

CPAT Report No. 1652

Ffrydd Vaughan, Dolfor Road, Newtown, Powys




Building Survey



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS

CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: Mr Stan Evans
 CPAT Project No: 2366
 Project Name: Ffrydd Vaughan
 Grid Reference: SO 1007 8961
 County/LPA: Powys
 Planning Application: 18/0584/FUL
 CPAT Report No: 1652
 Event PRN: 140288
 Report status: Final
 Confidential until: N/A

Prepared by:	Checked by:	Approved by:
		
Nigel Jones Principal Archaeologist	Paul Belford Director	Paul Belford Director
5 April 2019	5 April 2019	8 April 2019

Bibliographic reference: Jones, N. W., 2019. *Ffrydd Vaughan, Dolfor Road, Newtown, Powys: Building Survey*. Unpublished report. CPAT Report 1652.



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
 CLWYD-POWYS ARCHAEOLOGICAL TRUST

41 Broad Street, Welshpool, Powys, SY21 7RR, United Kingdom

+44 (0) 1938 553 670

trust@cpat.org.uk

www.cpat.org.uk

©CPAT 2019



The Clwyd-Powys Archaeological Trust is a Registered Organisation
 with the Chartered Institute for Archaeologists

CONTENTS

SUMMARY/CRYNODEB	II
1 INTRODUCTION	1
2 HISTORICAL BACKGROUND.....	2
3 BUILDING SURVEY	6
4 SOURCES	12
5 ARCHIVE DEPOSITION STATEMENT	12
APPENDIX 1: PHOTOGRAPHIC CONTACT SHEET	13
APPENDIX 2: CPAT WSI 2037	14

Summary

A Level 3 Building Survey was conducted by the Clwyd-Powys Archaeological Trust to record a 19th-century, brick-built farmhouse at Ffrydd Vaughan, Dolfor Road, Newtown, in Powys, prior to its demolition.

The farmhouse is likely to have been built in the 1830s and had three main phases of construction, together with modern alterations. It originally formed the western side of a U-shaped range of farm buildings, of which the remainder had already been lost at the time of the survey.

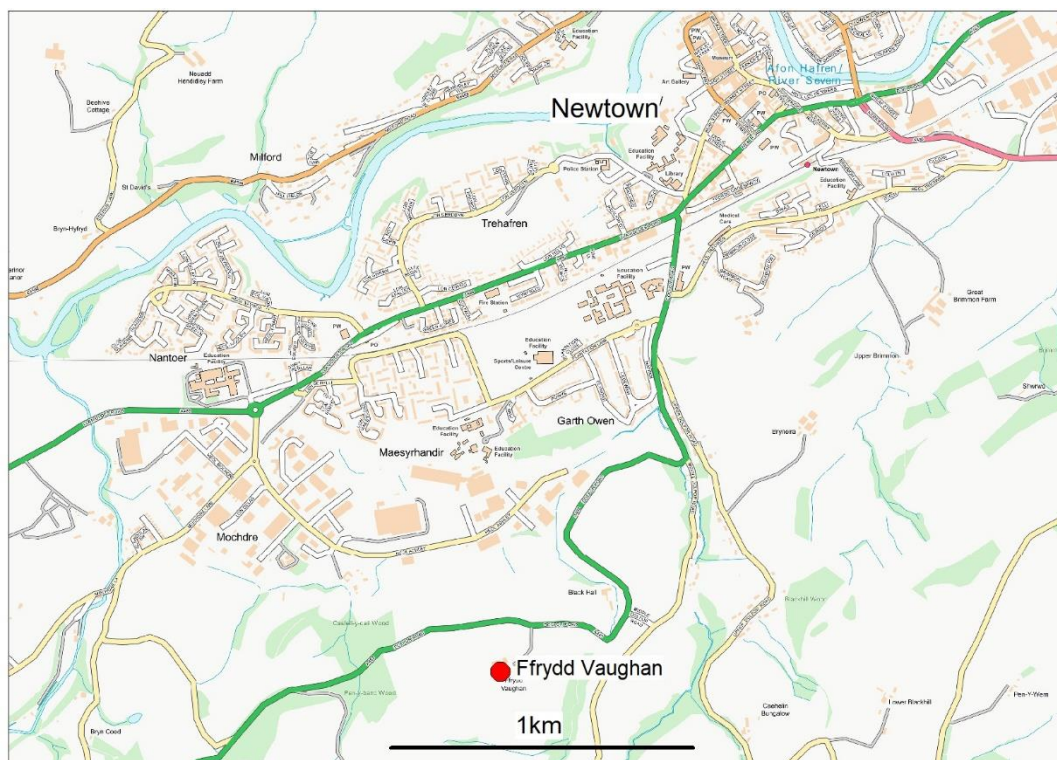
Crynodeb

Bu Ymddiriedolaeth Archaeolegol Clwyd Powys yn cynnal Arolwg Adeilad Lefel 3 i gofnodi ffermdy wedi'i adeiladu o frics yn y 19^{eg} ganrif yn Ffridd Vaughan, Ffordd Dolfor, y Drenewydd, ym Mhowys, cyn ei ddymchwel.

