

CPAT Report No. 1874

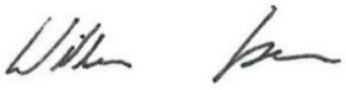
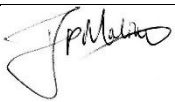
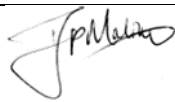
# Havard House, Brecon, Powys

Building Survey and Heritage Impact Statement



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS  
CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: Darren Lock  
 CPAT Project No: 2608  
 Project Name: Havard House, Brecon, Powys  
 Grid Reference: SO 04459 28462  
 County/LPA: Powys/Brecon Beacons National Park  
 Planning Application: 22/20686/LBCPRE  
 CPAT Report No: 1874  
 Event PRN: 214633  
 Report status: Final

Prepared by:	Checked by:	Approved by:
		
Will Logan Project Archaeologist	Tim Malim Principal Archaeologist	Tim Malim Principal Archaeologist
22/06/22	12/07/22	

Bibliographic reference: Logan, W., 2022. *Havard House, Brecon, Powys*. Unpublished report. CPAT Report No. 1874.



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS  
 CLWYD-POWYS ARCHAEOLOGICAL TRUST

The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP, United Kingdom

+44 (0) 1938 553 670

[trust@cpat.org.uk](mailto:trust@cpat.org.uk)

[www.cpat.org.uk](http://www.cpat.org.uk)

©CPAT 2022



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

# CONTENTS

SUMMARY.....	ii
CRYNODEB.....	ii
1 INTRODUCTION .....	1
2 HISTORICAL BACKGROUND .....	2
3 BUILDING SURVEY .....	4
<i>PHASE 1-17<sup>TH</sup> CENTURY</i> .....	6
<i>PHASE 2-18<sup>TH</sup> CENTURY</i> .....	9
<i>PHASE 3 19<sup>TH</sup> CENTURY</i> .....	12
<i>PHASE 4 20<sup>TH</sup> CENTURY</i> .....	12
4 SUMMARY OF CHRONOLOGICAL DEVELOPMENT .....	13
5 PROPOSED CHANGES AND IMPACT ASSESSMENT.....	13
6 SOURCES .....	15
7 ARCHIVE DEPOSITION STATEMENT.....	15
APPENDIX 1: CPAT WSI 2608.....	17
1 INTRODUCTION .....	17
2 BACKGROUND .....	17
3 OBJECTIVES.....	17
4 METHODOLOGY .....	18
DESK-BASED ASSESSMENT.....	18
BUILDING SURVEY.....	18
5 REPORT.....	19
6 SITE ARCHIVE .....	19
<i>DATA MANAGEMENT PLAN</i> .....	19
7 RESOURCES AND PROGRAMMING.....	19

## Summary

In May 2022 the Clywd Powys Archaeological Trust carried out a building survey in connection with proposals for the conversion of Havard House into a separate dwelling and three flats.

The survey identified a number of details relating to the original form of the 17<sup>th</sup> century house, which had evidently undergone a change of aspect, with the principal elevation originally facing south. The staircase was in its original location but had been remodelled at a later date. Two large chimney stacks and part of the cellar also dated from the 17<sup>th</sup> century. Most of the decorative interior details were 18<sup>th</sup> century or later in date as were most of the window apertures which were contemporary with the remodelling of the Georgian frontage facing on to Glamorgan Street to the north.

The house was much extended during the 18<sup>th</sup> and probably early to mid-19<sup>th</sup> century, comprising ranges to the south, south-east and north-east, the latter originally containing stables and a cart or coach house. Most of the internal and external detail relating to the original construction of these extensions was either lost or covered up during subsequent renovation and modernisation when the complex was taken over by a religious order during the early 20<sup>th</sup> century. The proposed changes have been assessed as having a potentially low impact and would be unlikely to harm the heritage significance of the building.

## Crynodeb

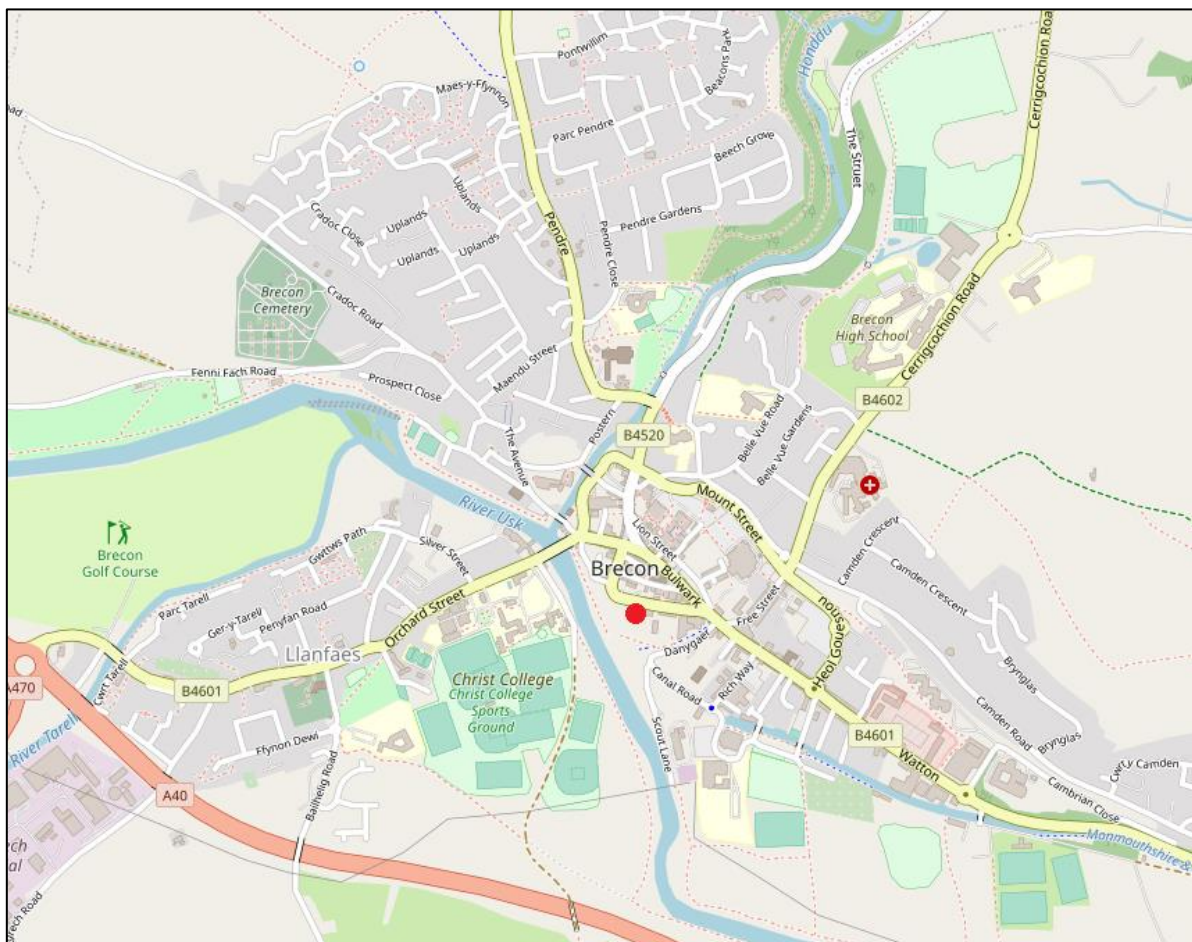
Fis Mai 2022, bu Ymddiriedolaeth Archaeolegol Clwyd-Powys yn cynnal arolwg adeilad mewn cysylltiad â chynigion i drosi Harvard House yn annedd ar wahân a thair fflat.

Nododd yr arolwg nifer o fanylion yn ymwneud â ffurf wreiddiol y tŷ o'r 17eg ganrif, a oedd yn amlwg unwaith yn wynebu cyfeiriad gwahanol, gyda'r prif ochr yn wreiddiol yn wynebu'r de. Roedd y staer yn ei leoliad gwreiddiol ond roedd wedi'i ailfodelu yn ddiweddarach. Roedd dau gorn simnai a rhan o'r seler hefyd yn dyddio o'r 17eg ganrif. Roedd mwyafrif y manylion mewnlol addurnol yn dyddio o'r 18fed ganrif neu'n ddiweddarach, ac felly hefyd agoriadau'r ffenestri a oedd yn gyfoesol â gwaith ailfodelu'r tu blaen Sioraidd sy'n wynebu Stryd Morgannwg i'r gogledd.

Cafodd y tŷ ei estyn yn helaeth yn ystod y 18fed ganrif ac, mae'n debyg, ar ddechrau neu yng nghanol y 19eg ganrif, gan gynnwys rheseidiau i'r de, y de-ddwyrain a'r gogledd-ddwyrain, yr un olaf o'r rhain yn wreiddiol yn cynnwys stablau a chartws neu goetsiws. Roedd mwyafrif y manylion mewnlol ac allanol a oedd yn gysylltiedig ag adeiladu'r estyniadau hyn yn wreiddiol naill ai wedi'u colli neu eu gorchuddio yn ystod gwaith adnewyddu a moderneiddio dilynol, pan feddiannodd urdd grefyddol y cymhlyg ar ddechrau'r 20fed ganrif. Asesir mai bach fyddai effaith y newidiadau arfaethedig a byddent yn annhebygol o niweidio arwyddocâd yr adeilad o ran treftadaeth.

