

# *Archaeology Wales*

## **The Old Sawmill, Llanidloes, Powys**

Level 2: Archaeological Building Survey



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Report No. 1645

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# Archaeology Wales

## The Oldsaw Mill, Llanidloes (Powys)

Level 2: Archaeological Building Survey

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## Non-Technical Summary

*This report results from a Level 2 Building Survey by Archaeology Wales Ltd (AW) on The Old Sawmill, Llanidloes (SN 95281 84534) produced at the request of Charles Cowan, on behalf of Mr and Mrs G Hamer.*

*The work was undertaken as a condition of a planning consent prior the erection of a garage and carport and alteration to the existing access at Old Sawmill, off Short Bridge Street, Llanidloes, Powys SY18 6AD, (Planning application number - P/2017/0659).*

*Desk-based research documents the presence of a corn mill on the site predating the 1820s. In 1834, the building was annexed to Bridgend Mill (PRN 20904, LB8368, PRN31836), and became a sawmill in the 1920s. Production ceased on the 1940s, and the building was subsequently used for storage.*

*A building recording survey of the Old Sawmill (PRN110959) evidenced at least five main phases of alteration of the building main structure as well as multiple events of repair. Phase 1 is contained on the NW and SW elevations from the old mill interior and are characterised by irregular rubble masonry walls and timber beams. Phase 2 is defined by the English Garden Wall bond visible on the roadside elevation. This phase shapes the space of the old mill area. Phase 3 is characterised by the extension of the mill toward the SE, creating the main warehouse space. The latter is expanded (Phase 4), adjoining the old mill to the Bridgend Mill. **By the 1940's, the Bridgend Mill and the sawmill became two distinct buildings and the latter was extended with a lean-to (Phase 5).** Parts of the building were unsafe at the time of the survey and it was therefore not possible to obtain a full photographic record of the structure.*

## 1. Introduction

### Location and scope of work

In January 2018 Archaeology Wales Ltd (AW) carried out a building survey to level 2 of the English Heritage guidelines, in association with the proposed erection of a garage and carport and alteration to the existing access at Old Sawmill, Llanidloes, Powys SY18 6AD, (Planning application number - P/2017/0659) (Figure 1-2).

The requirements of the survey were set out by CPAT-DC in its capacity as archaeological advisors to the local planning authority. As a consequence, a Written Scheme of Investigations was prepared by Irene Garcia Rovira (AW) prior to the work taking place. This was subsequently approved by the CPAT-DC (Appendix 3).

Condition 9 states:

*No development of any kind shall take place until the applicant/developer has secured the implementation of a Level 2 Building Survey of the Old Sawmill building in accordance with a curatorial design brief and approved Written **Scheme of Investigations** [...]*

This report and record has been produced at the request of Charles Cowan, on behalf of Mr and Mrs G Hamer. All work was undertaken by suitably qualified staff and in accordance with the standards and guidelines of the CIfA.

## 2. Location and geological background

The site is defined by a parcel of land measuring approximately 524 square meters. The remains of a saw mill currently used for storage is found with it. The site is bounded by the River Severn to the west, by Bridgend Mill (PRN 20904, LB8368, PRN31836) to the north, and by a car park to the south (Figure 1-2).

The underlying geology is defined by the Caereau Mudstone Formation formed during the Silurian Period. The superficial soils are defined by sedimentary deposits formed during the Quaternary and include gravels, sand, silt and clay (BGS 2018).

## 3. Building Recording Methodology

In terms of search for a historic environment or archaeological appraisal only readily available material has been consulted. The search has considered the building to be investigated and its relationship to other archaeological and

historical sites within its setting, by means of search of various readily available primary sources:

In accordance with the brief produced by CPAT-DC, the Building survey did:

### Building Survey

The survey took the form of a Level 2 building survey as defined by English Heritage (May 2016) *Understanding Historic Buildings: a guide to good recording practice*. This level of survey was intended to create an analytical record of the building, and included:

- 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
- Identification and recording of original fixtures and fittings
- **Conclusions regarding the building's development and use**

The drawn record was created using either conventional measured survey. The end result includes:

- Accurate, measured ground plan, elevations and cross-sections as appropriate
- Phase plans showing the development of the structure

### Photography

- Views of elevations
- Views of external appearance
- Views of all internal rooms
- Internal and external structural detail
- Fixtures, fittings, machinery, related contents

The Level 2 Archaeological Building Recording has been undertaken by a **suitably experienced Building Recording Archaeologist who can 'read' the structure and record the important details**. The photographic and drawn record represent a comprehensive record to archive standard of the existing buildings and structures, both externally and internally. The following has been considered:

- **Site layout and organisation**
- **Function**
- **Materials, method of construction**
- **Fenestration**
- **Internal arrangements**
- **Original fixtures and fittings**



- Subsequent fixtures and fittings
- Evidence of use and status
- Date/period of initial build and subsequent alterations

The work was completed in accordance with ClfA *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014) and to a standard equivalent to Historic England Level 3 (Historic England (formerly English Heritage) *'Understanding Historic Buildings: A Guide to Good Recording Practice'* 2016).

All photographs were taken in a high resolution digital format. For both general and specific photographs, a photographic scale was included. The photographic record was accompanied by a photographic register detailing as a minimum, feature number, location and direction of shot.

A site plan and measured plans of the buildings was produced. Wherever possible, existing plans and elevations were used to supplement the report and further measured plans and elevations may also be provided to illustrate features not more readily obtained by photography. Plans were used to highlight photographic locations within the final report.

#### 4. Historical Background

##### General

The structure surveyed has to be historically contextualised within the substantial growth evidenced in Llanidloes as direct consequence of the development of the textile industry (Silverster 1992). The physical impact that this period had for the town is still visible today.

The Old Sawmill is surrounded by a number of designated assets dating to the 19<sup>th</sup> century.

Bridgend Flannel Mill (PRN 20904, LB8368, PRN31836) lies immediately north of the structure examined. This Grade II listed building was built in 1834 and was a centre of flannel production in Llanidloes. This building became annexed to the sawmill, and the physical imprint is still visible today (see section 5).

Short Bridge (LB8368, PRNR419774; PRN31836) is also located in the vicinities of the site. This bridge was completed in 1850 to replace the old **stone bridge described in Penson's report of 1819 as precarious. The bridge is** a Grade II listed building, and it is defined by a single segmental arch twin-track bridge of coursed rubble.

The building studied falls within Llanidloes Conservation Area (Figure 16).

The corn mill. Earliest records

**In his article 'History and Conspectus of Montgomeryshire Water Corn Mills'**, Barton (1999) indicates that the first watermills recorded in Montgomeryshire date to the 12<sup>th</sup> century. In Llanidloes, the first records noting the existence of a watermill date to 1293 in relation to Owen de la Pole post mortem documents (ibid). The latter had received a market charter in 1280 (Dunn 2015). Barton (1999) provides with a national grid reference for the possible location of the watermill which lies immediately south from the building examined in this survey. While it is not possible to establish a direct link between the watermill described by Barton, and that documented in the same location five centuries later, it appears significant to note that the eastern bank of the River Severn, and SSE from Short bridge (LB8368, PRN31836) has been the selected location of water-powered mills from Medieval times.

Pre-1834

Cartographic sources dating to the first half of the 19<sup>th</sup> century document the existence of a mill pre-dating the construction of Bridgend Flannel Mill (PRN 20904, LB8368, PRN31836) in 1834. These cartographic sources were produced as a result of an Act of Parliament passed in June 1816 by which 16,000 acres belonging to the rural uplands of Arwystli were enclosed (Stephenson 2010).

Figure 3 exhibits a fragment of a pre-enclosure map of Llanidloes dating to 1816. This map documents a mill on the location of the structure examined on this report. Furthermore, no buildings are located within the area currently occupied by the Bridgend Flannel Mill. A similar situation is portrayed in **Dawson's map of 1832, 2 years before Bridgend Flannel Mill was built** (see Figure 4).

The mill portrayed on these cartographic sources appears to represent a corn or grist mill built immediately downstream from the weir. The HER records note that the corn mill closed down by the First World War and was later converted into a sawmill (PRN110959).

It is known that the corn mill was **property of the Berthlwyd family, 'lord of the manor' of Llanidloes**. This is defined in the Mostyn Papers (UC Bangor Library), where it is stated that the mill had a wheel that measured 12 feet in diameter.

Remains of the old corn mill might still exist within the Phase 1 of the building surveyed. However, this might be NW and SW elevations of the old mill area. Notwithstanding, there is no reason to reject the possibility that the Phase 2

brick structure represents the remains of the corn mill. This possibility gains support as historical sources note that Bridgend Mill and the corn mill were using the power supplied by the weir (Dunn 2015). Furthermore, some sources (e.g. HER records) indicate that the building was only converted into a sawmill by the First World War.

### Bridgend Mill – 1834 onward

Llanidloes underwent a period of rapid growth during the 18 and 19<sup>th</sup> centuries related to the expansion of the textile industry. Physical remains of this period are a number of mills such as the Glan Clywegog Mill and Bridgend Mill, located in Short Bridge Street, directly north from the structure under study. The latter was built in 1834 by Mrs Cole of Glanclywedog. As well as the corn mill, Bridgend Mill was powered by the upstream weir. The exact date of the collapse of the weir is uncertain as some sources indicate 1932 (e.g. HER), and others give dates around the 1920s (e.g. Stephenson 2010).

The building survey carried out for this study as well as a number of cartographic sources note that at least parts of the NW extension (Phase 4) were constructed at the same time or soon after the construction of Bridgend Mill in 1834.

Cartographic sources attest this by depicting both the Bridgend Mill and the old mill joint together under the same roof in maps post-dating 1834 (see Figure 6 and 7). **This situation changes toward the 1940's when they appear** for the first time as two separate buildings (see Figure 8). The National Grid Map of 1943 already depicts the SE lean-to.

During the photographic survey it was clear that the NW extension was related to Bridgend Mill given its similarities in methods of construction, and by the remains of elements adjoining the two buildings (e.g. roof beam) (see section 5).

The HER records that the old corn mill ceased its production by 1914. The old **building became a carpenter's shop and subsequently a sawmill**. The latter would have been powered by blades held by cranks on a revolving shaft attached to the mill wheel (Barton 2003). Following the collapse of the weir, an oil engine was brought from Nant Iago to work saw until it closed down in the 1940s. Bridgend Mill was converted into the Boys Club in 1939.

## 5. The Building Recording Results

### GENERAL

The photographic survey was carried out on the 17<sup>th</sup> of January 2018. All spaces within the building were photographed, except from the SE lean-to.

Moreover, the survey of the first floor of the warehouse area was carried out from the second floor of the old mill area as accessing the former was unsafe. Access to the SE lean-to was restricted and the photographic survey had to be carried out through a cavity that connected this space with the warehouse ground floor. Despite limitations, it was possible to define five phases into the development of the mill. These phases are summarised below (Figure 9-14):

Phase 1: Physical remains of this phase are limited to the SE and NE elevations of the old mill area (ground floor, first floor and second floor), and are characterised by a number of walls made of irregular rubble masonry and by timber structural components (e.g. main beams). This phase may date to the 18<sup>th</sup> century.

Phase 2: Physical remains of this phase are encountered on the roadside elevation as well as within the old mill interior in the form of a number of walls made of brick. It is known that brick construction was not limited to this phase as evidenced during the observation of the warehouse area interior. The brick bond utilised for the construction of the walls of Phase 2 is English Garden bond, known to have been popularised at the end of the 18<sup>th</sup> century (Brunskill 2000). While the exact date of construction of the brick building is uncertain, this structure (and its extension – see Phase 3) is known to have been built before 1834.

Phase 3: This phase is characterised by the expansion of the building toward the NW, forming the warehouse house area. This phase is characterised by the alteration of a number of the existing brick walls, and by the erection of new ones. Nowadays, only the SW and NW interior elevations are visible as all the other elevations were demolished during Phase 4. This phase may date to the beginning of the 19<sup>th</sup> century.

Phase 4: This phase is defined by the physical link established between the mill and Bridgend Mill, further north. During this phase, both structures are annexed, and the warehouse area is expanded toward the river. This phase of construction must be later than 1834 (Bridgend Mill construction), and before 1888, as noted in cartographic sources.

Phase 5: This is the last phase evidenced during the photographic survey. This phase is characterised by the development of the SE lean-to. At this point, Bridgend Mill and the sawmill are defined as two distinct buildings. Cartographic sources indicate that these changes would have occurred during the late 1930s or beginning of the 1940s.

## ROADSIDE ELEVATION (Plate 1-8; Figure 9 and 15a/b)

This elevation evidences three main phases of construction/alteration:

Phase 2 - Brick Building:

This elevation, alongside a portion of the riverside elevation (see below), are the only existing testimonies of the Phase 2 building exterior still in view. View to all other elevations belonging to this phase have been blocked by the NW extension and the SE lean-to.

This elevation is defined by English Garden Wall bond; a style popularised during the late 18<sup>th</sup> century (Brunskill 2000). Four openings are located within this elevation: two doors and two windows.

The main panelled door - is c 1.8m in length and has a timber lintel above which would have originally stretched to the adjacent window. The latter measures 1m in length and 0.65m in width and it is currently blocked off by a metal security mesh.

A loading door is located directly above the main door. This opening is c 2m high and 1.1m in width with a rough brick segmental arch with tapered segmental joints above. The panelled door is sustained by four tee gate metal hinges. This opening represents a testimony of the main use of the building as a corn/saw mill.

Another window opening is located above the loading door. This window is nowadays blocked by corrugated panels and it is therefore difficult to provide with further details about its style/function.

#### Phase 4: NW addition:

In section 4, it was noted that the NW addition was the result of annexing the corn mill and the Bridgend Mill during the time of the construction of the latter or soon after. This is documented in cartographic maps and evident by the fabric selected for the construction of this addition as well as its roof. However, during the examination of the building interior it was noticeable that some of the space occupied by this extension was already in used by the old mill (for details see building interior).

Phase 4 is represented on the roadside elevation by a wall made of rubble masonry and quoins. Three openings are located in this wall as well as a main gate that gives access to Bridgend Mill Garden.

The door located in close proximity with Phase 2 building is 2.2m high and is ornamented by a brick segmental arch. No further detail could be gathered during the survey as the door is currently blocked by wooden boards. A square window is located immediately above the door. This window is currently blocked by corrugated panels. The space in which this window is located has been repaired as it appears evident by the use of grey brick.

A carriage gate made of wooden panels is located beside the entrance described above. This gate is almost 2m high and about 2.5m in width and

has a timber intel above. The first floor also has an opening of similar size, however, this is defined by two loading doors and a window. The latter is currently blocked off.

A door that gives access to Bridgend Mill Garden is located on this elevation too. At this point, it becomes evident that the wall of this elevation once adjoined the two mills but was demolished sometime before 1943, creating a separation between the two buildings. This is also observed when observing the roof. The addition would have formed a slate gable roof with Bridgend Mill. The main beam that would have sustained the roof still is noticeable.

#### SIDE ELEVATION GRO PARK (Plate 9-12; Figure 11 and 15a/b)

The detailed examination of this elevation was constrained by a fence impeding access to the River bank from Gro Car Park. Furthermore, this elevation belongs to the Phase 5 lean-to. The interior of this structure was not surveyed as no access was granted at the time of the survey. It is known that this area has been used for storage purposes during the late 20<sup>th</sup> and 21<sup>st</sup> century.

The SE lean-to - and therefore Gro Park side elevation – is built over a concrete base. A stretcher bond brick wall is sat on top of the base, however it is not possible to assert whether all the wall is made of brick or just the lower parts of the buildings, as it is nowadays protected with tin sheets.

Six window openings and a possible door are located within the Gro Park side elevation. These windows cut through a wall constructed with large tin sheets. Two windows as well as the possible door are currently blocked by large boards. The remaining windows are defined as rectangular centre bar timber windows. In average the windows measure 1m in length and 0.8m in width, and the door is c 1.8m in length and 1.3m in width.

The roof over the SE lean-to was built to extent from the Old Mill building (Phase 1), forming a slate gable roof.

#### RIVERSIDE ELEVATION (Plates 13-16; Figure 10 and 15a/b)

The survey of the Riverside elevation was carried out from the western river bank. Visibility was constrained by vegetation and therefore it was not possible to study this elevation in detail.

Similarly to the Roadside elevation, this elevation contained elements of all the main phases of development of the building. However, Phase 1 appears to have been largely blocked by a lean-to. The latter is difficult to date but appears to have enclosed the location of the mill wheel.

Phase 2: The only visible remains of this phase are located at the SW lean-to which enclosed the area of the wheel and mill race. This area was, in later years repaired using breeze blocks.

Phase 4: This phase is evidenced on the elevations corresponding to the area of the warehouse. As noted, these elevations are defined by rubble masonry and quoins, following the style of Bridgend Mill. Three window openings are present on this elevation.

Two windows are characterised by elongated openings within which wooden side hung casement windows are inserted, with unglazed two panelled glass. One window is topped by a segmental brick arch. The third window is rectangular and shows evidence of repair using red brick. All these openings are facing the river.

Views to the first floor elevation is blocked by tin sheets. The roof currently enclosing this area is made of asbestos sheets.

Phase 5: As noted, the examination of Phase 5 was restricted as no access was granted to the SE lean-to. However, the observation of the riverside elevation suggests that the lean-to may have been built with red brick, and that at the same time, the lean-to corresponding to the old mill would have been topped with two more floors. More than half of this elevations are nowadays covered with tin sheets and it is therefore difficult to provide with further details. Two elongated windows are located on the first floor of the old mill area SW lean-to, one of which is blocked with wooden boards, and the other one with Perspex sheets.

#### SIDE ELEVATION (GARDEN) (Plates 17-18; Figures 12 and 15a/b)

The only visible elements from this elevation belong to Phase 4, and are characterised by a wall made of rubble masonry, and reinforced with quoins on its corner. A two-panel rectangular window is located within the ground floor, decorated with a brick segmental arch. The remaining elevation (ground floor area) is currently covered by wooden panels and tin sheets, however it is known from the inside that this area corresponds to a brick wall constructed during Phase 3. The second floor and roof are nowadays enclosed with asbestos sheets. A large opening is blocked by Perspex sheets.

#### THE WAREHOUSE AREA – GROUND FLOOR (Plates 19-24- Figure 13 and 15a/b)

In the course of analysing the exterior elevations and through information recorded in maps, it was possible to assert that the NW extension of the building was related to the construction of Bridgend Mill. However, while this

**is true to a large degree, an examination of this area's interior shows** the existence of at least two main phases of alteration.

Both the NE and SW interior walls demonstrate two phases of construction through walls defined by English Garden Wall brick bond and by rubble masonry.