Mae'n debygol bod y ffermdy wedi'i adeiladu yn y 1830au ac y bu tri phrif cyfnod o adeiladu, ynghyd ag addasiadau modern. Yn wreiddiol, roedd yn ffurfio ochr orllewinol rhesaid adeiladau fferm siâp U, y gweddill ohonynt eisoes wedi'u colli ar adeg yr arolwg.

1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust was invited by Ian Pryce Property Services, on behalf of Mr Stan Evans, to undertake a programme of building recording in connection with the redevelopment of Ffrydd Vaughan, Dolfor Road, Newtown, in Powys (Fig. 1). The scheme involves the demolition of an existing farmhouse and its replacement with a new dwelling.



Contains Ordnance Survey data © Crown copyright and database right 2018

Fig. 1 Location of Ffrydd Vaughan

- 1.2. Ffrydd Vaughan lies 2km south-south-west of Newtown and is accessed via a track south of the A483 Dolfor Road (Fig. 1; SO 1007 8961).
- 1.3. Planning permission (18/0584/FUL) was granted in November 2018, with the inclusion of the following condition:

7. Prior to the commencement of the development a programme of building recording and analysis, equivalent to an English Heritage Level 3 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR).

After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

Reason: In the interests of the historic environment and to accord with Planning Policy Wales (9th edition, November 2016), Technical Advice Note 5 - Nature Conservation and Planning (2009) and Powys Local Development Plan Policy DM2 (2018).

2 Historical Background

- 2.1. The building is not recorded in the regional Historic Environment Record or the National Monument Record and the online catalogues for Powys Record Office and the National Library of Wales failed to reveal any likely useful sources.
- 2.2. The earliest cartographic evidence for the building is provided by the Ordnance Survey in the form of the Surveyors' Drawing of 1817 and the 1836 Old Series mapping (Figs 2 and 3). The former does not depict Ffrydd Vaughan while the latter does, although it is not named. It also shows the new turnpike road between Newtown and Llandrindod Wells, which was built following a Turnpike Act for Montgomeryshire in 1834, suggesting that the farmhouse dates from 1834-6.



Fig. 2 Extract from the 1817 Ordnance Survey Surveyors' Drawing (no. 198)



Fig. 3 Extract from the 1836 Ordnance Survey Old Series (no. 60SE), showing Ffrydd Vaughan circled in red

- 2.3. The Tithe Survey for Newtown of 1843 (Fig. 4) identifies the house as 'Ffrydd Vaughan', 'house, buildings, garden, stackyard and lane', in the ownership of Reverend George Arthur Evors and occupied by William Reese.
- 2.4. By the time of the Ordnance Survey large scale mapping of 1886 (Fig. 5) the house was known as Ffrydd Farm and comprised the farmhouse with an adjoining U-shaped range to the north. By 1902 (Fig. 6) two new buildings had been added to the western side of the house. The relationship between the surviving building and those recorded in 1902 is depicted in Fig. 7.