## 1 Introduction

- 1.1. In May 2022 the Field Services Section of the Clwyd-Powys Archaeological Trust carried out a programme of building recording and an impact assessment in connection with proposals for a material change of use from C2 to one C3 dwelling and three C3 flats at Havard House.
- 1.2. Havard House is located on Glamorgan Street, Brecon (Fig. 1; SO 04470 28459). It is located within the defensive circuit of the medieval town, with the town wall delineating the southern property boundary. Havard House is Grade II\* listed (6893, Havard House, including Forecourt Wall, Railings and Gate; and Former Stable Blocks to East and West), as a group of buildings including a 17th century house with exceptional 18th century panelled interiors and staircase. It has group value when considered with the adjacent listed buildings in Glamorgan Street.



Contains Ordnance Survey data © Crown copyright and database right 2018

Fig. 1 Location of Havard House circled in red

- 1.3. This programme of work has been commissioned as one of the conditions for granting Listed Building Consent and in order to inform the proposed renovation and conversion of the building into separate dwellings (22/20686/LBCPRE). The following comment was made by the Brecon Beacons National Park's Archaeological Advisor in respect of built heritage.

*Havard House is a grade II\* building and it is important that prior to finalising any proposals for change the building is thoroughly understood. Gaining understanding of the building's heritage value will include the building's history, phasing, plan form, architecture, fabric and*

---

*character. It is likely that parts of the building and individual features will vary in significance that can help identify areas that can accommodate change without impact on the interest of the building. The investigation of the building will need to be carried out by a suitably qualified person, such as an architectural historian or conservation architect who is capable of making a judgement on the significance of historic fabric.*

## 2 Historical Background

- 2.1. The Harvard family were first recorded in the area around Brecon shortly before 1100 following the Norman conquest of Brycheiniog. Sir Walter Harvard, one of twelve knights serving under Bernard de Neufmarche was enfeoffed a manor at Pontgwilym, 2km north of the town during this period.
- 2.2. The Harvards remained locally prominent throughout the medieval period, contributing to Brecon Cathedral for the construction of a chapel bearing the family name during the 13<sup>th</sup> century. They are referred to in an estate record from 1538 recording the grant of a tenement to Richard ap Gwilym, Thomas ap David goch and David Edward on land located between the burgage of William ap John Havard on one side and a burgage formerly belonging to Morgan Thomas on the other, however, the position of this tenement within the town is not precisely located. A subsequent record in 1581 refers to Hugh Havard, who leased a mansion and three parcels of land in Llanspyddid to the west of the town. Hugh Harvard was Bailiff of the town between 1588 and 1601 and a noted collector of genealogical and literary items during this period. A 1611 deed records the release by John Thomas (a tucker or fuller) to William Havard (gentleman) of a house, garden, orchard, and one acre of land in Bronllys to the east of Brecon. The evidence is that the family were quite wealthy and regionally prominent up until at least the mid-19<sup>th</sup> century.
- 2.3. Havard House was constructed in 1619. It is notable that the John Speed Map of Brecon which records both the county and the town depicts an existing building on the site at the time of the survey in 1610, although the depiction is illustrative and not representative of any actual building on the site (Fig. 2). It is unclear whether Havard House was an entirely new building or if it comprised any elements of the earlier structure in its construction.
- 2.4. The house was occupied by the Havard family for 50 years then passed to the Phillips family in 1669. William Phillips was Town Clerk of Brecon from about 1660, his eldest son being the Town Recorder and his younger son Thomas, a sea captain involved in slave trading between the west coast of Africa and the Americas for the Royal African Company.
- 2.5. The house subsequently passed into the ownership of Henry Scoursfield and then in 1779 to Thomas Williams.

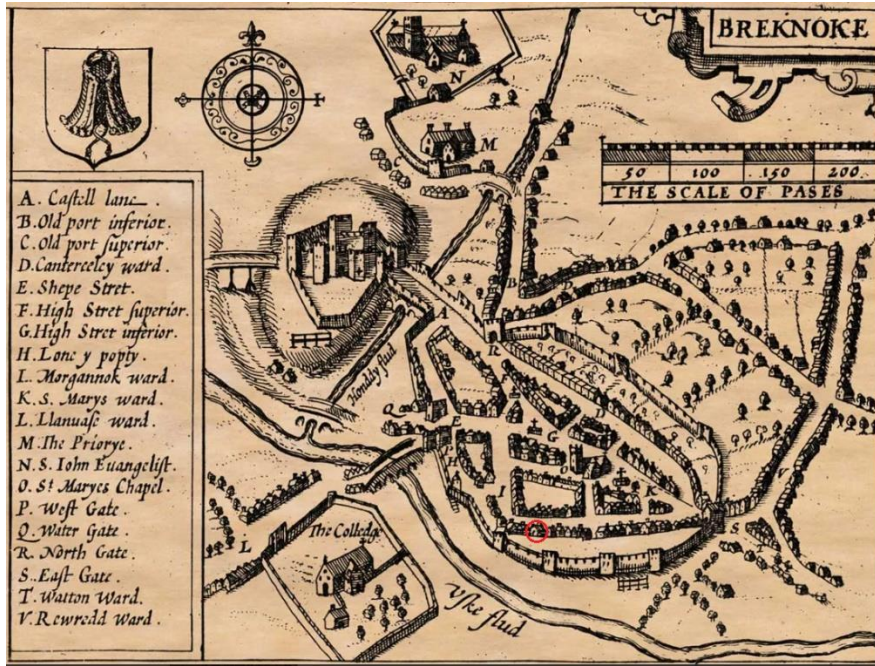


Fig. 2 Detail from the 1611 John Speed map of Brecknock showing the approximate location of Havard House (circled)

2.6. The Ordnance Survey 1" to the mile map was published in 1832 but surveyed in the early 19<sup>th</sup> century. It lacks detail due to the small scale used but appears to depict Harvard House, set well forward on the frontage with Glamorgan Street. Morgannwg House, which was built in the early 19<sup>th</sup> century is depicted immediately to the east of it. To the west is the coach house, which was then part of the adjacent property, later renamed Buckingham Place. The rear projection is not depicted on this map (Fig. 3).



Fig. 3 Extract from the 1832 Ordnance Survey 1" Map



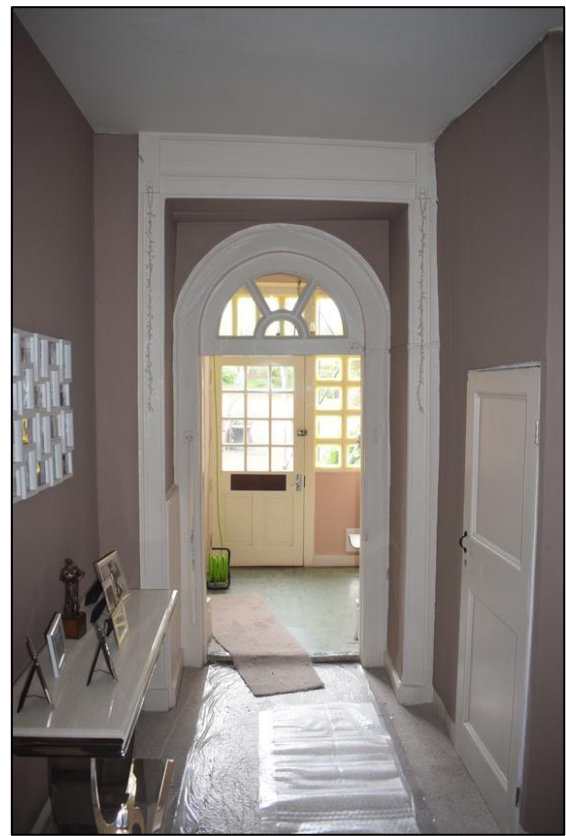
*Fig. 4 Extract from the Ordnance Survey Town Plan of 1888 showing the layout of the house and details of the grounds to the rear*

- 2.7. The 1:500 Ordnance Survey Town Plan of 1888 shows Havard House in a fairly recognisable modern form (Fig. 4). There were two access ways from the street frontage to the courtyard to the east of the house. A small building is located within this yard, possibly a coach house. There are a number of buildings within the grounds, including a set of buildings adjacent to the town wall/Captain's Walk and two buildings and a greenhouse attached to the south-east range of the house. The garden itself is informal in design with meandering pathways lined with trees and a circular pond at the south end.
- 2.8. By the early 20th century, the house was occupied by Les Filles de Saint Esprit of St Brieuc, Brittany, a French religious order and then subsequently it formed part of an Ursuline Convent, which remained until the late 20th century.

### 3 Building Survey

- 3.1. The survey was conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2020), and took the form of a Level 3 building survey as defined by Historic England (2016) *Understanding Historic Buildings: a guide to good recording practice*. Viewpoint locations and their directions are shown in Figs. 25 – 27 and a full set of contact prints are provided in Figs. 34 – 38.
- 3.2. The complex comprised five broad structural elements, the early 17<sup>th</sup> century townhouse, the adjacent stable block, the south eastern range, the extension to the south and a modern connecting wing located between the stables and the south eastern range. These have been broadly grouped into four phases of development (Figs. 28 – 30).





*Fig. 5-6 External doorway on south-elevation Photo CPAT 4992-031 and Photo CPAT 4992-029*



*Fig. 7 Look out window adjacent to doorway Photo CPAT 4992-030*



*Fig. 8 First floor room within the main block Photo CPAT 4992-084*



*Fig. 9 Detail of staircase ceiling indicating earlier arrangement Photo CPAT 4992-011*



*Fig. 10 17<sup>th</sup> century door to attic Photo CPAT 4992-076*

### ***Phase 1-17<sup>th</sup> Century***

- 3.3. Phase 1 comprised a house dated by a stone fireplace lintel (subsequently removed and now in the Brecknock Museum) to 1619. The house appeared square in plan but was comprised of

three units, the main block to the north, a wing projecting from the south elevation and a small unit, also on the south elevation housing the main entrance and the staircase to the upper floor. The house was constructed from random uncoursed grey sandstone.

