

CPAT Report No. 1694

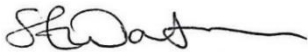


Pentre Barns, Llandyssil, Powys

BUILDING SURVEY



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: Gwynfor Humphreys
 CPAT Project No: 2414
 Project Name: Pentre Barns, Llandyssil
 Grid Reference: SO19499506
 County/LPA: Powys
 Planning Application: 19/0067/FUL
 CPAT Report No: 1694
 HER Enquiry No: N/A
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Prepared by:	Checked by:	Approved by:
		
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 with the Chartered Institute for Archaeologists

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Summary

The Field Services Section of the Clwyd-Powys Archaeological Trust were invited by Gwynfor Humphreys in September 2019, acting as agent on behalf of Mr Nigel Price, to undertake a level 3 building survey in connection with a planning application to convert two barns to form three dwelling units at Pentre Farm, Llandyssil, Montgomery, Powys.

The buildings date from the 18th century, with 19th- and 20th-century alterations, and were built in the local vernacular style, using brick, stone and timber-framing. As such they are considered to be of local architectural and historical importance.

Crynodeb

Ym mis Medi 2019, gwahoddwyd Adran Gwasanaethau Maes Ymddiriedolaeth Archaeolegol Clwyd-Powys gan Gwynfor Humphreys, yn gweithredu fel asiant ar ran Mr Nigel Price, i wneud arolwg adeilad lefel 3 mewn cysylltiad â chais cynllunio i drosi dwy ysgubor i lunio tair uned breswyl yn Fferm Pentre, Llandysul, Trefaldwyn, Powys.

Mae'r adeiladau'n dyddio o'r 18^{fed} ganrif, gydag addasiadau o'r 19^{eg}- a'r 20^{fed}-ganrif, ac fe'u hadeiladwyd yn yr arddull brodorol lleol, yn defnyddio brics, cerrig a ffrâm bren. Fel y cyfryw, ystyrir eu bod yn bwysig o ran pensaernïaeth a hanes lleol.

1 Introduction

- 1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust were invited by Gwynfor Humphreys, acting as agent on behalf of Mr Nigel Price, to undertake a building survey in connection with the conversion of barns to form three dwelling units, installation of septic tank and new access and all associated works at Pentre Farm, Llandyssil, Montgomery, Powys (figure. 1; SO19499506).



Contains Ordnance Survey data © Crown copyright and database right 2018

Fig. 1 Location of Pentre Barns

- 1.2. The existing site forms a number of redundant agricultural buildings currently used for storage purposes, existing access to Pentre Farm house and associated areas of hardstanding.
- 1.3. Planning permission (19/0067/FUL) was granted in August 2019, with the inclusion of the following condition:
15. No development shall take place until a programme of building recording and analysis, equivalent to an Historic England 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 . . . 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: To allow an adequate analytical record of the building to be made, before it is altered, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded in accordance with Planning Policy Wales (10th edition, 2018), Technical Advice Note (TAN) 24 (2017) and policies SP7 of the Powys Local Development Plan 2018.

2 Historical Background

- 2.1. The following text is reproduced from the Historic Settlement Survey, Montgomeryshire entry for Llandyssil (Silvester et al. 2012).
- 2.2. Llandyssil lies in the hills on the east side of the River Severn, a little under 3km south-west of Montgomery. The modern village occupies a fairly broad flat-bottomed valley containing a stream which feeds into the Severn. Llandyssil has undergone a major phase of expansion in the recent past. The ribbon development along the valley that was a feature of the 19th and early 20th century has been modified by housing schemes around the road junction in the valley and the old church is now enveloped by housing on three sides
- 2.3. The name first shows in a document as Llandeshul in 1254, and is a straightforward reference to the church of St Tysul. The district in which it lay is acknowledged in 1392 as Llanndyssul in Keddewayng (Cedewain).
- 2.4. The early history of the settlement is not known but by the beginning of the 19th century dwellings were spreading along the valley floor with a small green towards the south-eastern end. A new church was constructed in 1863, its location suggesting that it was peripheral to the settlement that already existed. Prior to the recent spurt of house building, the old church represented a building isolated on the hill, and it is now impossible to determine with any certainty whether there was any adjacent settlement in past centuries.
- 2.5. The single-chambered medieval church of St Tyssil was demolished in the 19th century, leaving only a 15th century stone porch with an 18th century doorway in the churchyard. The porch stands on a mound which presumably covers the rubble and debris of former buildings on the site.

