

CPAT Report No. 1727




# Glan-y-Gors, Moelfre, Powys

Historic Building Recording



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS  
CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: Richard Hill  
 CPAT Project No: 2456  
 Project Name: Glan-y-Gors, Moelfre  
 Grid Reference: SJ 1669 2924  
 County/LPA: Powys  
 Planning Application: 19/1950/FUL  
 CPAT Report No: 1727  
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 Report status: Final

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9 March 2020	9 March 2020	9 March 2020

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## Summary

The Clwyd-Powys Archaeological Trust undertook a Level 3 building survey as a condition of planning consent prior to the demolition of a stone cottage at Glan-y-Gors, Moelfre, Powys.

The cottage is thought to have been constructed in the early 19<sup>th</sup> century as a remote small holding, farming a small cluster of arable and pasture fields to the east. While the building retains local vernacular character, it has undergone several phases of alteration and extension, with the fireplaces having been infilled and the external chimney stacks removed.

Later 20<sup>th</sup>-century extensions appear to have replaced an earlier part of the original building which is shown on 19<sup>th</sup> century mapping.

## Crynodeb

Bu Ymddiriedolaeth Archaeolegol Clwyd-Powys yn gwneud arolwg adeilad Lefel 3 fel amod o ganiatâd cynllunio cyn dymchwel bwthyn cerrig yng Nglan-y-Gors, Moelfre, Powys.

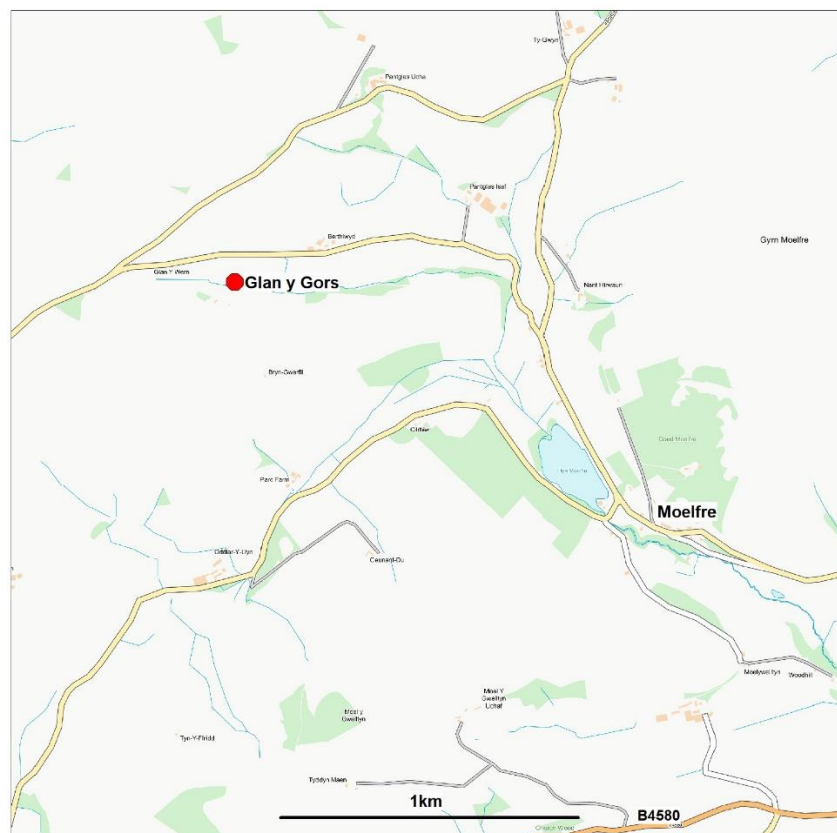
Y gred yw yr adeiladwyd y bwthyn ar ddechrau'r 19<sup>eg</sup> ganrif fel tyddyn anghysbell, yn ffermio clwstwr bach o gaeau â'r a phorfa i'r dwyrain. Er bod yr adeilad wedi cadw cymeriad brodorol lleol, mae wedi'i addasu a'i ymestyn sawl tro, gyda'r lleoedd tân wedi'u mewnlenni a'r cynnau simnai wedi'u tynnu.

Mae'n debyg bod estyniadau diweddarach o'r 20<sup>fed</sup> ganrif wedi disodli rhan gynharach o'r adeilad gwreiddiol sydd i'w gweld ar fapiau o'r 19<sup>eg</sup> ganrif.