- 3.4. The largest unit was oriented east-west and faced on to Glamorgan Street. It comprised three storeys. Chimney stacks were built on both gable ends, the eastern one was larger and built out from the wall, the one on the western side was flush with the wall. Internally the block comprised two rooms on the ground floor with a larger unsubdivided room serving as a reception room above (Fig. 8). The attic contained servant's quarters, probably originally lit via dormer windows, although the rebuilding of the roof during a later phase has removed any evidence for this.
- 3.5. The southern wing comprised two family rooms, one on each floor, and another attic room above. A large chimney stack formed part of the structure of the southern gable end. A staircase leading to the attic floor was located within this wing (Fig. 10).
- 3.6. The entrance block was accessed via a round arched doorway with a decorative surrounding (Fig. 5-6). An interesting architectural feature was a small star shaped lookout window to the west of it (Fig. 7). The hallway contained a staircase to the upper floor, which had been subsequently altered, although the shape of the ceiling above it had not been altered (Fig. 9). The stairs to the cellar were also probably located within this area, although the cellar had also been extended during a subsequent phase of development.
- 3.7. Although the basic form of the 17<sup>th</sup> century house was still discernible and the fabric largely intact, many of the architectural features or interior finishes dating to this phase had been removed or covered up, largely during subsequent development phases.



*Fig. 11 North elevation of the house Photo CPAT 4992-052*



*Fig. 12 Redesigned staircase Photo CPAT 4992-010*



*Fig. 13 Decorative plasterwork on first floor ceiling  
Photo CPAT 4992-087*



*Fig. 14 Ground floor room in the rear wing Photo CPAT 4992-013*



*Fig. 15 Interior finishes with the ground floor room on the Glamorgan Street frontage Photo CPAT 4992-005*

### ***Phase 2-18<sup>th</sup> Century***

- 3.8. The house was subsequently altered and partially rebuilt in the Classical Style during the 18<sup>th</sup> century (Fig 11). The layout was altered so that the main entrance and principal elevation now faced on to Glamorgan Street. A parapet roof was constructed with an additional set of windows for the attic floor, and the roof was rebuilt to accommodate the change in pitch. The internal spaces were reorganised with an entrance hallway on the Glamorgan Street frontage, with a reception room to the side of it. The staircase was redesigned with a wider foot projecting out into the rear hallway and pillars either side of it. The large room on the first floor was subdivided into two rooms. It is likely an access doorway to the adjacent stable block was also let in at this stage. Most of the interior finishes and architectural details appear to date from this phase of the building's construction including the panelled ground floor interiors in the two rooms (Fig. 14-15) and hallways, the redesigned staircase (Fig. 12) and the upper floor. The treatments on the upper floor were rather interesting and included decorative plasterwork either side of a room subdivision that had subsequently been removed (Fig.13) in the northern first floor main room (Fig. 8). Externally the larger windows on the north elevation dated from this phase of the building's development.
- 3.9. A stable and coachhouse block were constructed to the east of the house and somewhat further forwards on the frontage. The two constituent buildings were broadly contemporary with each other, but evidently not constructed at the same time. Both buildings have been considerably rebuilt and reordered internally and externally so that much of their original purpose is no longer discernible. It is likely that the upper floors of these two buildings were either occupied by staff or servants or served as storage for feed or bedding materials. Entranceways for carriage and foot traffic ran through the block to the area to the rear of the property, although these are now only discernible via historic mapping (Fig. 4).



*Fig. 16 Wing to rear of property Photo CPAT 4992-040*



*Fig. 17 Ground floor room of rear wing Photo CPAT 4992-034*



*Fig. 18 Extension to former entrance block to the south-east Photo CPAT 4992-041*



*Fig. 19 Ground floor dining room in south-east extension Photo CPAT 4992-073*



*Fig. 20 Former line of partition between parlour and hallway Photo CPAT 4992-007*

### ***Phase 3 19<sup>th</sup> century***

- 3.10. Phase 3 comprised the construction of an extension to the wing on the south elevation of the house (Figs. 16 and 17) and a range running east from the former entrance block (Figs. 18 and 19). Both essentially formed continuations of the existing building and were built in similar materials. It is likely the roof structure was completely renovated at this time as well, as there is no visible difference in the roof structure or materials between the earlier and later sections. It is likely that the 17<sup>th</sup> century chimney tops were rebuilt at this time as the brickwork used appears to be machine made brick. The cellar was also extended beneath the new wing at this time. The windows on the south elevation were evidently renewed or replaced and a window in the east elevation of the wing infilled although this appears to have been a later change. The date of these changes is unclear but appears to have been between 1832 and 1887.
- 3.11. A further change in layout to the interior of the house comprised the movement of the internal partition wall between the hallway and the parlour on the north elevation, presumably to increase the size of the latter (Fig. 20).

### ***Phase 4 20<sup>th</sup> century***

- 3.12. The house was occupied by two religious orders throughout most of the 20<sup>th</sup> century. The main changes enacted during this period were the conversion of the interior of the former stables into a chapel on the ground floor and accommodation rooms above and the construction of a small connecting range located between the stables and the south-east range. A single storey flat roofed extension to the south elevation was also constructed during this period (Fig. 18) and the grounds behind the property were asphalt surfaced.



## 4 Summary of chronological development

- 4.1. The basic form and fabric of the 17<sup>th</sup> century townhouse was still largely recognisable, despite numerous alterations during the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century. The major change occurred in the 18<sup>th</sup> century when the layout of the property was reversed in order to change the principal elevation to the north. Prior to this the building had several similarities with other Welsh sub medieval houses of the same period. The design, with a large lateral chimney placed on the principal elevation is similar to gentry houses at Hope in Flintshire and Llanystumdwy in Gwynedd (Smith, 1988, 190-191). The basic L-form design, albeit with an additional entrance and staircase unit is also typical of Welsh houses during this period. An interpretation of the form of the original house is presented in Fig. 21. It is certain that the house had a second entrance, but it is by no means clear where that was located. There was no evidence for an original hallway located onto Glamorgan Street so it is presumed that the extant doorway was added during the 18<sup>th</sup> century Georgian reconstruction.

## 5 Proposed changes and impact assessment

- 5.1. The proposed changes to the building are presented in Figs. 31, 32 and 33. In addition to a general renovation of the fabric of the building, it is proposed that the complex be subdivided, with the house, comprising the original townhouse and both the southern and south-eastern extension, returned to use as a single private dwelling, and the stables converted into three residential dwellings.
- 5.2. The proposed interior changes to the house are generally fairly minor, with no changes to the layout of the ground floor, and some minor alterations such as the use of fire retardant paint and installation of insulation in some other areas such as the kitchen. Alterations on the first floor include the removal of a 20<sup>th</sup> century shower room and small kitchen adjacent to the staircase, and the construction of a bathroom against the adjacent wall. Apart for the need for careful removal of the modern fabric so as not to damage the 17<sup>th</sup> century staircase, it would also be desirable to preserve the hand-formed decorative finish on the ceiling in this area (Fig. 21).



*Fig. 21 First floor landing with decorative plasterwork on the ceiling Photo CPAT 4992-101*

- 5.3. The proposed subdivision of the room on the north elevation first floor has the potential to damage old ceiling treatments or cornicing (Fig. 22). The proposed scheme does mitigate against this by allowing for the use of an exposed joist to locate one of the main wall subdivisions and the location of a former 18<sup>th</sup> century partition (Fig. 13) for another. It should also be noted that some of the cornicing in this room has been historically removed, possibly to allow large ceiling height furniture pieces to be positioned flush against the wall (Fig. 23).
- 5.4. The assessment concludes that, although the north elevation first floor room was originally an open area used for entertaining, the evidence is that the room was subsequently subdivided during the Georgian remodelling, therefore such a change would not necessarily be at odds with the dominant style of the house. It is likely the main reception room was relocated to the ground floor during the Georgian redesign, with the bedrooms now relocated to the first floor, therefore this change would constitute a reversion to the layout of the house as it appeared during the 18<sup>th</sup> century.



*Fig. 22 Hand formed plaster detail in the first floor room on the north elevation Photo CPAT 4992-140*

- 5.5. The south-east wing of the house is fairly late in date and the extant interior treatments are fairly modern, so the minor proposed changes, comprising the installation of an en-suite bathroom and a built-in wardrobe, will not damage any architecturally significant historic features.
- 5.6. The stable block comprises two buildings, both of which were largely reconstructed during the 20<sup>th</sup> century, when they were converted into accommodation and a chapel for the religious orders that occupied the site. Most of the fittings and fixtures relating to its earlier use were removed during this process, and the interior treatments relate to the 20<sup>th</sup> century redesign. It is not considered that the conversion of the building will result in any loss of heritage value or further loss of understanding of the building's original purpose.