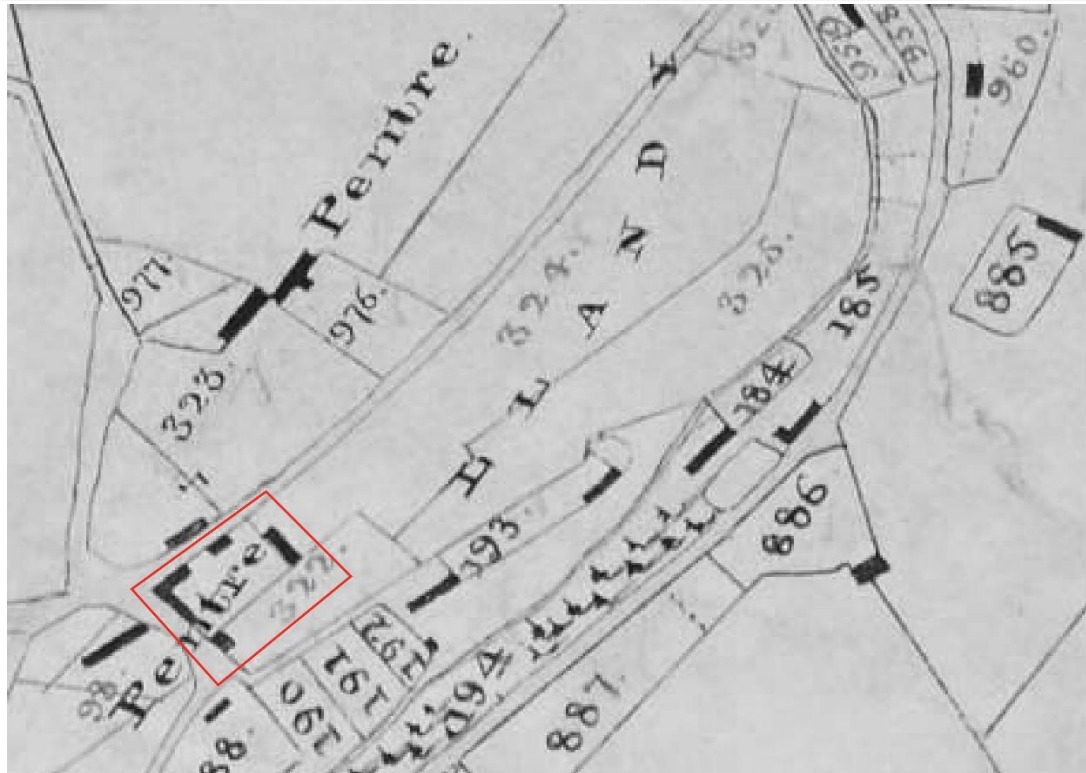


Fig. 2 Extract from the 1839 tithe map for the Parish of Llandyssil

Pentre Farm

- 2.6. Pentre Farm is situated to the south-west of the centre of the settlement at Llandyssil, beside a quiet lane on a south-west facing slope. The buildings are set around a square yard, with the farmhouse to the north-east and barns to the south-west.
- 2.7. Buildings are shown at this location on the 1837 Ordnance Surveyors drawing for Montgomeryshire, though they are not named. The current buildings are certainly shown on the 1839 tithe map for the parish of Llandyssil (figure 2) and are recorded in the apportionment as a 'homestead' comprising 'house, buildings, fold and garden', occupied by John Jones and owned by the Right Honourable Lord Sudely. The plot to the north was also recorded as part of the homestead (plot 323) which included a building, orchard and rickyard. Plot 98 to the south-west is recorded as 'two cottages and gardens'.
- 2.8. The two buildings proposed for development are shown on both the tithe and the early Ordnance Survey maps as three separate buildings.

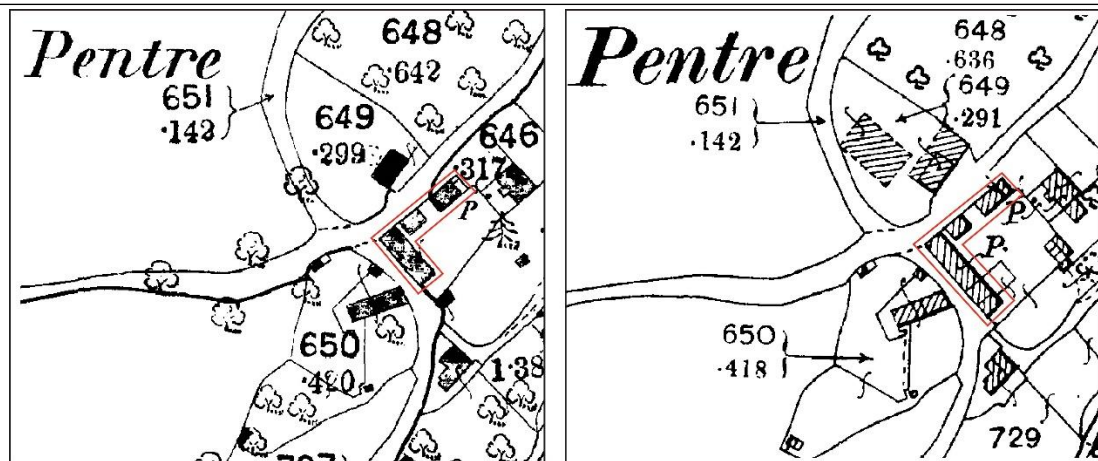


Fig. 3 Extracts from the 1886 and 1902 Ordnance Survey maps

- 2.9. The original buildings are thought to have comprised a red brick/timber framed barn located at the north-east (see figure 3 above) a small stone building to the south-west of this and a larger stone barn running along the south-western boundary of the farm alongside the lane.
- 2.10. By the time the 2nd edition Ordnance survey 25" map had been published in 1902, the larger stone barn had been extended at its south-eastern end (see figure 3 above right). At a later date the barn was joined to the small stone building at its north-eastern end, to form an L-shaped range.

3 Building Survey

- 3.1. The building survey was conducted on 30 October 2019 in accordance with the Chartered Institute for Archaeologists' (CIfA) (2014) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*.
- 3.2. A detailed photographic survey was made of the upstanding buildings and existing architect's plans and external elevations supplied by the client were annotated. Additional elevations were also recorded by hand where possible to provide further details of the buildings internal structural details.

Building A

Fig. 4 Building A, south-west elevation. Photo CPAT 4697-0009

- 3.3. Building A was a long range, positioned alongside the lane. The original barn or cow house was of stone construction, with five bays internally, divided by simple trusses and timber partitions with a central king post truss. Carpenters' marks survived on several of the trusses.
- 3.4. A passage ran along the south-western side of the building with a feeding trough and hay rack running along its north-eastern side. An additional passage ran down the north-eastern side of the building, with a step up to the feeding trough.
- 3.5. The current roof of the original stone barn on the north-western side (alongside the lane) comprised what appear to be partly asbestos tiles and partly corrugated sheeting. On the north-eastern side, facing the farmhouse the roofing comprised rounded red clay tiles.
- 3.6. Original stone walling survived to the south-western elevation and the north-western gable but had gone elsewhere, presumably having been removed when the building was extended sometime in red brick between 1886 and 1902. This brick extension provided an additional four bays to the buildings south-eastern end and the feeding trough and passages were extended across the new bays internally apart from the south-eastern bay in which the floor level is considerably lower owing to the slope on which the barn is positioned.
- 3.7. The south-eastern gable displayed a single doorway and a small iron-framed window to the ground floor. An additional iron-framed window was positioned within the gable and all openings had concrete lintels and bull-nosed brick sills.
- 3.8. The roof of the brick extension was of rectangular red clay tiles on the north-western side (alongside the lane) and a mixture of rectangular and rounded clay tiles on the north-eastern side which faces the farmhouse, running on from those on the earlier roof section of the barn.