The brick walls may correspond to the expansion of the old mill (Phase 3) toward the NW, predating the construction of Bridgend Mill. The SW and NE elevations would have been replaced by the attachment of this building to Bridgend Mill, expanding the interior space toward the river bank.

NE elevation: As noted, this elevation is defined by a brick wall and a rubble masonry wall. Both elevations are currently covered with white render. An opening is located on the rubble masonry wall. This opening is currently blocked by wooden boards and it is therefore difficult to provide much detail about it. A segmental brick arch is located above this opening. The brick wall contains no openings and it is currently covered by timber boards from outside. A number of main beams are attached to these walls, forming the base for the first floor.

Riverside elevation: This elevation is defined by a rubble masonry wall with three window openings. Two windows are characterised by elongated openings within which wooden side hung casement windows are inserted, with unglazed two panelled glass. These windows are topped by segmental brick arches. The third window was rectangular and showed evidence of repair using red brick. All these openings are facing the river.

SW elevation: Identically to the NE elevation, this elevation is composed of a space created by a brick wall and a rubble masonry wall. They are also currently covered in white render. Interestingly, the brick wall exposes two phases of alteration. A large opening decorated with a segmental arch is located on this wall which is later blocked by a brick wall, blocking the access from the old mill space to the warehouse. A large window is located within this area and it is currently blocked. The main beams that sustain the first floor are also cutting through the blocked entrance, demonstrating that the warehouse space was formed through two phases which included the expansion of the old mill and the later linking of Bridgend Mill with the structure studied. A small cavity located on the rubble masonry wall is currently the only way of viewing the lean-on which contains the remains of the mill wheel area.

#### WAREHOUSE AREA – FIRST FLOOR AND ROOF (Plates 25-30; Figure 14 and 15a/b)

The floorboards of the warehouse area first floor were badly damaged and therefore it was unsafe to carry out the photographic survey. However, a



number of photographs of this area were taken from the old mill area second floor looking down, and from the warehouse ground floor looking up through a gap.

Plate 25: This image shows the presence of a door that connects the warehouse area with the first floor SW lean-to. In close examination, this opening appears to post-date the construction of the rubble masonry wall as suggested by the brick stacks located around the wooden frame. The door itself is made of wooden panels and is supported by two tee gate metal hinges. The door has a timber lintel above.

Plate 27-28: These images show some detail of the roofing style. The roof is currently covered by asbestos sheets and it is sustained by an attic truss.

### OLD MILL GROUND FLOOR INTERIOR (Plates 31-36; Figure 13 and 15a/b)

The ground floor interior of the old mill space contains remains of the earliest phase nowadays visible of Phase 1 in the form of two elevations (SE and SW elevations) characterised by irregular rubble masonry, timber beams sustaining the first floor, and a series of wooden structures possibly the remains of machinery related to sawing. The other elevations belong to Phase 2, and are defined by brick walls. All elevations are nowadays covered in white render.

Plate 31: This image records the SW elevation. This elevation is made of irregular rubble masonry and holds the remains of possible sawing machinery in the form of timber planks attached to this wall. The photograph also depicts a wooden staircase that leads to the first floor, and a timber frame that may have acted to separate spaces within the ground floor area.

Plate 32-33: These images record the SE elevation. This elevation also corresponds to Phase 1, and it is therefore made of irregular rubble masonry. three window openings are blocked with breeze blocks. These windows may have provided with sunlight during the first phases of the building but they were blocked with the SE lean-to. Plate 33 depicts the corner between the irregular rubble masonry of the SE elevation and the brick wall corresponding to the NE elevation.

Plate 36: This image shows the NW elevation. As noted, this is made of brick using English Garden Wall bond. A door is located on this wall, however it was not possible to obtain any details from it as it is currently blocked.

### OLD MILL FIRST FLOOR INTERIOR (Plates 37-40; Figure 14 and 15a/b)

The first floor interior of the old mill space contains remains of the earliest phase nowadays visible of Phase 1 in the form of two elevations (SE and SW elevations) characterised by irregular rubble masonry, timber beams sustaining the second floor, and a series of wooden structures possibly the remains of machinery related to sawing. The other elevations belong to Phase 2, and are defined by brick walls. All elevations are nowadays covered in white render.

Plate 37: Phase 1 and phase 2 walls are visible on this image. A rectangular window with a timber lintel is located on the irregular rubble masonry wall. This window is currently blocked with breeze blocks. The image also records the loading door visible from the roadside elevation, belonging to Phase 2. A large window cuts through the brick wall. This window is blocked with wooden boards.

Plate 38: A number of planks forming the remains of a structure used in the process of sawing are attached to the second floor beams.

Plate 39-40: These images record the SW lean-to. It is difficult to provide with detailed phasing of this extension as its exterior views are partly blocked. It is suggested that this lean-to was built during Phase 5 and it is therefore contemporary with the SE lean-to. The lean-to appears to have been built using red brick which is covered by white render. The walls of this space appear to have been vandalised. A large rectangular window cuts through the riverside elevation, however it is difficult to provide with details as it was partially blocked at the time of the survey.

#### OLD MILL SECOND FLOOR INTERIOR (Plates 41-43; Figure 14 and 15a/b)

The old mill second floor contained a great proportion of early elements, including the SE and SW elevations and part of the roof.

The latter is defined as a through purlin roof with attic trusses forming three bays. While it is suggested that the roof is related to Phase 1, it is significant to note that the purling appear to cut through the roadside brick wall.

As all other floors within the old mill space, the SE and SW elevations appear to belong to Phase 1, the roadside elevation is associated to Phase 2, and the NW elevation to Phase 3. The latter was only about 1.4m in height, and it was therefore possible to photograph the warehouse first floor from the gap that exists between the second floor and the roof.

#### THE SW LEAN-TO GROUND FLOOR (Plates 44 ; Figure 13 and 15a/b)

A visual examination of this space could only be done through a cavity located on the SE wall of the warehouse ground floor.

The NE elevation of this space belonged to Phase 1, while the other elevations are thought to belong to Phase 5.

This space is thought to have been the location of the mill wheel and the mill race. However, while no sources exist to be able to confirm this hypothesis, it is suggested that this space was enclosed once the weir collapsed, becoming the space of an oil engine.

## 6. Discussion and Interpretation

### Overall interpretation

A study of the Old Sawmill demonstrates that the building has not preserved many material remains that exemplify its function as a corn mill or a sawmill. However, the study of the building enables illustrating the numerous events of alteration that has suffered through time.

Overall, five phases of alteration have been defined:

Phase 1: Physical remains of this phase are limited to the SE and NE elevations of the old mill area (ground floor, first floor and second floor. This phase may date to the 18<sup>th</sup> century, however, there is no evidence to confirm this interpretation.

Phase 2: Physical remains of this phase are encountered on the roadside elevation as well as within the old mill interior in the form of a number of walls made of brick. While the exact date of construction of the brick building is uncertain, this structure (and its extension – see Phase 3) is known to have been built before 1834.

Phase 3: This phase is characterised by the expansion of the building toward the NW, forming the warehouse house area. This phase is characterised by the alteration of a number of the existing brick walls, and by the erection of new ones. This phase may date to the beginning of the 19<sup>th</sup> century.

Phase 4: This phase is defined by the physical link established between the mill and Bridgend Mill, further north. During this phase, both structures are annexed, and the warehouse area is expanded toward the river. This phase of construction must be later than 1834 (Bridgend Mill construction), and before 1888, as noted in cartographic sources.

Phase 5: This is the last phase evidenced during the photographic survey. This phase is characterised by the development of the SE lean-to. At this

point, Bridgend Mill and the sawmill are defined as two distinct buildings. Cartographic sources indicate that these changes would have occurred during the late 1930s or beginning of the 1940s.

### Reliability of field investigation

The precarious state of the building at the time of the survey restricted the number of photographs that could be taken. No access was granted to the SE lean-to and its account was therefore limited to that observed from the examination of the exterior elevation and from information recorded in cartographic sources. Furthermore, a more detailed analysis of the interior floor was hindered and by the density of objects stored within the mill.

All photographs taken on site are included within the archive.

## 6. Acknowledgements

Thanks are due to Irma Bernardus and Mark Houlston for assisting on the production of this report.

## 7. Bibliography and references

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Historic England. 2016. Understanding Historic Buildings, English Heritage.

Barton, P.G. A History and Conspectus of Montgomeryshire Water Corn Mills. Montgomeryshire Collections 87 (1999): 1.

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Brunskill, R.W. 2000. Vernacular Architecture. An Illustrated Handbook. London. Faber and Faber.

Dunn M. 2015 Walking in the Wye Valley

Jones, D.H. 2011. The Watermills of Montgomeryshire, Melin 27: 65-95.

Silvester, R.J. 1992. The Historic Settlements of Montgomeryshire. CPAT Report 40.

Stephenson D 2010 Llanidloes. A History. Great Oak Bookshop

## Maps

- Fragment of Llanidloes town pre-enclosure map 1816
- **Fragment of Dawson's Llanidloes map 1832**
- Fragment of 1840s Tithe Map, Llanidloes Parish
- OS County Series, Montgomeryshire 1:2500 – 1886
- Fragment of OS 1:25000 1937
- National Grid, 1:2500 1943

## Websites

<http://archaeologydataservice.ac.uk> (accessed 23/01/18)

<http://www.britishlistedbuildings.co.uk> (accessed 23/01/18)

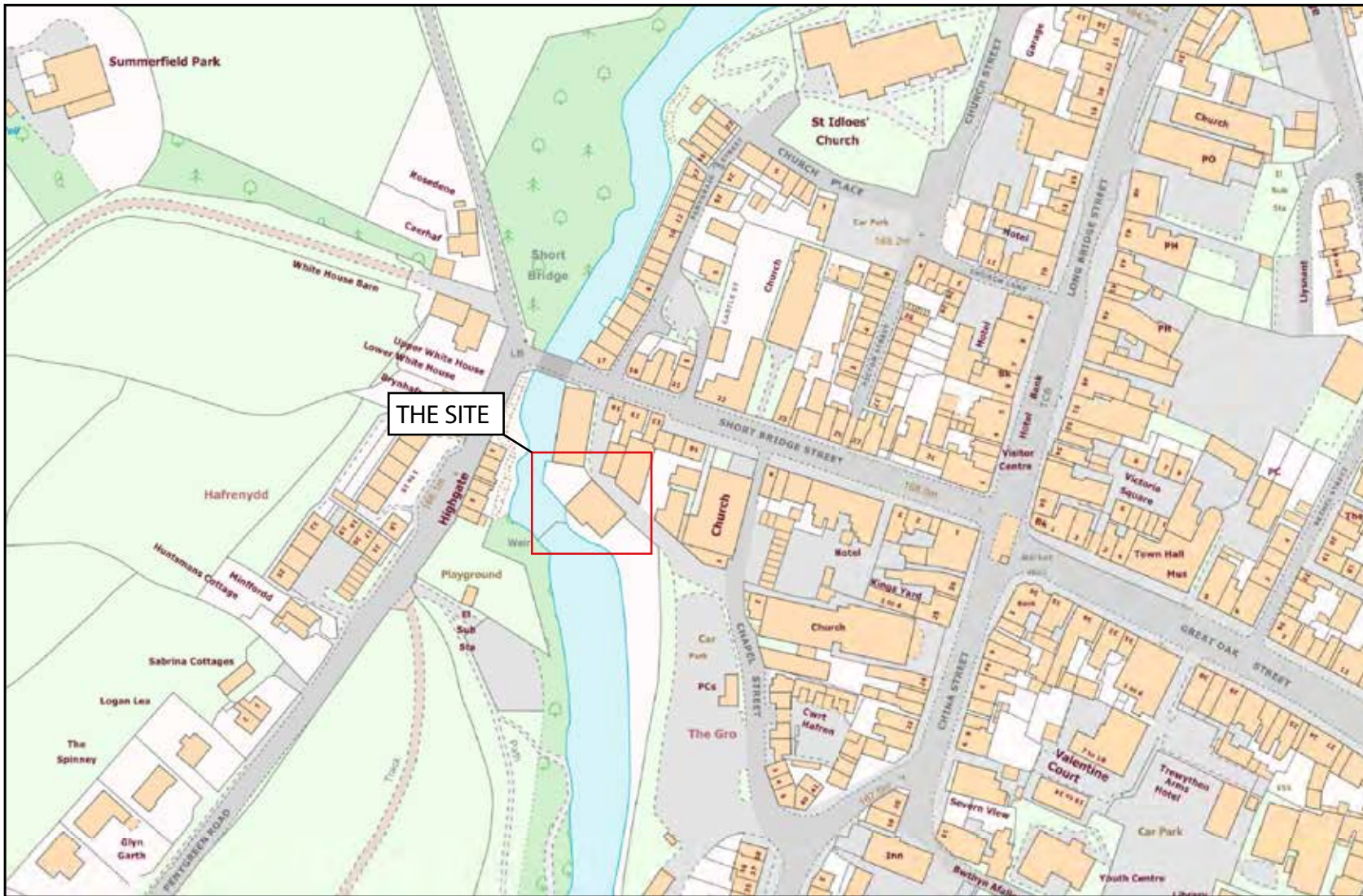
<http://map.coflein.gov.uk/> (accessed 23/01/18)

<http://data.gov.uk/data/> (accessed 23/01/18)

<http://www.milldrawings.com/index.html> (accessed 23/01/18)

*Archaeology*  
*Wales*

**APPENDIX I:**



25 0 25 50 75 100 m

Figure 1.  
Site location.



Figure 2.  
Site location - detail  
(marked in red).



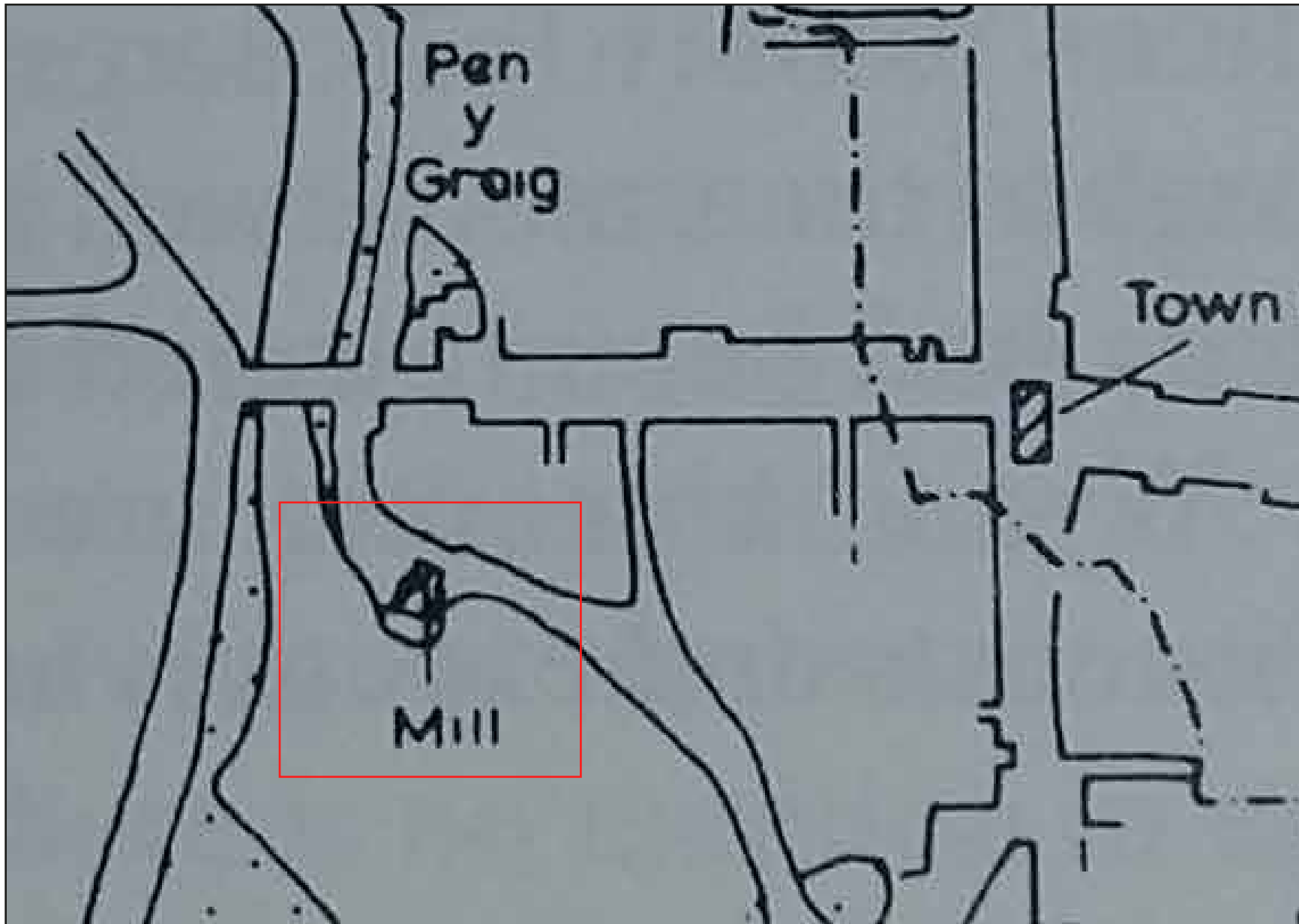


Figure 3.  
Fragment of  
Llanidloes town  
pre-enclosure map  
1816 (Stephenson  
2010).