*Fig. 23 Cutout in the cornicing in the first floor room on the north elevation Photo CPAT 4992-141*

## 6 Sources

### Published sources

Penpont Estate Records, 1538, *Grant of a tenement, house and garden to Richard ap Gwilym, Thomas ap David goch and David Edward.*

Penpont Estate Records, 1581, *Lease for 10 years of a mansion-house and three parcels of land*

Skreen and Velin Newydd Deeds, 1611, *Release of a house, garden, orchard, and one acre of land in Broinllys*

Smith, P., 1988. *Houses of the Welsh Countryside*. London. H.M.S.O

### Cartographic sources

1832 Ordnance Survey 1" Map Brecknockshire Sheet 42SW

1888 Ordnance Survey 1:500 Map Brecknockshire Sheet 27 13.1

## 7 Archive deposition Statement

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

### Archive summary

CPAT Event PRN: 214633

145 digital photographs, CPAT film no 4992

---

## Appendix 1: CPAT WSI 2608

### 1 Introduction

- 1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust has been invited by Alex Nestorow acting on behalf of Darren Lock to undertake a programme of building recording in connection with proposals for a material change of use from C2 to one C3 dwelling and three C3 flats.
- 1.2. The building is located on Glamorgan Street in Brecon (Fig. 1; SO 04470 28459).
- 1.3. This programme of work has been commissioned as one of the conditions for granting Listed Building consent and in order to inform the proposed renovation and conversion of the building into separate dwellings (22/20686/LBCPRE). The following comment was made in respect of built heritage.

*Havard House is a grade II\* building and it is important that prior to finalising any proposals for change the building is thoroughly understood. Gaining understanding of the building's heritage value will include the building's history, phasing, plan form, architecture, fabric and character. It is likely that parts of the building and individual features will vary in significance that can help identify areas that can accommodate change without impact on the interest of the building. The investigation of the building will need to be carried out by a suitably qualified person, such as an architectural historian or conservation architect who is capable of making a judgement on the significance of historic fabric.*

### 2 Background

- 2.1. Havard House was constructed in 1619 and owned by the Phillips family from 1669. William Phillips was Town Clerk of Brecon from about 1660, his eldest son being the Town Recorder and his younger son Thomas the captain of the slave ship Hannibal. The house subsequently passed into the ownership of Henry Scoursfield and then in 1779 to Thomas Williams. By the early 20<sup>th</sup> century, the house was occupied by Les Filles de Saint Esprit of St Brieuc, Brittany, a French religious order and then subsequently formed part of an Ursuline Convent, which remained until the late 20<sup>th</sup> century.
- 2.2. Havard House is Grade II\* listed (Havard House, including Forecourt Wall, Railings and Gate; and Former Stable Blocks to East and West), as a group of buildings including a 17<sup>th</sup> century house with exceptional 18<sup>th</sup> century panelled interiors and staircase. It has group value when considered with the adjacent listed buildings in Glamorgan Street.

### 3 Objectives

- 3.1. The objectives of the survey are:
  - to describe and record all of the key internal and external components of the building through measured survey, written description and photography;
  - to identify areas that can accommodate change without impact on the interest 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.

- to secure an understanding of a building and its significance to inform the preparation of a scheme of conservation, repair or alteration
- to inform decisions relating to the approval or implementation of a scheme of development as part of the planning or conservation process

## 4 Methodology

- 4.1. 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* (2020) and *Standard and Guidance for Historic Environment Desk-based Assessment* (2020).

### Desk-based Assessment

- 4.2. A desk-based study will be conducted accessing all readily available on-line resources.
- 4.3. 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

- 4.4. 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
  - Establish the building's contribution to the area's historic character
  - An outline of the significance of the building. This can seek to identify both the significance of different features or phases of development in the building relative to each other, and also set important aspects of the building in a regional or national context.
- 4.5. The drawn record will be based on existing detailed floor plans and elevations, which will be checked amended and annotated as necessary. The end result will include:
- Measured plans of each floor and main elevations
  - Drawings of any architectural features/decoration
  - Phase plans showing the development of the structure
- 4.6. 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

## 5 Report

- 5.1. 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
- 5.2. 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).

## 6 Site archive

- 6.1. 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).
- 6.2. 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.

### ***Data management plan***

- 6.3. The project will be conducted in accordance with CPAT's data management policy. All paper records will be collated, catalogued and labelled with the unique project code. All digital data will follow strict file naming, to include the unique project code, and be sorted into a standard series of sub-folders. The digital data will be catalogued, including a list of file types and relevant software.

## 7 Resources and programming

- 7.1. The assessment will be undertaken by a team of skilled archaeologists under the overall supervision of Tim Malim, 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 *Standard and guidance for*

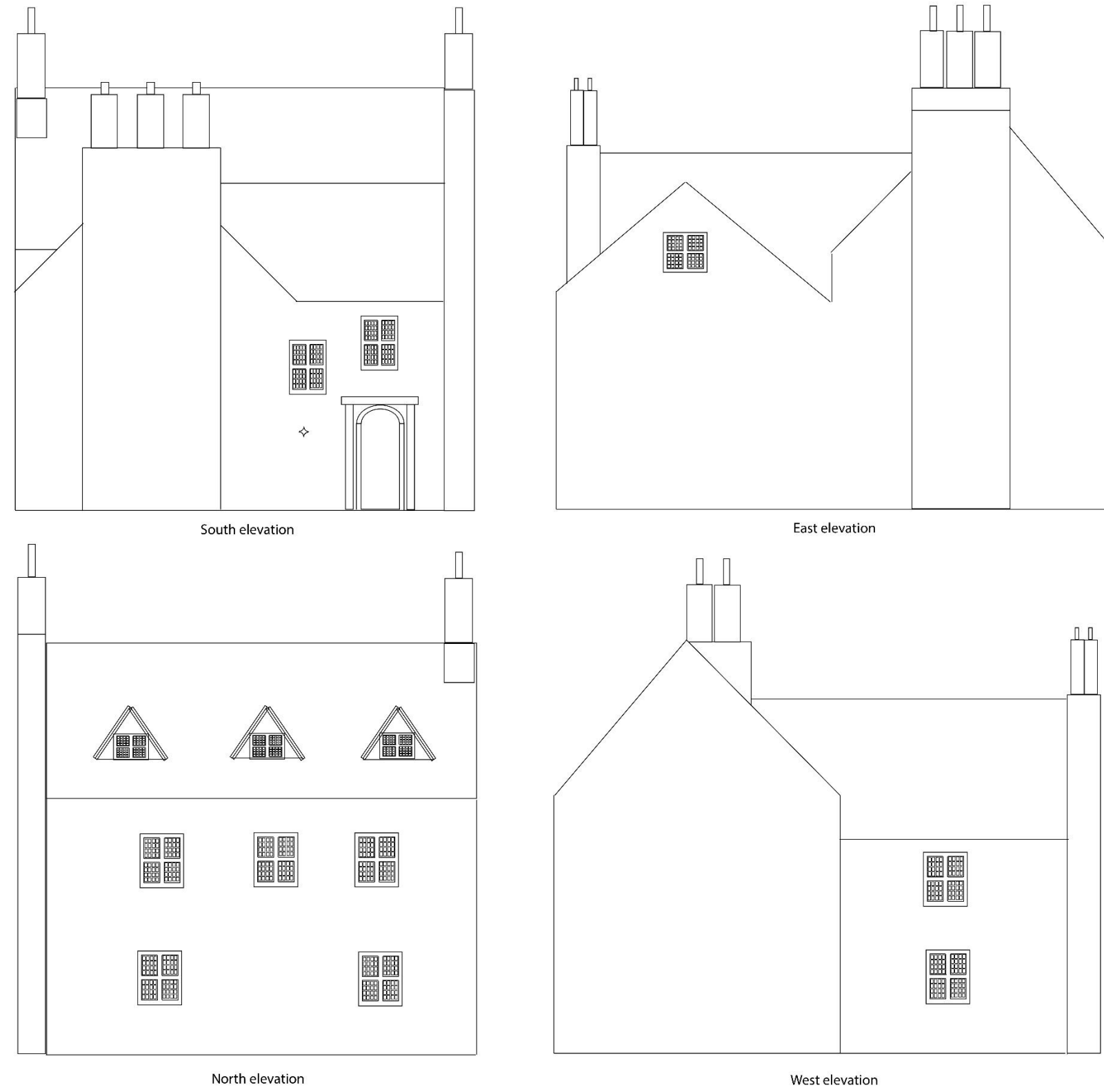
*commissioning work or providing consultancy advice on archaeology and the historic environment* (2014).

- 7.2. All report preparation will be completed by or with the assistance of the same field archaeologist(s) who conducted the fieldwork.
- 7.3. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 7.4. CPAT is covered by appropriate Public and Employer's Liability insurance, as well as Professional Indemnity insurance.