Fig. 5 Building A, viewed from the north-east. Photo CPAT 4697-0002

- 3.9. A brick lean-to adjoined the south-western end of the north-eastern elevation of the barn, which appears to be contemporary with the brick extension. Beyond this, the north-eastern elevation of the entire barn appears to have been subsequently rebuilt, probably sometime in the 20th century in similar red-brick style, employing bull-nosed bricks for the window sills and door jambs, as well as small iron framed windows.



Fig. 6 Building A and the smaller stone building viewed from the north-west. Photo CPAT 4697-0048 and Building A internally showing the join in the stone work beside the north-west gable. Photo CPAT 4697-0028

- 3.10. Between 1902 and 1953, the original stone barn was joined to a smaller stone building located at right angles at its north-eastern end. The small gap (1.38m) between the two buildings was infilled with grey stone walling, using stone which may have originated from the original stone barn. The join within the stone walling can be seen externally and internally. At this time it appears that the north-western end of the barn and the small space between it and the smaller building were roofed in corrugated sheeting.
- 3.11. The smaller stone building which adjoins Building A was a single storey stone building with slated roof and a central king post truss. A single doorway in the south-western gable allowed access from the main barn.
- 3.12. A feeding trough of breeze block construction was positioned across the south-western end and internally the floor had been concreted. A large double doorway had been inserted within the north-eastern gable and the south-eastern elevation had been entirely re-built in red brick, most likely when the original stone barn was extended by the appearance of the brick work.

Building B

- 3.13. The phasing of the upstanding buildings follows the evidence shown on the early mapping. The timber-framed/red-brick building located to the south-west of the farmhouse (Building B) is thought to date from the 18th century, and may well be contemporary with the farmhouse, although this is rendered and its construction is uncertain.



Fig. 7 Building B viewed from the south-east. Photo CPAT 4697-0001

- 3.14. Building B comprised a single-storey building with loft above. The building was timber-framed with red brick infill panels and a slate roof. Externally, the elevations had been partly weatherboarded and covered with corrugated sheeting. A lean-to at the north-eastern end was built in brick and breeze block, while a lean-to at the north-western side was built using timber-frame and breeze block.

- 3.15. Timber framing survived on the south-eastern elevation to the loft floor (see figure 4), though very little survived at ground level, with a large modern red brick infill, probably of late 19th-century date, to the south-western side and an inserted metal framed window. A single, central doorway provided access to the ground floor, though it was not possible to gain entry owing to the quantity of material deposited outside the building. To the right of this was a large double doorway.
- 3.16. Elsewhere, despite being obscured externally by corrugated sheeting and the additional lean-to structures, timber framing survived on all remaining external elevations and internal partition walls. A hand drawn and/or photographic record was made where possible.



Fig. 8 Building B, south-west internal elevations. Photo CPAT 4697-0053 / 4697-0057



Fig. 9 Building B, north-east gable. Photo CPAT 4697-0055 / 4697-0067

- 3.17. The north-east gable (see figure 9 above) contained a small, metal-framed window to the loft, with a hatch below providing access to the loft area. This arrangement was mirrored on the south-west gable although there was no window insert surviving. Access to the loft floor was also possible from the north-eastern side of the building from the ground floor via a ladder up through a hole in the floor (figure 10).



Fig. 10 Building B internal view of the north-east gable. Photo CPAT 4697-0066

- 3.18. A lean-to was constructed against the north-western elevation of the building, which was partly breeze block and partly timber-framed, with cladding in either weatherboard or corrugated-iron. The interior permitted partial views of the lower section of the original external elevation, while the exterior of the loft was visible above the lean-to.
- 3.19. Internally the original building comprised two bays, the south-western side being inaccessible at the time of the survey, although it was possible to obtain some photographs through the doorway and loft hatches.



Fig. 11 Building B, north-west elevation. Photo CPAT 4697-0013 / 4697-0015

- 3.20. It is thought that Building B is likely to have been a stable, with cart-shed and lofts above.



Fig. 12 Building B, south-west gable – internal view. Photo CPAT 4697-0058

4 Conclusions

- 4.1. The buildings forming the subject of this report appear to date from the 18th century onwards, having undergone a number of subsequent alterations in the 19th and 20th centuries. Building B is likely to have been a stable with cart-shed and loft above, with Building A having been utilised as a cow house with feeding trough and passages still in-situ.
- 4.2. Building B retains the majority of its original timber framing and Building A retains some interesting architectural features such as carpenters marks on the joists, as well as clay roofing tiles which are an unusual in this region.
- 4.3. Within the large barn, a brick stamped with 'Dennis Ruabon' was found on the floor, which may give some indication of where some of the ceramic building materials at Pentre originated. The Hafod brickworks, founded by Henry Dennis went on to produce the famous Ruabon quarry tile, as well as bricks, ridge tiles, chimney pots.
- 4.4. The buildings are of local architectural and historical importance relating to the use of the buildings in agriculture and are built in traditional, timber-framed, brick and stone vernacular.

5 Sources

Unpublished sources

Silvester, R. J., Martin, C. H. R. and Watson, S., 2012, *Clwyd Powys Archaeological Trust Historic Settlement Survey – Montgomeryshire*. CPAT Report No 1134

Cartographic sources

1837 Ordnance Survey Surveyors' Drawing No 60

-
- 1839 Tithe apportionment for Llandyssil Parish
 - 1886 Ordnance Survey 1:2500 1st edition Montgomeryshire 37.06
 - 1902 Ordnance Survey 1:2500 2nd edition Montgomeryshire 37.06
 - 1956 Ordnance Survey 1:10560 4th edition Montgomeryshire 37nw4

6 Archive deposition Statement

- 6.1. 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).