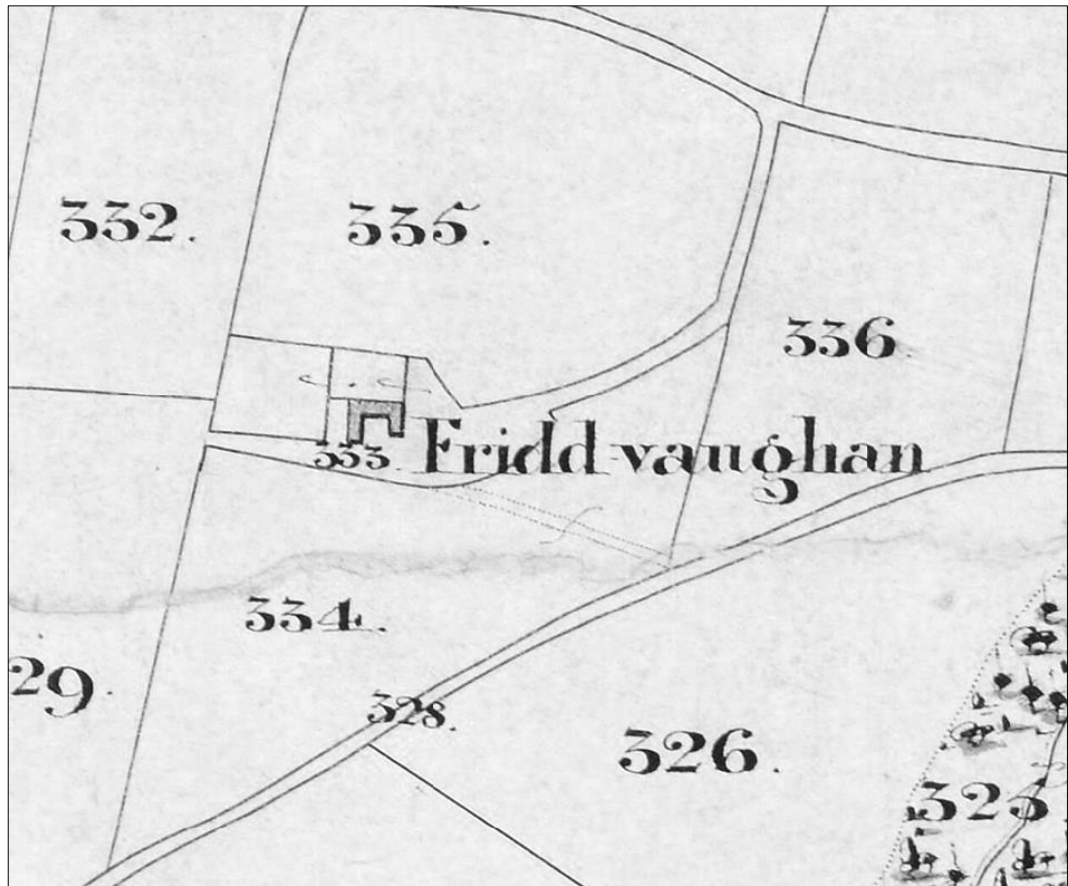


Fig. 4 Extract from the 1843 title survey for Newtown parish



Fig. 5 Extract from the 1886 Ordnance Survey 1st edition 25" mapping

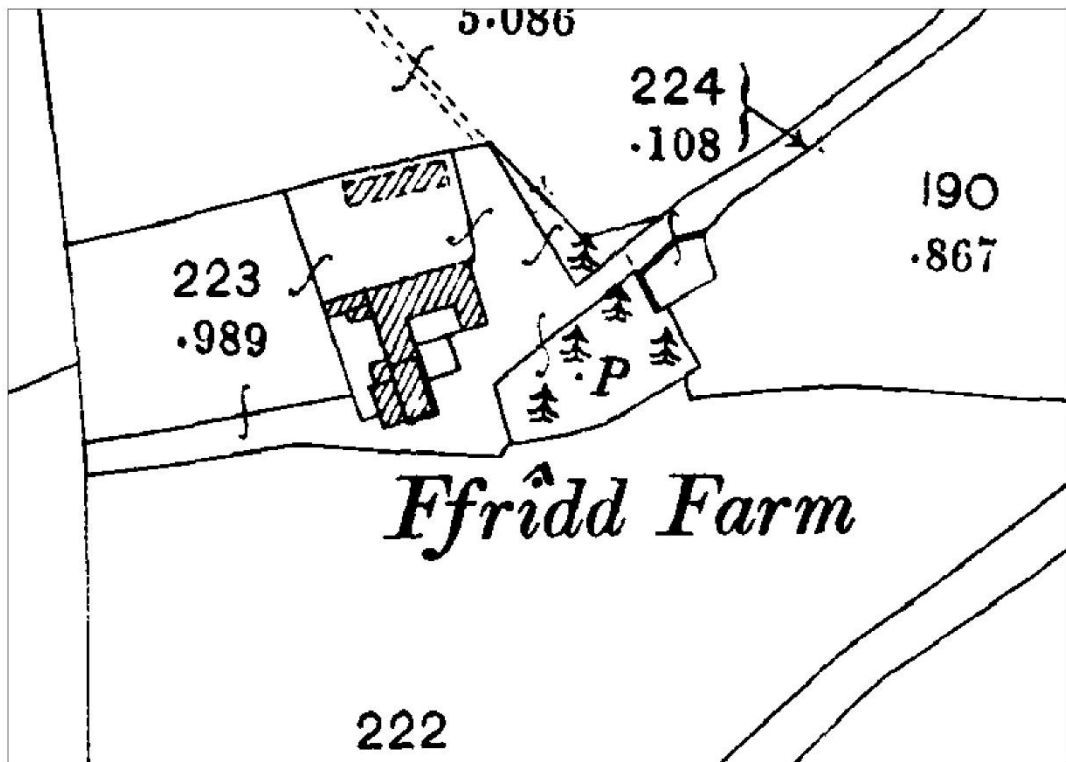


Fig. 6 Extract from the 1902 Ordnance Survey 2nd edition 25" mapping



Fig. 7 Comparison between the existing buildings and those depicted by the Ordnance Survey in 1902

