. All editions of the Ordnance Survey County Series, Tithe and early estate maps (as available). This will include a search of the National Library of Wales Documents and Maps section to find maps and plans of specific reference to the site.
7. Place name evidence
8. Internet sourced satellite imagery and Lidar imagery as available.
9. Assessment of records held at the Portable Antiquities Scheme.
10. Historic documents (e.g. Charters, registers, estate papers).

b) The significance of heritage assets in their context both regionally and nationally and in light of the findings of the desk based study.

c) The history of the site, based on the areas of research outlined above.

d) The potential impact of any proposed development on existing historic assets.

e) The potential for further archaeological remains to be present, which have not been identified in pre-existing archaeological records.

f) The potential for further work, with recommendations if requested and where appropriate for a suitable investigative and/or mitigation methodology.

## 6. The Site Visit (Stage 2)

The site visit will be a visual walked search of the entire development area. The site visit will include a description of all affected Listed Buildings, associated gardens and their settings. It will consider information on layout, extent, function, architectural style, dates of construction and phasing, materials and their relationship and value in relation to its wider setting. The visit will also consider impact upon and views toward (and from) other heritage assets, including neighbouring listed buildings.

The character, function, condition, vulnerability, potential dating and relationship to other features of each identified site or find will be described fully. The importance of the site or find will be assessed in terms of local, regional or national significance.

A measured and accurate survey of any identified affected features and/or historic garden features will be made. If site conditions allow this will be undertaken using GPS survey equipment, if not detailed measured drawings to survey grade will be undertaken. Illustrations will be drawn to a scale of 1:50, 1:20 and 1:10 as required, and these will be related to Ordnance Survey datum and published boundaries where

appropriate. This survey will be of sufficient detail to allow development proposals to be overlain onto identified historic features.

Written, drawn and photographic records of an appropriate level of detail will be maintained throughout the course of the project. Digital photographs, including metric scales, will be taken using cameras with resolutions of 10 mega pixels or above. Photographs will be taken in RAW format.

## 7. The production of an illustrated report (Stage 3)

A report will be produced which synthesises the results of stages 1 and 2 and thereby assesses the total archaeological resource within the development area.

The results will be presented in such a way that data and supporting text are readily cross-referenced. The regional HER Officer will be contacted to ensure that any sites or monuments not previously recorded in the HER are given a Primary Record Number (PRN) and that data structure is compatible with the HER. The historical development of the site will be presented in phased maps and plans comprising clearly, the outline of the site.

Within the report an attempt will be made to indicate areas of greater or lesser archaeological significance and the sites will be ranked in level of overall archaeological importance (locally, regionally and nationally).

All relevant aerial photographs and historic maps will be included and be fully referenced. Any site photographs included in the report will be appropriately captioned and clearly located on a suitably scaled site plan.

The report will specifically include the following:

1. a copy of the design brief
2. a location plan
3. all identified sites plotted on an appropriately scaled plan of the proposal site
4. a description of the assets and their setting
5. a summary of the significance of the assets and their setting
6. a gazetteer of all located sites and finds with full dimensional and descriptive detail including grid reference and period

Copies of the report will be sent to: The client, CPAT-PS, and for inclusion in the regional HER. Digital copies will be provided in pdf format if required.

Any further stages of archaeological work, after the submission of the report for stages one and two outlined above, will be the subject of an additional CPAT-PS curatorial brief against which a further AW specification will be drawn up.

## 8. Archiving (Stage 4)

A project archive will be prepared in accordance with the National Monuments Record (Wales) agreed structure and be deposited with the National Monuments Records, held and maintained by the RCAHMW, Aberystwyth, on completion of site analysis and report production. It will also conform to the guidelines set out in *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017* (National Panel for Archaeological Archives in Wales 2017). The digital archive will be deposited with the NMR.

Although there may be a period during which client confidentiality will need to be maintained, the report and the archive will be deposited not later than six months after completion of the work.

Other significant digital data generated by the survey (ie AP plots, EDM surveys, CAD drawings, GIS maps, etc) will be presented as part of the report on a CD/DVD. The format of this presented data will be agreed with the curator in advance of its preparation.

## 9. Staff

The project will be managed by Philip Poucher MCIFA (AW Project Manager) and the assessment undertaken by suitably trained and experienced AW staff. Any alteration to staffing before or during the work will be brought to the attention of CPAT-PS and the client.

## Additional Considerations

### 10. Health and Safety

#### 10.1. Risk assessment

Prior to the commencement of the site visit 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

Chartered Institute for Archaeologists, 2014. *Standards and Guidance for an Archaeological Desk Based Assessment*.

Cadw, 2017. *Managing Heritage Impact Assessment in Wales*.

[www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html](http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html) - Accessed 06/06/2018.



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*Wales*

**APPENDIX III:**  
**Archive Cover Sheet**

# ARCHIVE COVER SHEET

## Mount Severn, Glan-y-nant, Llanidloes, Powys

Site Name:	Mount Severn
Site Code:	GNL/18/DBA
PRN:	31828
NPRN:	29618, 265625
SAM:	-
Other Ref No:	Listed Building 8353
NGR:	NGR SN 94269 84035
Site Type:	19 <sup>th</sup> century house and grounds
Project Type:	Heritage Impact Assessment
Project Manager:	Philip Poucher
Project Dates:	June - July 2018
Categories Present:	-
Location of Original Archive:	AW
Location of duplicate Archives:	RCAHMW, Aberystwyth
Number of Finds Boxes:	-
Location of Finds:	-
Museum Reference:	-
Copyright:	AW
Restrictions to access:	None

# *Archaeology Wales*

**Archaeology Wales Limited**

The Reading Room, Town Hall, Great Oak Street,  
Llanidloes, Powys SY18 6BN

**Tel: +44 (0) 1686 440371**

Email: [admin@arch-wales.co.uk](mailto:admin@arch-wales.co.uk)

Company Directors: Mark Houlston MIFA & Jill Houlston  
Company Registered No. 7440770 (England & Wales).  
Registered office: Morgan Griffiths LLP, Cross Chambers,  
9 High Street, Newtown, Powys, SY16 2NY