PAT Event PRN: 140315

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67 digital photographs, CPAT film no 4697

2414_photo_external_locations.ai

2414_Building_A_photo_locations.ai

2414_Building_B_photo_locations.ai

2414_Building_A_plan.ai

2414_Building_B_plan.ai

2414_contact_sheet.pdf

2414_photo_catalogue.xls

Appendix 1: CPAT WSI 2117

1 Introduction

- 1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust has been invited Gwynfor Humphreys, acting as agent on behalf of Mr Nigel Price, to undertake a building survey in connection with the conversion of barns to form 3 dwelling units, installation of septic tank and new access and all associated works at Pentre Farm, Llandyssil, Montgomery, SY15 6LJ.
- 1.2. Planning permission (19/0067/FUL) was granted in August 2019, with the inclusion of the following condition:

15. No development shall take place until a programme of building recording and analysis, equivalent to an Historic England 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 Email: markwalters@cpat.org.uk Tel: 01938 553670). 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: To allow an adequate analytical record of the building to be made, before it is altered, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded in accordance with Planning Policy Wales (10th edition, 2018), Technical Advice Note (TAN) 24 (2017) and policies SP7 of the Powys Local Development Plan 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 surviving outbuilding complex so that a permanent record survives prior to alterations commencing. This will be completed by means of a desktop study and Historic England 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 Understanding Historic Buildings: a guide to good recording practice (2016). 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 architect's plans and elevations which will be checked augmented in the field. The end result will include:

- Measured plans of each floor and principal elevations
- Drawings of any architectural features/decoration
- Phase plans showing the development of the structure if appropriate

- 3.6. The photographic survey will be conducted using digital photography with a minimum resolution of 12 mega pixels to include:

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

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
 - 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
- 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 2015, 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. 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 September 2019, subject to the receipt of sufficient advanced notice from the client.
- 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.

N W Jones

23 September 2019

Appendix 2: Photographic Catalogue

Photo number	View from	Description
4697-0001	S	External - Building B, south-western elevation
4697-0002	E	External - Building A, north-eastern elevation
4697-0003	E	External - Building A, north-eastern elevation
4697-0004	E	External - Building A, north-eastern elevation
4697-0005	E	External - Building A, north-eastern gable (formerly a small standalone stone building)
4697-0006	E	External - Building A, lean-to at south-eastern end
4697-0007	SE	External - Building A, south-eastern gable
4697-0008	S	External - Building A, south-eastern gable
4697-0009	S	External - Building A, south-western elevation
4697-0010	S	External - Building A, south-western elevation (earlier stone barn)
4697-0011	N	External - Building A, north-west elevation
4697-0012	NW	External - Building B, south-west gable
4697-0013	NW	External - Building B, north-west elevation
4697-0014	NW	Internal - Building B, north-west elevation (original external wall)
4697-0015	N	Internal - Building B, north-west elevation (original external wall)
4697-0016	N	Internal - Building B, north-west elevation (original external wall)
4697-0017	NE	External - Building A, north-eastern elevation
4697-0018	N	Internal - Building A, view of truss 8
4697-0019	N	Internal - Building A, view of truss 7
4697-0020	N	Internal - Building A, view of truss 5
4697-0021	NE	Internal - Building A, view of south-western elevation showing extent of stone wall
4697-0022	SE	Internal - Building A, view of truss 4
4697-0023	SE	Internal - Building A, view of bay between truss 4 and 5
4697-0024	SE	Internal - Building A, view of bay between truss 4 and 5
4697-0025	SE	Internal - Building A, view of bay between truss 1 and 2
4697-0026	SE	Internal - Building A, view of north-west gable
4697-0027	SE	Internal - Building A, view of north-west gable
4697-0028	S	Internal - Building A, view of stone joining wall
4697-0029	NW	Internal - Building A, general view of roof trusses
4697-0030	NW	Internal - Building A, general view of roof trusses
4697-0031	N/A	Internal - Building A, Dennis Ruabon brick
4697-0032	NW	Internal - Building A, carpenters marks, truss 1
4697-0033	NW	Internal - Building A, carpenters marks, truss 1
4697-0034	NW	Internal - Building A, carpenters marks, truss 1
4697-0035	NW	Internal - Building A, carpenters marks, truss 1
4697-0036	N	Internal - Building A, carpenters marks, truss 1
4697-0037	SW	Internal - Building A, south-west elevation of adjoining stone building
4697-0038	SW	Internal - Building A, south-west elevation of adjoining stone building
4697-0039	NW	Internal - Building A, View of passage behind feeding trough
4697-0040	NW	Internal - Building A, general view
4697-0041	NW	Internal - Building A, general view

4697-0042	SW	Internal - Building A, view inside adjoining stone building
4697-0043	NE	Internal - Building A, view inside adjoining stone building
4697-0044	NE	Internal - Building A, view inside adjoining stone building
4697-0045	N	Internal - Building A, view inside adjoining stone building (south-east elevation)
4697-0046	SE	Internal - Building A, view inside adjoining stone building north-west elevation)
4697-0047	NW	External - Building A, south-western elevation (brick extension)
4697-0048	NW	External - Building A, north-western elevation
4697-0049	NW	External - Building A, north-western elevation
4697-0050	S	External - Building B, south-east elevation
4697-0051	S	Internal - Building B, view inside western bay
4697-0052	SE	Internal - Building B, view inside western bay
4697-0053	NE	Internal - Building B, view inside western bay
4697-0054	SE	Internal - Building B, view inside north-eastern lean-to (north-west elevation)
4697-0055	E	Internal - Building B, north-east gable
4697-0056	E	Internal - Building B, north-east gable
4697-0057	NE	Internal - Building B, south-west gable
4697-0058	NE	Internal - Building B, south-west gable
4697-0059	N	Internal - Building B, ladder access
4697-0060	N	Internal - Building B, ladder access
4697-0061	NE	Internal - Building B, partition wall
4697-0062	NE	Internal - Building B, partition wall
4697-0063	SE	Internal - Building B, north-west elevation
4697-0064	E	Internal - Building B, partition wall
4697-0065	SW	Internal - Building B, ladder access
4697-0066	SW	Internal - Building B, ladder access
4697-0067	E	External - Building B, north-east gable