3 Building Survey

- 3.1. The survey was conducted on 2 April 2019 and took the form of a Level 3 building survey as defined by Historic England (2016) *Understanding Historic Buildings: a guide to good recording practice*. Floor plans and elevations are provided at the rear of the report (Figs 21-23), together with a plan locating the positions and direction of views of the photographs (Fig. 24).
- 3.2. The farmhouse is likely to have been built in the 1830s and had three main phases of construction, as well as modern alterations. It originally formed the western side of a U-shaped range of farm buildings, of which the remainder had already been lost at the time of the survey.
- 3.3. The house was built of red brick, forming two storeys with a slate roof and ceramic ridge tiles. The oldest surviving part was the central section, which had hand-made bricks 237-245mm (c. 9 ¹/₃ to 9 ²/₃ inches) long, 110-115mm (4 ¹/₃ to 4 ¹/₂ inches) wide and 75mm (3 inches) thick, laid using English garden wall bond, with one course of headers for every three courses of stretchers. The ground- and first-floor windows on the east elevation both had arched brick voussoirs, while the western elevation had only a small, blocked window (Fig. 12) which would have lit the landing at the top of the stairs.
- 3.4. The northern end of the house appeared to be later, the west elevation having a joint in the stretcher courses, but with the headers acting as a tie, the style of the brickwork being the same (see Fig. 22). On the east elevation the northern end of the house had been rebuilt in modern brick, such that the phasing was not apparent. What is curious, however, is that the northern end had a lower roof line and although the brickwork suggested that this end is later, internally this was not apparent.
- 3.5. The southern end was certainly a later addition, having straight joints between this and the original house on both elevations, although again the brickwork was in the same style, but using more uniform bricks. At the time of the survey this was used as a garage and store with loft above, but was not accessible. It was likely to have been built as a stables and/or cart shed, with a hayloft above, accessed via external wooden stairs on the southern gable (Fig. 13).
- 3.6. Internally the house was divided into three units on the ground floor. The main entrance, from the east, led into the kitchen (Fig. 14), which had a door into a living room (Fig. 15) to the south and another to the west leading to the stairs, a utility to the north, and a modern bathroom/WC extension. The kitchen and utility had quarry tiled floors in a red and black chequerboard pattern, while the living room had plain, red tiles.
- 3.7. The stairs (Figs 16-17) led to a half landing, originally lit by a small window, later blocked and and at the time of the survey hidden behind panelling. There was a further step ahead to the main bedroom (Fig. 18) to the south, and two steps to the left to a landing bedroom (Fig. 19). This led through to a further bedroom, which was later divided into two by a timber partition (Fig. 20).



Fig. 8 The eastern elevation. Photo CPAT 4630-0002



Figs 9 and 10. The eastern elevation showing the joints between the original house and the store (left) and later rebuild (right). Photos 4630-0014 and 15



Fig. 11 The western elevation. Photo CPAT 4630-0006



Fig. 12 The western elevation, showing the extension and blocked first-floor window on the landing. Photo CPAT 4630-0011



Fig. 13 The southern gable end showing the first-floor access and sockets for landing and handrail. Photo CPAT 4630-0013



Fig. 14 The kitchen. Photo CPAT 4630-0017



Fig. 15 The living room. Photo CPAT 4630-0019



Figs 16 and 17 The stairs viewed from the ground floor (left) and landing (right).
Photo CPAT 4630-0022 and 25



Fig. 18 The bedroom in the original house. Photo CPAT 4630-0026



Fig. 19 The central, landing bedroom. Photo CPAT 4630-0029



Fig. 20 The two northern bedrooms. Photo CPAT 4630-0030

4 Sources

Cartographic sources

- 1817 Ordnance Survey Surveyors' Drawing no. 198
- 1836 Ordnance Survey Old Series no. 60SE
- 1843 Tithe survey for Newtown Parish
- 1886 Ordnance Survey 1:2500 1st edition Montgomeryshire 43.06
- 1902 Ordnance Survey 1:2500 2nd edition Montgomeryshire 43.06

5 Archive deposition Statement

- 5.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the CIfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance* (2014). The archive is entirely digital and will be deposited jointly with the Historic Environment Record, Clwyd-Powys Archaeological Trust and the National Monuments Record (RCAHMW).

Archive summary

CPAT Event PRN: 140288

32 digital photographs, CPAT film no 4630

Digital survey drawings (AI and JPG):

2366_elevations

2366_plans

2366_block_plan

2366_photo_locations

Appendix 1: Photographic contact sheet



4630-0005.JPG



4630-0006.JPG



4630-0007.JPG



4630-0008.JPG



4630-0009.JPG



4630-0010.JPG



4630-0011.JPG



4630-0012.JPG



4630-0013.JPG



4630-0014.JPG



4630-0015.JPG



4630-0016.JPG



4630-0017.JPG



4630-0018.JPG



4630-0019.JPG



4630-0020.JPG



4630-0021.JPG



4630-0022.JPG



4630-0023.JPG



4630-0024.JPG



4630-0025.JPG



4630-0026.JPG



4630-0027.JPG



4630-0028.JPG



4630-0029.JPG



4630-0030.JPG



4630-0031.JPG



4630-0032.JPG



4630-0001.JPG



4630-0002.JPG



4630-0003.JPG



4630-0004.JPG

Appendix 2: CPAT WSI 2037

1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust has been invited by Ian Pryce Property Services to undertake a programme of building recording in connection with the redevelopment of Ffrydd Vaughan, Dolfor Road, Newtown, in Powys (Fig. 1). The scheme involves the demolition of an existing farmhouse and its replacement with a new dwelling.
- 1.2. Ffrydd Vaughan lies 2km south-south-west of Newtown and is accessed via a track south of the A483 Dolfor Road (SO 1007 8961).
- 1.3. Planning permission (18/0584/FUL) was granted in November 2018, with the inclusion of the following condition:

7. Prior to the commencement of the development a programme of building recording and analysis, equivalent to an English Heritage Level 3 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

Reason: In the interests of the historic environment and to accord with Planning Policy Wales (9th edition, November 2016), Technical Advice Note 5 – Nature Conservation and Planning (2009) and Powys Local Development Plan Policy DM2 (2018).

2 Objectives

- 2.1. The objectives of the survey are:
 - to describe and record all of the key internal and external components of the building so that a permanent record survives prior to demolition. This will be completed by means of a desktop study and English Heritage Level 3 building survey;
 - to prepare a report outlining the results of the survey;
 - to prepare a final publication of the results in an appropriate regional or national journal, depending on the nature and significance of any archaeology.

3 Methodology

- 3.1. The archaeological works will be conducted according to the Chartered Institute for Archaeologists' (CIfA) Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (2014), Standard and Guidance for Historic Environment Desk-based Assessment (2014).

Desk-based Assessment

- 3.2. Stage 1 of the assessment will involve the examination of all the readily available primary and secondary documentary, cartographic, pictorial, and photographic sources at the following repositories:

- the regional Historic Environment Record
- the National Library of Wales, Aberystwyth
- the National Monuments Record, Aberystwyth
- Powys County Archives

- 3.3. All cartographic sources consulted will be included within the desktop section of the report, together with transcriptions of relevant documents and copies of plans, maps and photographs containing relevant information, subject to any copyright restrictions.

Building Survey

- 3.4. The survey will take the form of a Level 3 building survey as defined by Historic England 2016 *Understanding Historic Buildings: a guide to good recording practice*. This level of survey is intended to create an analytical record of the building, and will include:

- Description and photographic record of the exterior and the interior
- Detailed account of type, construction, form, function
- Phasing
- Past and present use and relationship with setting
- Copies of historic maps, plans, photographs and documents
- conclusions regarding the building's development and use

- 3.5. The drawn record will be based on existing plans and elevations which will be checked in the field and annotate/amended as necessary. The end result will include:

- Measured plans of each floor, elevation and cross-sections
- Drawings of any architectural features/decoration
- Phase plans showing the development of the structure

Photography

- General views of elevations
- General views of external appearance
- Overall appearance of principal rooms
- Internal and external structural detail
- Fixtures, fittings, machinery, related contents

Report

- 3.6. Following the on-site work an illustrated report will be prepared containing conventional sections to include:
- Non-technical summary
 - Location and NGR
 - Statutory designations
 - Date of record, recorder and archive deposition
 - Introduction
 - Site location
 - Methodology
 - Summary of the form, function, date and development of the building
 - Desk-based study, including copies of historic maps and photographs where permitted
 - Summary description of the building
 - Past and present usage
 - Evidence for former existence of demolished structures, removed fittings etc
 - Conclusions
 - References
- 3.7. The report summary will be provided in English and Welsh, in accordance with the *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1* (July 2018).

Site archive

- 3.8. The overall archive will conform to guidelines described in Management of Research Projects in the Historic Environment (MoRPHE), Historic England 2006, the ClfA (2014) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* and *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales* (NPAAW, 2017) and *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1* (July 2018).
- 3.9. The paper and digital archive will be deposited with the National Monuments Record (NMR), RCAHMW, including a copy of the final report. This archive will include all written, drawn, survey and photographic records relating directly to the investigations undertaken. NMR Digital archives will follow the standard required by the RCAHMW (RCAHMW 2015). A copy of the digital archive only will also be lodged with the Historic Environment Record, Clwyd-Powys Archaeological Trust.

4 Resources and programming

- 4.1. The assessment will be undertaken by a team of skilled archaeologists under the overall supervision of Nigel Jones, a senior member of CPAT's staff who is also a member of the Chartered Institute for Archaeologists (ClfA). CPAT is also a ClfA Registered Organisation (RAO No 6) and as such agrees to abide by their *Code of Conduct* (2014) and the *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (2014).

- 4.2. All report preparation will be completed by or with the assistance of the same field archaeologist(s) who conducted the fieldwork.
- 4.3. At present CPAT would be in a position to undertake the survey during February 2019, subject to the receipt of sufficient advanced notice from the client.
- 4.4. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 4.5. CPAT is covered by appropriate Public and Employer's Liability insurance, as well as Professional Indemnity insurance.