# 1 Introduction

- 1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust was invited by Richard Hill to undertake a programme of building survey in connection with a planning application to demolish an existing two-storey dwelling and erect a replacement single-storey dwelling at Glan-y-Gors, Moelfre, Powys.
- 1.2. The planning consent (19/1950/FUL) included the following condition;

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 survey will be completed by a professional archaeological contractor. The programme of building analysis 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 (The Offices, Coed y Dinas, Welshpool, Powys, SY21 7RP Email: [mark.walters@cpat.org.uk](mailto:mark.walters@cpat.org.uk) Tel: 01938 552670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Offices, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.



*Contains Ordnance Survey data © Crown copyright and database right 2018*

*Fig. 1 Location of Glan-y-Gors*

- 1.3. The site is located along the Welsh/English border at Moelfre, around 4.5km north-west of Llansilin and 11km west of Oswestry (Fig. 1; SJ 1669 2924).

## 2 Historical Background

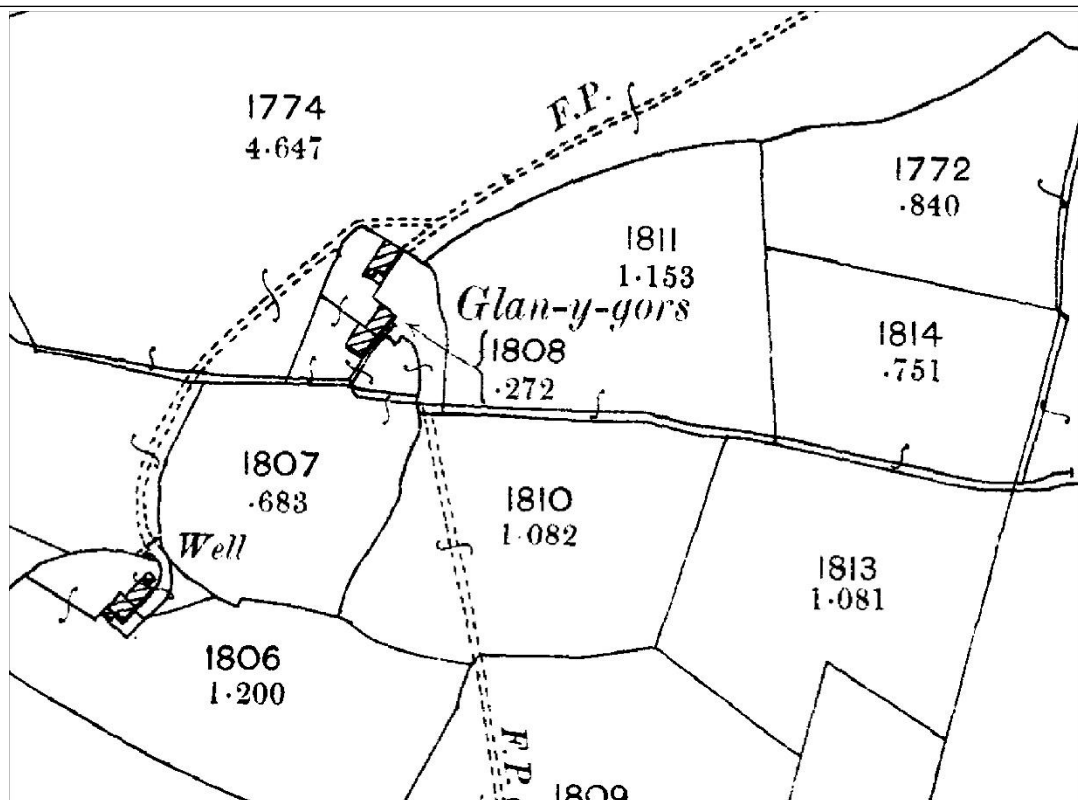
- 2.1. Glan-y-Gors is first named on the 1843 tithe map for the Llansilin Parish (Fig. 2). The building is shown as L-shaped in plan and was recorded at that time as having been owned by Sir Watkin Williams-Wynn, 6<sup>th</sup> Baronet, the conservative MP for Denbighshire between 1841 and 1885. The holding comprised the house, yard and gardens as well as a number of small, irregular arable and pasture fields to the east.



*Fig 2. Extract from the 1843 Tithe Map for Llansilin Parish.*

- 2.2. The first edition Ordnance Survey (OS) map of 1875 shows the cottage divided into two parts, with a possible small enclosed yard to the south-west. An additional building had also been constructed to the north of the cottage by this time. This detail is also shown on the 2<sup>nd</sup> edition OS map (Fig. 3) of 1899, with the exception of the small yard.