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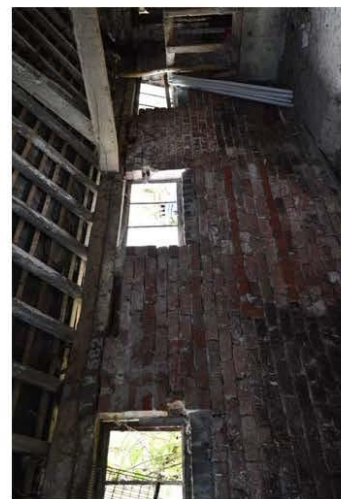
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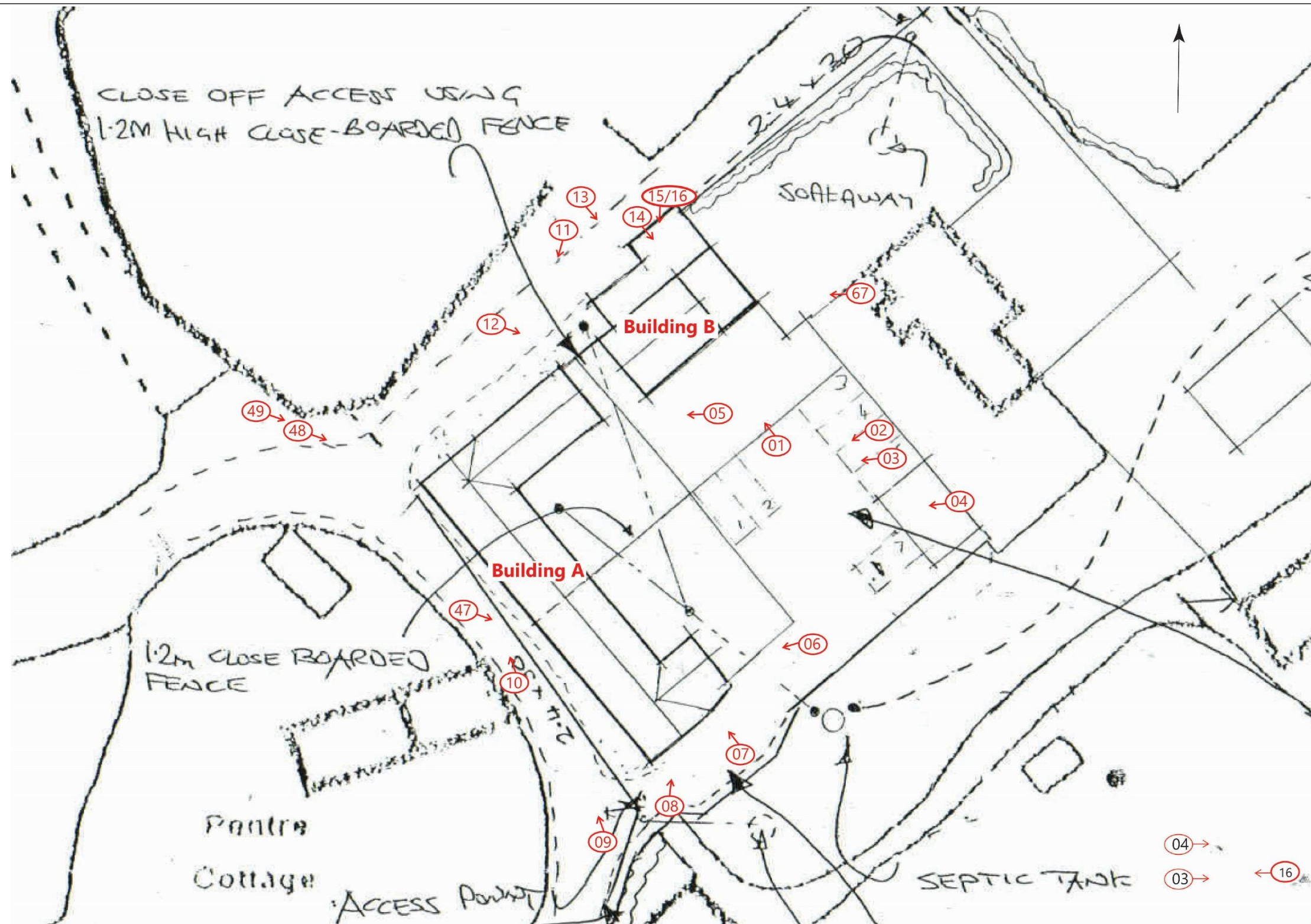