N W Jones

28 March 2019



Fig. 21 Ground and first-floor plans

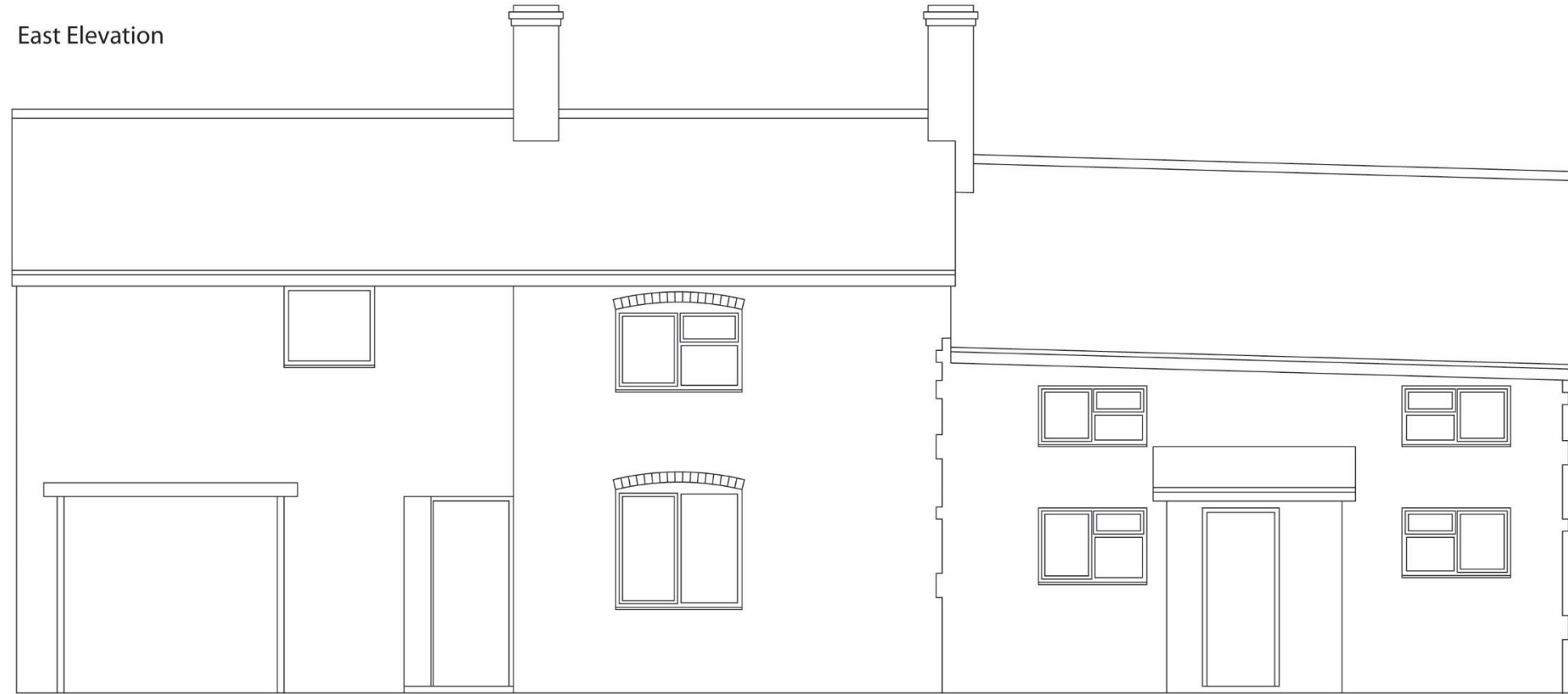
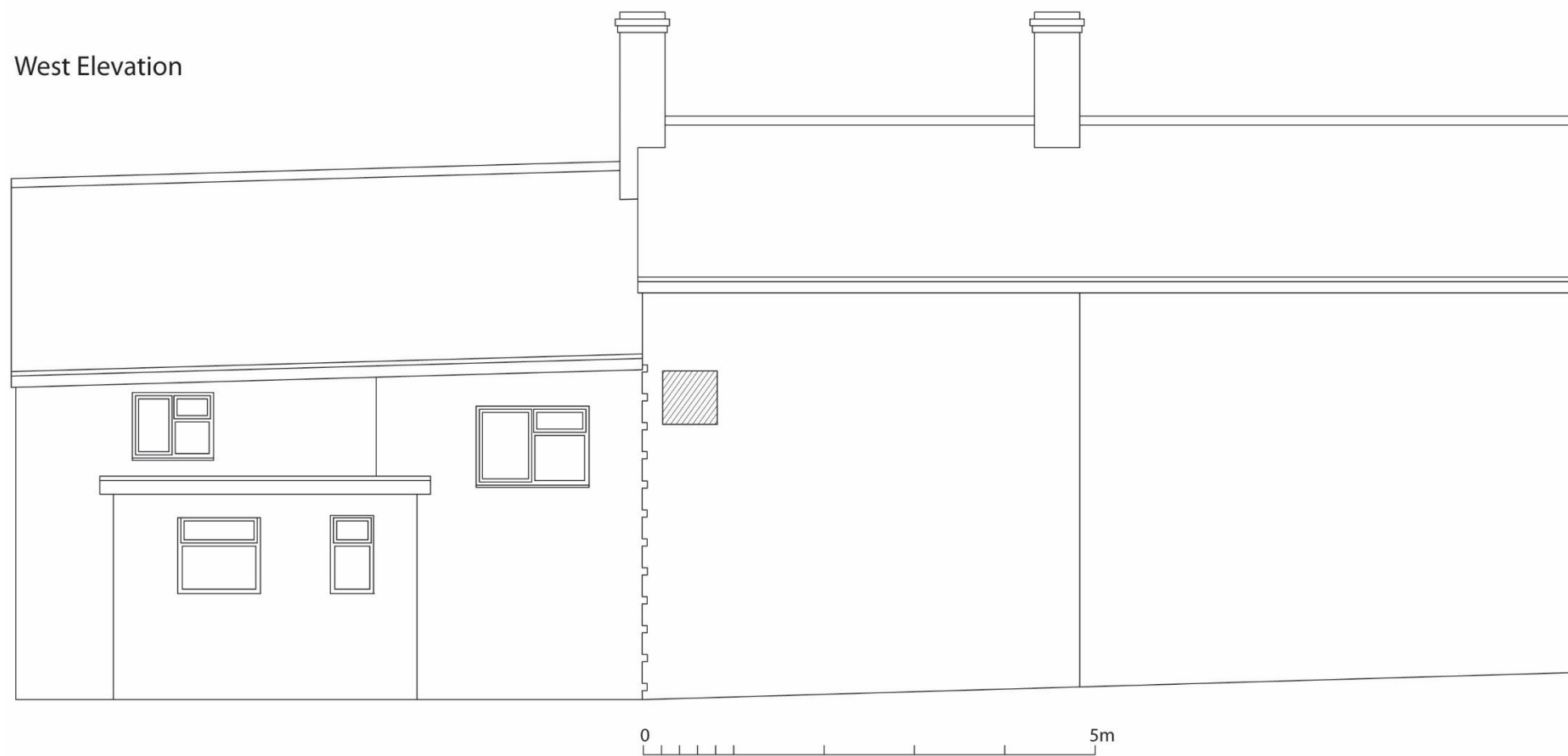