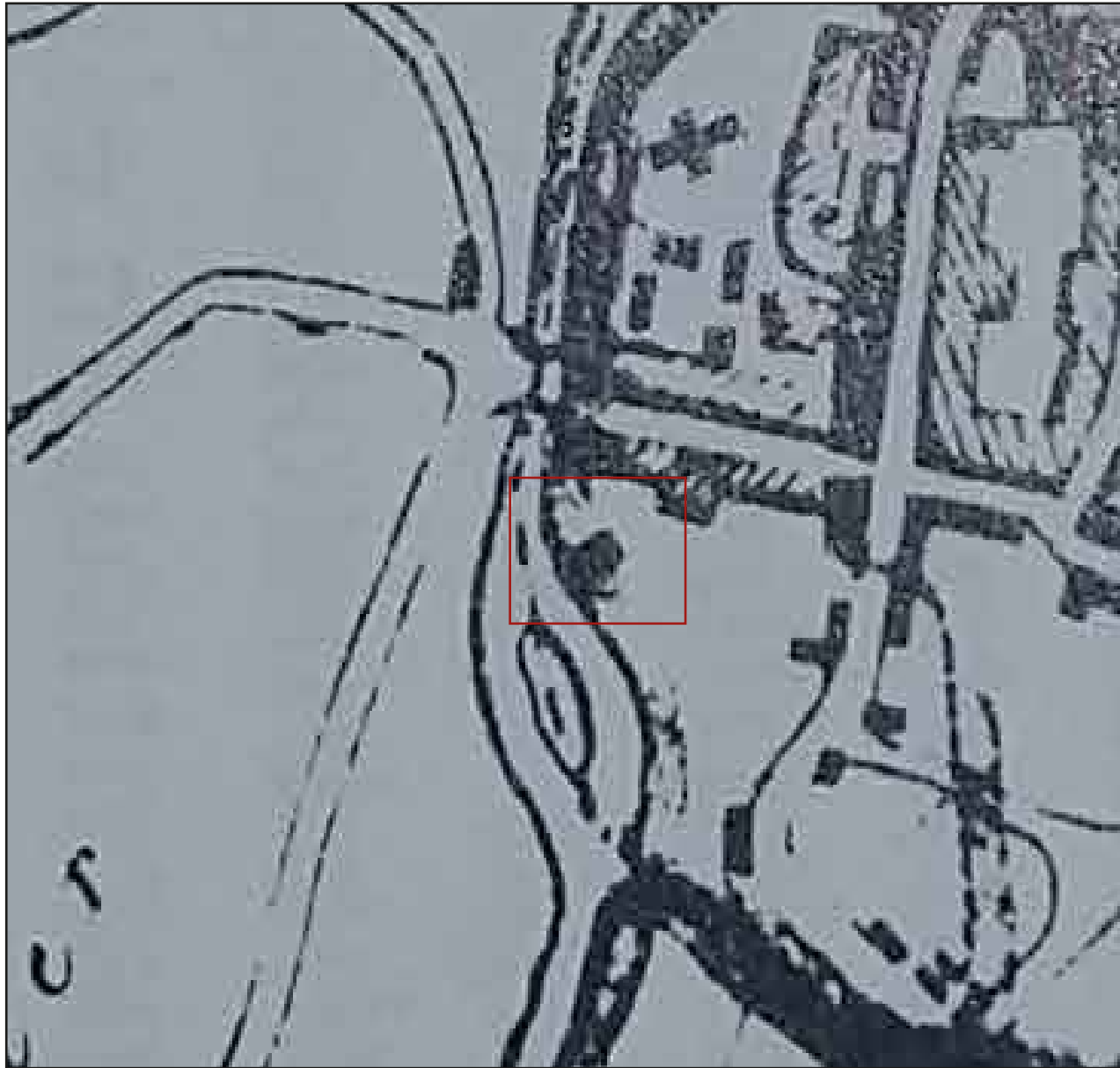


Figure 4.  
Fragment of Dawson  
map of Llanidloes  
1832.



Figure 5.  
Fragment of 1840  
Tithe Map, Llanidloes  
Parish.



Figure 6.  
Fragment of OS  
6inch 1888.

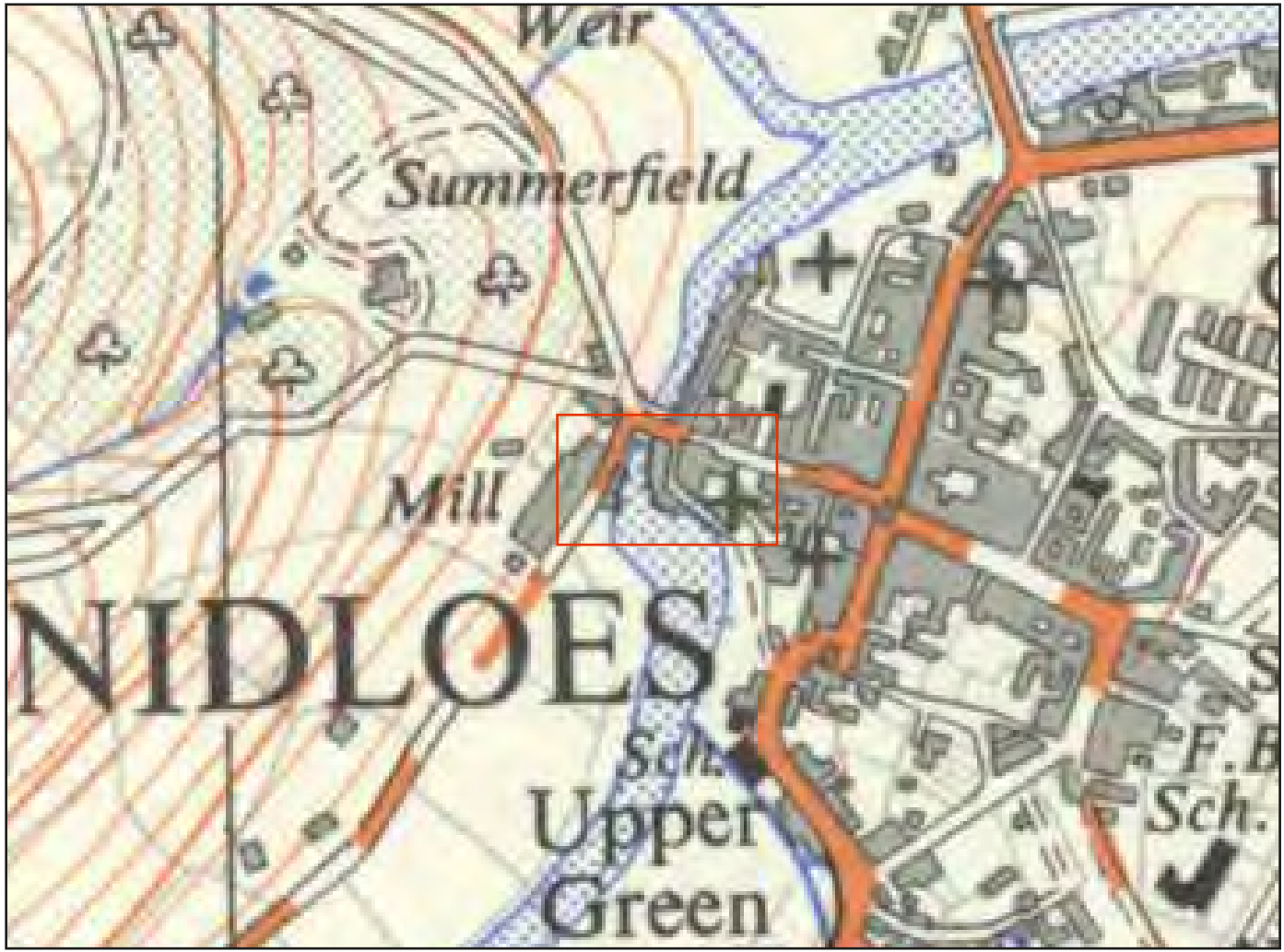


Figure 7.  
Fragment of OS  
1:25000 1937

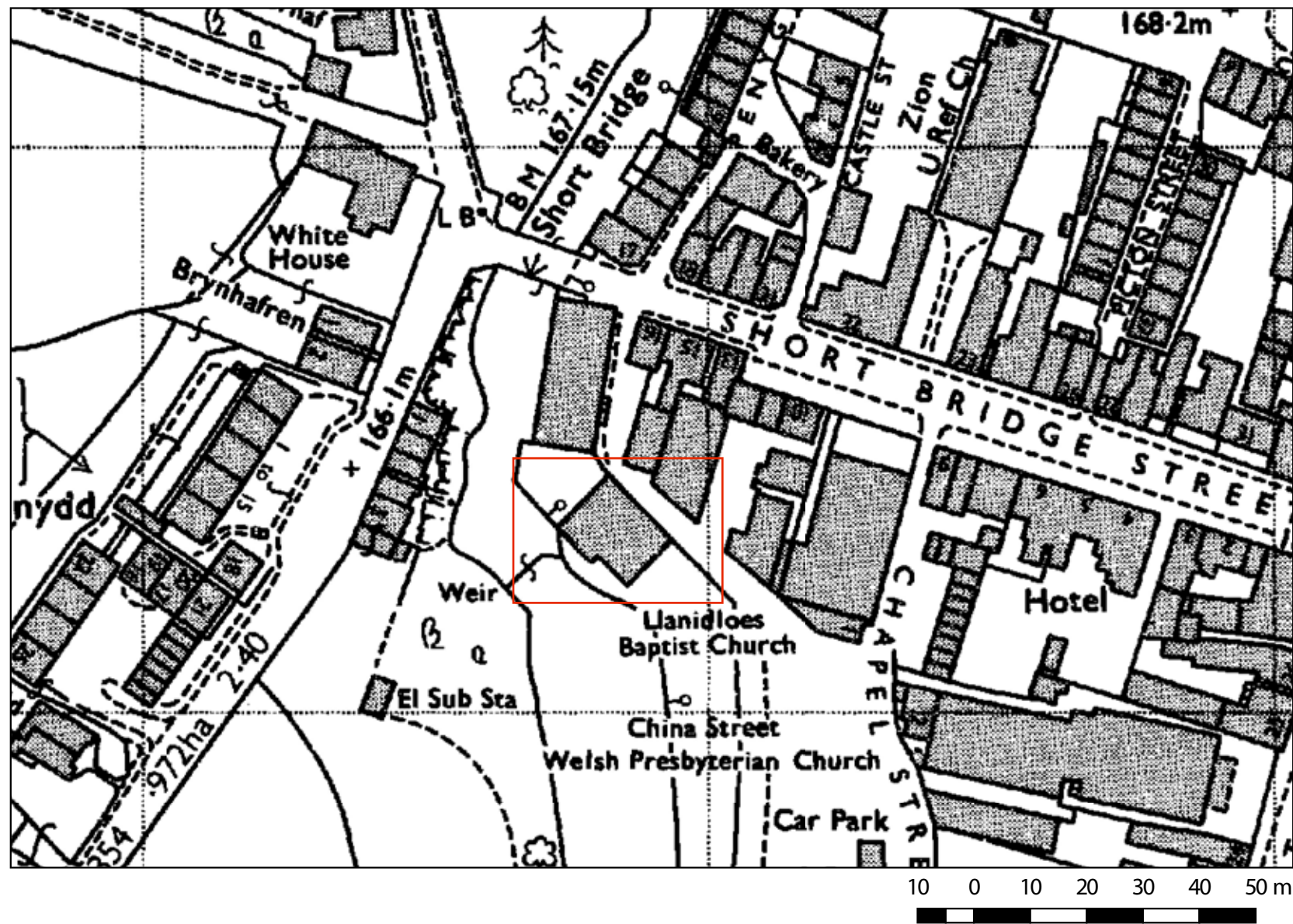
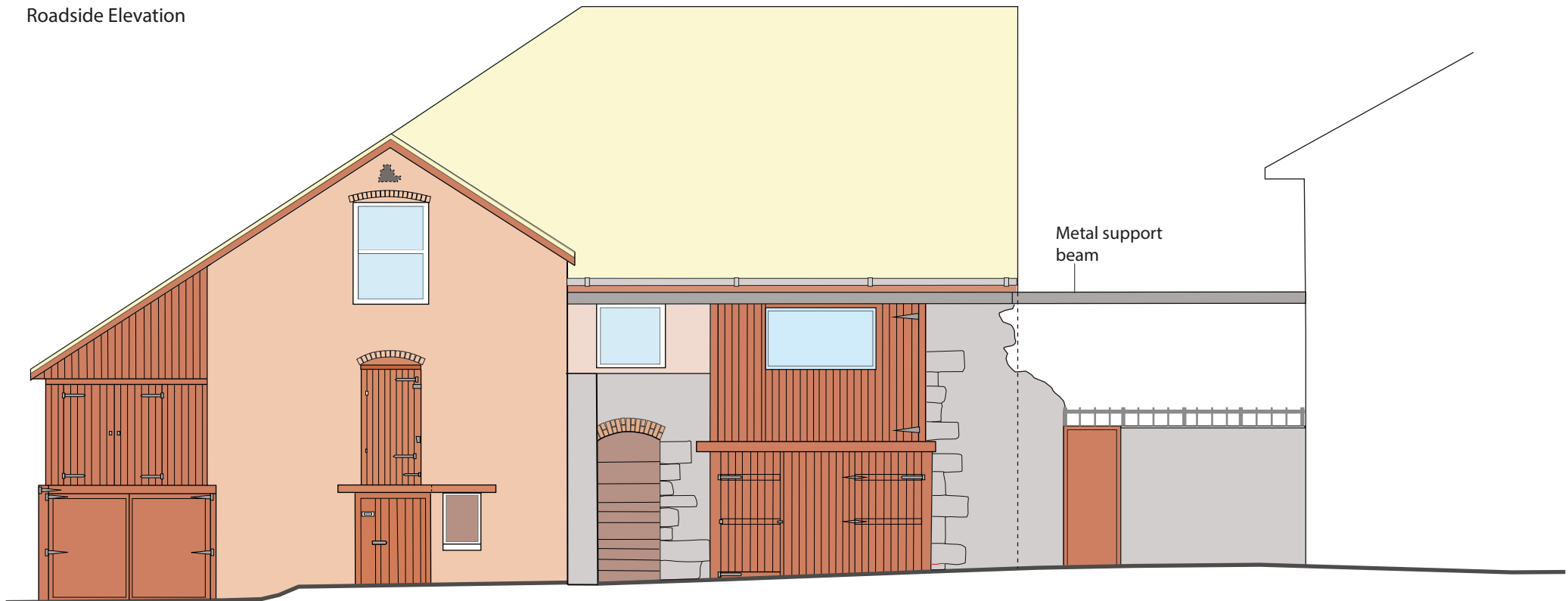


Figure 8.  
National Grid  
1:2500, 1943.

The Old Saw Mill -  
Roadside Elevation



Key

- Stone
- Timber/wood
- Brick (red/grey)
- Tin sheets
- Asbestos
- Perspex sheets



Figure 9 . Roadside elevation.

The Old Saw Mill - Riverside Elevation

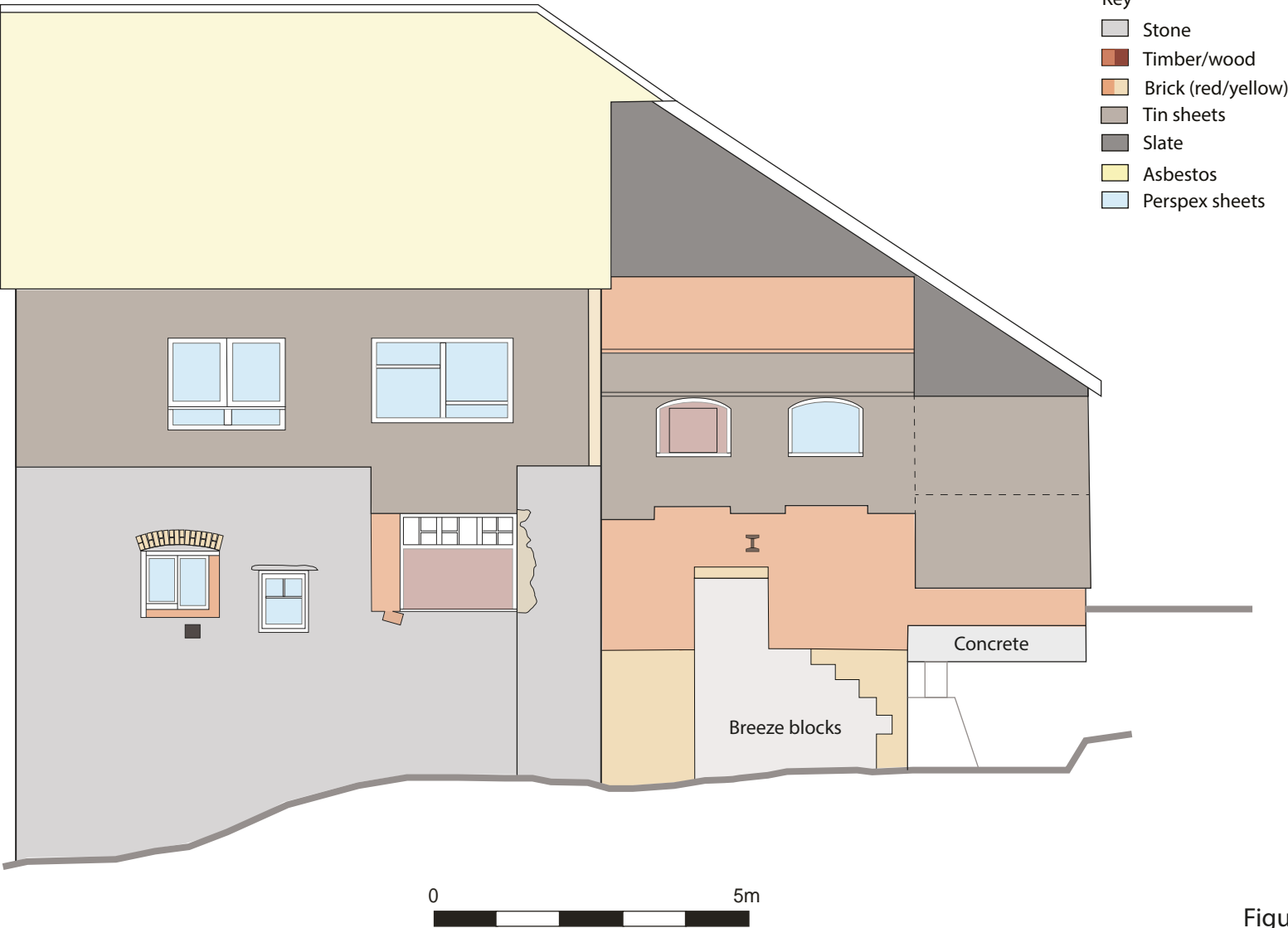


Figure 10. Riverside elevation.