Fig. 13 External photograph locations

Building A - photograph locations

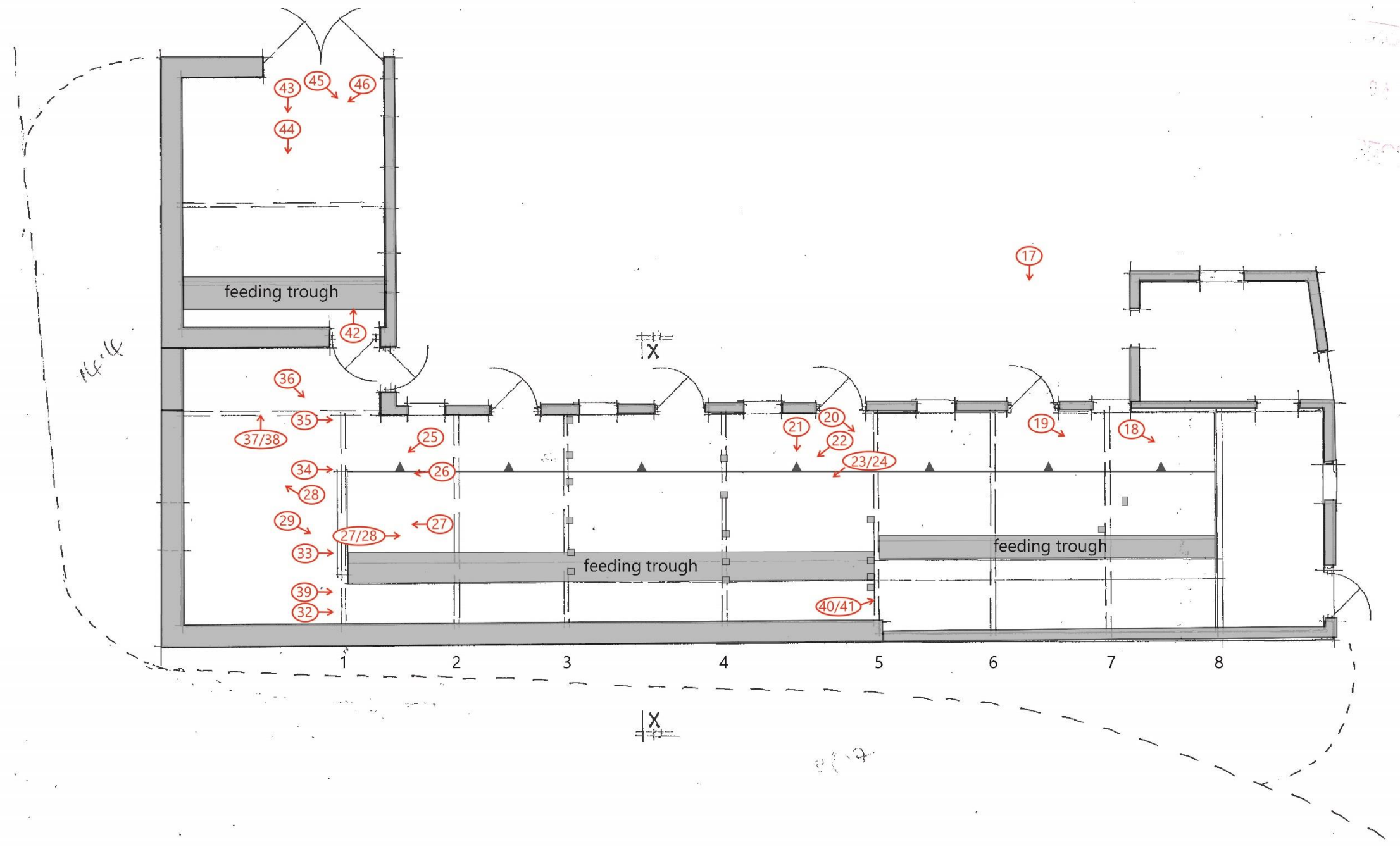
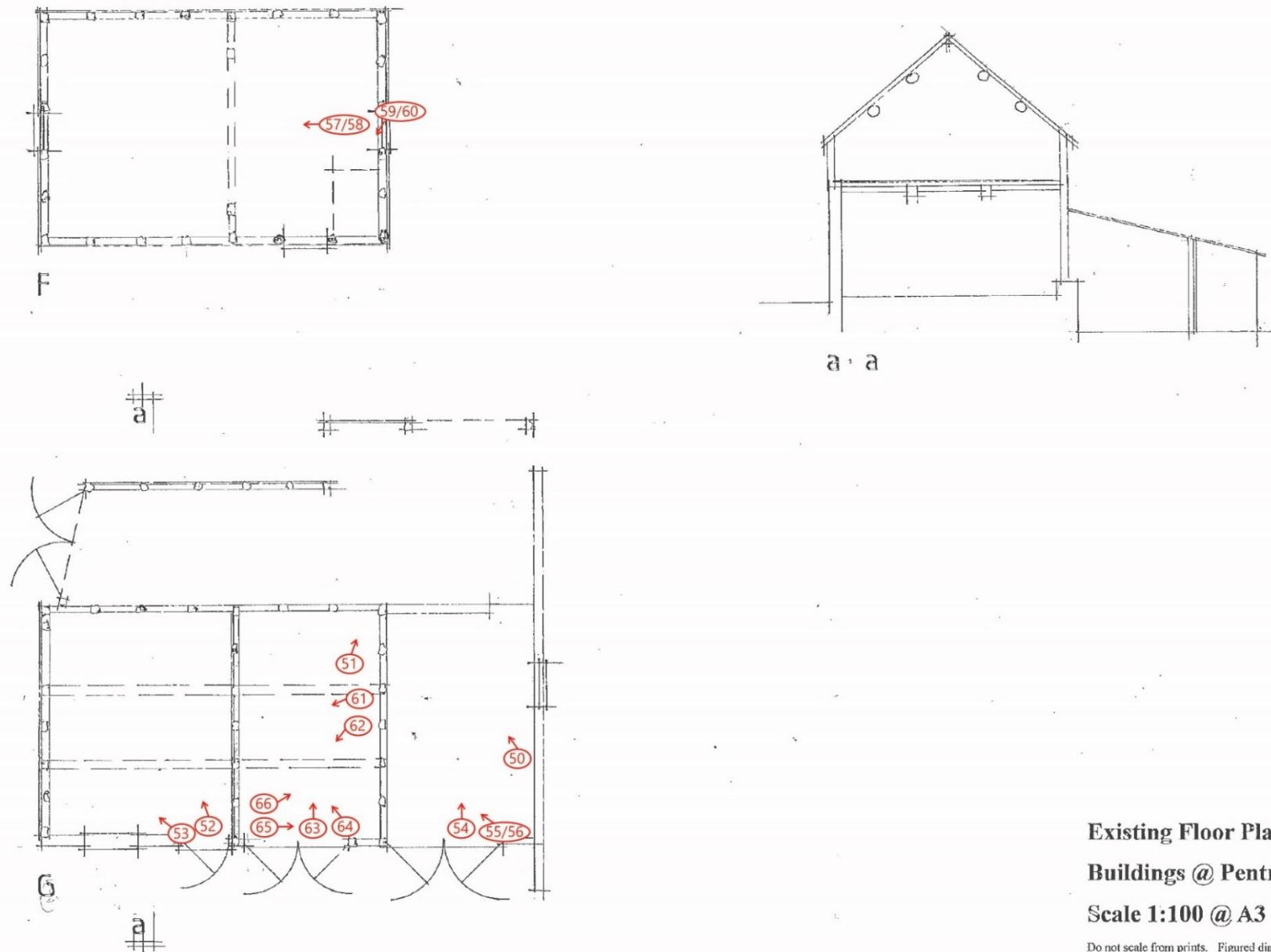


Fig. 14 Building A photograph locations

Building B - photograph locations



Existing Floor Plans – Building B
Buildings @ Pentre Farm, Llandyssil
Scale 1:100 @ A3 Dec 15 Plan No: 3173.02A

Do not scale from prints. Figured dimensions take precedence. The contractor is to check all dimensions before work commences and notify the contract administrator of any error or discrepancy. OS Licence No 100006857. * 1 Church Street, Welshpool, Powys SY21 7JH. * Tel: 01938 554413.