*Fig 3. Extract from the 1899 2<sup>nd</sup> edition 1:2500 Ordnance Survey map*

- 2.3. It appears that the current stone cottage may represent the southern half of the building depicted on the earlier mapping. The small building to the north is also upstanding.



*Fig 4. View of Glan-y-Gors from the south-east. Photo CPAT 4740-0020*

### 3 Level 3 Building Survey

- 3.1. The building survey was conducted on 26 February 2020 in accordance with the specification for a Level 3 building survey as defined by Historic England (2016) *Understanding Historic Buildings: a guide to good recording practice*, and with respect to the Chartered Institute for Archaeologists' (CIfA) (2014) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*.
- 3.2. A full photographic survey of the building was undertaken and existing plans provided by the client were checked and annotated, recording any additional detail by hand. All plans, elevations and photograph locations are included in the appendices at the end of this report.
- 3.3. Glan-y-Gors is situated in a remote location to the north-west of Llansilin, positioned on an east-facing slope, with views towards the mountain of Gyrn Moelfre. A small stream runs to the immediate south of the property from east to west.
- 3.4. The present buildings comprise a stone-built cottage of two storeys with a hipped, slate roof. A modern, single-storey, timber-framed lean-to has been added along the south-eastern elevation and a single-storey breeze block lean-to to the south-western elevation. A further single-storey, flat-roofed extension in breeze block has been added to the north-eastern elevation and a small, single-storey, stone-built out-building is upstanding to the north.
- 3.5. The stone cottage is white-painted, with four wooden-framed casement windows to the façade, two to each floor, with a central doorway at ground floor level which is currently obscured externally by the single-storey lean-to (Fig. 4). The windows are of 9 panes with decorative iron handles (Fig. 8).
- 3.6. There is a single small, wooden-framed window to the north-western elevation at ground floor level, providing light to the kitchen (Fig. 5).



Fig 5. View of Glan-y-Gors from the north-west. Photo CPAT 4740-0024



- 3.7. None of the original chimneys are surviving externally, having been removed by the former occupants according to the present owner. The building has also been re-roofed.
- 3.8. Internally, the stone cottage is divided on the ground floor into two rooms, with a small living room to the south-west and a kitchen to the north-east. To the living room there is faux timber planking to the dividing wall and a 1940s tiled fireplace opposite. A red quarry tiled floor survives beneath the carpet and a wooden staircase leads up to the first floor from the south-eastern corner with a small cupboard alongside the wide chimney breast.



*Fig 6. View into living room. Photo CPAT 4740-0010*

- 3.9. A single wooden beam extends across the ceiling to support the floor above and a narrow doorway through the partition wall provides access into the kitchen, which appears to have a stone floor beneath the later floor coverings. The kitchen walls are partially covered with tongue and groove cladding and a chimney breast is visible against the north-eastern wall. The joists supporting the first floor are exposed (Fig. 7).
- 3.10. An additional narrow doorway to the side of the kitchen chimney breast provides access into the modern single storey extension accommodating a bathroom and further bedroom to the north-east (Fig. 7).
- 3.11. Assuming the stone cottage does represent the southern half of the building depicted on the early maps, it is possible this doorway from the kitchen was the original doorway into the north-eastern half of the building, which has since been lost. As the external walls of the cottage are painted and obscured by the later extensions it is difficult to determine any key alterations within the stone work.
- 3.12. Like the ground floor, the first floor is partitioned into two rooms of similar proportions. The walls are painted in white and the floors are wooden. Each room contains a window with quarry tiled sills in the south-eastern elevation providing views across to Gyrn Moelfre (Fig. 8).



*Fig 7. View into kitchen. Photo CPAT 4740-0034*



*Fig 8. View from first floor towards Gyrn Moelfre showing window details. Photo CPAT 4740-0032*

- 3.13. To the south-western room, a large chimney breast is visible against the south-western elevation (Fig. 9) and to the north-eastern room a smaller chimney breast is visible against the north-eastern wall (Fig. 10).



*Fig 9. View of large chimney breast to first floor (south-western room). Photo CPAT 4740-0014*



*Fig 10. View of chimney breast to first floor (north-eastern room). Photo CPAT 4740-0015*

- 3.14. Any original fireplaces appear to have been blocked and little else of defining character is visible within the cottage.

