

CPAT Report No. 1905



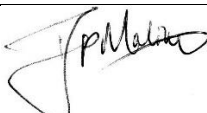
Pentre Haughton, Llandrinio

Historic Building Survey



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: Sylvia Pritchard
 CPAT Project No: 2645
 Project Name: Pentre Haughton, Llandrinio
 Grid Reference: SJ3096018917
 County/LPA: Powys
 Planning Application: 21/2051/FUL
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 with the Chartered Institute for Archaeologists

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Summary

A photographic survey was undertaken of a severely dilapidated historic range of agricultural buildings at Pentre Haughton, Llandrinio in August 2022, prior to their restoration and conversion for residential use. The range comprised a cow house, barn, cart shed, and store, all built in brick but constructed in at least four different phases, and the height of all but the store was two storey. The range formed the western edge to a courtyard located to the rear of the 17th century and later farmhouse. Historic mapping suggests that the development of the buildings occurred over the course of the 19th century, with the first phase work prior to 1839 and final phase prior to 1901.

Crynodeb

Ymgwymerwyd ag arolwg ffotograffig o resaid hanesyddol o adeiladau amaethyddol mewn cyflwr hynod adfeiliedig ym Mhentre Haughton, Llandrinio ym mis Awst 2022, cyn eu hadfer a'u trosi i'w defnyddio fel preswylfa. Roedd y rhesaid yn cynnwys beudy, ysgubor, cartws a storfa, wedi'u hadeiladu o frics ond wedi'u codi mewn o leiaf pedwar cyfnod gwahanol, ac roeddynt i gyd ond un yn adeiladau deulawr. Roedd y rhesaid yn llunio ymyl orllewinol buarth y tu ôl i'r ffermdy diweddarach o'r 17eg ganrif. Mae mapiau hanesyddol yn awgrymu bod yr adeiladau wedi'u datblygu trwy gydol y 19eg ganrif, gyda gwaith y cyfnod cyntaf cyn 1839 a'r cyfnod olaf cyn 1901.

1 Introduction

- 1.1. In August 2022 Clwyd Powys Archaeological Trust was instructed by Mrs Sylvia Pritchard through her agent Mike Lloyd of Berrys, to undertake a photographic survey of several historic farm buildings which have been granted permission for conversion to residential use. Condition 7 of Powys Council's planning permission 21/2051/FUL (Application for the conversion of, and alterations to, an agricultural building into a residential annex at Pentre Haughton, Llandrinio, Llanymynech, SY22 6SH) required that:

"Development shall not begin until an appropriate photographic survey, (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016) of the existing buildings has been carried out".



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Fig. 1 Location of historic barns at Pentre Haughton

- 1.2. Pentre Haughton is a small farm located in a rural area on the south side of the River Vyrnwy (NGR SJ3096018917), in the parish of Llandrinio (Figure 1), 3 miles east of Four Crosses and 10 miles north-east of Welshpool. The farmhouse dates from the 17th Century and in plan is indicative of a long house. It is possible the eastern half of the building was once used to house cattle prior to construction of the detached outbuildings in the 18th Century. The farmhouse is oriented east-west, with a courtyard to the north, defined on the other sides by agricultural buildings. The historic range that was granted permission for conversion and is the subject of this survey was oriented north-south and lay on the western side of the courtyard (Figure 2).