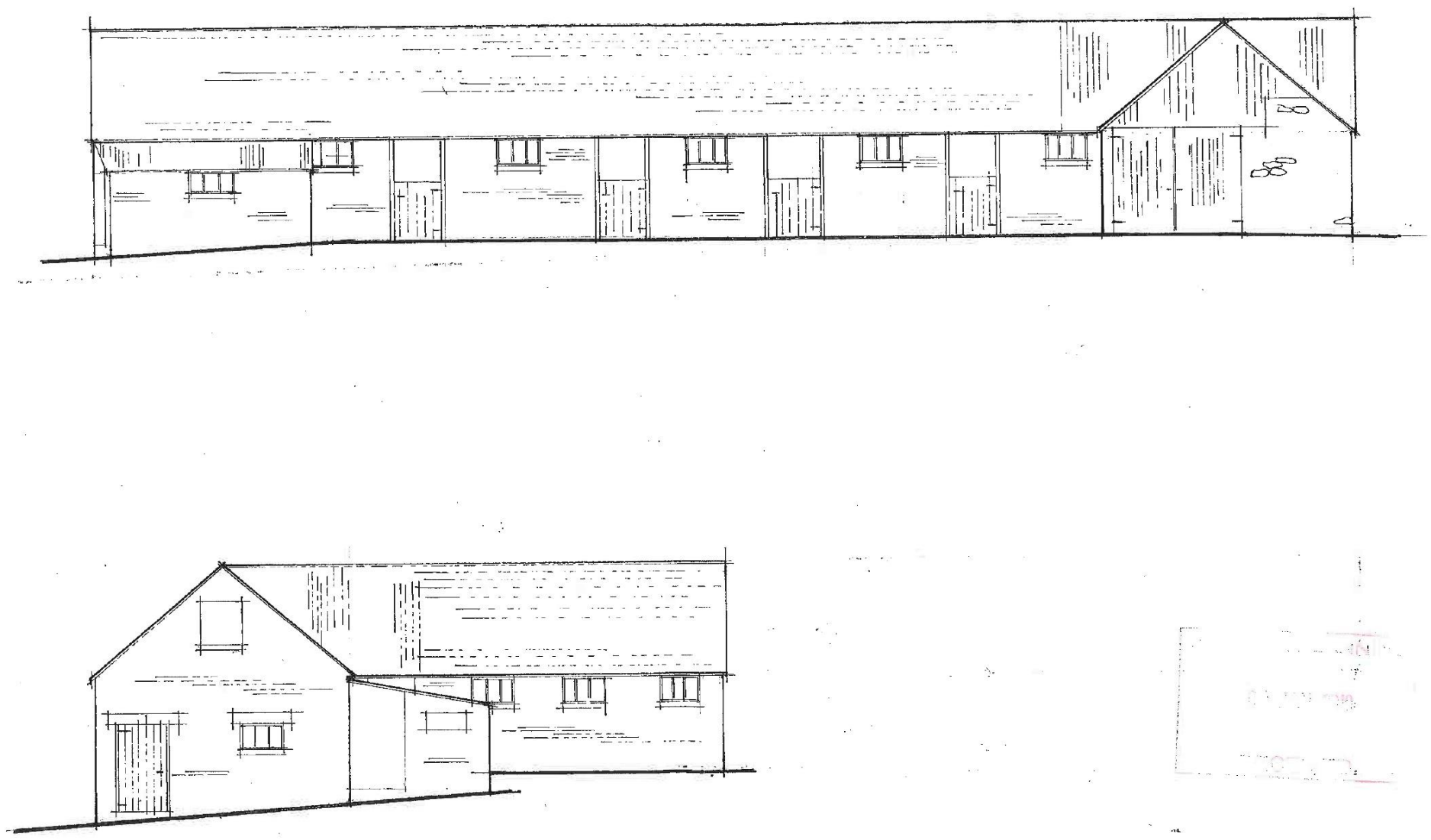
Gwynfor Humphreys & Co: Chartered Building Surveyors

Fig. 15 Building B photograph locations

Appendix 3: Plans and elevations



Fig. 16 Building A phase plan with truss examples (based on existing architects plans supplied by the client)



Existing Elevations

Buildings @ Pentre Farm, Llandyssil

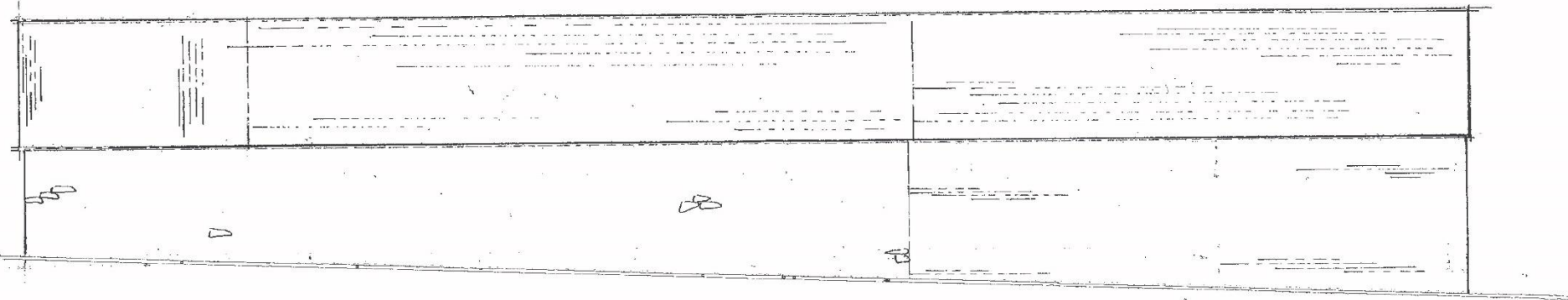
Scale 1:100 @ A3 Dec 15 Plan No: 3173.03

Do not scale from prints. Figured dimensions take precedence. The contractor is to check all dimensions before work commences and notify the contract administrator of any error or discrepancy. OS Licence No 100006857. * 1 Church Street, Welshpool, Powys SY21 7JH. * Tel: 01938 554413.

