

CPAT Report No. 1656

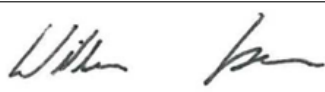


Modrydd Farm, Libanus, Powys

Building Survey



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Client name: Sheila Powell
 CPAT Project No: 2368
 Project Name: Modrydd Farm, Libanus, Powys
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 County/LPA: Powys/Brecon Beacons National Park
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Cover photo: The house at Modrydd Farm, viewed from the east.



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CONTENTS

SUMMARY/CRYNODEB.....	II
1 INTRODUCTION	1
2 HISTORICAL BACKGROUND	2
3 BUILDING SURVEY	2
4 CONCLUSIONS	7
5 SOURCES.....	8
6 ARCHIVE DEPOSITION STATEMENT	8
APPENDIX 1: CPAT WSI 2041.....	11

Summary

In April 2019 the Clwyd Powys Archaeological Trust carried out a building survey to record the house at Modrydd Farm, near Libanus in Powys, in connection with proposals to add a new upper floor to an existing rear single-storey section of the dwelling.

The house was constructed in at least four separate phases centred on the oldest part, the early 17th century hall, which is now used as a kitchen. The basic form of the house has not changed since the early 18th century, although there have been changes of layout historically and the house has been considerably modernised.

Crynodeb

Ym mis Ebrill 2019, bu Ymddiriedolaeth Archaeolegol Clwyd-Powys yn cynnal arolwg adeilad i gofnodi'r tŷ yn Fferm Modrydd, ger Libanus ym Mhowys, mewn cysylltiad â chynigion i ychwanegu llawr uchaf newydd at adran un llawr sydd eisoes yn bodoli yng nghefn yr annedd.

Cafodd y tŷ ei adeiladu mewn o leiaf pedwar cyfnod ar wahân, wedi'i ganoli ar y rhan hynaf, sef y neuadd o ddechrau'r 17^{eg} ganrif, sy'n cael ei defnyddio fel cegin erbyn hyn. Nid yw ffurf sylfaenol y tŷ wedi newid ers dechrau'r 18^{fed} ganrif, er y bu newidiadau i'r cynllun yn hanesyddol, ac er bod y tŷ wedi'i foderneiddio'n sylweddol.

2 Historical Background

- 2.1. The house at Modrydd Farm is believed to date from the early 17th century, although it is not recorded until the early 19th century. The 1838 Tithe Apportionment for the Parish of Llanspyddid records the property as being owned and occupied by William Jones.
- 2.2. The Tithe Map and later Ordnance Survey mapping depict the house and a detached barn, recorded by datestone as having been built in 1788. The layout of the farmyard at in the late 19th and early 20th centuries (Fig. 2) is somewhat different than at present, with an enclosed area to the east, probably gardens and the main access to the west, suggesting that the front of the house then faced west. A second building (since demolished) is located to the north-east of the house, within the farmyard to the north.