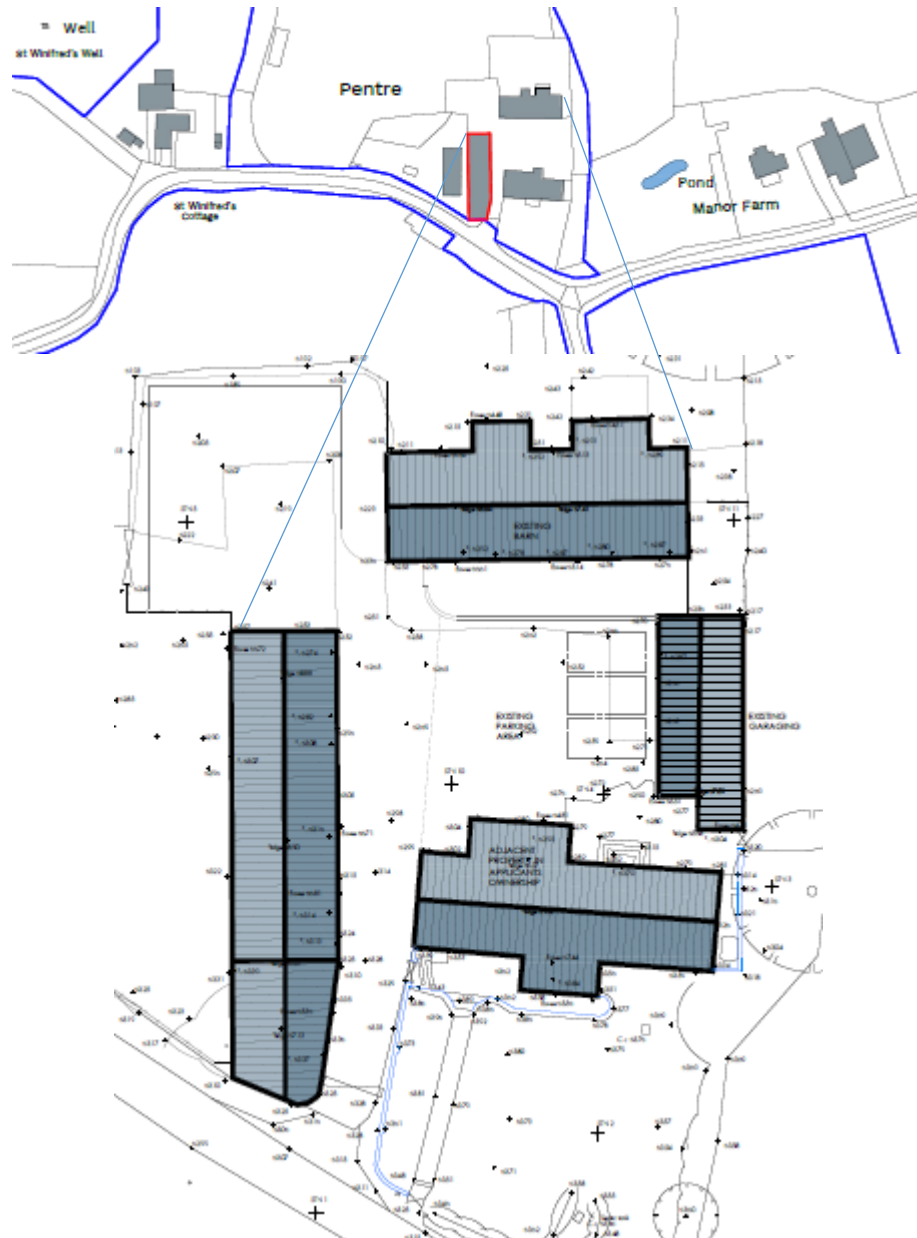


Fig. 2 Detailed location map and arrangement of barns at Pentre Haughton (drawn by Berry's)

- 1.3. The buildings have been neglected and are in a very poor condition with much of the roofing missing and structural instability clearly visible in the brickwork. Berrys have explained in their supporting documentation to the planning application, that a viable new use has to be found in order to save the fundamental integrity of the historic buildings and ensure their continued preservation. The existing floorplan and proposed changes are shown in Figure 3.



Fig. 3 Existing and proposed plans for residential conversion of the historic barn complex

- 1.4. A Heritage Impact Assessment (HIA) was produced by Berrys in June 2019 and the following photo survey has included parts of Berrys text which summarises the historic context and interpretation of the buildings as presented in the HIA.

2 Survey results

- 2.1. The survey was conducted in good weather and light conditions on 17th August 2022. A total of 57 photographs were taken (Appendix 1 Figures 17 and 18 has contact prints of all images) and a plan showing the location and direction of viewpoints is included as Drawing 1 at the end of this report in A3 format. Historic bricks measured c. 21 x 10 x 5.5cm, and more modern bricks measured c. 22 x 10 x 7.5cm.

Cow House

- 2.2. The cow house at the northern end of the barn complex is the earliest building other than the farmhouse (Figure 4). There is evidence that another bay was built to the north elevation of this building during the late 19th Century as shown on the 1901 OS Map and evidenced with the apertures created at half height for the first floor joists. Originally this building would have been finished with a Welsh slate roof, but the replacement corrugated tin roof has caved in leaving the historic roof timbers open to the elements.
- 2.3. This is an early example of a cow house, which is identifiable as there would appear to be no original window openings within the cow house, the single window to the rear looks to have been a later addition along with the hay loft above (Figure 4). The cow house is likely to have been solely ventilated by the ventilation slits to the rear and end gable.



Fig. 4 North-facing gable end of cow house; note joist holes, infilled ventilation slots and window (CPAT 5005-006)

- 2.4. Internally there is a raised brick platform on which the cows would have been tethered with a drainage and manure channel behind (Figure 5). The original stalls have been replaced with precast concrete dividers.