Fig. 22 East and West Elevations



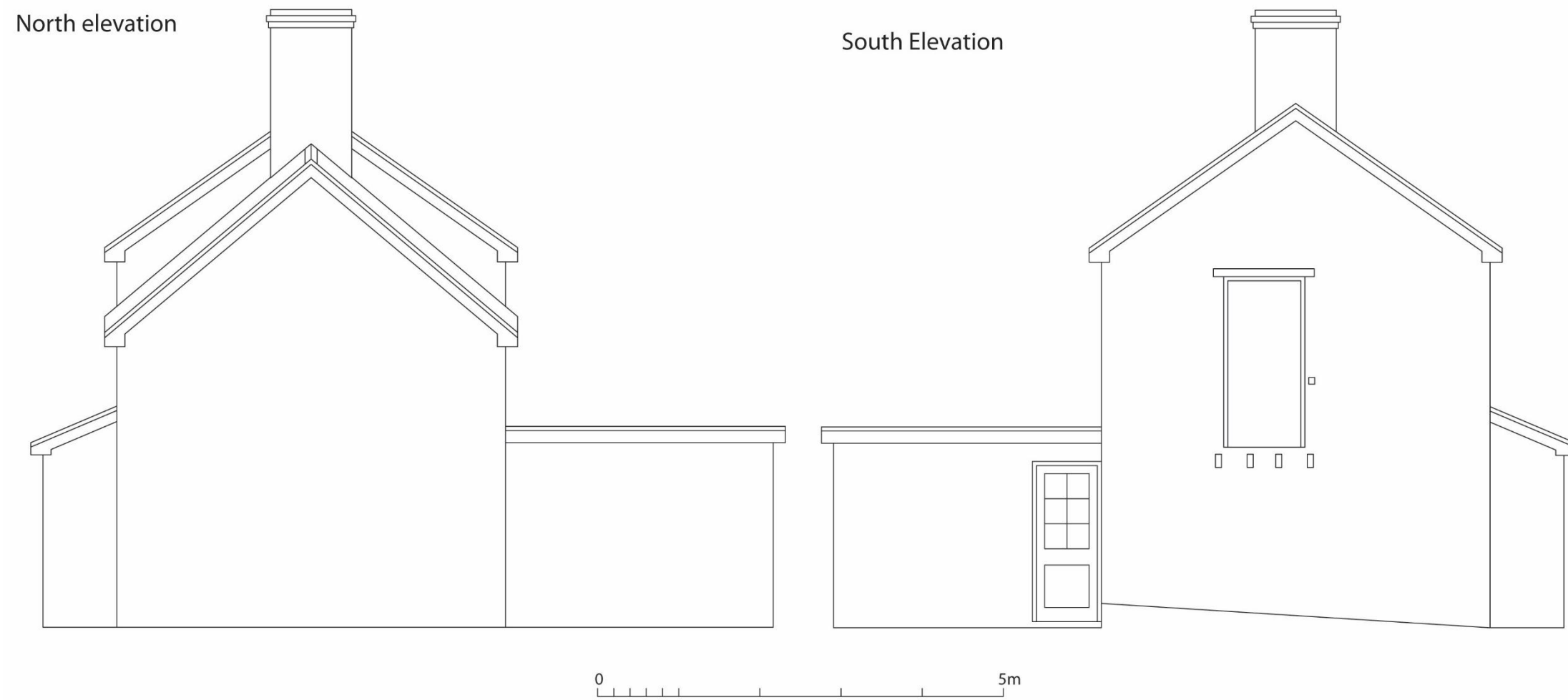


Fig. 23 North and South Elevations