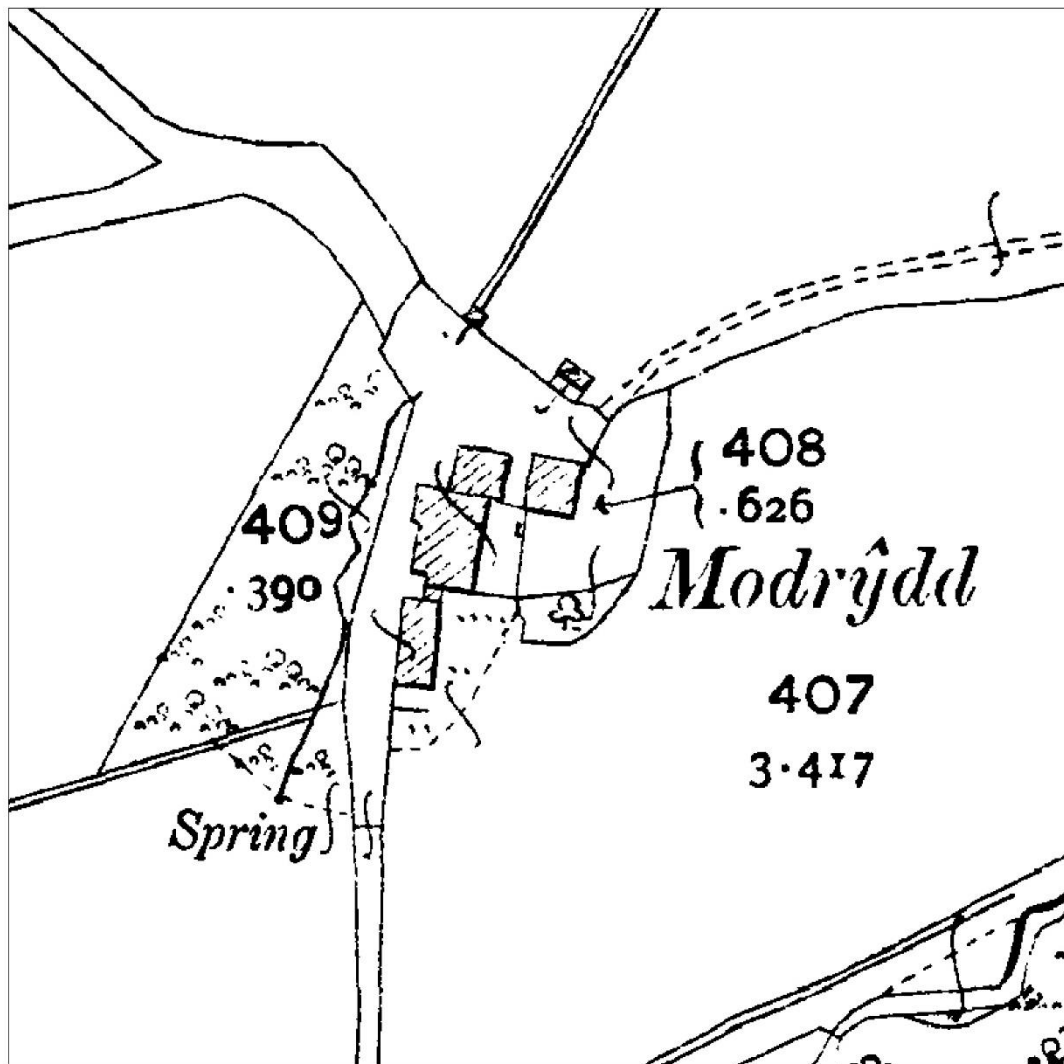


Fig. 2 Extract from the 1904 Ordnance Survey 25" map

3 Building Survey

- 3.1. The building survey was carried out on April 17 2019 in accordance with the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014). Much of the information regarding dating and phasing of the site was derived from a previous survey (Jones and Smith 1965, 57-58), which was carried out prior to the property being modernised.