Fig. 5 Window at north-west corner and view through it to cow stall and plinth, with collapsed hay loft (CPAT 5005-007 and 008)

- 2.5. Two half height brick walls provide the feeding passage through the cow house and into the barn (Figure 6). A pump survives within this walkway which was used to pump water from the nearby river into the cow house.



Fig. 6 Passageway between cow house and barn, with detail of machinery preserved in situ (CPAT 5005-022, 020 and 021)

- 2.6. The western side of the cow house had a single ground-floor window at the north-western corner, and a door opposite in the eastern wall which showed drainage and other modifications to the building at the threshold (Figure 7). Further south along the eastern elevation a second doorway gave access to the passageway, and adjacent to this a third door was the northernmost of a pair of entrances to the barn (Figure 8).



Fig. 7 Detail of threshold and foundations at north-eastern corner of cow house (CPAT 5005-028)



Fig. 8 Eastern elevation of northern part of barn complex (CPAT 5005-034)

Barn

- 2.7. The barn section of the range has been heavily altered/infilled/rebuilt around the middle of the 19th Century. The window and door to the south is of the same brick and construction type as the cow shed to the north, with more recent brickwork in between (Figure 8). In Berrys' opinion, however, there is no evidence that this is an infill of a threshing barn. Along the western side of the barn the old brickwork continues for much of the wall, but newer brickwork occurs around a doorway at the north-western end of the barn (Figures 9 and 10), suggesting this was an insert that involved a relatively expansive repair to the wall in this location. A slate floor is laid between the two opposing doorways in this zone.

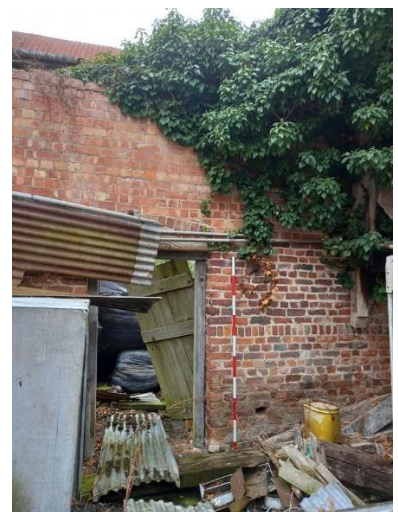


Fig. 9 Interior of southern gable to barn and old brickwork along walls (CPAT 5005-014); change in brickwork in west elevation around the inserted doorway (CPAT 5005-010 and 018)

- 2.8. Ventilation slots and a first floor window in the southern gable are infilled (Figure 9), and replicate the evidence seen in the northern gable of the cow house. In the west elevation, however, the ventilation slots remain open.
- 2.9. The roof was supported on raking Queen post trusses (Figure 10), and windows at first floor level in both west and east elevations show there must once have been a loft. Various timber fixtures and fittings survived in the barn including a boarded wall against the passageway (Figure 10) and wall-mounted hay feeder (Figure 9). A low, relatively modern brick wall with timber uprights sub-divides the barn (Figure 10 foreground).



Fig. 10 Interior of barn showing raking Queen Post roof trusses (CPAT 5005-039)

Cart Shed

- 2.10. The Cart Shed is a later construction to the barn and cow house. It is likely to date to the mid 19th Century, possibly around the same time as the barn was rebuilt due to the appearance of the same bricks having been used.
- 2.11. The cart shed comprises a single bay structure with a separate enclosed staircase up to the granary above (Figure 11). In the west wall of the first floor is a door which would have been used to load and unload the granary. There is no evidence of a hatch or hoist for moving the grain onto the cart internally, neither is there any evidence of an external staircase providing access.



Fig. 11 Cart Shed and stairs to granary (east elevation); with details of interior ground floor and loft (CPAT 5005-041, 042 and 045)



Fig. 12 West elevation of Barn and Cart Shed showing change in brickwork, open and infilled ventilation slots, windows and first floor doorway (CPAT 5005-023 and 025)

Store

- 2.12. This was a single storey building with a corrugated iron roof, which was added to the south end of the Cart Shed between 1887 and 1901 according to Ordnance Survey historic mapping. It has doorways at its north-western and south-eastern corners, and a metal-frame window along much of the length of its eastern elevation.