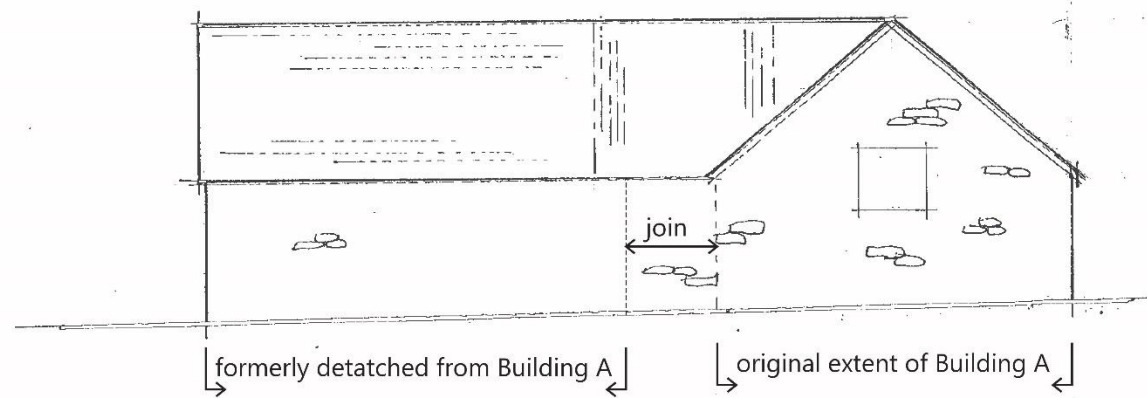
Gwynfor Humphreys & Co: Chartered Building Surveyors

Fig. 17 Building A elevations (existing architects drawings supplied by the client)

south-west facing elevation



north-west facing elevation



Existing Elevations

Buildings @ Pentre Farm, Llandyssil

Scale 1:100 @ A3 Dec 15 Plan No: 3173.04

Do not scale from prints. Figured dimensions take precedence. The contractor is to check all dimensions before work commences and notify the contract administrator of any error or discrepancy. OS Licence No 100006857. * 1 Church Street, Welshpool, Powys SY21 7HH. * Tel: 01938 554413.

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Fig. 18 Building A elevations (based on existing architects drawings supplied by the client)

Building B - plans and elevations

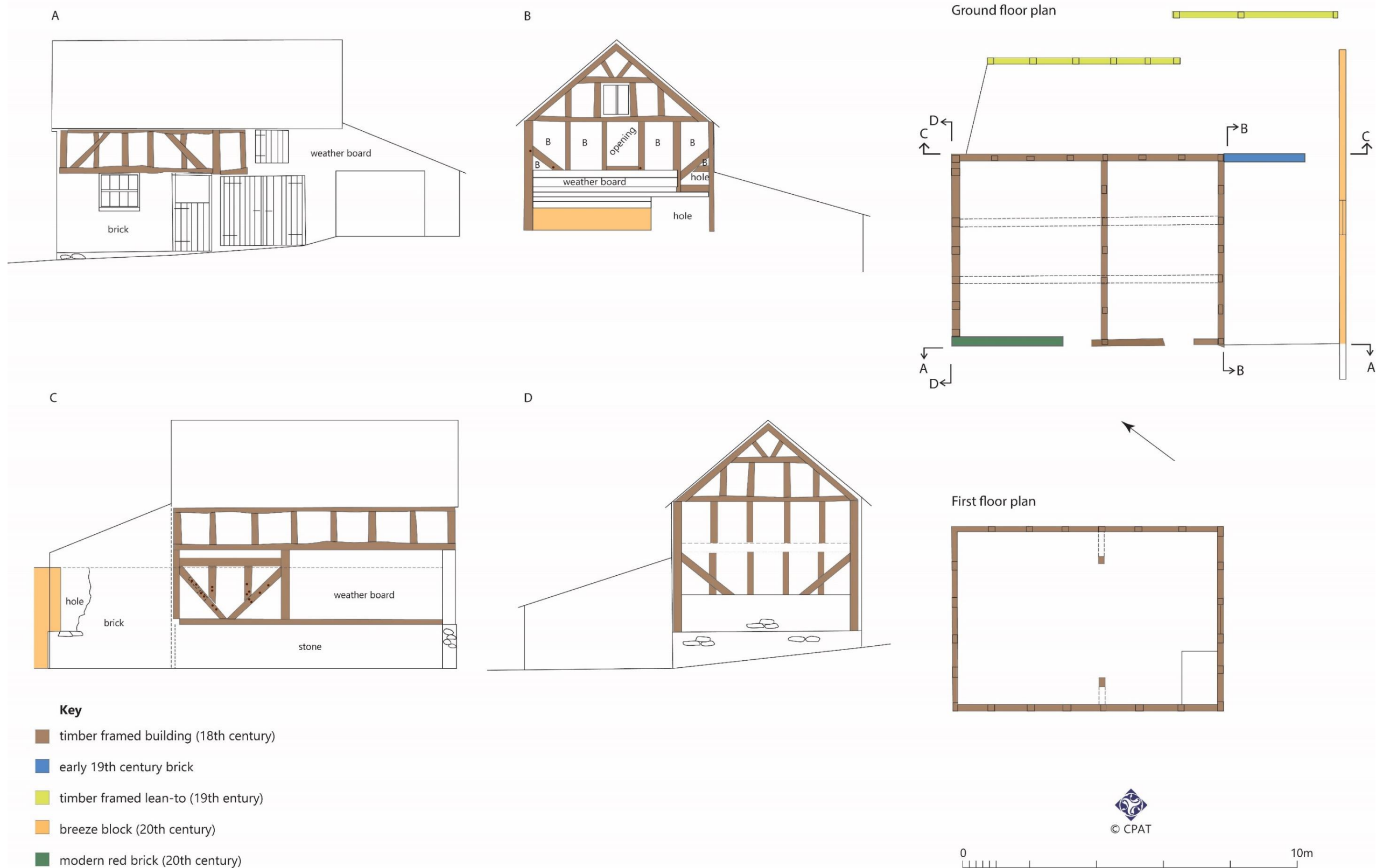


Fig. 19 Building B elevations and phase plan (based on existing architects drawings supplied by the client)