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## 4 Conclusions

- 4.1. Glan-y-Gors is likely to have been constructed in the early 19<sup>th</sup> century as a remote small holding, farming a small cluster of arable and pasture fields to the east. It was sited on a hillside with impressive views across the valley towards the mountain of Gyrn Moelfre.
- 4.2. The upstanding stone cottage is thought to represent the south-western half of a building shown on 19<sup>th</sup> century mapping, the north-eastern half having been removed and a series of modern extensions added, despite which, the structural core of the stone cottage remains intact.
- 4.3. While the cottage retains local vernacular character through its construction and layout, key original features such as the fire places have been blocked and the chimneys have been removed. The wooden staircase is surviving along with a series of earlier floor coverings.

## 5 Sources

### **Cartographic sources**

1830 Ordnance Survey Surveyors' Drawing No 330

1843 Tithe map for Llansilin Parish

1875 Ordnance Survey 1:2500 1<sup>st</sup> edition Denbighshire 42.13

1899 Ordnance Survey 1:2500 2<sup>nd</sup> edition Denbighshire 42.13

## 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 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: 140335

40 digital photographs, CPAT film no 4740

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## Appendix 1: CPAT WSI 2176

### 1 Introduction

- 1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust has been invited by Mr Richard Hill to undertake Building Survey in connection with a planning application at Glan y Gors, Moelfre, Powys. The application (19/1950/FUL) requires the demolition of an existing 19th-century cottage and the erection of a replacement single-storey dwelling and associated works. The Curatorial Section of the Clwyd-Powys Archaeological Trust, in their capacity as archaeological advisors to the local authority, have determined that a Level 3 Building Survey is required to ensure preservation by record, which is outlined in the following condition:

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 survey will be completed by a professional archaeological contractor. The programme of building analysis 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 (The Offices, Coed y Dinas, Welshpool, Powys, SY21 7RP Email: mark.walters@cpat.org.uk Tel: 01938 552670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Offices, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

- 1.2. The site is located along Welsh/English border at Moelfre, around 4.5km north-west of Llansilin and 11km west of Oswestry at NGR SJ 1669 2924.

### 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 cottage so that a permanent record survives prior to demolition. This will be completed by means of Historic England Level 3 building survey;
  - to prepare a report outlining the results of the survey;

### 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 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
- 3.3. The drawn record will be created using either conventional measured survey or total station surveying as appropriate. The end result will include:
- Measured plans of each floor, elevation and cross-sections
  - Drawings of any architectural features/decoration
  - Phase plans showing the development of the structure
- 3.4. 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
  - 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
  - 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*

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*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* (2019) 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 February 2020, 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, as well as Professional Indemnity insurance.

S E Watson

17 February 2020

## Appendix 2: Photographic Survey



4740-0001.JPG



4740-0002.JPG



4740-0003.JPG



4740-0004.JPG



4740-0005.JPG



4740-0006.JPG



4740-0007.JPG



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4740-0029.JPG



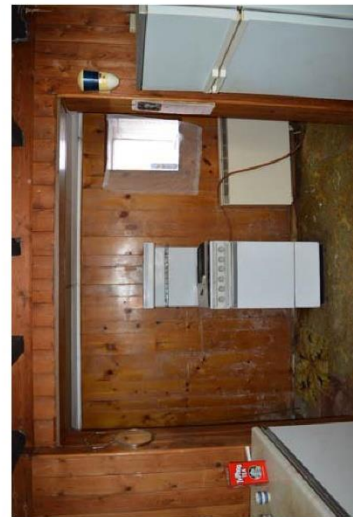
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4740-0032.JPG