Fig. 13 Store building: west elevation and interior looking north-west (CPAT 5005-048 and 053)

- 2.13. At the south-eastern corner of the Store, the wall is curved and incorporates a window. The brickwork can be seen to be different from the rest of the building (Figure 14), although there is consistency in the pattern of headers and stretchers of English Garden Bond design for both parts. This is an unusual feature, but may be a simple pragmatic solution to a restricted access for large carts turning from the lane into the farmyard. By constructing a curve here rather than a right-angled wall junction, a wider opening is made possible and the chance of accidental damage to the corner reduced.



Fig. 14 Store building: south-eastern corner showing curved wall (CPAT 5005-055)

3 Discussion and Conclusions

Historic mapping

- 3.1. The Tithe map is the earliest representation of the farm and its outbuildings (Figure 15). The outbuildings shown on this map include the cow house, barn and possibly the cart shed to the western range, along with the calf house with hay loft which form the northern range. By 1887 minor changes are apparent as possible extensions to some of the buildings, but by the second edition OS map of 1901 it is clear that several additions have been made to the barn complex on the western side of the courtyard. This includes a steel-framed Dutch barn immediately adjacent to the west side (now largely decayed), the Store at the south end, and an extension or changed arrangement at the north end. Comparison to the current footprint of the buildings (Figure 2) and satellite imagery, shows that the northern end of the building shown on historic mapping, has been demolished during the 20th century.

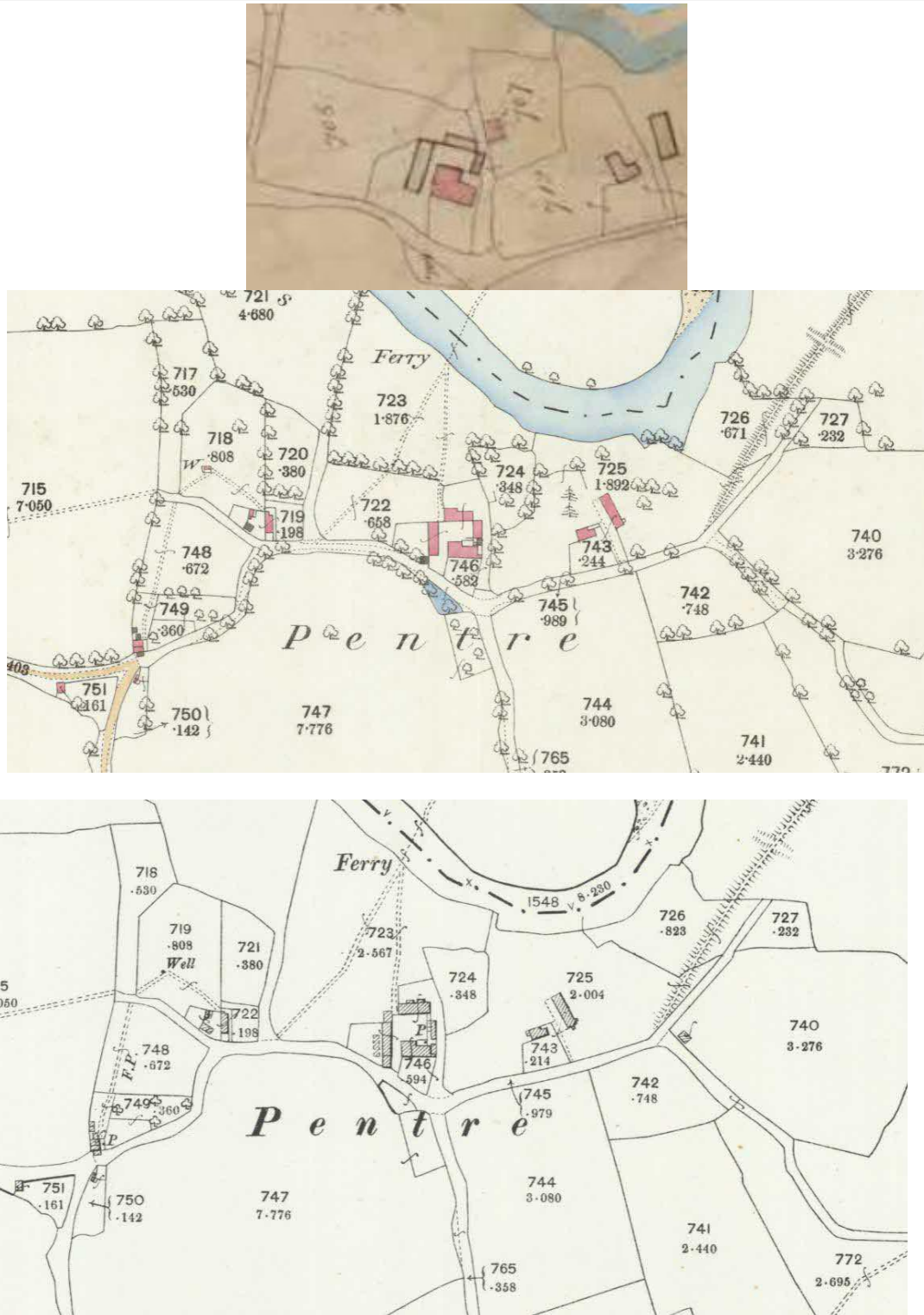


Fig. 15 Historic mapping: 1839 Llandysilio Tithe Map; 1887 1st edition OS map and 1901 2nd edition