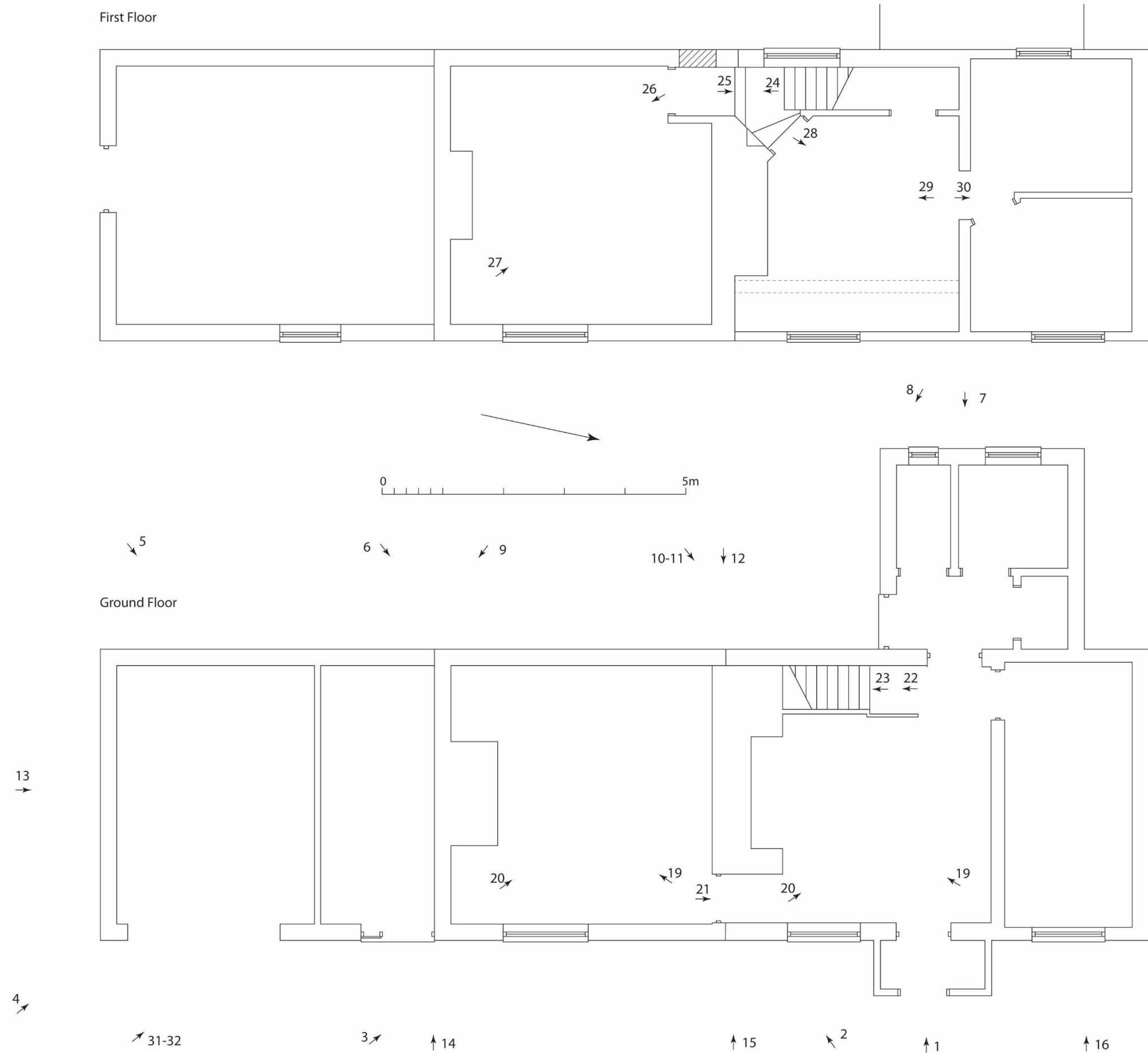


Fig. 24 Photographic survey: locations and direction of views