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4740-0034.JPG



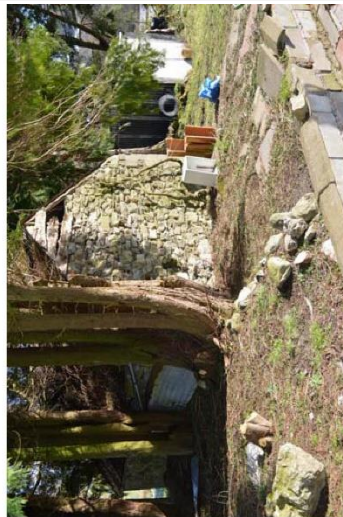
4740-0035.JPG



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4740-0037.JPG



4740-0038.JPG



4740-0039.JPG



4740-0040.JPG

## Photographic Catalogue

Photo No	View from	Description
4740-0001	N	External - general view of Glan-y-Gors
4740-0002	NE	Internal - view inside SE lean-to, along front of cottage
4740-0003	NE	Internal - view inside SE lean-to, along front of cottage
4740-0004	S	Internal - view of ground floor partition wall
4740-0005	NE	Internal - view of living room fireplace
4740-0006	SW	Internal - view into kitchen
4740-0007	NE	Internal - kitchen floor
4740-0008	SW	Internal - view into kitchen showing chimney breast
4740-0009	NW	Internal - view into kitchen
4740-0010	N	Internal - view into living room
4740-0011	NE	Internal - view of stairs
4740-0012	E	Internal - first floor chimney breast (south-western room)
4740-0013	E	Internal - first floor chimney breast (south-western room)
4740-0014	NE	Internal - first floor chimney breast (south-western room)
4740-0015	SW	Internal - first floor chimney breast (north-eastern room)
4740-0016	NW	Internal - first floor (north-eastern room) window
4740-0017	SE	Internal - first floor, north-eastern room, NW elevation
4740-0018	SE	Internal - first floor, north-eastern room, flooring
4740-0019	SE	Internal - first floor, north-eastern room, flooring
4740-0020	SE	External - general view of Glan-y-Gors
4740-0021	SE	External - general view of Glan-y-Gors
4740-0022	SW	External - general view of Glan-y-Gors
4740-0023	SW	External - south-western elevation
4740-0024	NW	External - north-western elevation
4740-0025	N	External - north-western/north-eastern elevations
4740-0026	NE	Internal - view of living room cupboard
4740-0027	NE	Internal - view of living room flooring beneath carpet
4740-0028	NE	Internal - view of living room flooring beneath carpet
4740-0029	NW	Internal - first floor, south-eastern elevation, (south-western room)
4740-0030	S	Internal - first floor chimney breast (north-eastern room)
4740-0031	SW	Internal - first floor chimney breast (north-eastern room)
4740-0032	SW	Internal - window with views (north-eastern room)
4740-0033	SW	Internal - view from kitchen of north-western elevation
4740-0034	SW	Internal - view into kitchen
4740-0035	S	External - south-western elevation of cottage
4740-0036	N	External- view of the outbuilding to north of the cottage
4740-0037	S	External- view of the outbuilding to north of the cottage
4740-0038	NW	External- view of the outbuilding to north of the cottage
4740-0039	N	External - general view of Glan-y-Gors
4740-0040	NW	External - general view of Glan-y-Gors within its setting