Fabric analysis

- 3.2. Brickwork shows the western range has several phases. The oldest brickwork comprises relatively soft and irregular bricks, often darker in hue than the more regular and higher-fired later brickwork. The older fabric is seen at the north end of the Cow House and the south end of the Barn which is assumed to be **Phase 1**, dating to the early part of the 19th century.

- 3.3. There is a hint within the brickwork that the roof may have been raised at the north end, and perhaps the hay loft above the cow house is **Phase 2**. At the south end of the barn the change is not represented by a lower gable, but a distinct change in brickwork is marked by a course of headers at a height of 2.8m from the ground. Above this horizontal band the brickwork appears to be composed of more regular and better fired brickwork.
- 3.4. Separation of the cow house at the north end and the barn at the south, with a passageway in between, might have been when changes were made to the central section of the barn's east elevation and a new doorway located in the west elevation, all assigned to **Phase 3**. These changes are manifest in the use of later brickwork, seen as machine-made bricks in a high-fired fabric. Similarity in this brickwork with that used in construction of the cart shed suggests the addition of this at the south end of the barn should be assigned to the same phase, prior to the 1st edition OS map, so around the mid 19th century.
- 3.5. The final addition was the store at the southern end, dated by historic mapping to the 1890s. This would be **Phase 4**.
- 3.6. The machine parts found within the barn spans the dating outlined in the phasing analysis proposed above. Richmond and Chandler Limited were listed as agricultural machinery manufacturers between 1834 – 1922 and based in Salford (Grace's Guide). They supplied chaff machines worked manually, or by water or steam power. The part found in the passageway comes from a chaff cutter (Figure 16).



Fig. 16 Richmond & Chandler chaff cutting machine (Grace's Guide Im20121018)

4 Sources

Published sources

Grace's Guide to British Industrial History https://www.gracesguide.co.uk/Richmond_and_Chandler

Unpublished sources

Berrys June 2019 *Heritage Impact Assessment in relation to the proposed barn conversions at Pentre Haughton Llandrinio*

Berrys August 2019 *Historic Building Record in relation to the proposed conversion of the traditional farm buildings at Pentre Haughton, Llandysilio*

Cartographic sources

1839 Tithe apportionment for Llandysilio Parish

1887 Ordnance Survey 1:2500 1st edition

1901 Ordnance Survey 1:2500 2nd edition

5 Archive deposition Statement

As the requirement was for a Level 1 photographic survey there is no further archival material to deposit, and this report forms a sufficient record for posterity. The digital photographs will be deposited jointly with the Historic Environment Record, Clwyd-Powys Archaeological Trust, and the National Monuments Record (RCAHMW).