The Old Saw Mill -  
Lean-to Elevation

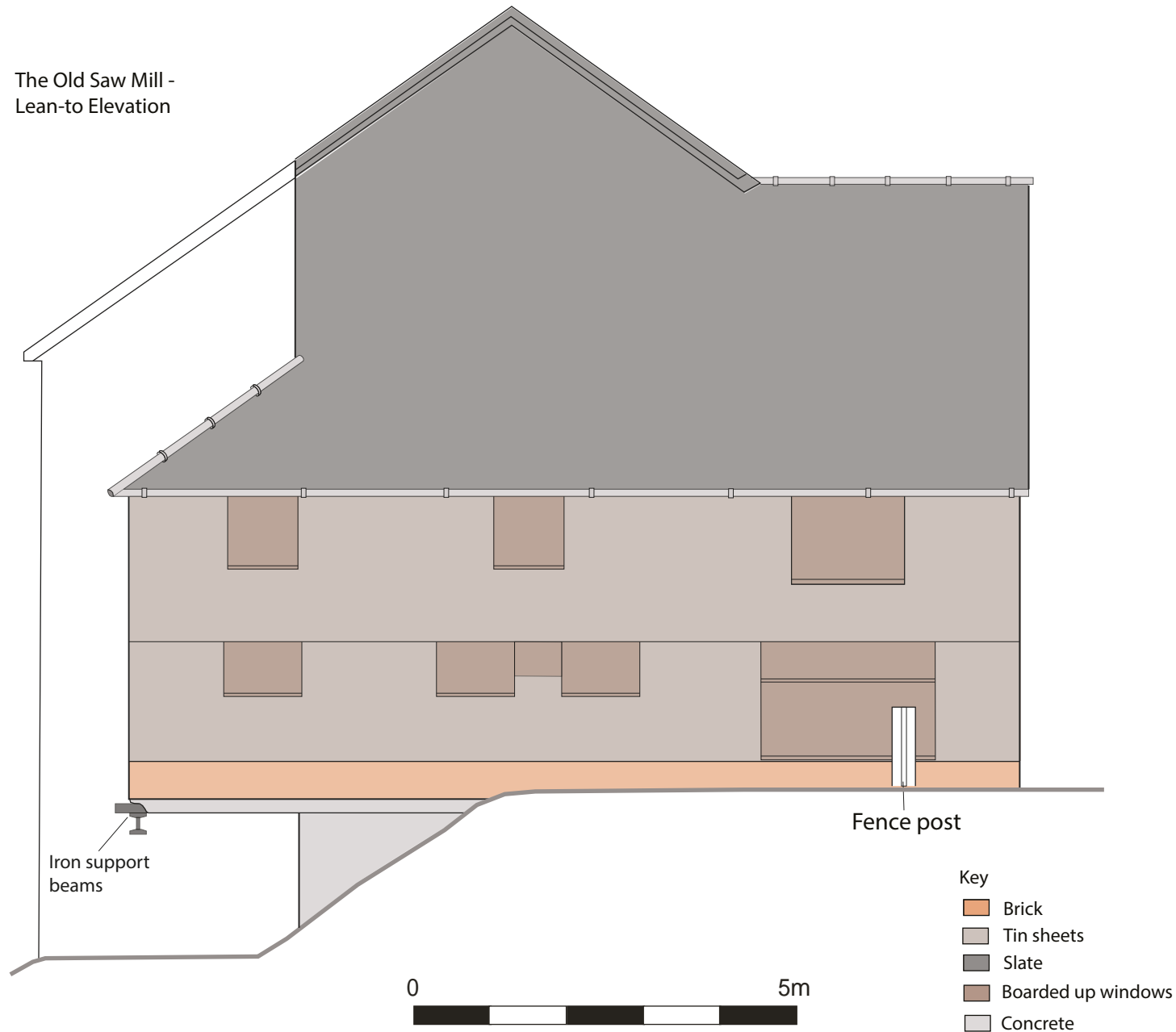


Figure 11. Site elevation  
(Gro Park).

The Old Saw Mill -  
Side Elevation - Bridge End

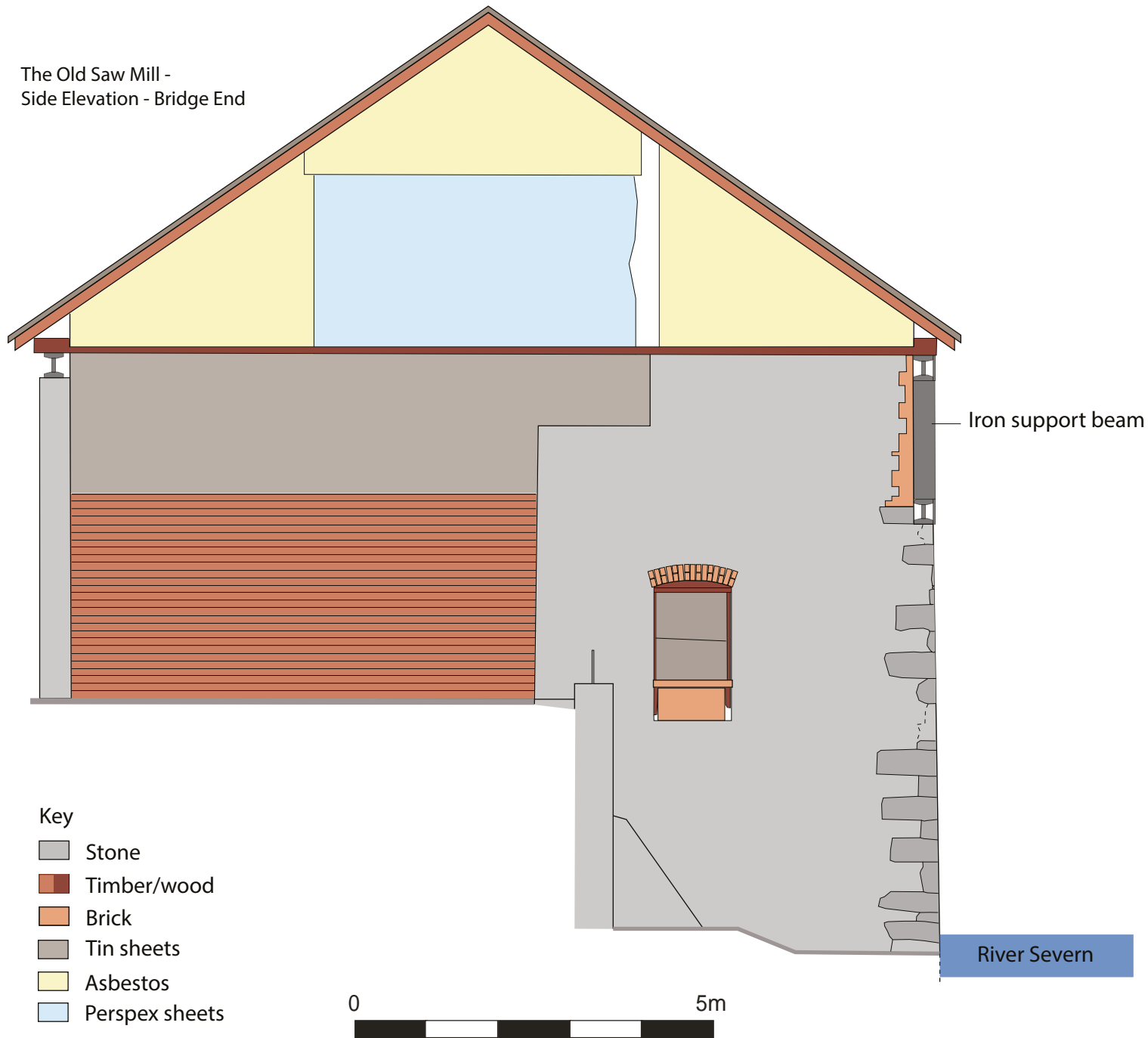
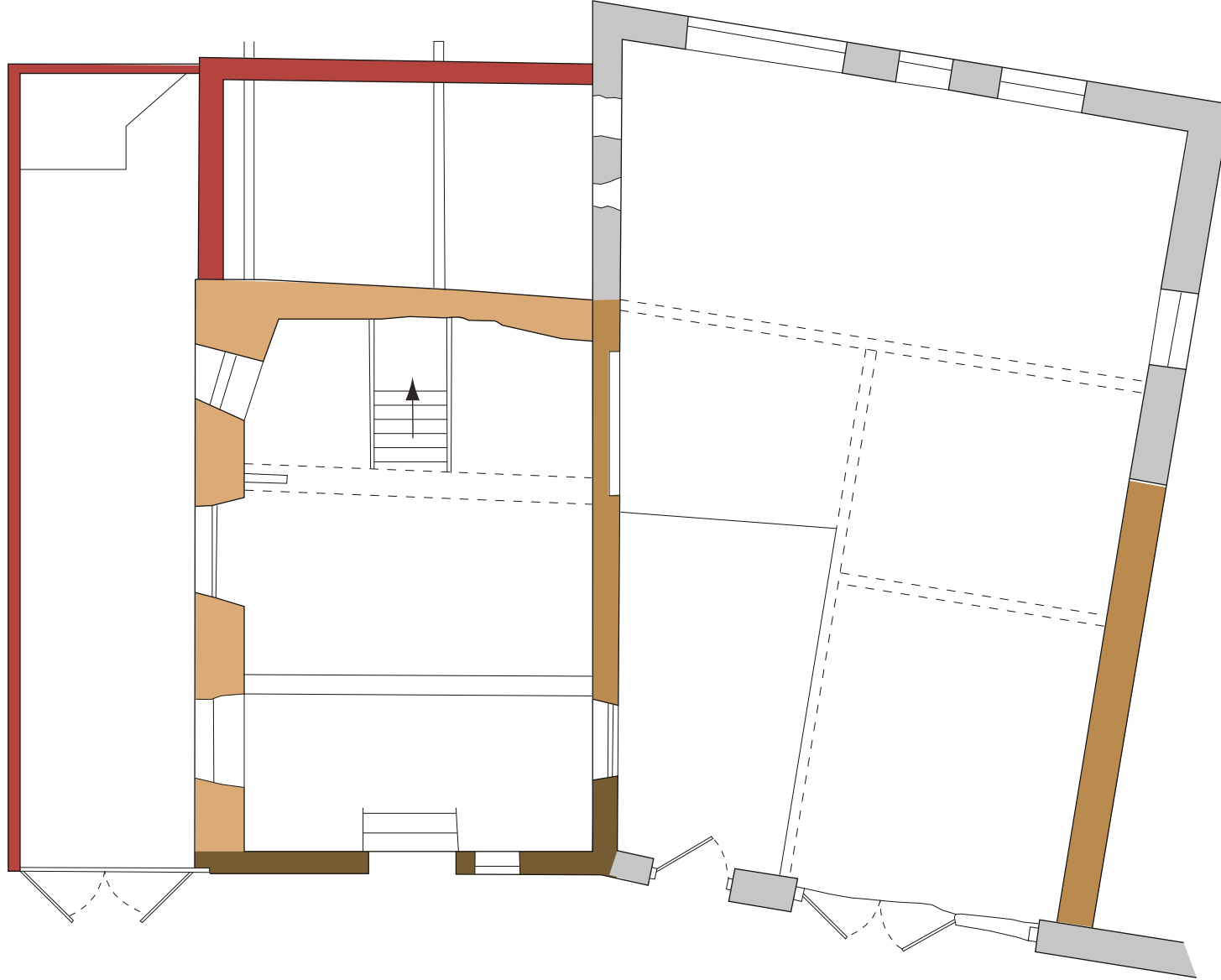


Figure 12. Side elevation (Garden).

Ground floor plan

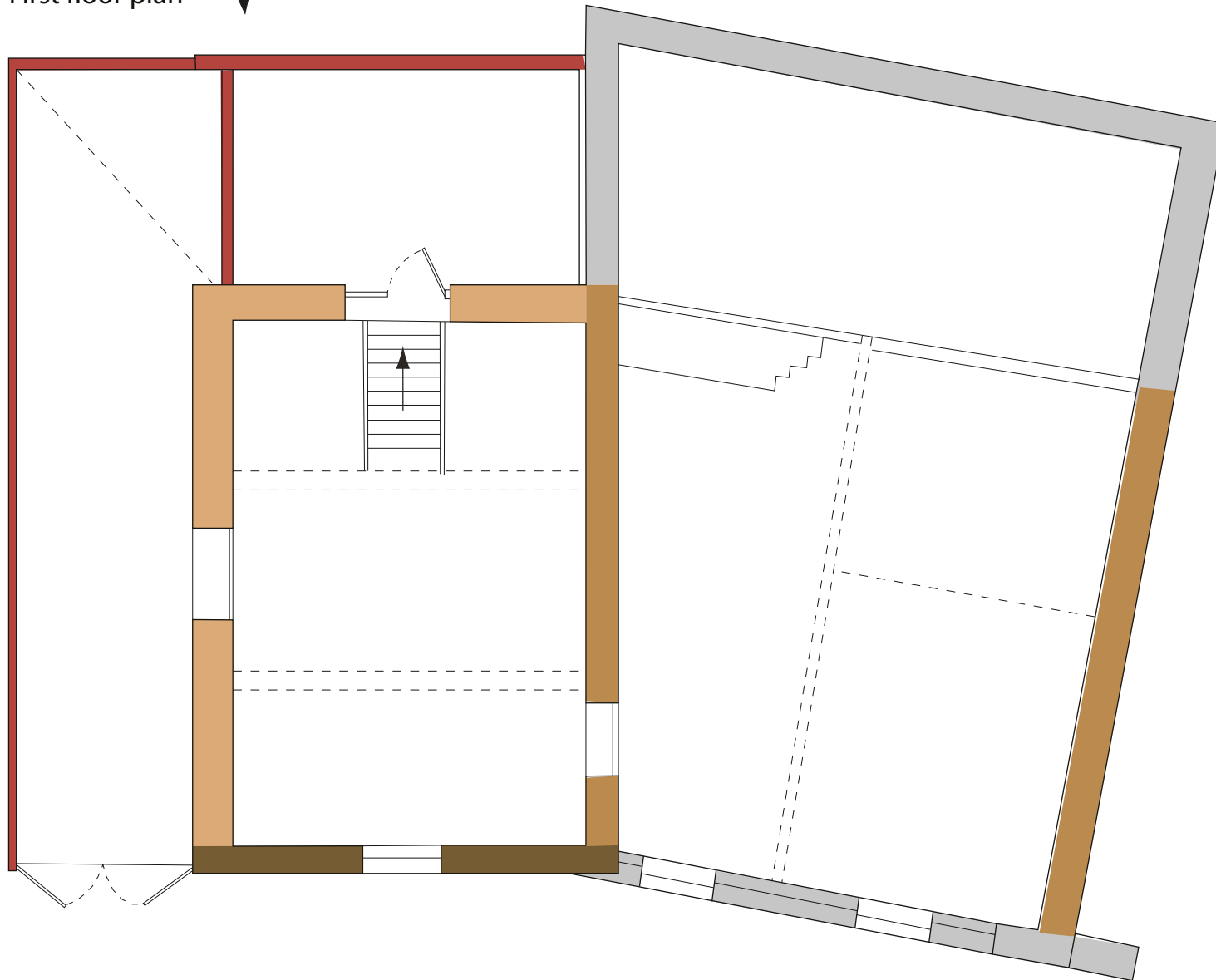


- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5

Figure 13.  
Ground floor plan  
with phasing.



First floor plan

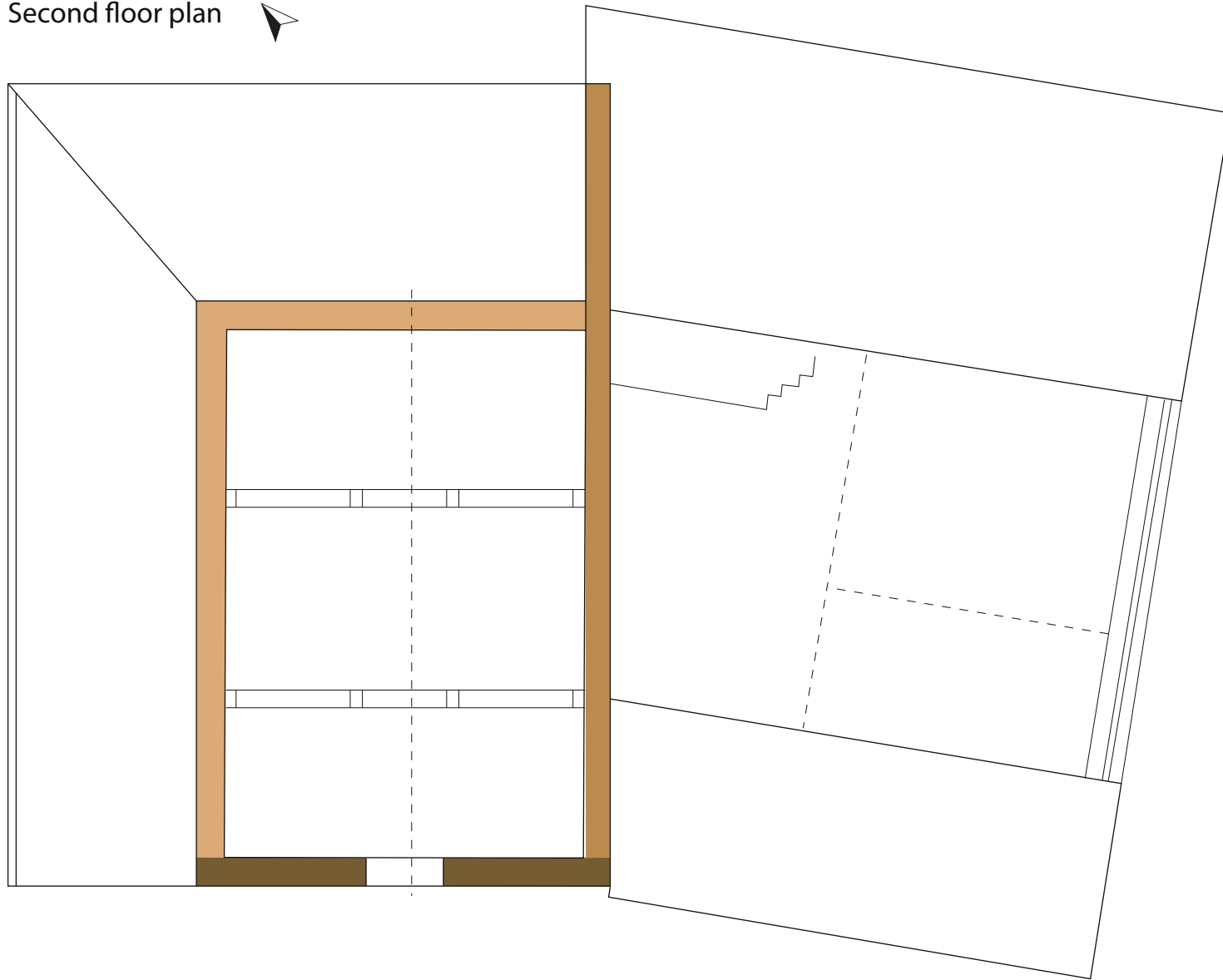


0 5m

-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4
-  Phase 5

Figure 14.  
First floor plan  
with phasing.

Second floor plan 



-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4
-  Phase 5

Figure 15.  
Second floor plan  
with phasing.