W J Logan

18 March 2022





*Fig. 24 Interpretation of the house as it appeared in the 17<sup>th</sup> century*

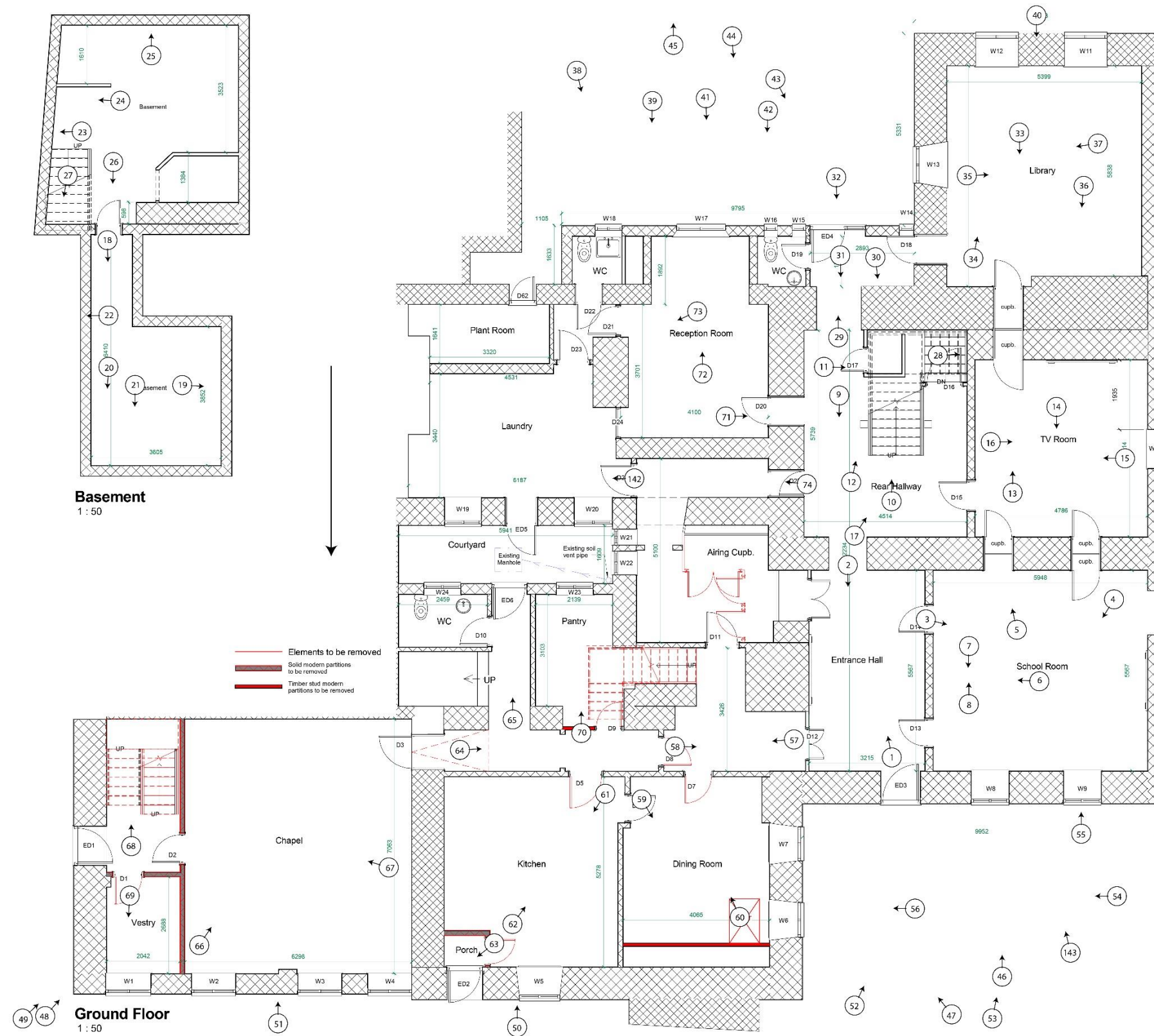


Fig. 25 Plan showing photograph locations on the ground floor

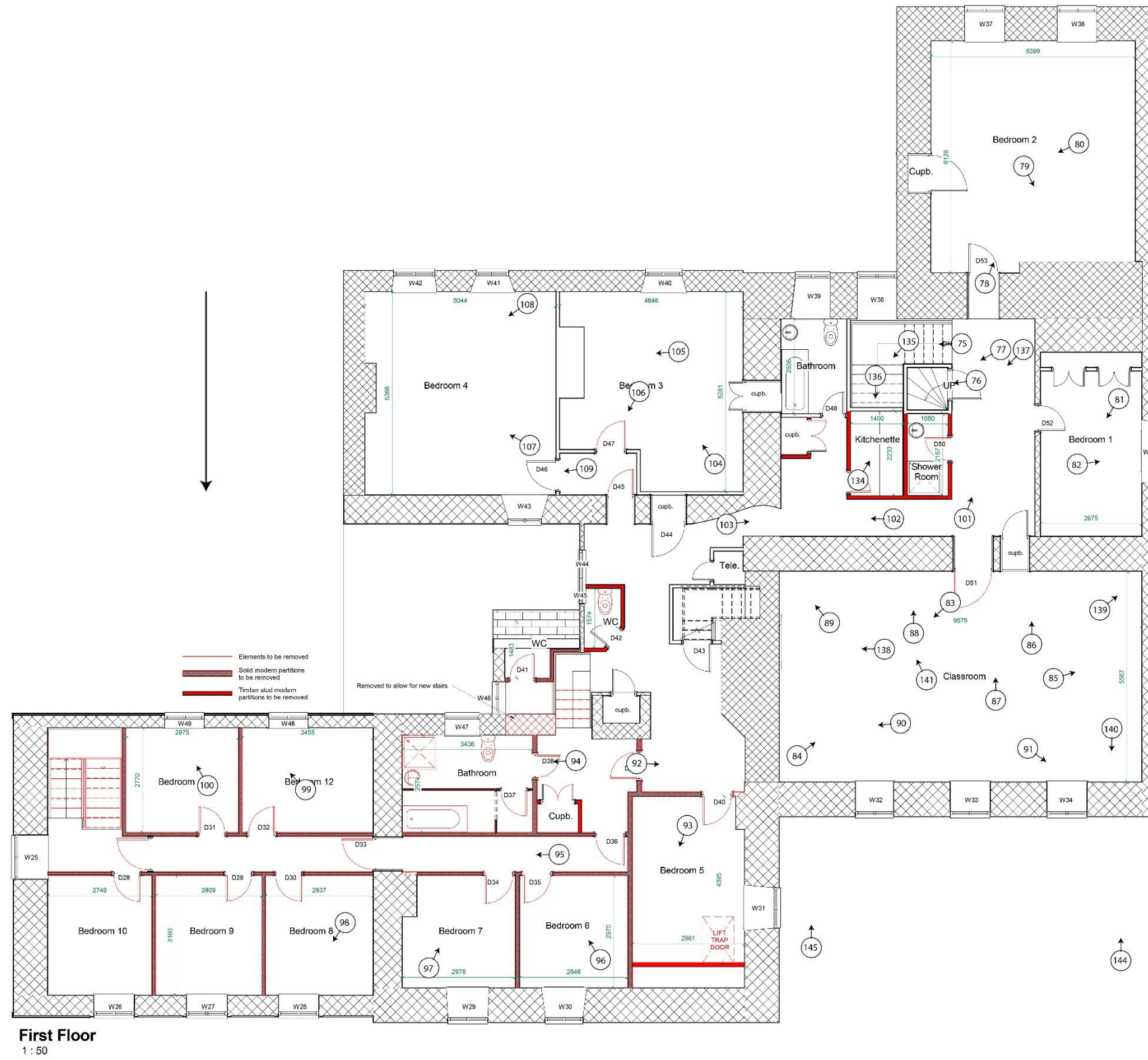


Fig. 26 Plan showing photograph locations on the first floor

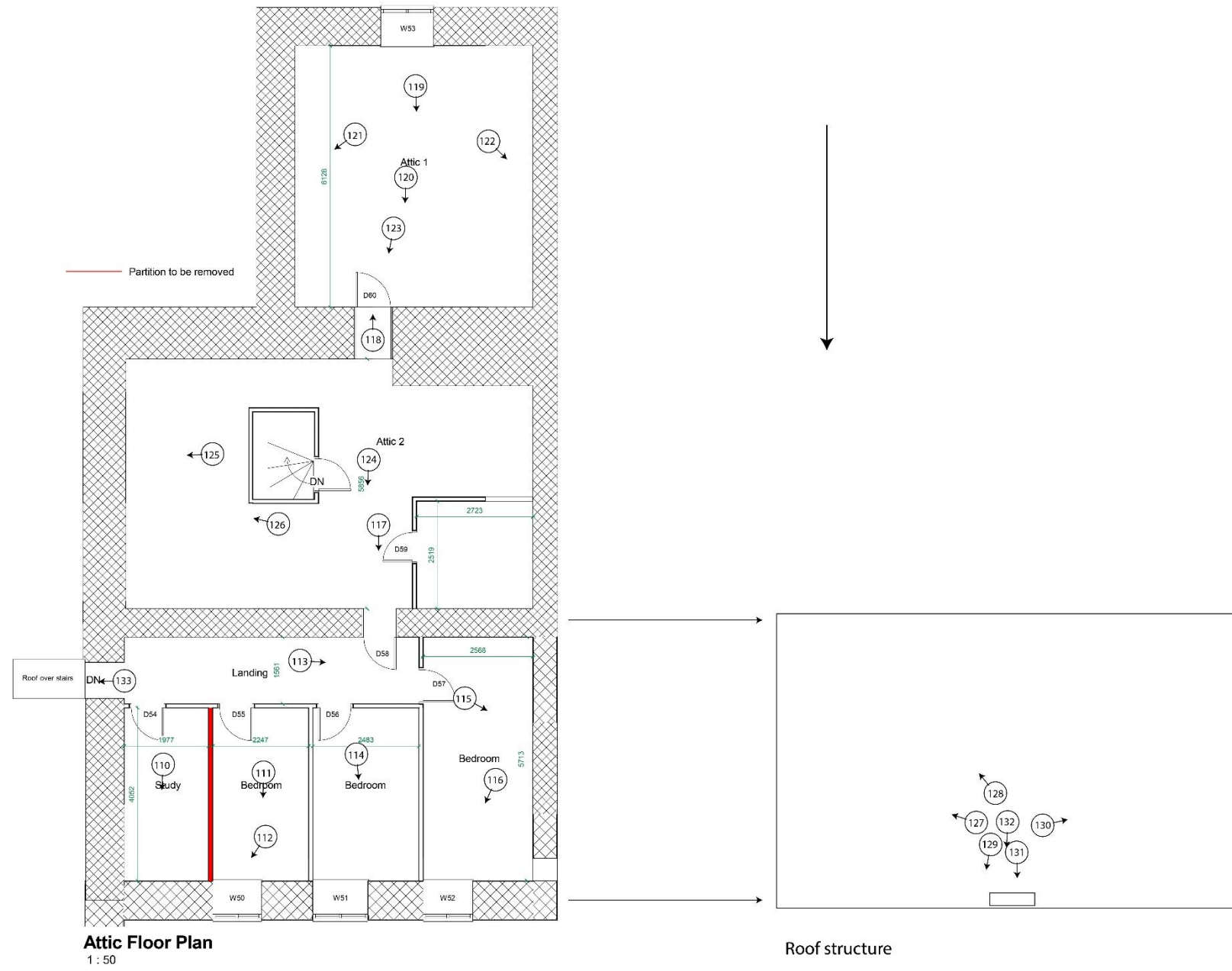