Summary of site records

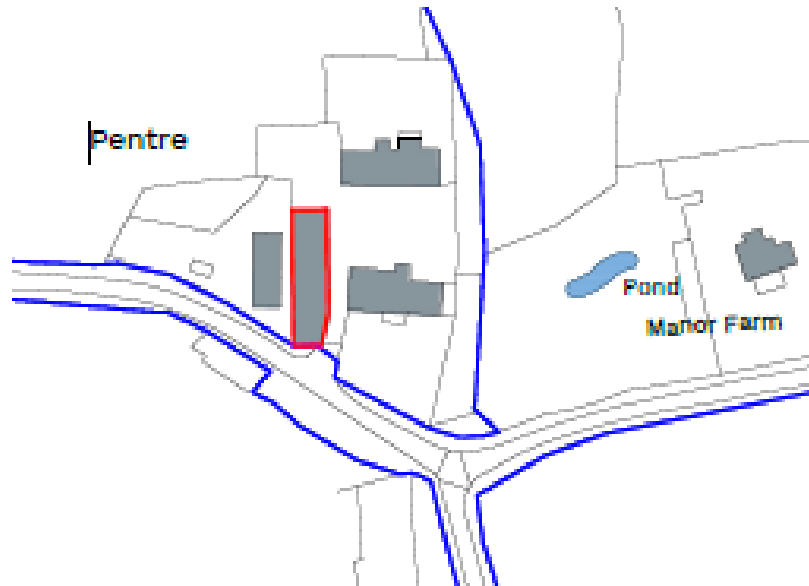
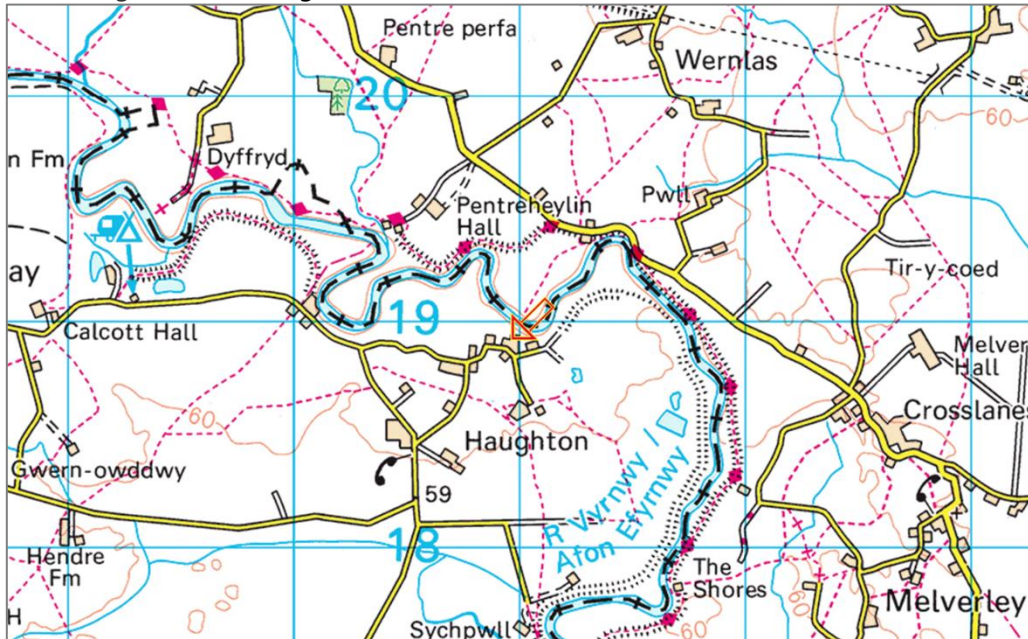
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57 digital photographs, CPAT film no 5005

Appendix 1: CPAT WSI 2645

1 Introduction

- 1.1 The Field Services Section of the Clwyd-Powys Archaeological Trust has been invited by Mr and Mrs Pritchard (via Berrys as agents) to undertake a historic building survey in connection with an application (21/2051/FUL) for the conversion of an agricultural building to a residential dwelling at Pentre Haughton, Llandrinio, SY22 6SH (SJ30961891).



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Fig. 1: Location of the site and building

- 1.2 The development has received full planning permission for the conversion of a complex of 19th century agricultural buildings into two dwellings. Condition 7 of the planning consent stipulates:

Development shall not begin until an appropriate photographic survey, (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016) of the existing buildings has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The photographic survey will be completed by an archaeological contractor. The resulting digital photographs should be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: mark.walters@cpat.otg.uk Tel: 01938 553670/552045). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR for inclusion in the regional Historic Environment Record.

Reason

To secure a full photographic record of the buildings prior to alteration, conversion or demolition

2 Objectives

2.1 The objective of the survey is:

- to provide a basic visual record of the external features and any surviving internal details of the barn and to record any surviving details relating to the construction method.

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* (2020).

Building Survey

3.2 The survey will take the form of an Historic England Level 1 Building Survey as outlined in *Understanding Historic Buildings*, 2016, (5.2, p.25), and (subject to safety considerations due to the structural condition of the buildings) will include:

- External photographs, and internal photographs to record significant details.
- Sketch drawings, if required to record any additional architectural details.
- A brief descriptive record of the building's construction form and phasing.
- A plan locating the building geographically and showing the location and orientation of photographs taken.

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

- general views
- external appearance
- internal views
- elevations and structural detail
- overall appearance
- fixtures, fittings etc

- 3.4 Where possible, all photographs will be taken with a scale bar and will be given a unique reference number.