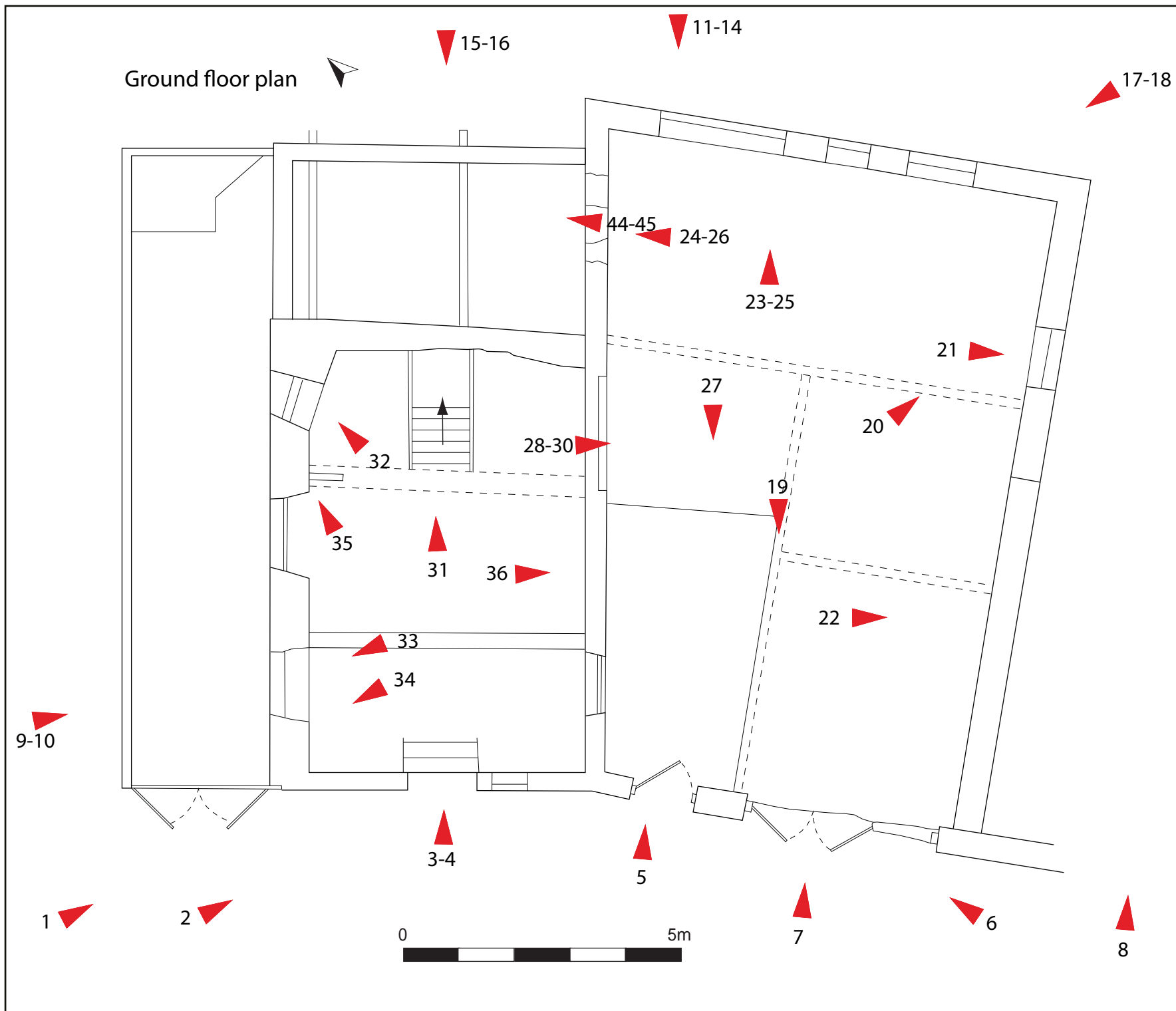


Figure 16a  
Ground plan.  
Direction of shots.

First floor plan

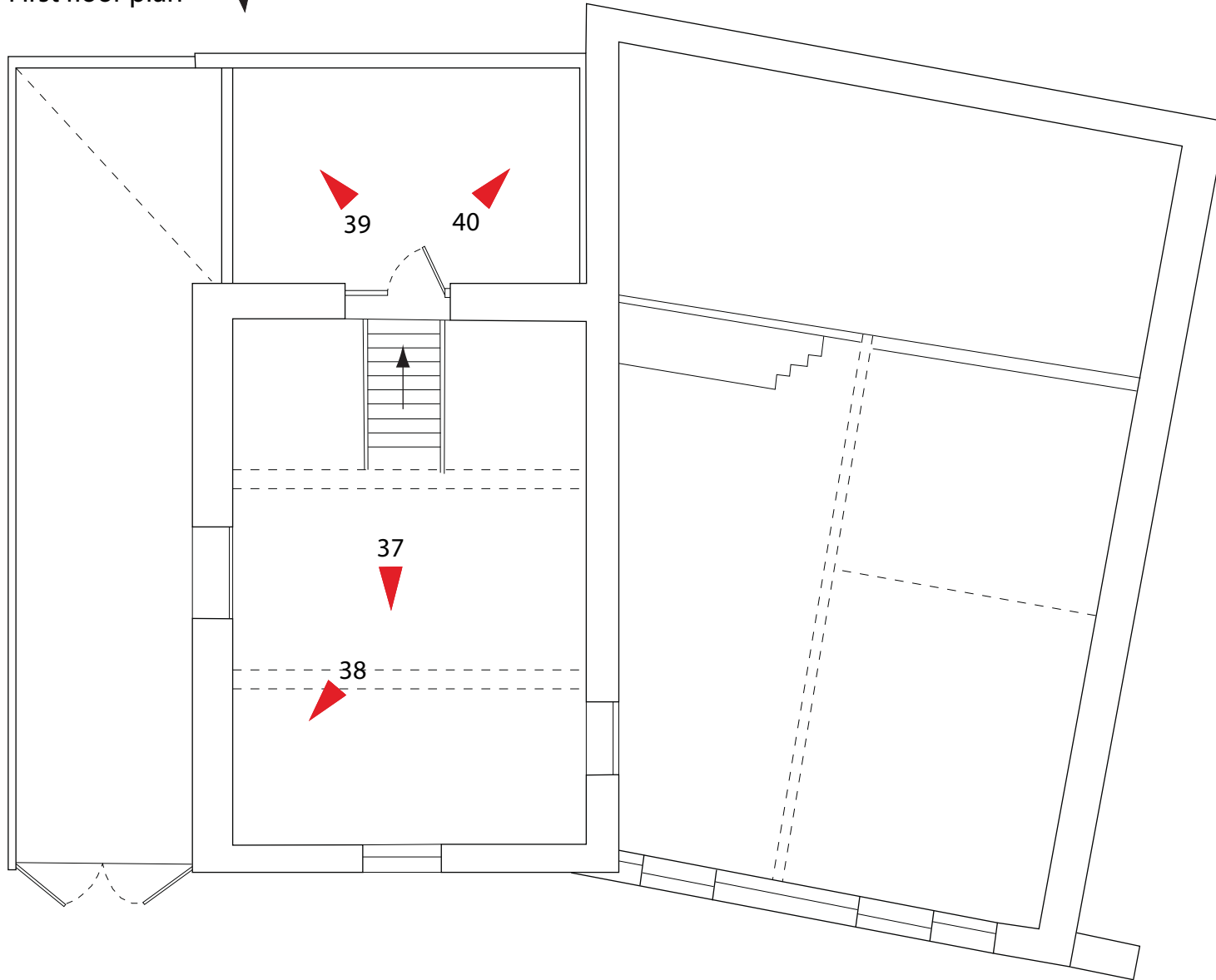
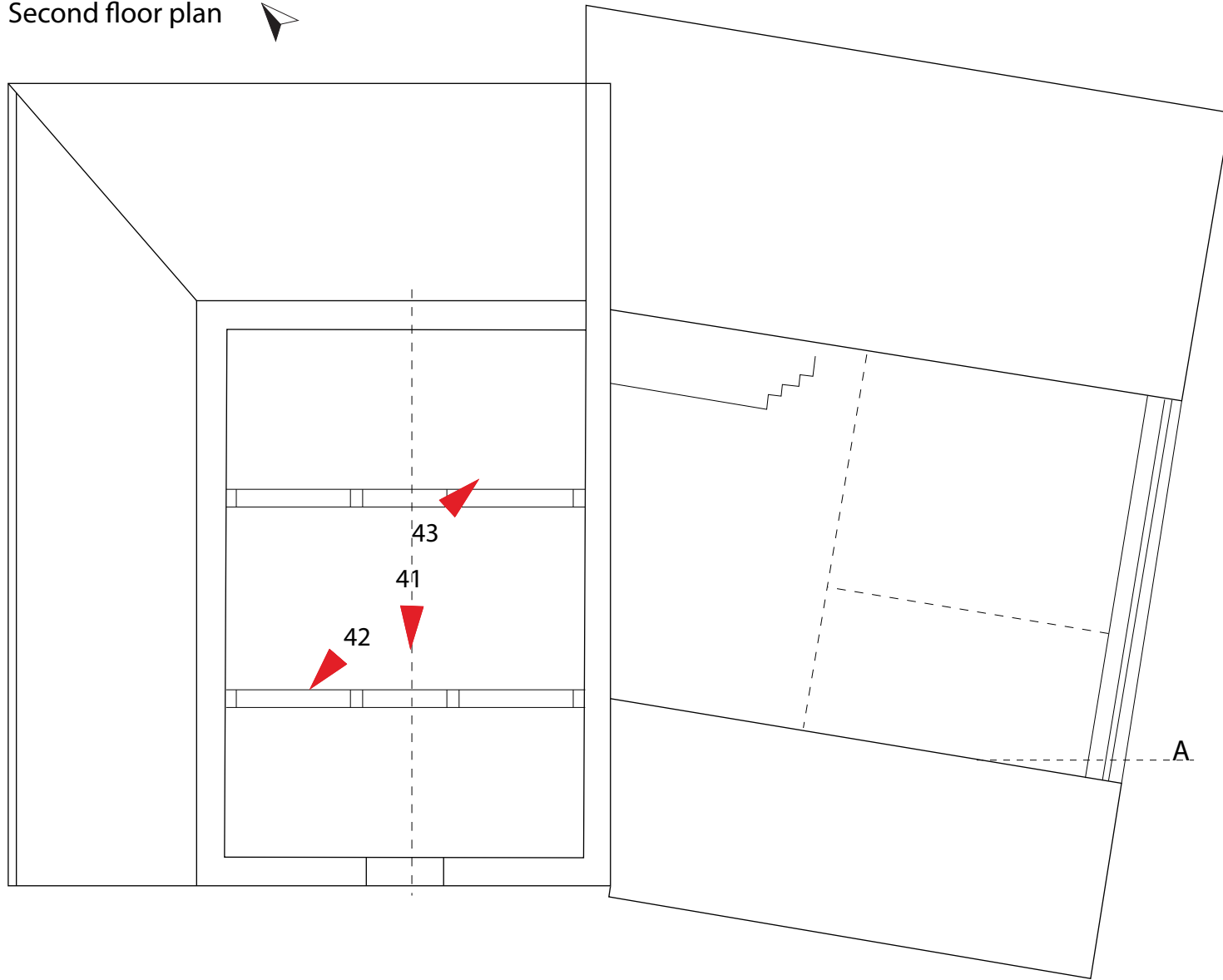


Figure 16b  
First floor plan.  
Direction of shots.

Second floor plan



0 5m

Figure 16c  
Second floor plan.  
Direction of shots.



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**APPENDIX II:**



Plate 1 (above): Roadside elevation. Oblique view, looking NW.

Plate 2 (below): Detail of Phase 1, Roadside elevation. Oblique view, looking NW.



Plate 3 (above): Detail of Roadside elevation openings. Looking SW.

Plate 4 (below): Detail of Roadside elevation openings. Looking SW.



Plate 5 (above): Detail roadside elevation - Phase 2 openings. Looking N.

Plate 6 (below): Roadside elevation. Oblique view. Looking SE.



Plate 7 (above): Roadside elevation. Detail of NW addition. Looking SW.

Plate 8 (below): Detail of Bridgend Garden entrance. Looking SW.



Plate 9 (above): View of side elevation from Gro Cap Park. Looking NW.

Plate 10 (below): View of lean-to. Looking W.



Plate 11 (above): View of riverside elevation. Looking NE.

Plate 12 (below): Detail of riverside elevation. Looking NE.



Plate 13 (above): View of riverside elevation. Looking NE.

Plate 14 (below): Detail of riverside elevation. Looking NE.





Plate 15 (above): View of riverside elevation. Looking NE.

Plate 16 (below): Detail of riverside elevation. Looking NE.



Plate 17 (above): View of Garden side elevation. Looking S.

Plate 18 (below): Detail of Garden side elevation. Looking S.



Plate 19 (above): View toward main gate of NW extension, looking NE.

Plate 20 (below): View of NE elevation with brick wall and rubble masonry wall.



Plate 21 (above): Opening through rubble masonry wall. NE elevation.

Plate 22 (below): Brick wall. NE elevation.



Plate 23 (above): Warehouse interior. Riverside elevation.

Plate 24 (below): Brick and rubble masonry wall. SW elevation.



Plate 25 (above): View of warehouse first floor. Looking from ground floor. Looking SE.

Plate 26 (below): View of warehouse first floor. Looking from ground floor. Looking SE.



Plate 27 (above): View of first floor from ground floor. Looking SE.

Plate 28 (below): Detail of roof structure.



Plate 29 (above): View of warehouse first floor, looking SW.

Plate 30 (below): View of warehouse first floor, looking NE.





Plate 31 (above): View of old mill area ground floor, looking SW.

Plate 32 (below): View of old mill area ground floor, looking S.



Plate 33 (above): View of old mill area ground floor. Looking SE.

Plate 34 (below): View of old mill area ground floor. Looking E.



Plate 35 (above): View of old mill ground floor area, looking SE.

Plate 36 (below): View of old mill ground floor area, looking NNW.



Plate 37 (above): Old mill area, first floor, looking NE.

Plate 38 (below): Old mill area, first floor. SE elevation.



Plate 39 (above): SW lean-to, looking SE.

Plate 40 (below): SW lean-to, looking NW.



Plate 41 (above): Old mill area, second floor. Looking E.

Plate 42 (below): Old mill area, second floor. Looking SE.



Plate 43: Old mill area, second floor. Truss detail.



Plate 44: View of SW lean-to from wall cavity.

Plate 45: View of SW lean-to from wall cavity, looking up./



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*Archaeology*  
*Wales*

**APPENDIX III:**

ARCHAEOLOGY WALES LIMITED:

Written Scheme of Investigation  
For a Level 2 Building Survey

Old Saw Mills, Llanidloes, Powys

Prepared for:  
Charles Cowan

Project No: 2583

January 2018

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Figure 2	Llanidloes North Conservation Area
Figure 3	Existing plans and elevations
Figure 4	Proposed plans and elevations

## NON-TECHNICAL SUMMARY

This Written Scheme of Investigations details a proposal for a Level 2 Building Survey in advance of the change of use of existing sawmills to a self-contained dwelling, the erection of a garage and carport and alteration to the existing access at Old Sawmills, off Chapel Street, Llanidloes, Powys SY18 6AD, centred at SN 95280 84534. Planning Application Number: P/2017/0659. It has been prepared by Archaeology Wales Ltd for Charles Cowan on behalf of Mr and Mrs Hamer.

The development affects a building of local, historical and architectural significance. The mill abuts the river and is adjacent to Bridgend Mill (PRN XXX). A corn mill has been on this site since the 1830s. The saw mill was used until the first half of the 20th century and it subsequently became a storage space. The site falls within the Llanidloes Conservation Area. CPAT-DC has requested that a Level 2 Building Survey is carried out prior to the commencement of works.

### **1. Introduction**

This Written Scheme of Investigations details a proposal for a Level 2 Building Survey in advance of the change of use of existing sawmills to a self-contained dwelling, the erection of a garage and carport and alteration to the existing access at Old Sawmills, off Chapel Street, Llanidloes, Powys SY18 6AD, centred at SN 95280 84534. Planning Application Number: P/2017/0659. It has been prepared by Archaeology Wales Ltd for Charles Cowan on behalf of Mr and Mrs Hamer.

This document provides information on the methodology that will be employed by Archaeology Wales during an Archaeological Building Investigation and **Recording at the 'site', consisting on a Level 2 Building Survey**. The project will be managed by Dr Garcia Rovira – Archaeology Wales Trainee Project Manager.

The development affects a building of local, historical and architectural significance. The mill abuts the river and is adjacent to Bridgend Mill (PRN XXX). A corn mill has been on this site since the 1830s. The saw mill was used until the first half of the 20th century and it subsequently became a storage space. The site falls within the Llanidloes Conservation Area. CPAT-DC has requested that a Level 2 Building Survey is carried out prior to the commencement of works.

Condition 9 states:

*No development of any kind shall take place until the applicant/developer has secured the implementation of a Level 2 Building Survey of the Old Sawmill building in*

*accordance with a curatorial design brief and approved Written Scheme of Investigations [...]*

All work will be undertaken by suitably qualified staff and in accordance with the standards and guidelines of the ClfA.

## **2. Location and geological background**

The site is defined by a parcel of land measuring approximately 524 square meters. The remains of a saw mill currently used for storage is found with it. The site is bounded by the River Severn to the west, by Bridgend Mill to the north, and by a car park to the south (Figure 1).

The underlying geology is defined by the Caereau Mudstone Formation formed during the Silurian Period. The superficial soils are defined by sedimentary deposits formed during the Quaternary and include gravels, sand, silt and clay (BGS 2018).

## **3. Historical and archaeological background**

It is known that a corn mill has been documented on this site since the 1830s. However, the function of the building changed during the first half of the 20th century when it became a sawmill.

The building is located at the banks of the River Severn, and surrounded by the remains of structures echoing the flannel production in Llanidloes dating the to the 18th and early 19th centuries. The mill abbutts Bridgent Mill.

The site falls within Llanidloes North Conservation Area (Figure 2).

## **4. Objectives**

This WSI sets out a program of works to ensure that the Archaeological Building Recording Level 2 will meet the standard required by The Chartered Institute **for Archaeologist's Standard and Guidance for Archaeological Building Investigation and Recording (2014)** and according to **Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice (2016)**. The primary objective of the Building Recording will be to describe and record, by means of high resolution digital photography and measured drawings, all of the key internal and external components of the affected building(s) so that a permanent record survives prior to demolition or renovation. This will be completed by means of an English Heritage Level 2 Building survey.

Level 2 is an analytical record, and will comprise an introductory description **followed by a systematic account of the building's origins, development and use.** The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to **illustrate the building's appearance and structure and to support an historical analysis.**

Other recent structures existing on the site will be recorded by means of digital photography.

The work will result in a report, which will provide a comprehensive record of all the work undertaken.

#### 4.1. Site Specific Research Aims

It is important to recognize that whilst primarily designed to mitigate impacts, developer-led archaeology is also regarded as research activity with an academic basis, the aim of which is to add to the sum of human knowledge. Curators recognize the desirability of incorporating agreed research priorities as a means of enhancing the credibility of the development control process, ensuring cost-effectiveness and legitimately maximizing intellectual return.

A research framework for the archaeology of Wales has been produced (2011-2014) and currently in the process of review. This Archaeological Building Recording Level 2 has the capacity to identify areas where subsequent mitigation may contribute to the following research aims regarding post-medieval archaeology in Wales: study of any aspects relating to small-scale post-medieval industry.