Fig. 27 Plan showing photograph locations on the attic floor

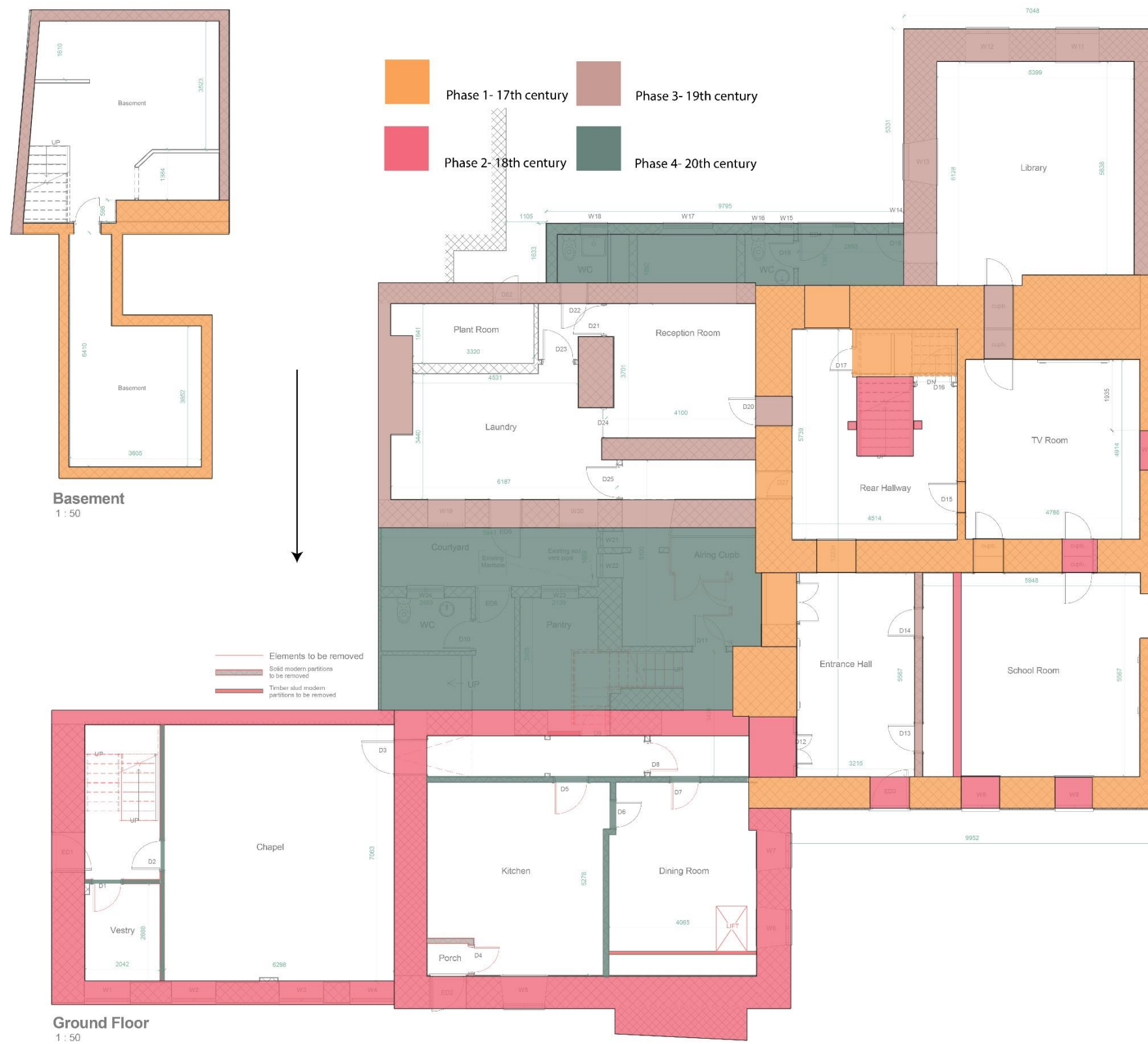


Fig. 28 Ground floor plan showing construction phases



Fig. 29 First floor plan showing construction phases



Fig. 30 Second floor plan showing construction phases (left) and position of original house in relation to existing structure (right)