Report

- 3.5 The resulting report will include the following key elements:
- Non-technical summary
 - Introduction and location
 - Brief historic context including reference to first and second edition Ordnance Survey Maps
 - Photographic survey with descriptions and basic analysis
 - Summary statement
 - Plan of the structure showing the photographic locations and orientation

4 Site archive

- 4.1 The overall archive will conform to guidelines described in Management of Research Projects in the Historic Environment (MoRPHE), Historic England 2015, the CIfA (2020) *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).
- 4.2 The archive will be deposited with the National Monuments Record (NMR), RCAHMW. 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, within two months of the approval of the project report.

Data management plan

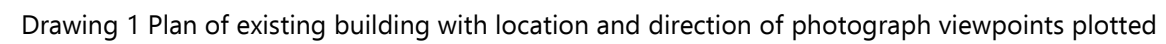
- 4.3 The project will be conducted in accordance with CPAT's data management policy. All paper records will be collated, catalogued and labelled with the unique project code. All digital data will follow strict file naming, to include the unique project code, and be sorted into a standard series of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

6 Resources and programming

- 5.1 The survey will be undertaken by a single skilled archaeologist under the overall supervision of Tim Malim, CPAT's Principal Archaeologist 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* (2020).
- 5.2 All report preparation will be carried out by, or with the assistance of, the same field archaeologist(s) who conducted the fieldwork and completed within two months of the commencement of the survey.
- 5.3 Health and Safety regulations will be adhered to by CPAT and its staff.