## **5. Timetable of works**

### **5.1. Fieldwork**

The programme of Archaeological Building Recording Level 2 will be undertaken on the 17<sup>th</sup> of January 2018.

### **5.2. Report delivery**

The report will be submitted to the client and to CPAT within three months of the completion of the fieldwork. A copy of the report will also be sent to the regional HER (see section 8.2 for details).



## **6. Details of work**

### **6.1. Desktop research phase**

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).

In accordance with the brief produced by CPAT-DC, the Building survey will:

#### Building Survey

The survey will take the form of a Level 2 building survey as defined by English Heritage (May 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
- Identification and recording of original fixtures and fittings
- **Conclusions regarding the building's development and use**

The drawn record will be created using either conventional measured survey or total station surveying as appropriate. The end result will include:

- Accurate, measured ground plan, elevations and cross-sections as appropriate
- Phase plans showing the development of the structure

#### Photography

- Views of elevations
- Views of external appearance
- Views of all internal rooms
- Internal and external structural detail
- Fixtures, fittings, machinery, related contents

## **7. Monitoring**

CPAT will be contacted approximately five days prior to the commencement of archaeological site works, and subsequently once the work is underway.

Any changes to the WSI that AW may wish to make after approval will be communicated to CPAT for approval on behalf of Planning Authority.

Representatives of CPAT-DC will be given access to the site so that they may monitor the progress of the building recording. CPAT-DC will be kept regularly informed about developments.

## **8. Archive and Reporting programme**

### **8.1. Archive**

Site archive

An ordered and integrated site archive will be prepared in accordance with: Management of Research Projects in the Historic Environment (MoRPHE) (Historic England 2006) upon completion of the project.

The site archive will be prepared in accordance with the National Monuments Record (Wales) agreed structure and deposited with an appropriate receiving organisation, in compliance with CIfA Guidelines (Standard and guidance for the creation, compilation, transfer and deposition **of archaeological archives', 2014). The legal landowners consent will be gained** for deposition of finds.

The paper and digital archive will be deposited with the National Monuments Record, 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.

### 8.2. Analysis

Following a rapid review of the potential of the site archive, a programme of analysis and reporting will be undertaken. This will result in the following inclusions in the final report:

- Non-technical summary
- Location and NGR
- Statutory designations
- Date of record, recorder and archive deposition
- Introduction
- Site location

- Topography and Geology
- 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
- Site Plans and Elevations (annotated architects plans may be used where they are seen to be an accurate representation of the existing building/s)
- Conclusions
- References

### **8.3. Reports and archive deposition**

Report to client

Copies of all reports associated with the building survey, together with inclusion of supporting evidence in appendices as appropriate, including photographs and illustrations, will be submitted to the client, the Local Planning Authority and the Development Control Archaeologist at Clwyd-Powys Archaeological Trust (Mark Walters mark.walters@CPAT-DC.org.uk ) On approval the final report should be submitted in high resolution PDF format to the Historic Environment Record Officer (Gary Duckers gary.duckers@CPAT-DC.org.uk ), Clwyd- Powys Archaeological Trust for inclusion within the Historic Environment Record.

Archaeology Wales will obtain copies of the HER Deposition Guidance and HER Depositor Licence from the HER Officer (Gary Duckers gary.duckers@CPATDC.org.uk ) before any reports or archives are submitted to the Clwyd-Powys Archaeological Trust Historic Environment Record.

Additional reports

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

## Summary reports for publication

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

## Notification of important remains

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

## Archive deposition

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

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

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

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

## **9. Staff**

The project will be managed by Irene Garcia Rovira (Trainee Project Manager) and the fieldwork undertaken by a suitable building archaeologist from Archaeology Wales Ltd. Any alteration to staffing before or during the work will be brought to the attention of CPAT-DC and the client.

## **10. Health and Safety**

### 10.1. Risk assessment

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

## 10.2. Other guidelines

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

## 11. Community Engagement and Outreach

Wherever possible, AW will ensure suitable measures are in place to inform the local community and any interested parties of the results of the site investigation work. This may occur during the site investigation work or following completion of the work. The form of any potential outreach activities may include lectures and talks to local groups, interested parties and persons, information boards, flyers and other forms of communication (social media and websites), and press releases to local and national media.

The form of any outreach will respect client confidentiality or contractual agreements. As a rule, outreach will be proportional to the size of the project.

Where outreach activities have a cost implication these will need to be negotiated in advance and in accordance with the nature of the desired response and learning outcomes.

## 12. 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.

## 13. Quality Control

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 building investigation and recording 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.

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.

#### **14. 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.

#### **15. References**

British Geological Survey:

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>, retrieved 08.1.18

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

Gwynedd Archaeological Planning Service, 2015: Guidance for applicants undertaking general photographic surveys for planning purposes.

H.M. LAND REGISTRY

TITLE NUMBER

WA572889

ORDNANCE SURVEY  
PLAN REFERENCE

SN 9584

SECTION D

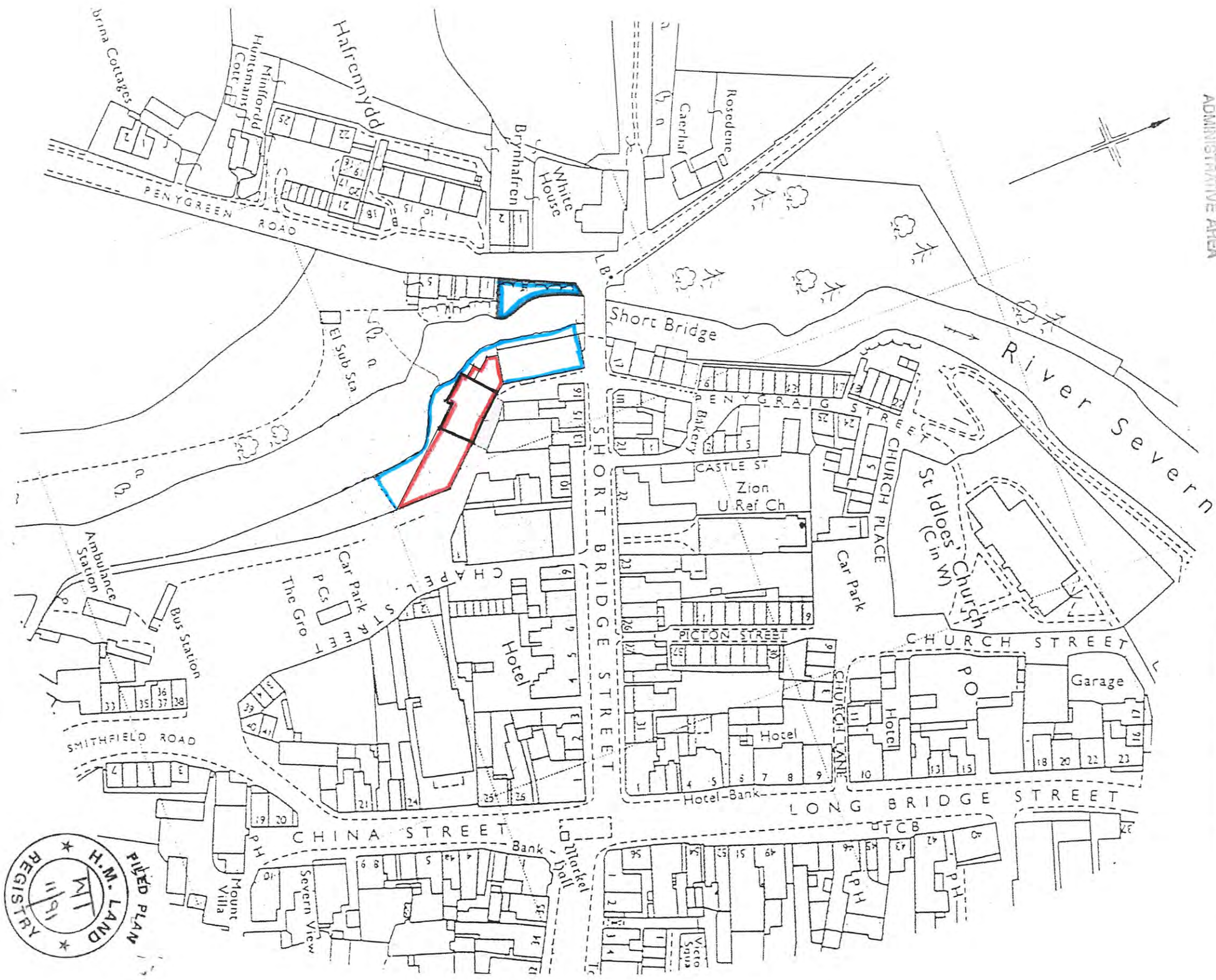
Scale  
1/1250  
Enlarged from 1/2500

COUNTY POWYS

DISTRICT MONTGOMERYSHIRE

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ADMINISTRATIVE AREA



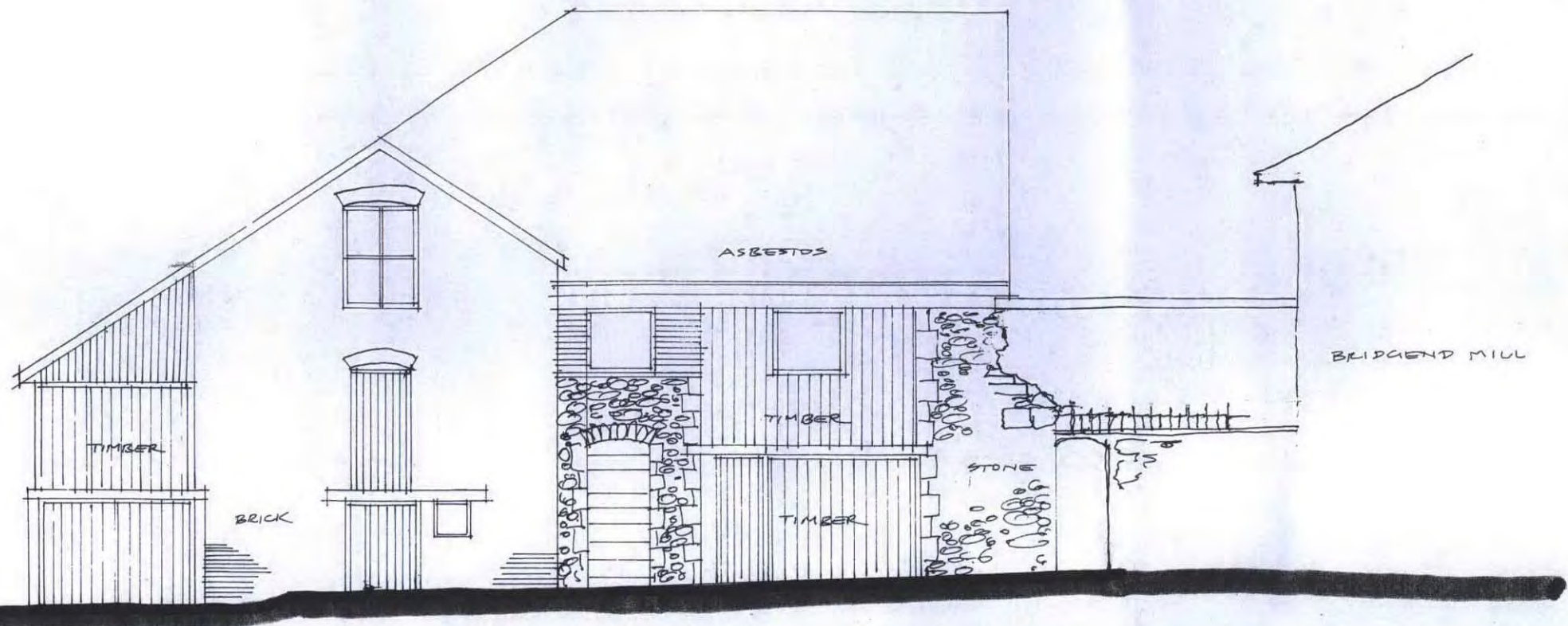
This copy of the title plan is incomplete without the preceding notes page.

Ma'r copi hwn o'r cynllun teitl yn anghyflawn heb y dudalen flaenorol o nodiadau.

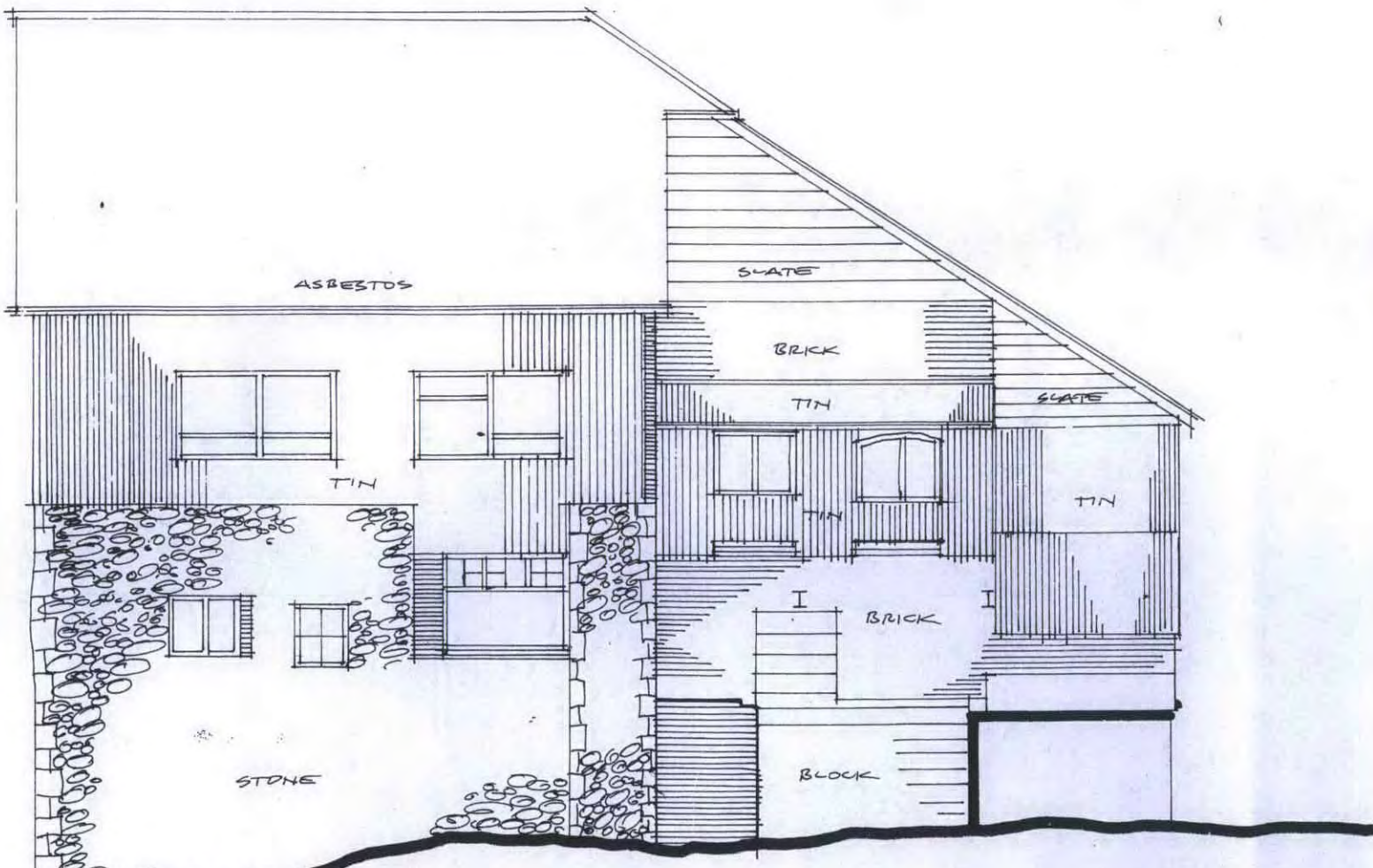


LLANIDLOES





Roadside elevation scale 1:100



Riverside elevation

PCC - ECR  
19 JUN 2014  
RECEIVED

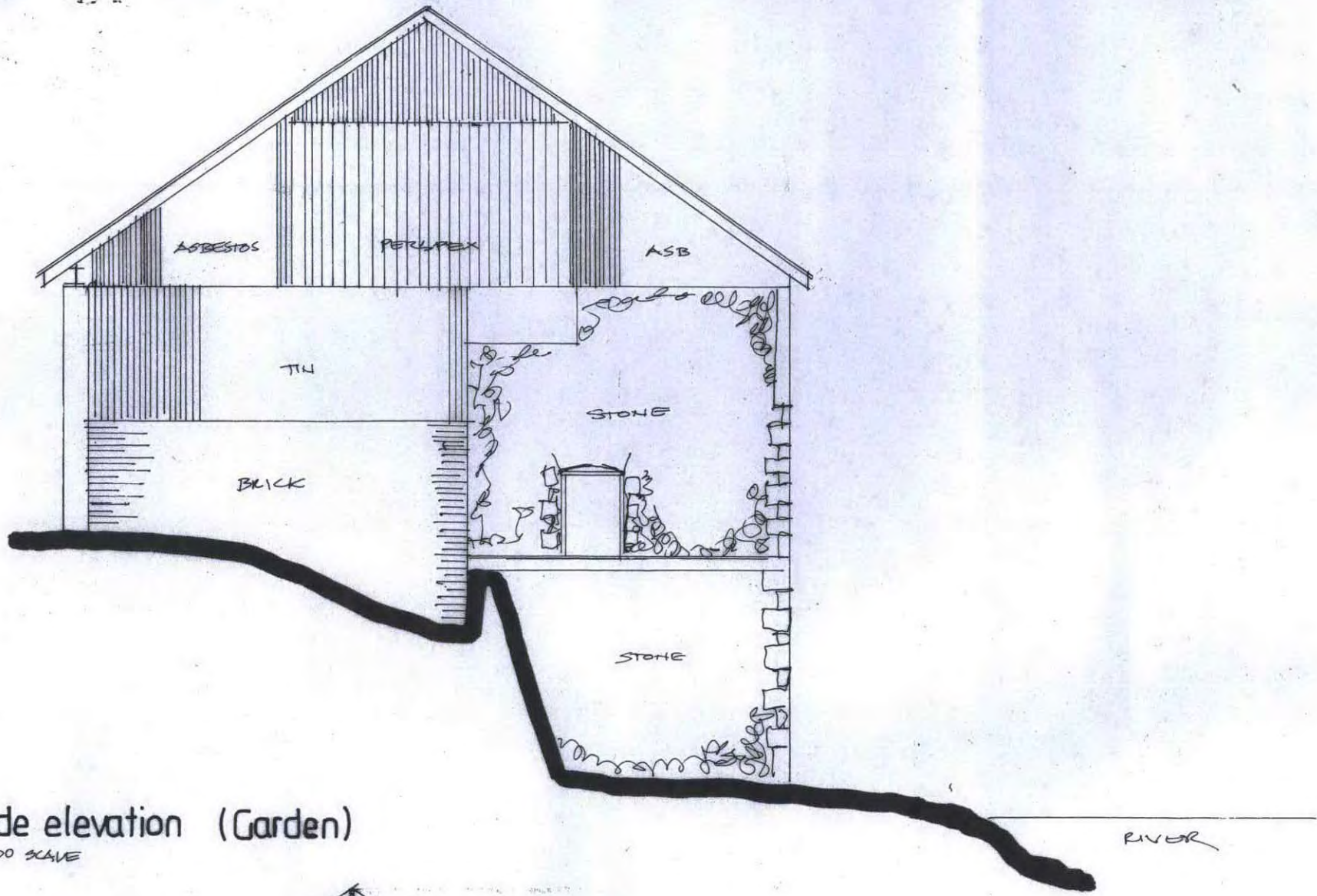
**SURVEY AS EXISTING:  
THE OLD SAWMILLS  
ADJACENT TO  
THE BRIDGEND MILL,  
CHapel STREET,  
LLANIDLOES.**