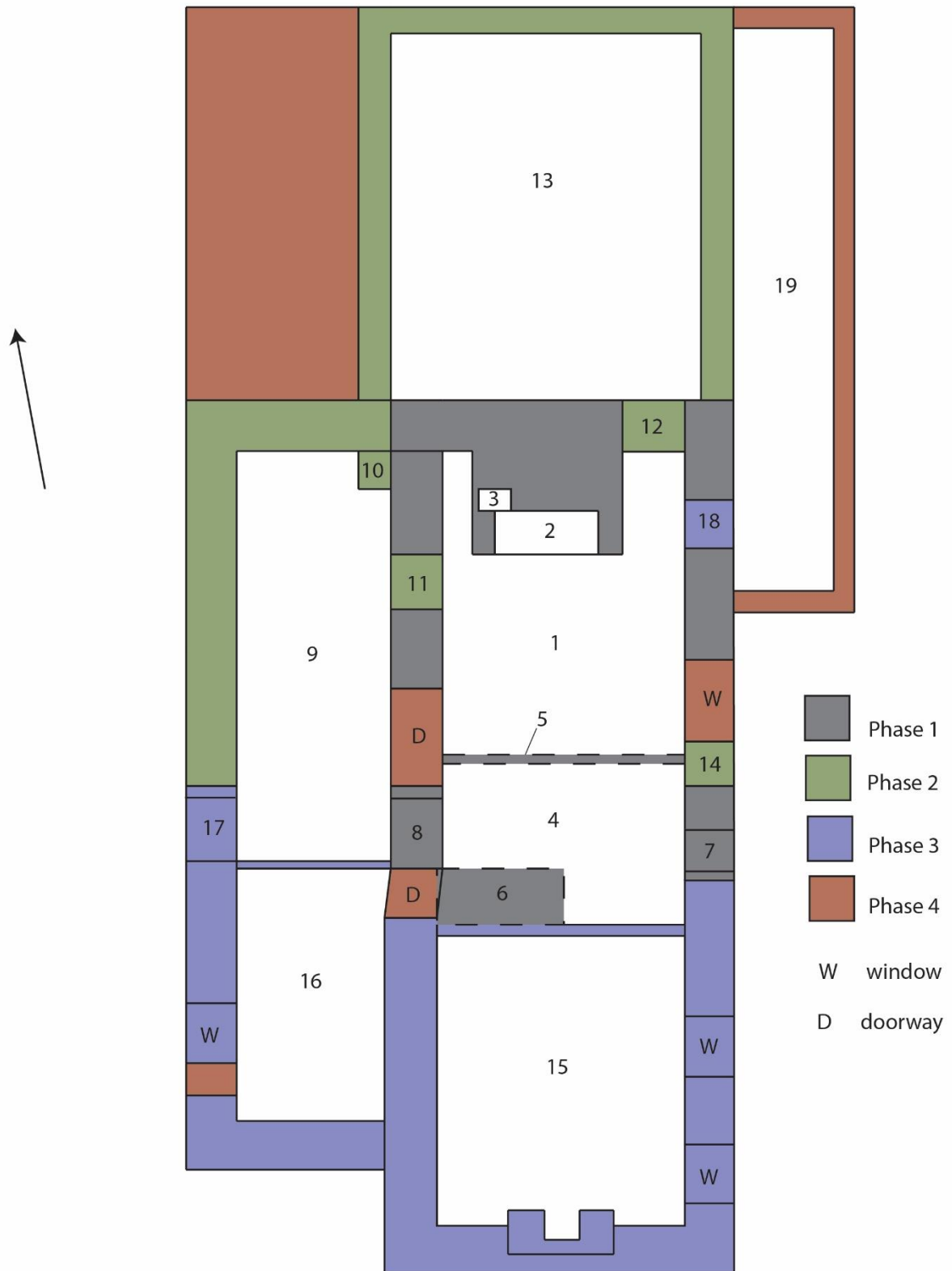


Fig. 3 Phase Plan of the house

- 3.2. The extant building comprises a two-storey dwelling, constructed from random uncoursed stone. On the east elevation is a single-storey extension, to the north an attached byre, machine shed and utility room, and to the south a stone-built detached barn.

Phase 1, 1600-1650

- 3.3. The earliest surviving part of the house was the hall (Fig. 3, 1), now used as a kitchen. The large fireplace and bread oven (Fig. 3, 2 and 3) are located at the north end of this area.



Fig. 4 The fireplace and bread oven. Photo CPAT 4635-0010

- 3.4. To the south of the hall, and separated from it by a partition (Fig. 3, 5), was a passageway (Fig. 3, 4), connecting doorways on the east and west elevations (Fig. 3, 7 and 8). A staircase to the upper floor was also located in this area (Fig. 3, 6).



Fig. 5 View of the former hall from the north. Photo CPAT 4635-0012



*Fig. 6 Former doorway (arrowed) on east elevation into the passageway at the south end of the hall.
Photo CPAT 4635-0036*

Phase 2, 1650-1750

- 3.5. During this phase of construction, a single-storey extension was constructed on the west elevation, housing a kitchen (Fig. 3, 9). A staircase to the upper floor was constructed on the west side of the chimney stack (Fig. 3, 10) and a doorway linking the kitchen to the hall was added around this time (Fig. 3, 11).



Fig. 7 The single storey extension, comprising a kitchen (left of doorway) and the later pantry (right of doorway) viewed from the west. Photo CPAT 4635-0023

- 3.6. The other major work associated with this phase was a byre constructed to the north of the hall (Fig. 3, 13), linked to the hall via a lobby entrance on the east side of the chimney stack (Fig. 3, 12).



Fig. 8 View of the byre from the north-east. Photo CPAT 4635-0030

- 3.7. A window identified during the earlier survey (Jones and Smith 1965, 57) in the east elevation (Fig. 3, 14) was of uncertain date, but post-dated the removal of the partition separating the hall and passageway.

Phase 3, 1750-1850

- 3.8. During this phase of development, a parlour was constructed to the south of the hall (Fig. 3, 15) and a pantry was constructed to the south of the kitchen (Fig. 3, 16). A doorway on the west elevation into the kitchen was constructed during this period (Fig. 3, 17).



Fig. 9 View of the extension to the south end of the house containing the parlour. Photo CPAT 4635-0018

- 3.9. A doorway on the east elevation leading into the hall, which was subsequently blocked off and later reinstated may also date from this phase (Fig. 3, 18).

Phase 4, Post 1850

- 3.10. The main changes carried out in the modern period comprised a lean-to located to the east of the byre (Fig. 3, 18) and a store to the west of the byre. A number of doorways were blocked (Fig. 3, 8, 11, 12 and 14). The doorway on the east elevation leading to the passageway was partially blocked and converted into a window (Fig. 3, 7).
- 3.11. The layout of the upper floor, comprising a passageway running north-south with bedrooms to the east also dates from this period. The original staircase (Fig. 3, 6) and the large fireplace in the kitchen were also removed during this period.
- 3.12. It was noted during the survey that the roof pitch for the house seemed rather shallow for a building of this type and age. Additionally, the stonework visible in the upper northern gable end was rather different from that below it. It was not possible to examine the stonework of the southern gable end as it was rendered. It is possible that the roof was originally thatched, which would require a steeper pitch for weather keeping. A conversion to roof slates would have permitted a shallow pitch, allowing the wall elevations to be raised in height in order to make the upper storey more habitable. This would have been contemporary with the construction of the corridor along the upper floor.