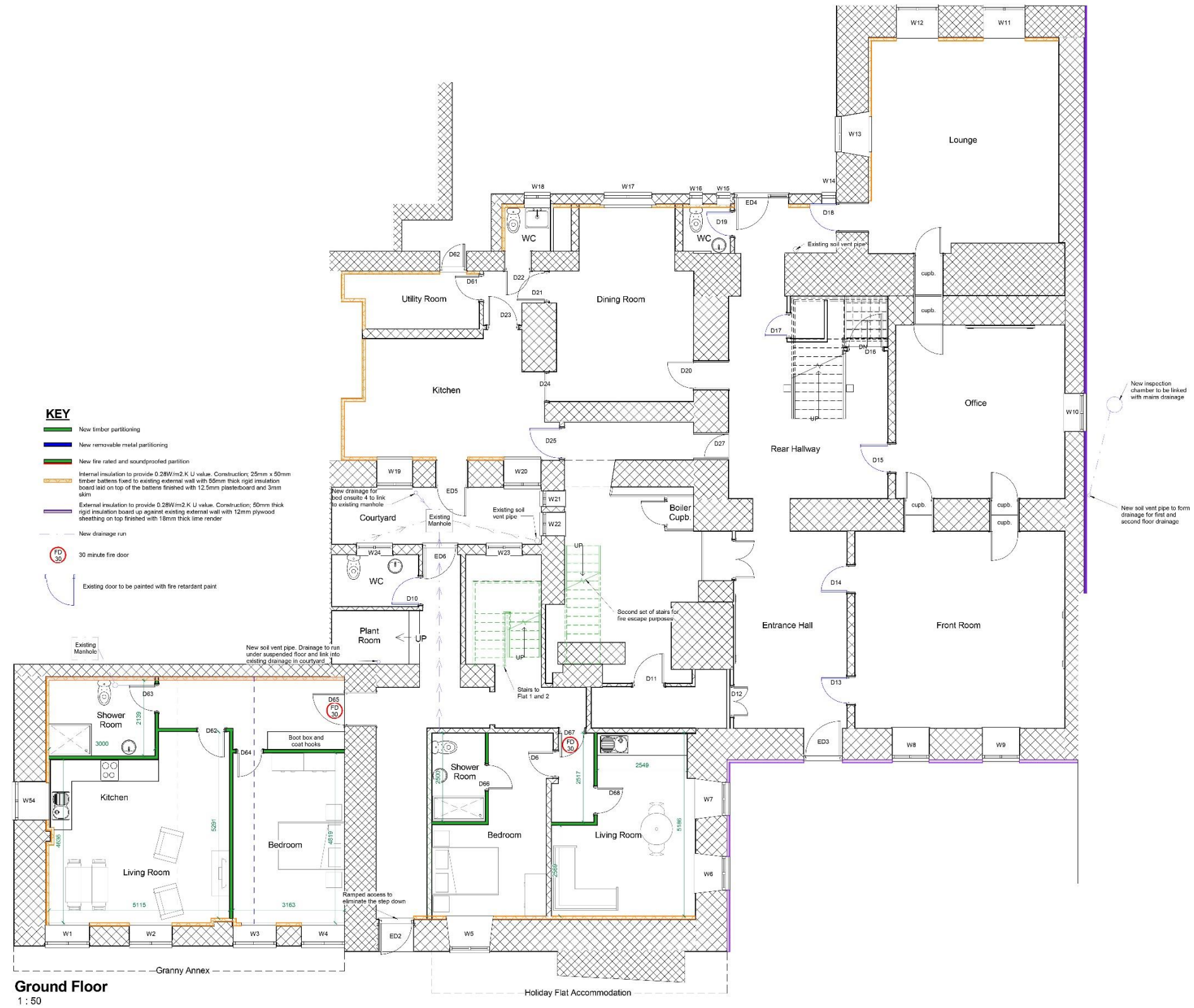


Fig. 31 Proposed ground floor alterations





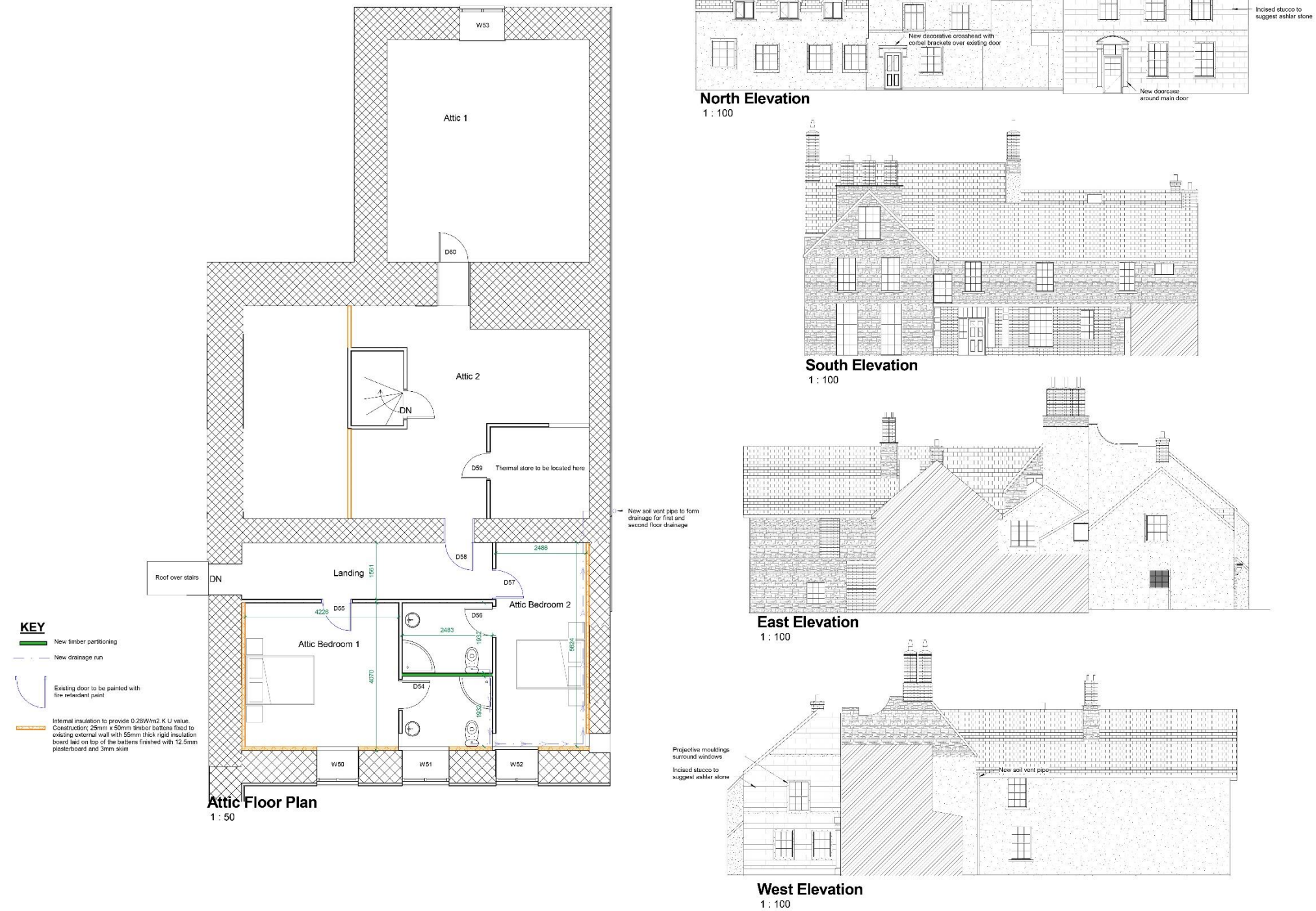


Fig. 33 Proposed attic floor alterations (left) and proposed changes to the exterior (right)