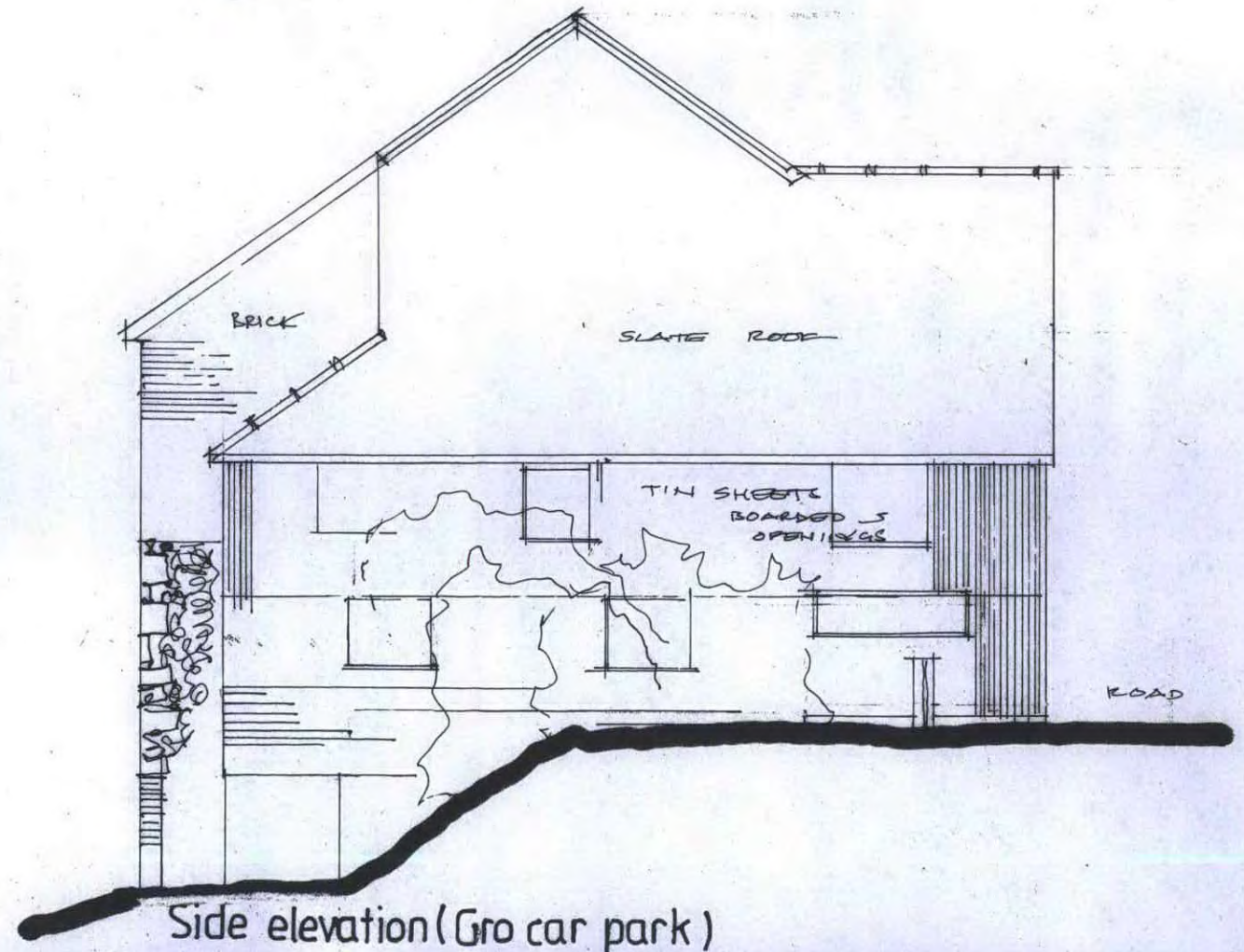
Charles Cowan  
ARCHITECT

Bank House, Great Oak Street, Llanidloes,  
Powys. SY18 6BW Tel 01686 413553

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	298/S01		REV



Side elevation (Garden)  
1:100 SCALE



Side elevation (Gro car park)

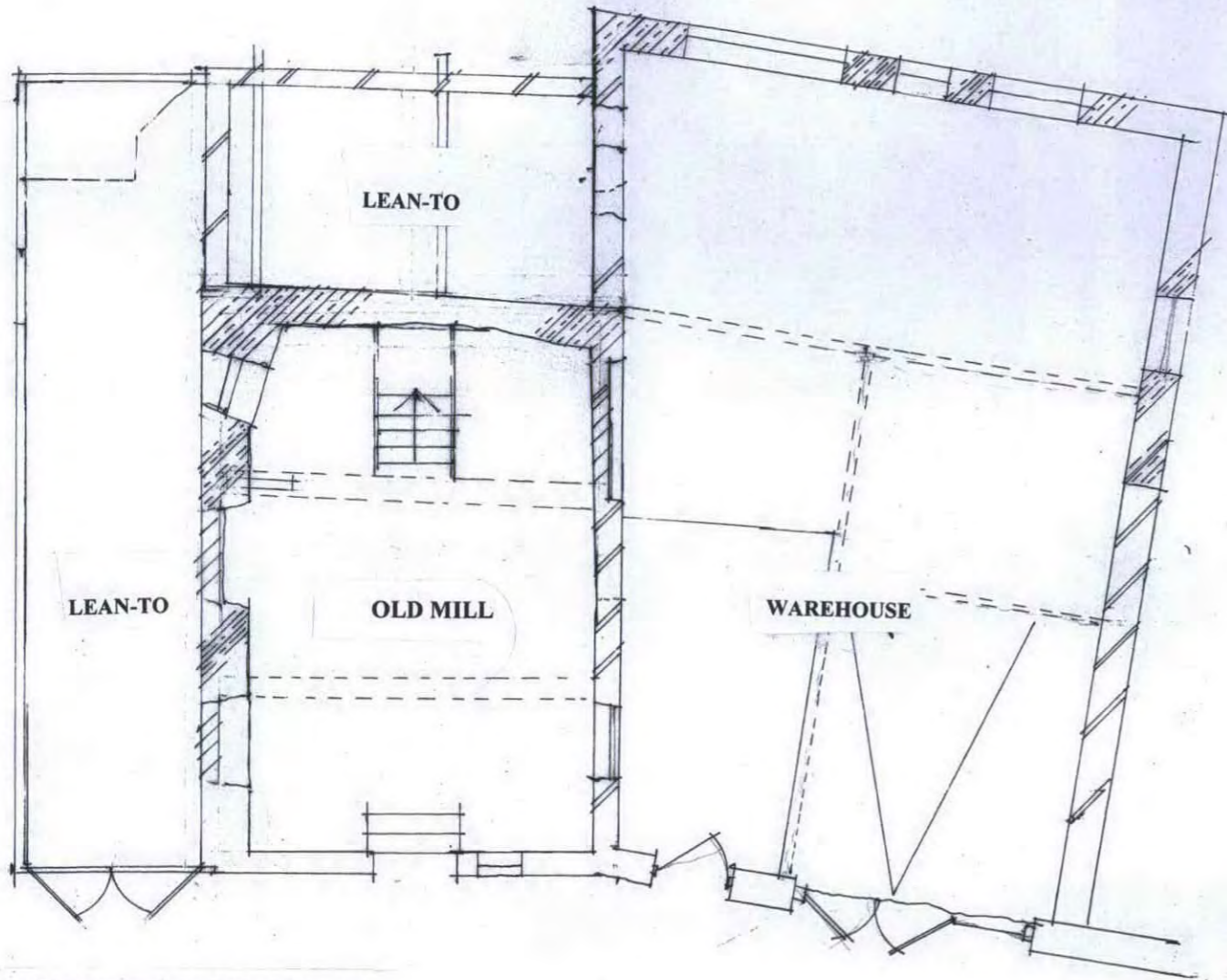
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LLANIDLOES.**

 **Charles Cowan**  
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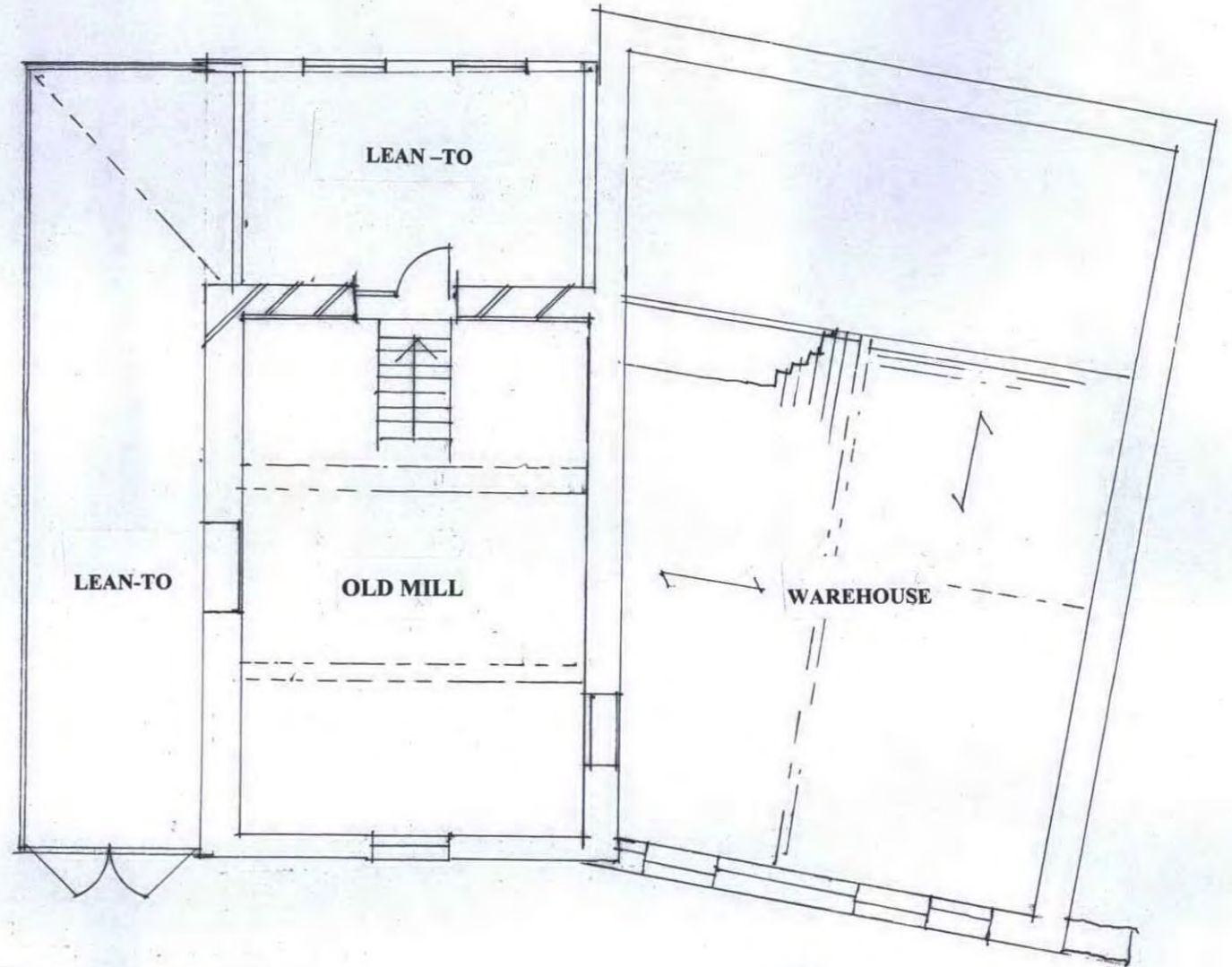
DATE	JUNE 2014	DRAWN	
DWG No	298/S02	REV	

RIVER



GROUND FLOOR PLAN

scale 1:100



FIRST FLOOR PLAN

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 CHAPEL STREET, LLANIDLOES.**

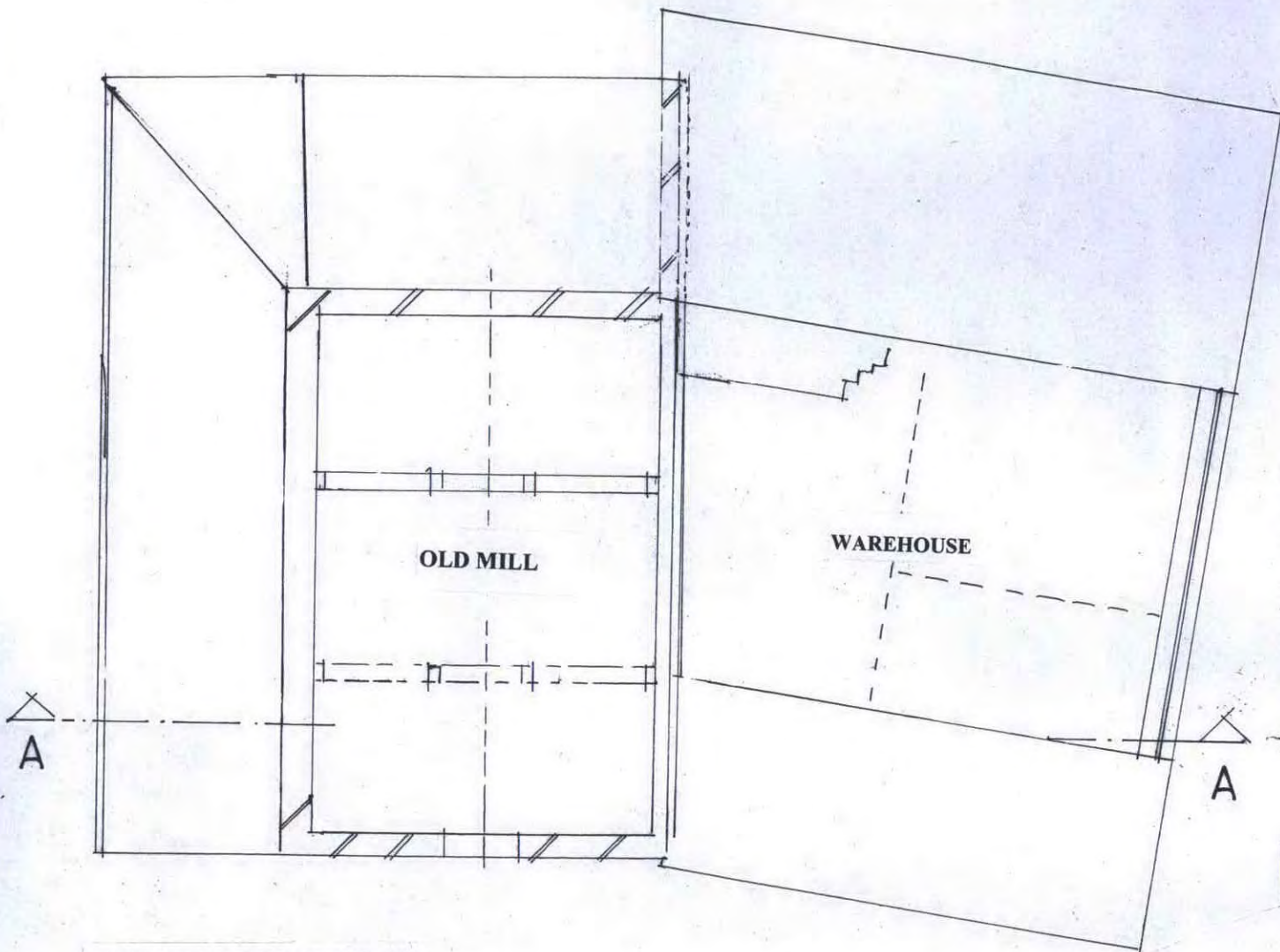


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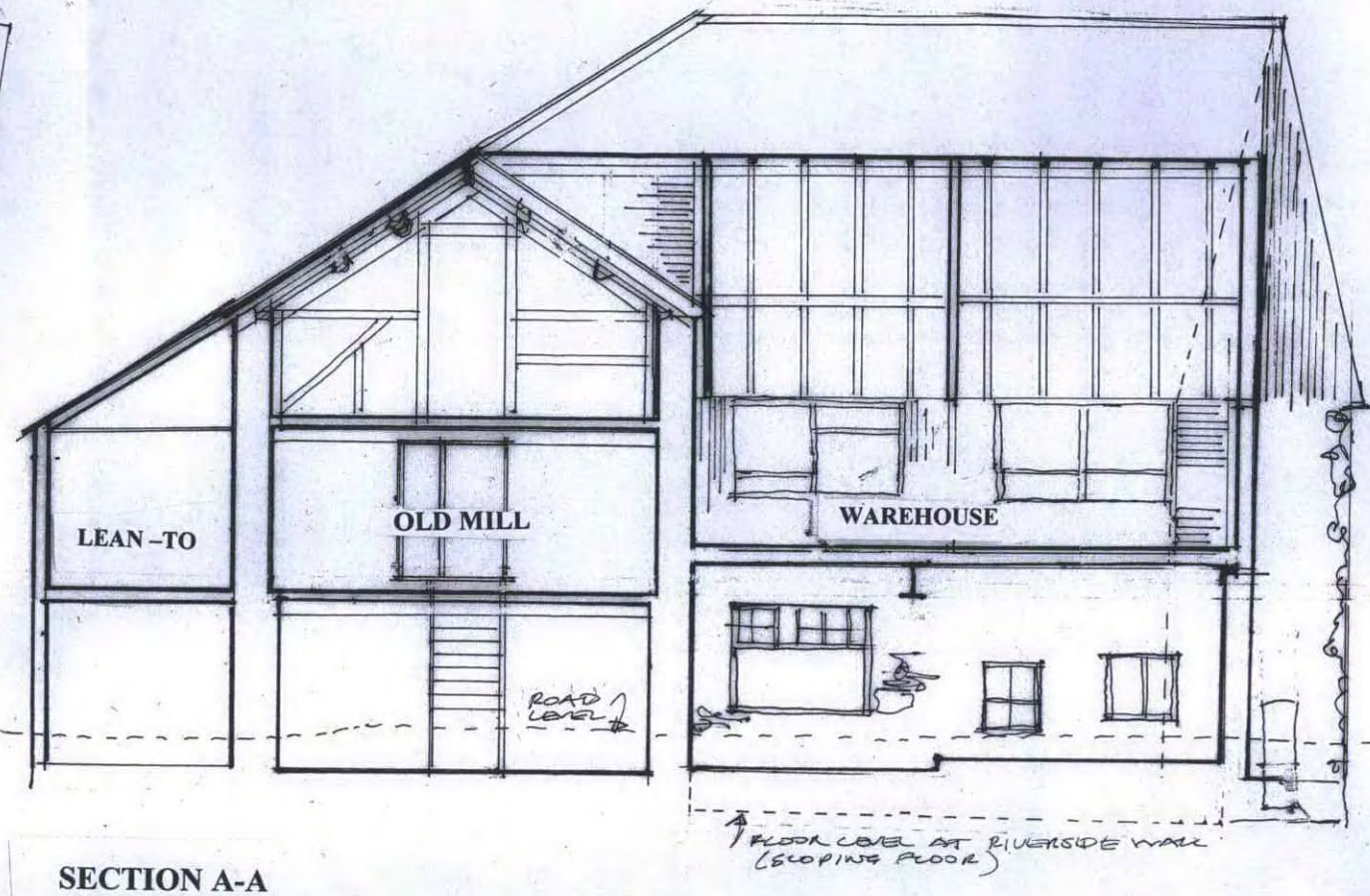
DATE	JUNE 2014	DRAWN	
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DWG NO	298/S03	REV	
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SECOND FLOOR PLAN