## Appendix 3: Plans and Elevations

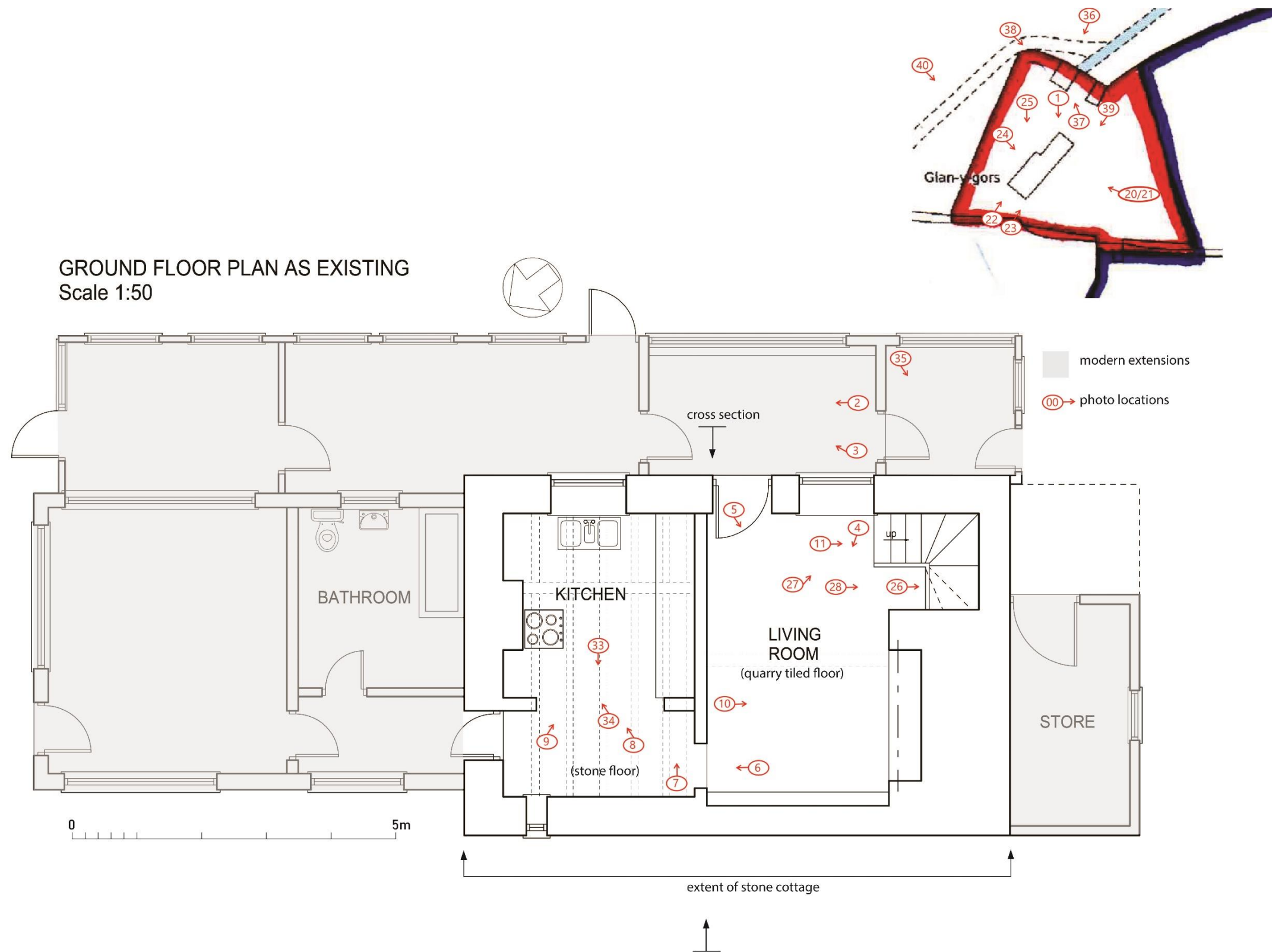


Fig 10. Ground floor plan, showing photo locations (plans supplied by Roger Davies Ltd, Llanfyllin)

# FIRST FLOOR PLAN AS EXISTING

Scale 1:50

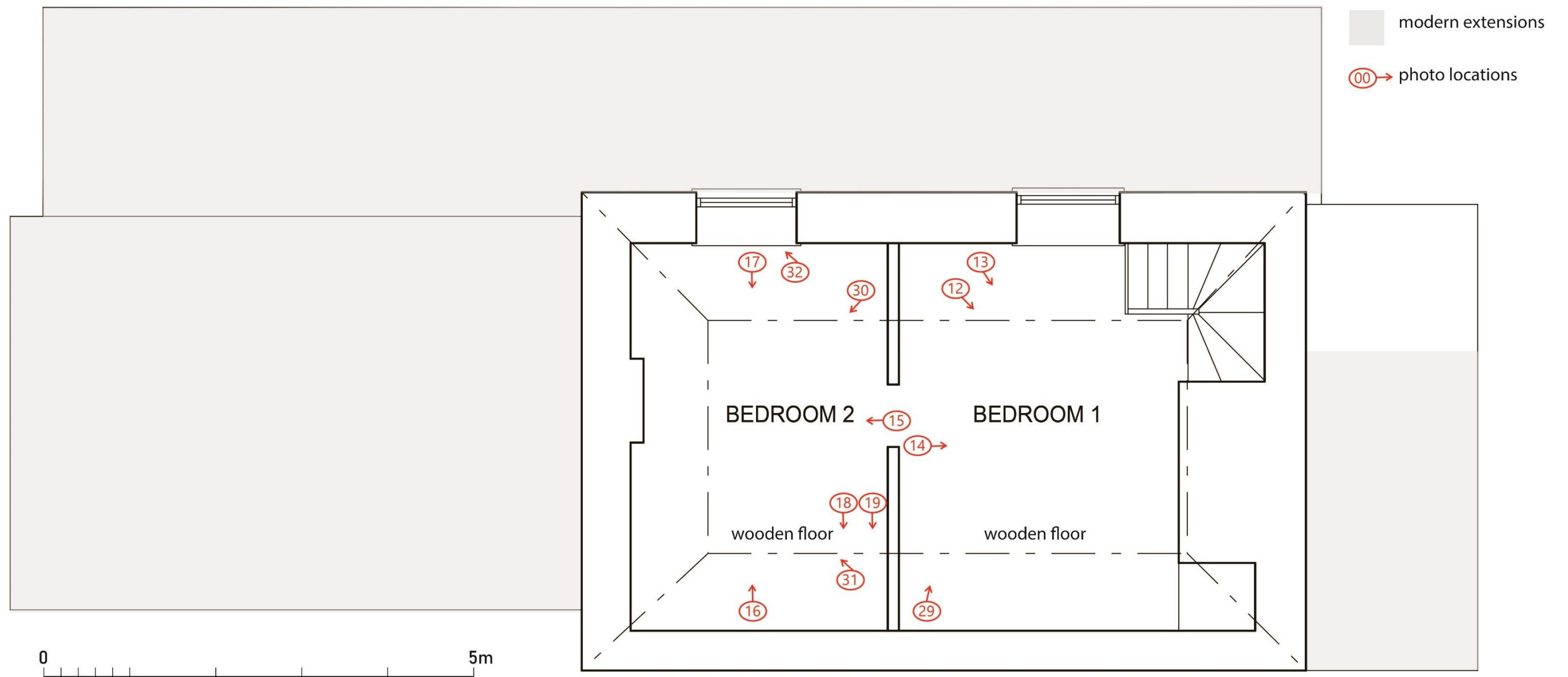
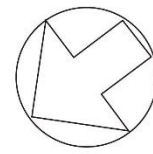