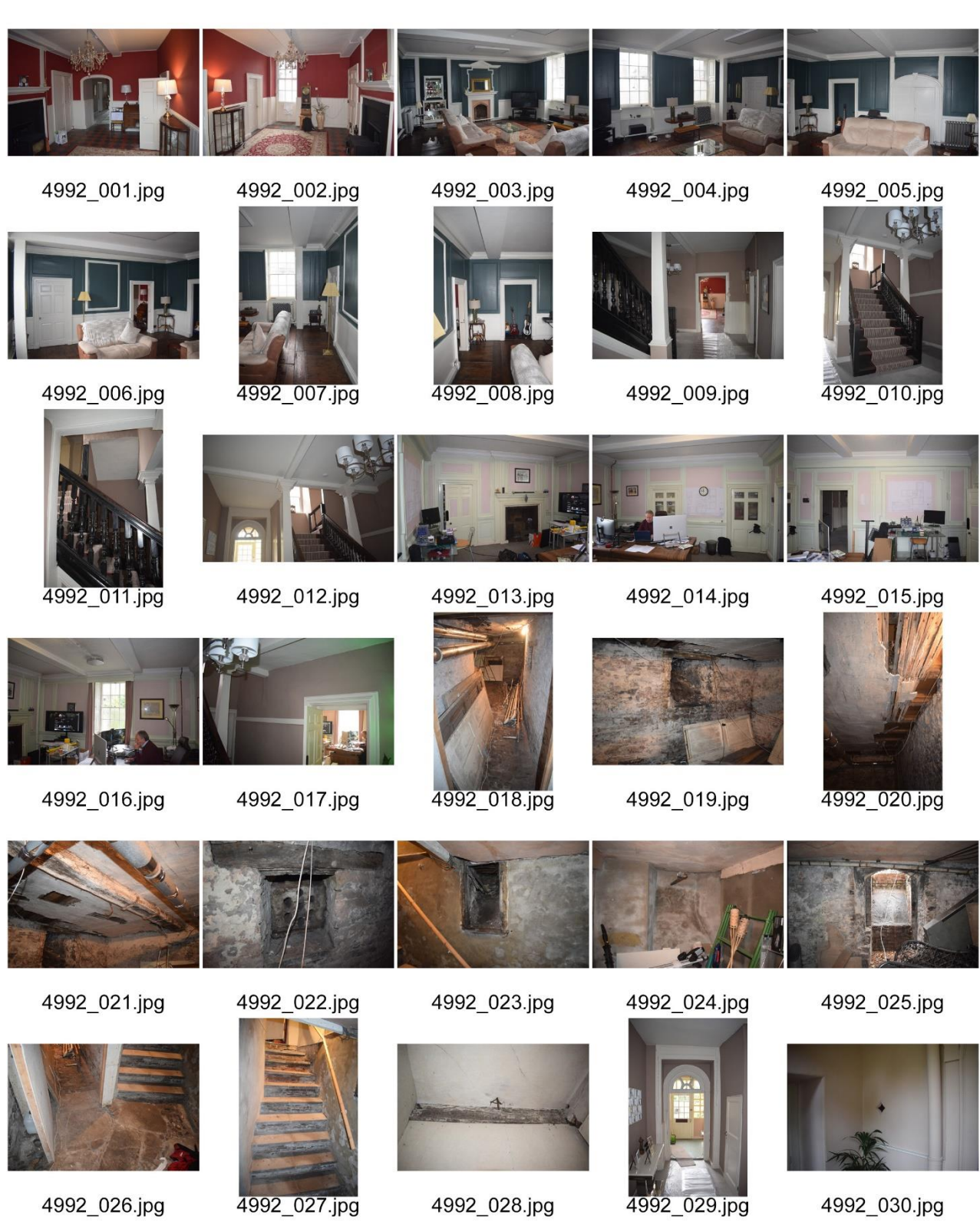


Fig. 34 Contact Sheet 1

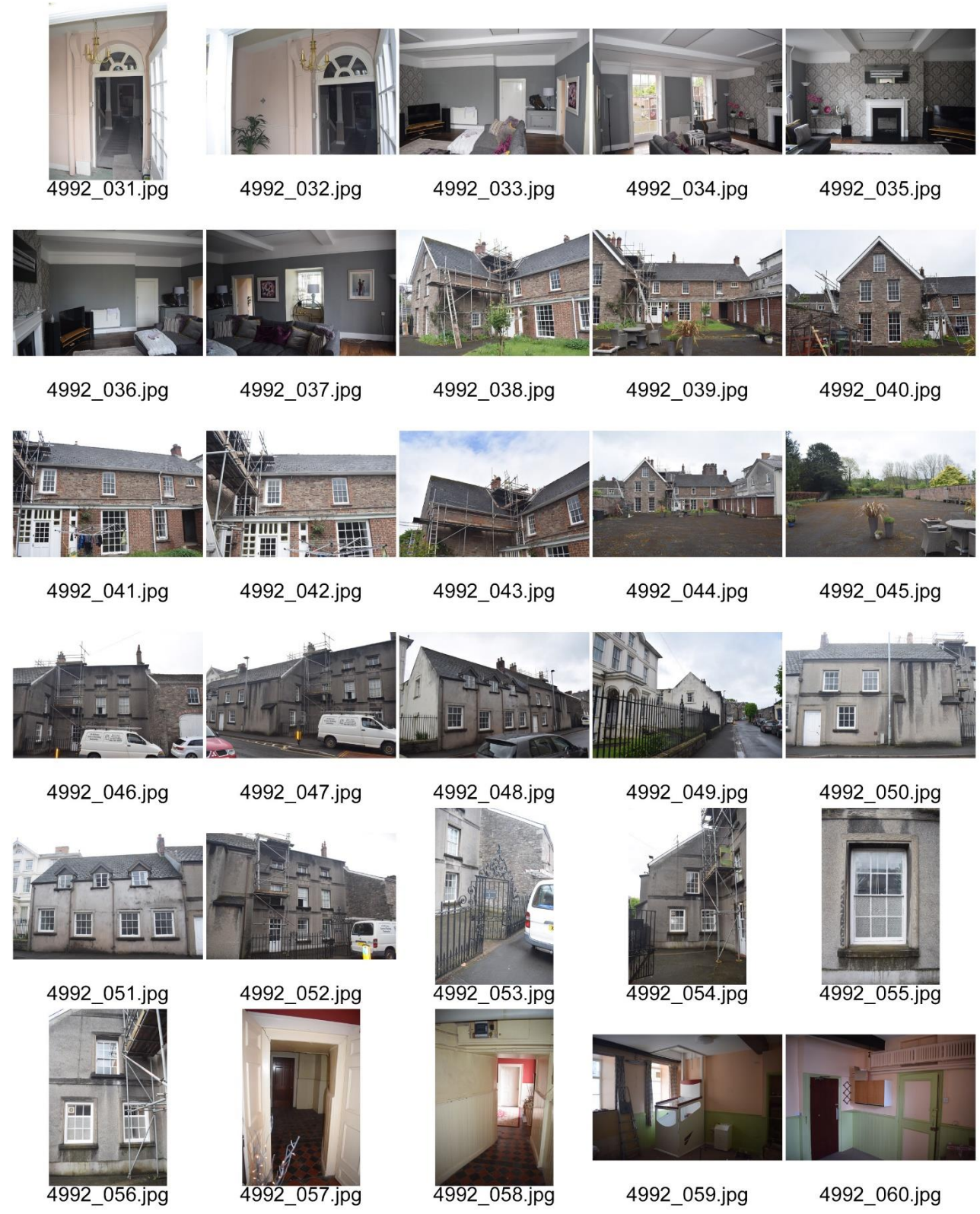


Fig. 35 Contact Sheet 2

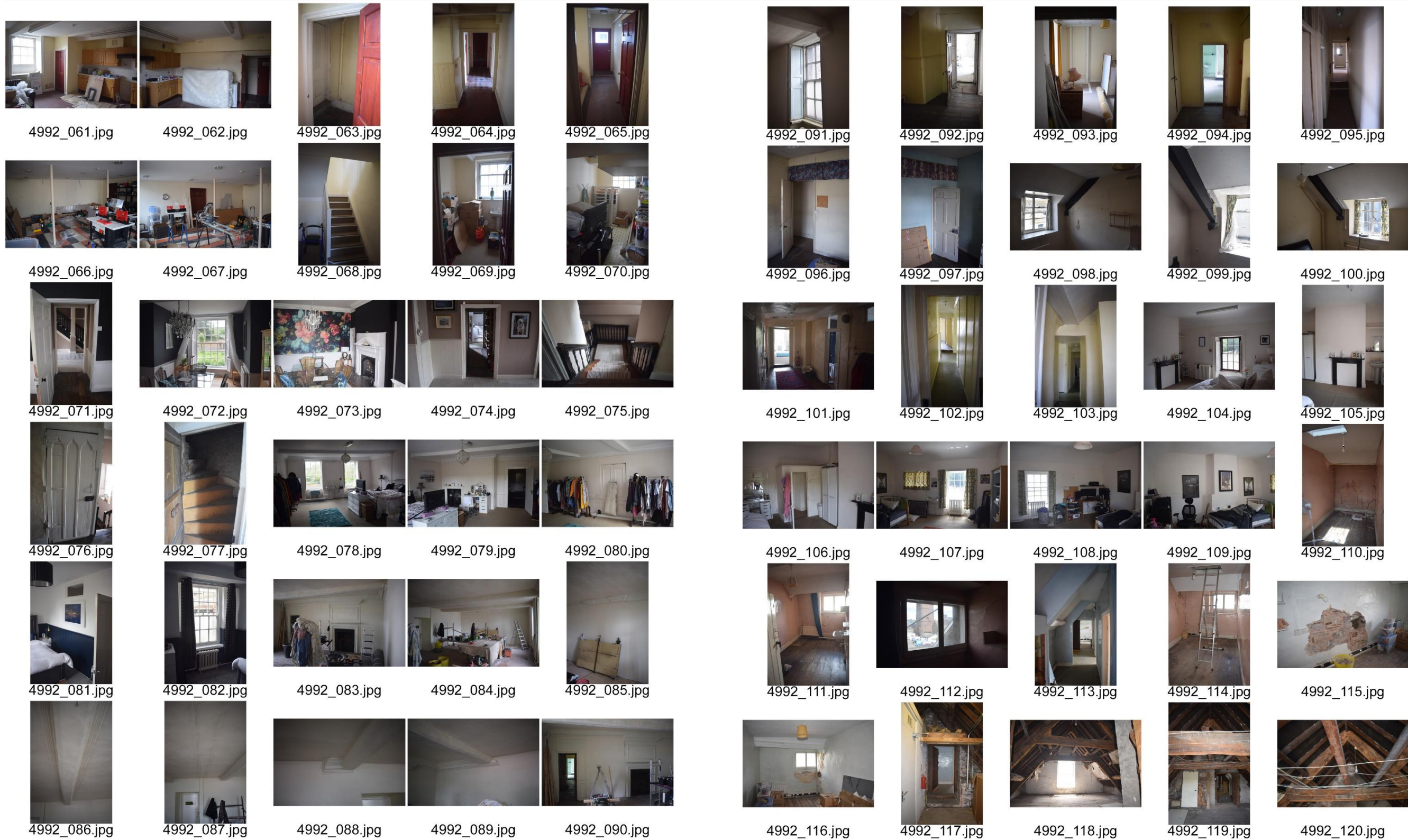


Fig. 36 Contact Sheet 3

Fig. 37 Contact Sheet 4

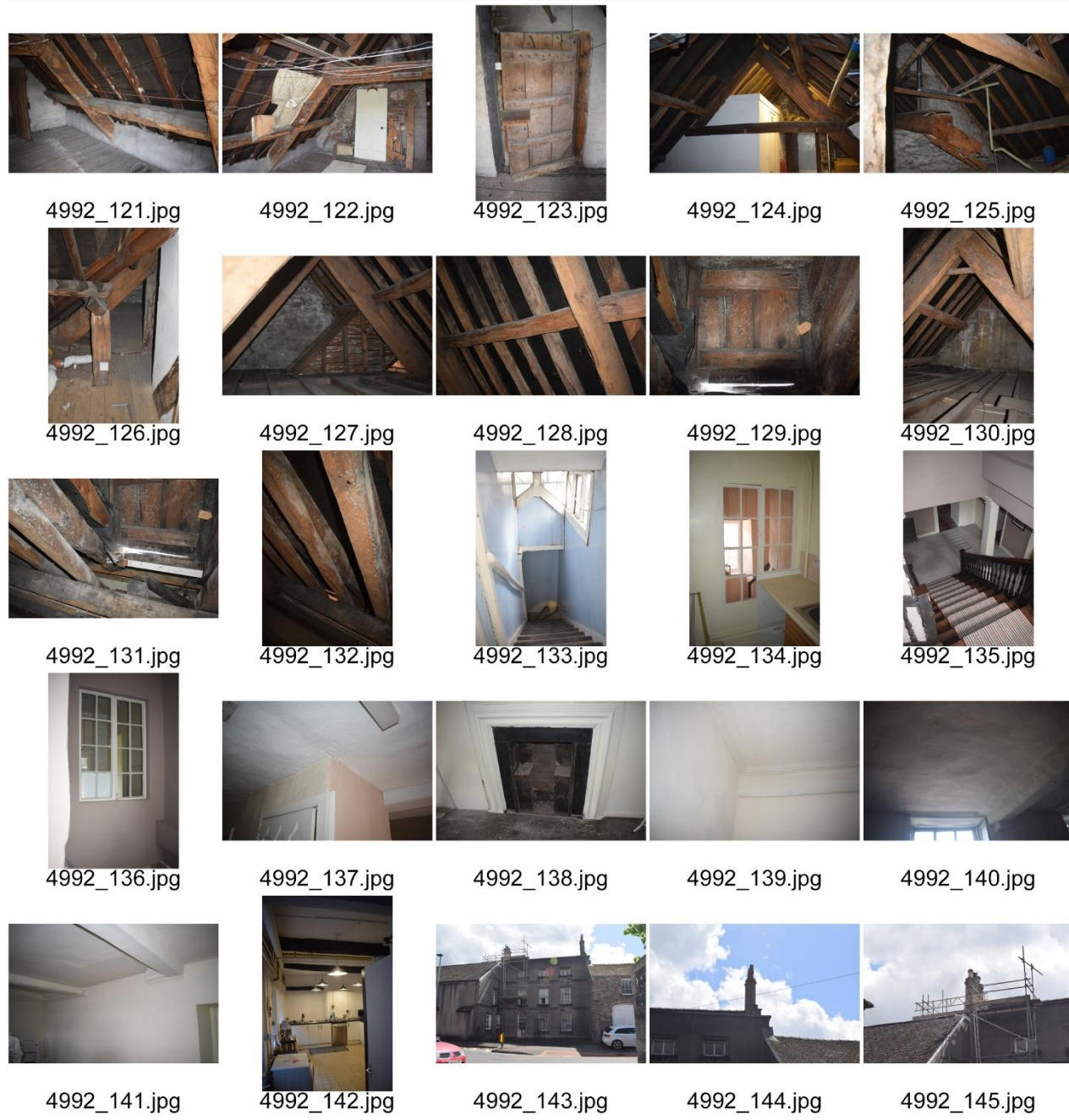


Fig. 38 Contact Sheet 5