Fig. 10 View from the north showing the relative difference in roof pitch between the byre (in the foreground) and house behind it. Photo CPAT 4635-0026

4 Conclusions

- 4.1. The house at Modrydd Farm, although much altered and modernised, still retains its basic layout and some of its period features, such as the large chimney stack and fireplace. It is unclear what form the original building took but there is no evidence to suggest that it was a longhouse since the byre is not original. It seems likely that the farm became increasingly profitable in the centuries after its construction, enabling the house to be extended and modified several times. The blocking off the internal access between the dwelling and byre is seen as an indicator of the gentrification and increasing social status of some upland farm owners during the post medieval period.

5 Sources

Published sources

Jones, S. R. and Smith, J. T., 1965. The Houses of Breconshire Part II', *Brycheiniog* 11, 56-58.

Cartographic sources

1838 Tithe apportionment for Llanspyddid Parish

1887 Ordnance Survey 1:2500 1st edition, Brecknock 33.07

1904 Ordnance Survey 1:2500 2nd edition, Brecknock 33.07

6 Archive deposition Statement

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 digital archive only will be deposited with the Historic Environment Record, Clwyd-Powys Archaeological Trust and the paper/drawn/digital archive with the National Monuments Record (RCAHMW).

Archive summary

CPAT Event PRN: 140291

48 digital photographs, CPAT film no 4635 – see Fig. 11 at the end of this report for photo locations and directions of view

Film 4635 Contact Sheet



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Appendix 1: CPAT WSI 2041

1 Introduction

- 1.1 The Field Services Section of the Clwyd-Powys Archaeological Trust has been invited by AJN Design and Surveying Services Limited, acting as agent on behalf of Sheila Powell, to submit a proposal for undertaking a historic building recording in connection with the proposed construction of a new upper floor to the existing rear single storey section of the dwelling at Modrydd Farm, Libanus (19/17081/FUL). The Brecon Beacons National Park Heritage Officer has determined that a buildings recording and analysis (equivalent to a HE Level 1 Buildings survey) is required to mitigate the potential impact on the archaeological resource. Accordingly, a brief has been prepared which details the works required.
- 1.1.1.
- 1.2 The development is located at SO 00363 25159 approximately 1.1km south-east of Libanus, and 8km to the south of Brecon.

2 Objectives

- 2.1. The objectives of the survey are:
- to provide a basic descriptive archaeological record of the structure in its current condition, including an assessment of the form and phasing of the standing building, and to identify and record any features, fixtures and fittings relevant to the original and subsequent historic uses of the building
 - 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).

Building Survey

- 3.2. The survey will take the form of a Level 1 building survey as defined by Historic England *Understanding Historic Buildings: a guide to good recording practice* (2016). This level of survey is intended to create a descriptive record of the building, and will include:
- A description and photographic record of the exterior and the interior
 - The drawn record which will be based on existing drawings. These will be checked and annotated/amended as appropriate using conventional measured survey. The end result will include:
 - Ground floor plan, including the position of structural or architectural detail and fixtures and fittings and where appropriate details of phasing showing the development of the structure
 - The photographic survey will be conducted using digital photography with a minimum resolution of 12 mega pixels to include:
 - general views
 - external appearance
 - internal views

- elevations and structural detail
- overall appearance
- fixtures, fittings etc

4 Report

4.1. 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
- Topography and Geology
- Methodology
- Summary of the form, function, date and development of the building
- Historical Background
- Summary description of the building
- Past and present usage
- Evidence for former existence of demolished structures, removed fittings etc
- Conclusions
- References

4.2. 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).

5 Site archive

5.1. The overall archive will conform to guidelines described in Management of Research Projects in the Historic Environment (MoRPHE), Historic England 2006, the CIfA (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).

5.2. 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.

6 Resources and programming

6.1. 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 (CIfA). CPAT is also a CIfA Registered Organisation 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).

- 6.2. All report preparation will be completed by or with the assistance of the same field archaeologist(s) who conducted the fieldwork.
- 6.3. At present CPAT would be in a position to undertake the survey during April 2019.
- 6.4. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 6.5. CPAT is covered by appropriate Public and Employer's Liability insurance, as well as as Professional Indemnity insurance to the values identified below (copies of certificates available on request):

W Logan BA ACIFA

4 April 2019

Fig. 11 Location and directions of view for photographic survey