Fig 11. First floor plan, showing photo locations (plans supplied by Roger Davies Ltd, Llanfyllin)



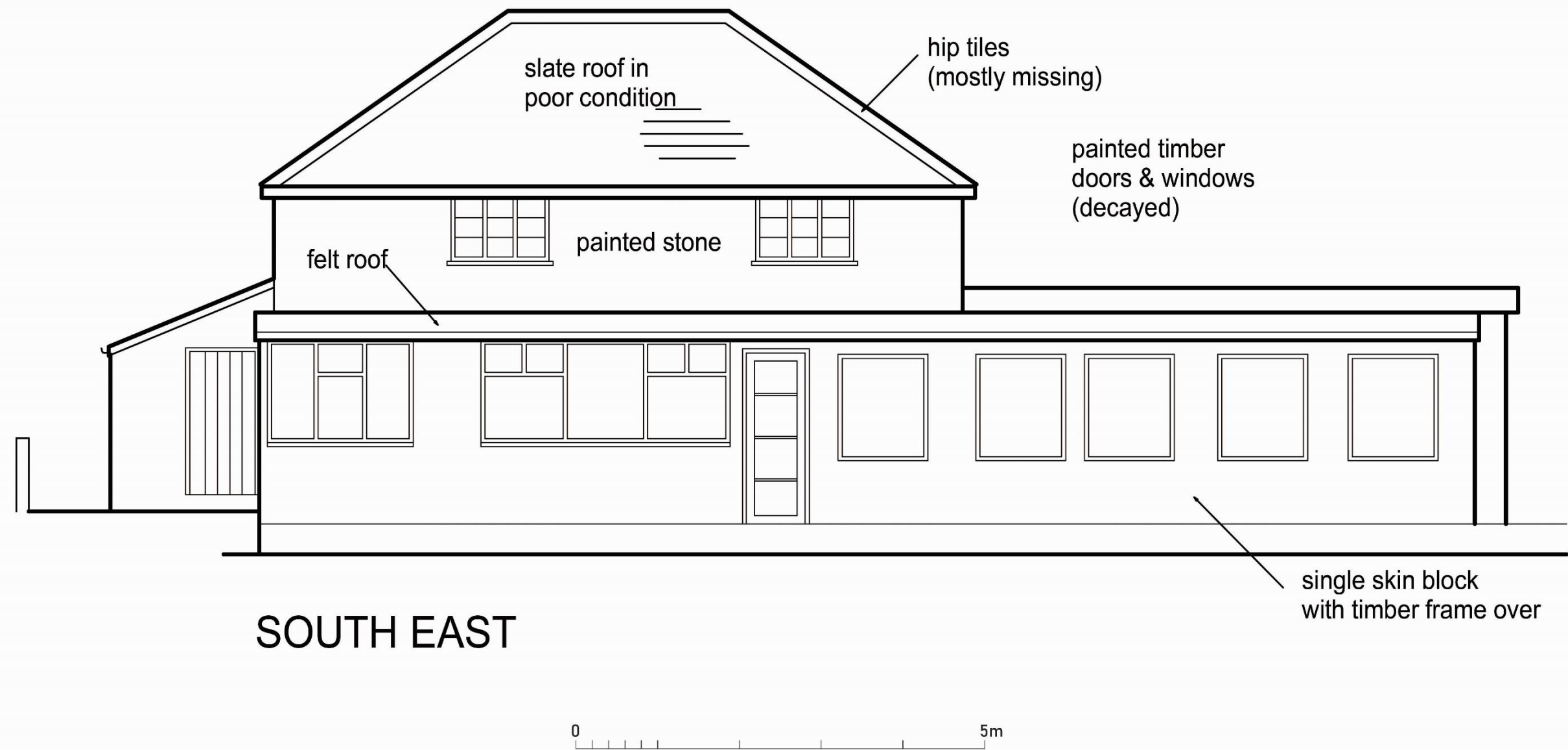


Fig 12. South-east facing elevation (plans supplied by Roger Davies Ltd, Llanfyllin)