Chris Matthews

16th August 2022



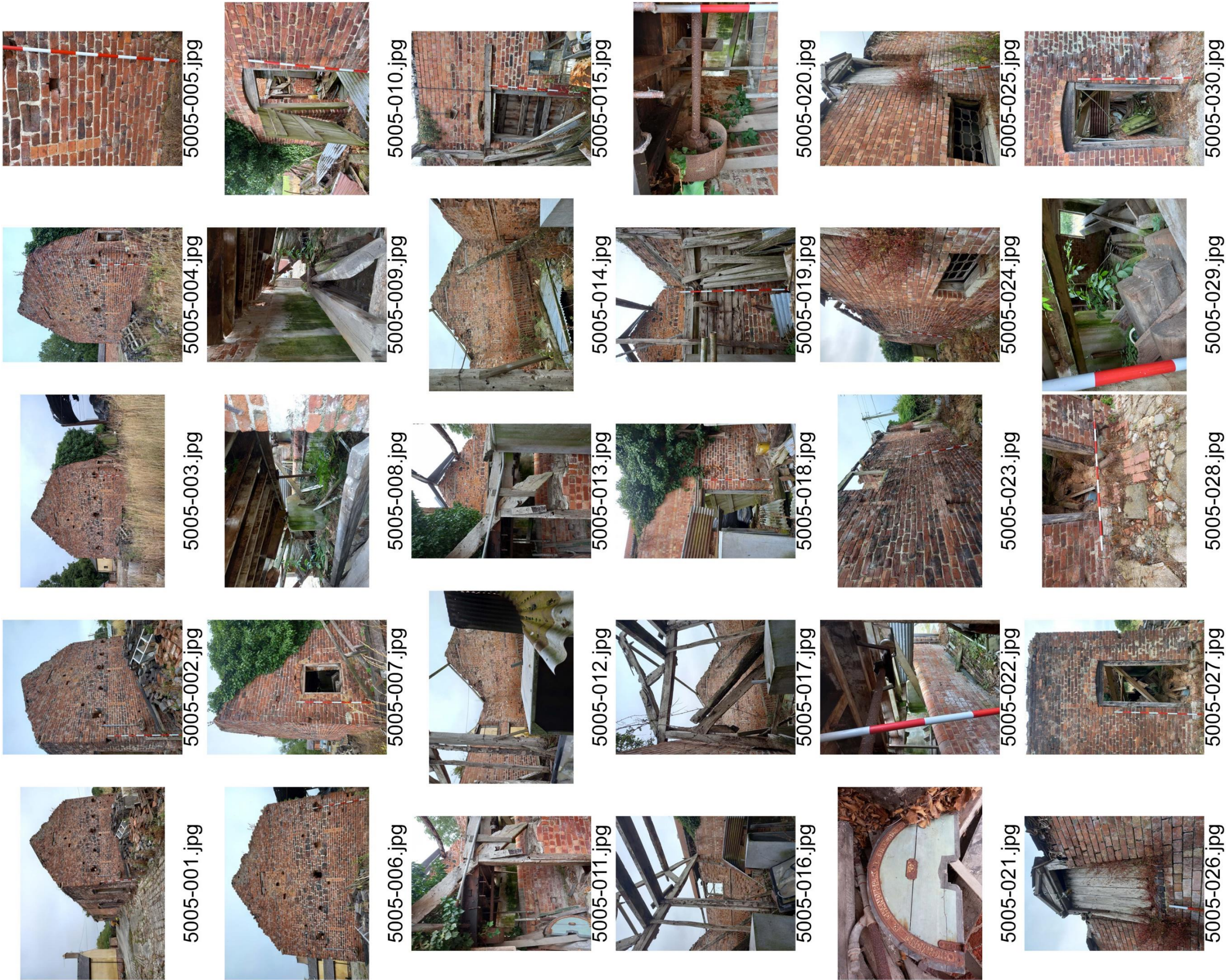


Figure 17 Contact prints 001 - 030

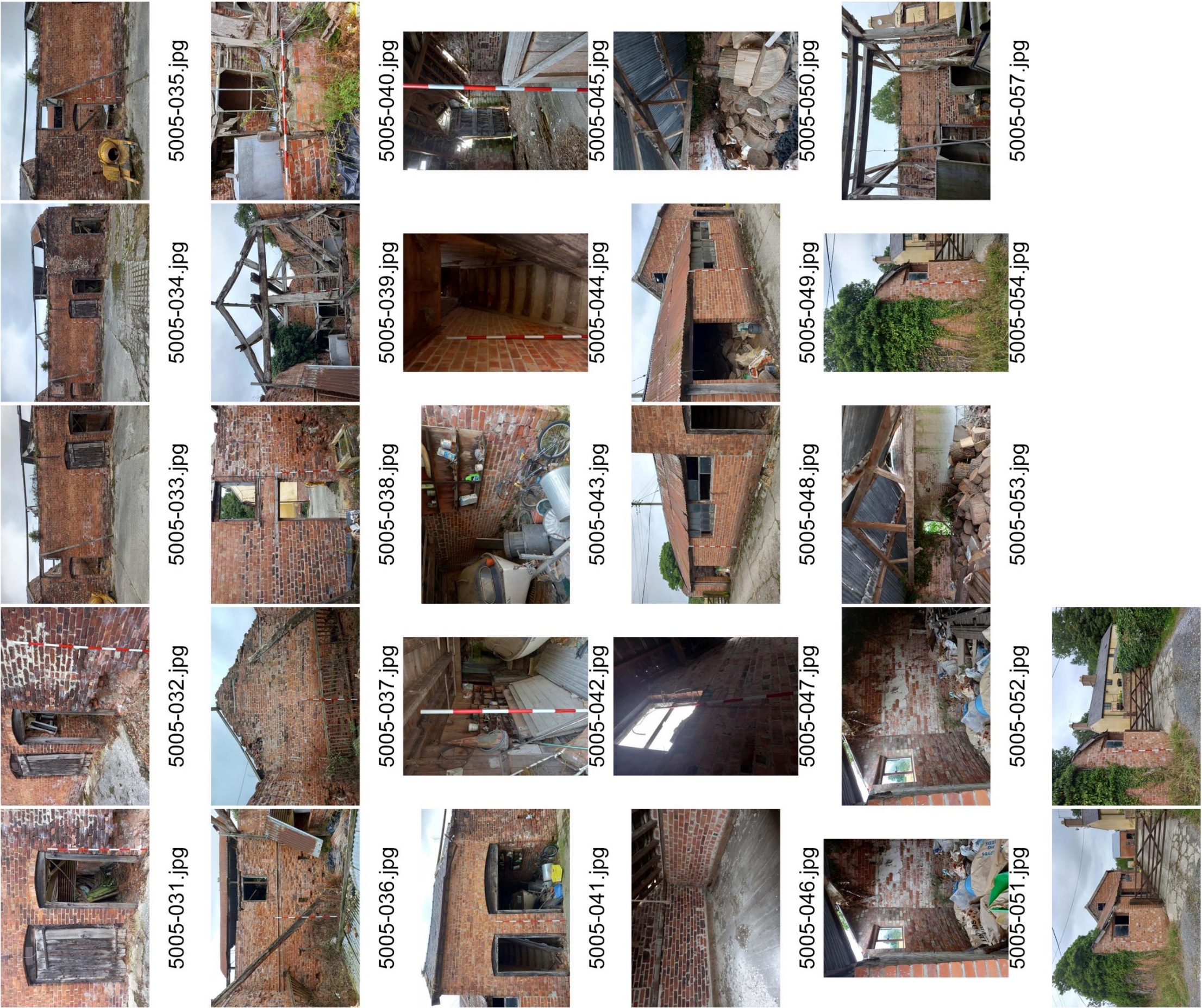


Figure 18 Contact prints 031 - 057