Scale 1:100



SECTION A-A

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DATE	JUNE 2014	DRAWN	
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DWG NO	298/S04	REV	
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LEVELS CONTINUED  
DOWN SHORTBRIDGE  
STREET  
5M INTERVALS

166.685  
166.745  
166.845  
166.935  
167.35  
167.075  
167.165

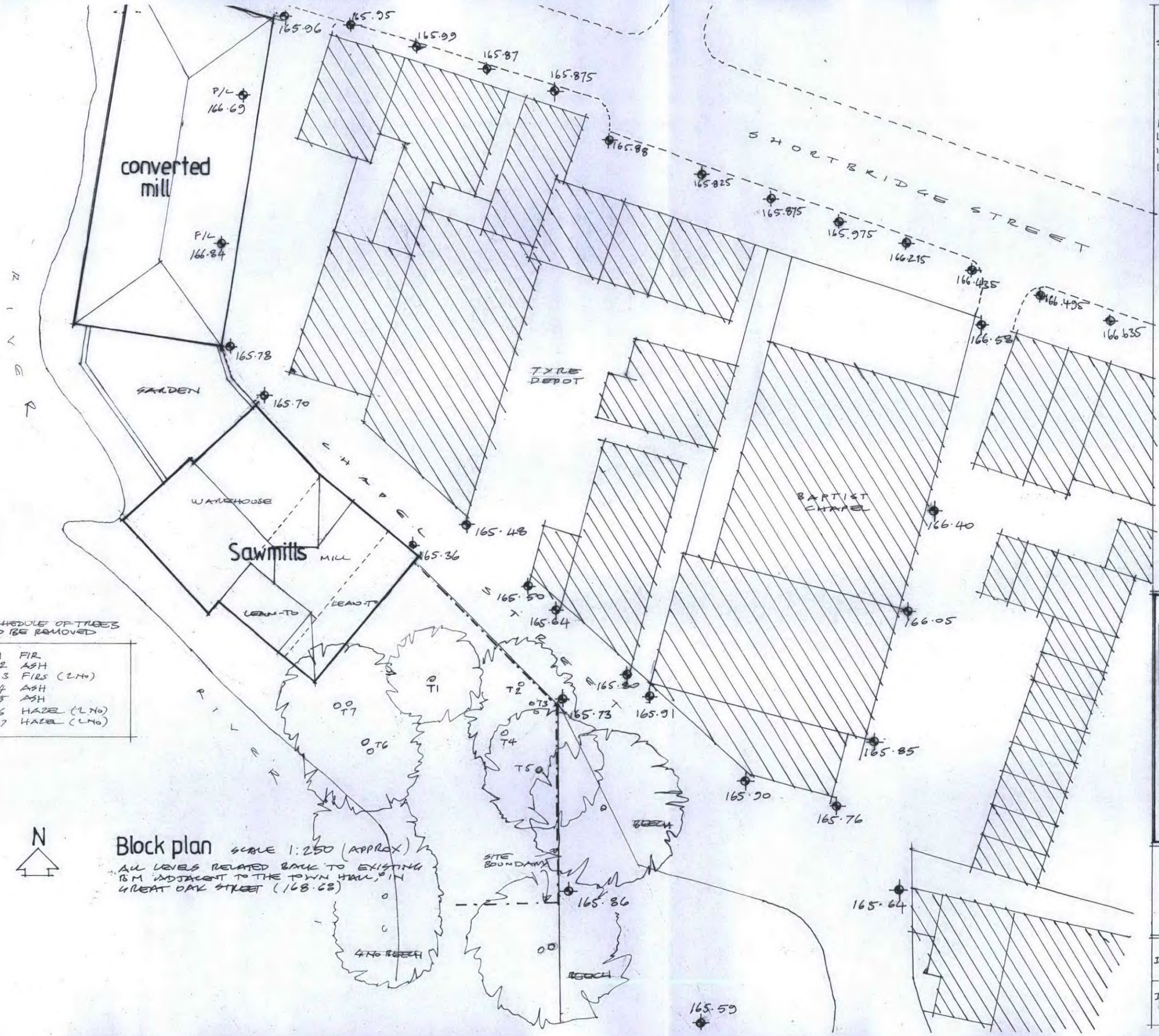
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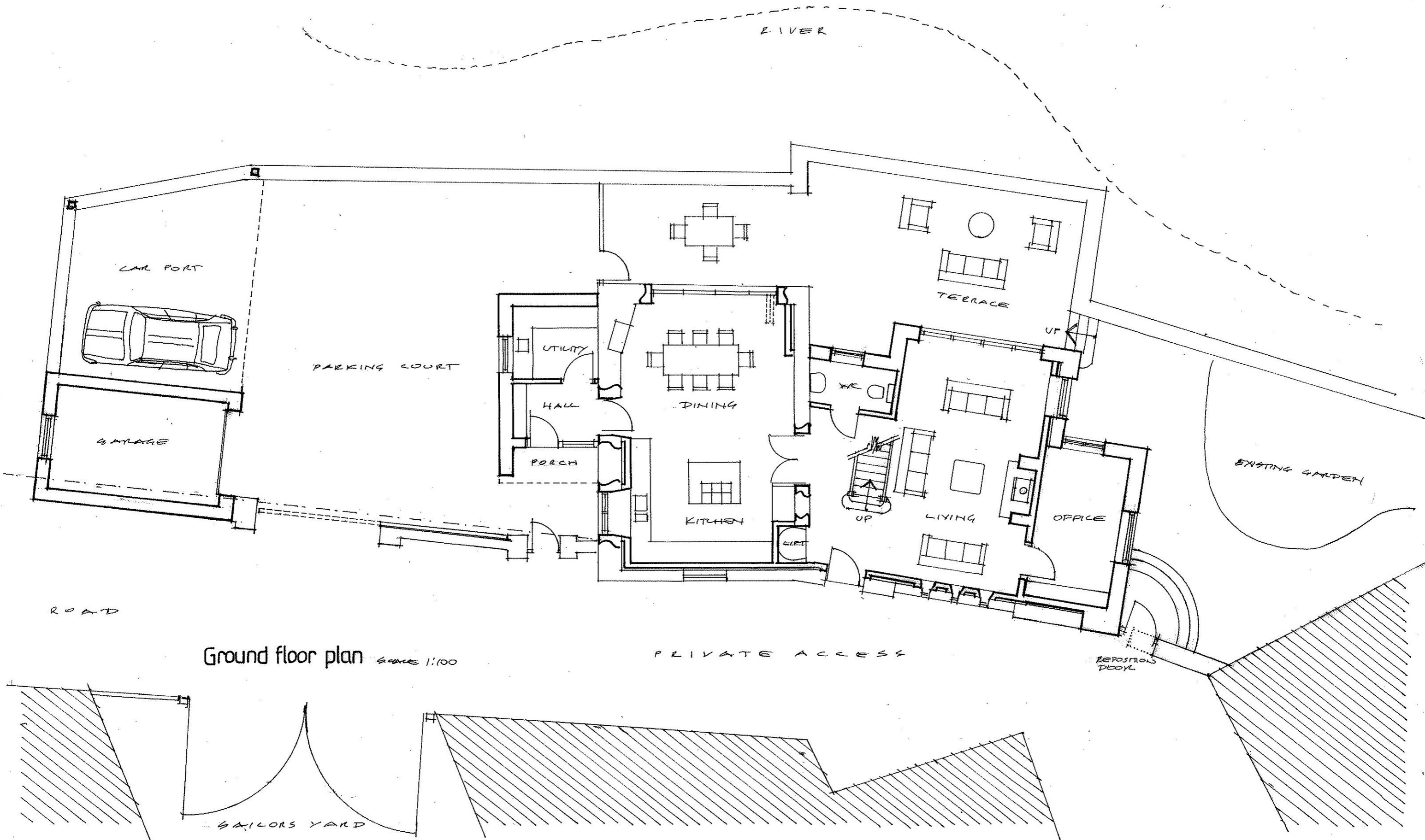
DATE	JUNE 07	DRAWN	CC
DWG No	298/S05	REV	



SCHEDULE OF TREES TO BE REMOVED

T1	FIR
T2	ASH
T3	FIRS (LHO)
T4	ASH
T5	ASH
T6	HAZEL (LHO)
T7	HAZEL (LHO)

**Block plan** SCALE 1:250 (APPROX)  
ALL LEVELS RELATED BACK TO EXISTING  
15M ADJACENT TO THE TOWN HALL, IN  
GREAT OAK STREET (168.68)



Ground floor plan SCALE 1:100

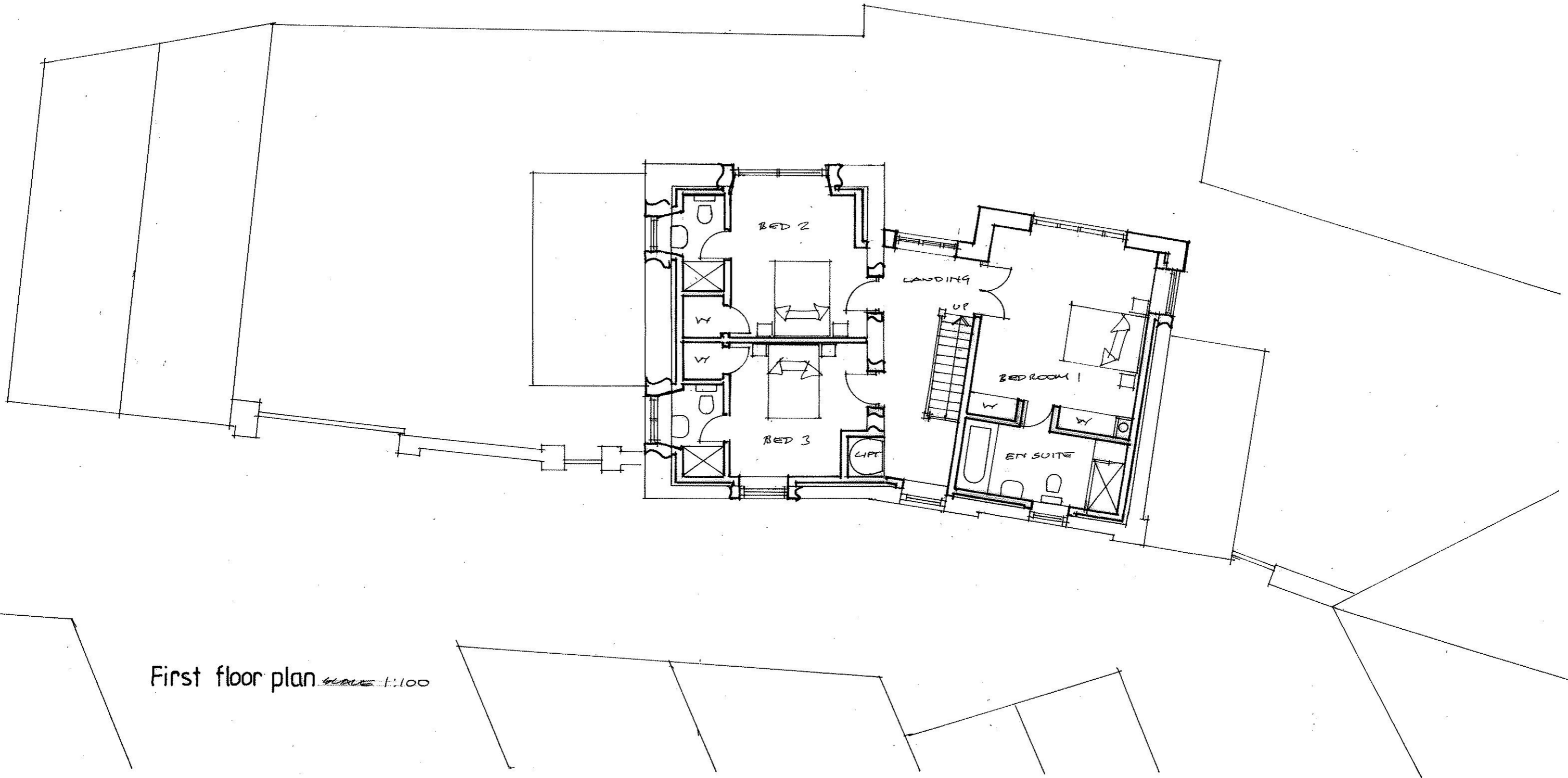
**Proposed Conversion of the Sawmills adjacent to The Bridgend Mill,  
Off Chapel Street, Llanidloes for Mr & Mrs G Hamer**



**Charles Cowan**  
ARCHITECT

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First floor plan ~~SCALE~~ 1:100

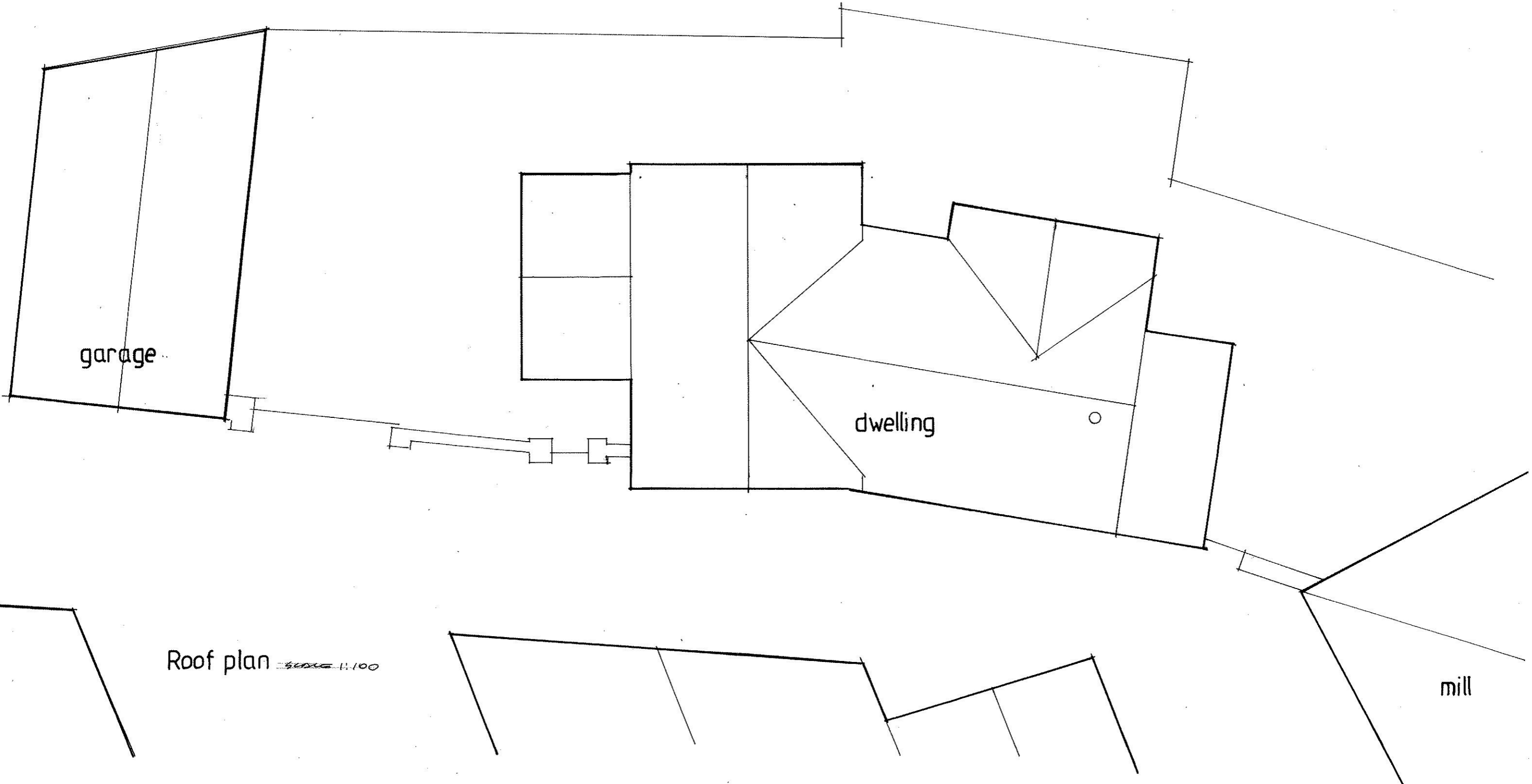
Proposed Conversion of the Sawmills adjacent to The Bridgend Mill,  
Off Chapel Street, Llanidloes for Mr & Mrs G Hamer



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Roof plan ~~SCALE 1:100~~

Proposed Conversion of the Sawmills adjacent to The Bridgend Mill,  
Off Chapel Street, Llanidloes for Mr & Mrs G Hamer



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DATE	MAY 17	DRAWN	CC
DWG NO	298/R08	REV	



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