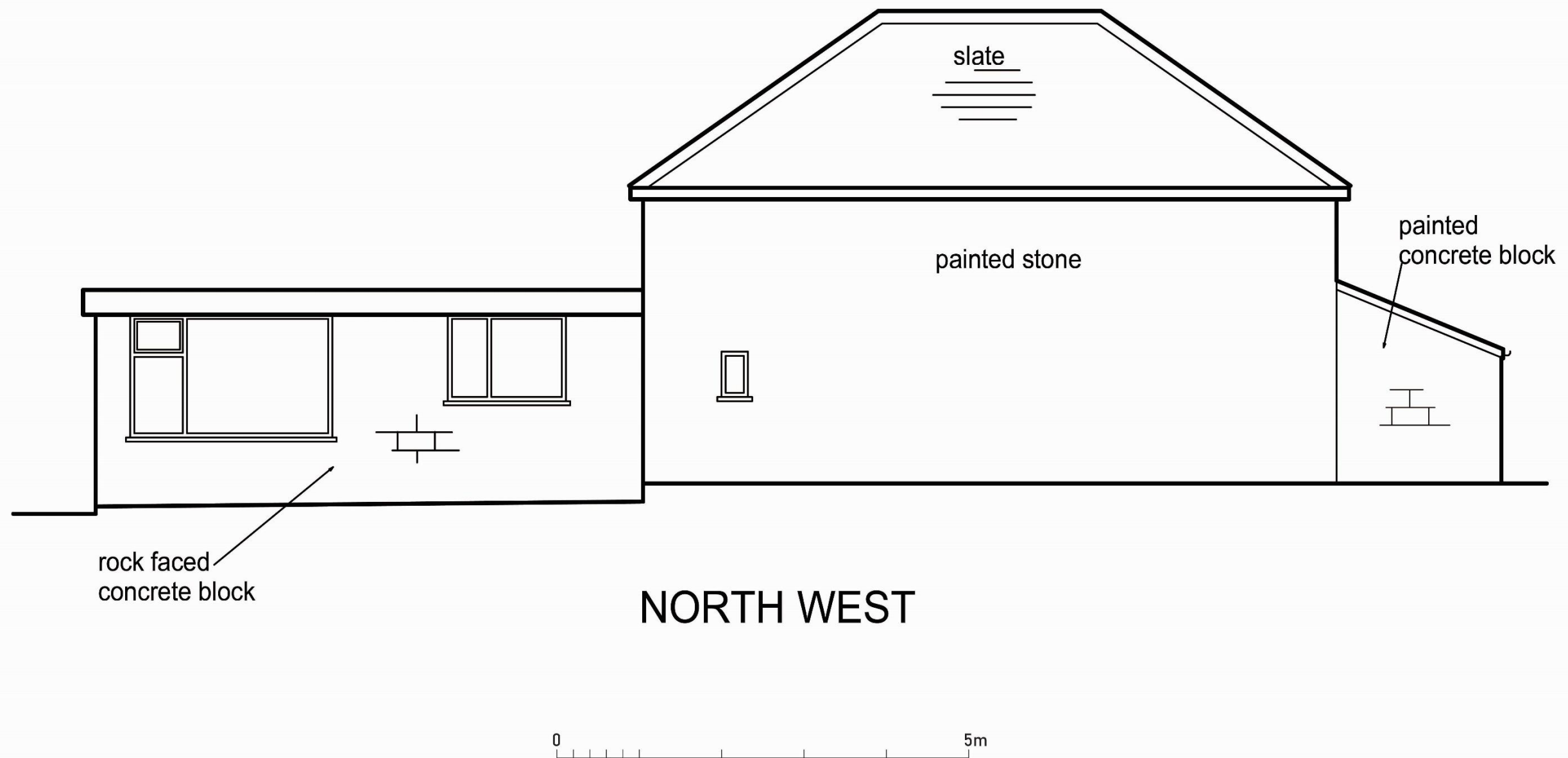


Fig 13. North-west facing elevation (plans supplied by Roger Davies Ltd, Llanfyllin)



Fig 14. South-west and north-east facing elevations with cross-section as marked in Fig.10 (plans supplied by Roger Davies Ltd, Llanfyllin)