

CPAT Report No. 1921

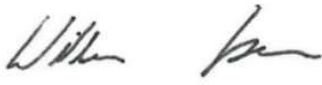


Lower Gwestydd, Aberbechan, Powys

Historic Building Recording



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: Mr G. Randall
 CPAT Project No: 2659
 Project Name: Lower Gwestydd, Aberbechan
 Grid Reference: SO 12603 93379
 County/LPA: Powys
 Planning Application: 21/1661/FUL & 21/1662/LBC
 CPAT Report No: 1921
 Event PRN: 214643
 Report status: Final

Prepared by:	Checked by:	Approved by:
		
Will Logan Project Archaeologist	Tim Malim Principal Archaeologist	Tim Malim Principal Archaeologist
30/11/2022	14/12/2022	14/12/2022

Bibliographic reference: Logan, W., 2022. *Lower Gwestydd, Aberbechan -Historic Building Recording*. Unpublished report. CPAT Report No. 1921.

Cover image; View from the east of the 17th century house at Lower Gwestydd, located to the north of the farmyard.



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 with the Chartered Institute for Archaeologists

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Summary

In November 2022 the Field Services Section of the Clwyd-Powys Archaeological Trust carried out a Historic Building Recording in connection with the proposed conversion of the traditional barns into 4 residential dwellings at Lower Gwestydd, Aberbechan, a farmstead dating from the 17th century.

The historic building on the south range was no longer extant at the time of the survey. The east range was a cattle shed constructed in the late 18th or early 19th century. The attached northern range, formerly a milking parlour, was constructed in the mid-late 19th century, but had been completely rebuilt. The west range comprised a threshing barn and a stables, of which the latter was constructed in brick which may have been a later development of an originally wholly timber-framed construction. The date of the barn is uncertain but it may be contemporary with the 17th century house at Lower Gwestydd.

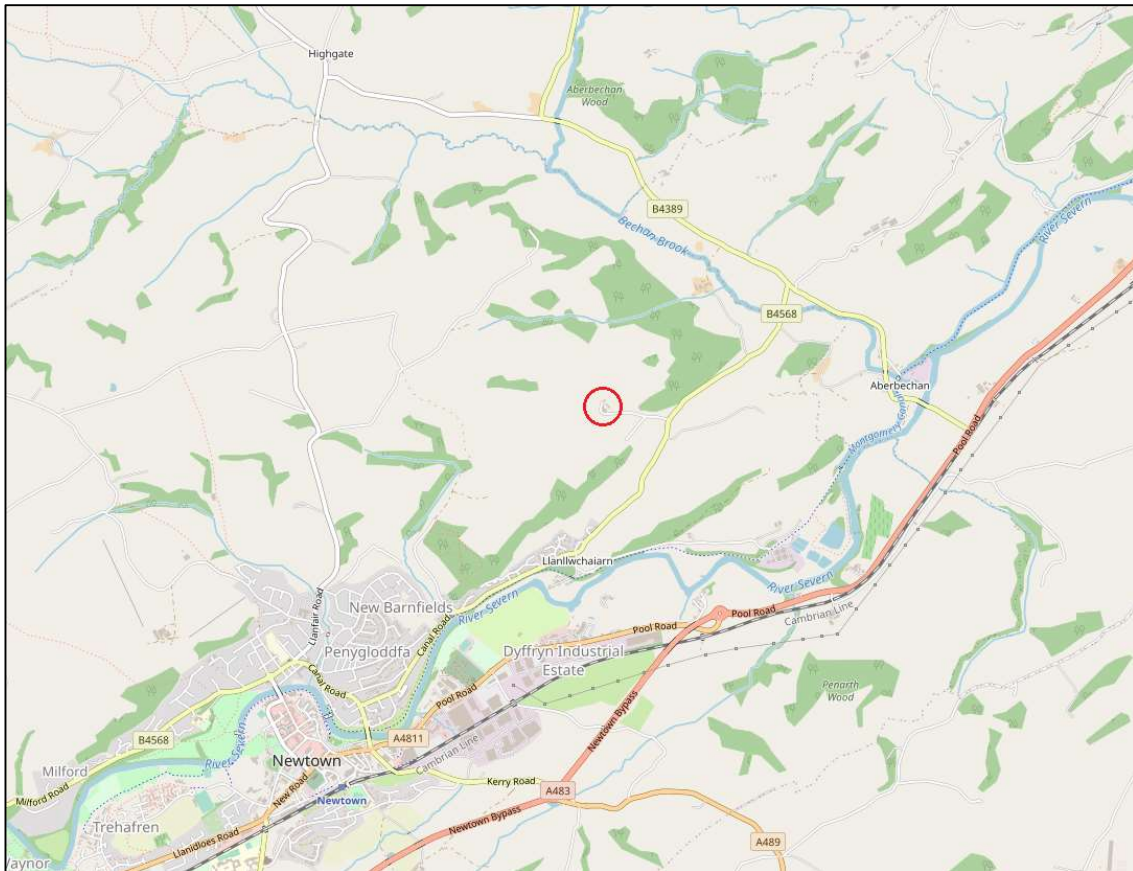
Crynodeb

Fis Tachwedd 2022, bu Adran Gwasanaethau Maes Ymddiriedolaeth Archaeolegol Clwyd-Powys yn gwneud gwaith Cofnodi Adeiladau Hanesyddol mewn cysylltiad â'r cynnig i drosi'r ysguboriau traddodiadol yn 4 annedd breswyl yn Lower Gwestydd, Aberbechan, sef fferm sy'n dyddio o'r 17^{eg} ganrif.

Nid oedd yr adeilad hanesyddol ar y rhesaid deheuol wedi goroesi ar adeg yr arolwg. Roedd y rhesaid dwyreiniol yn sied wartheg a adeiladwyd ar ddiwedd y 18^{fed} ganrif neu ddechrau'r 19^{eg} ganrif. Cafodd y rhesaid gogleddol atodedig, sef parlwr godro gynt, ei adeiladu rhwng canol a diwedd y 19^{eg} ganrif, ond roedd wedi'i ailadeiladu'n llwyr. Roedd y rhesaid gorllewinol yn cynnwys ysgubor ddyrnu a stablau; roedd y stablau wedi'u hadeiladu o frics ac mae'n bosibl mai datblygiad diweddarach yw hwn o adeilad a oedd yn wreiddiol yn gyfan gwbl o ffrâm bren. Mae dyddiad yr ysgubor yn ansicr ond efallai ei bod yn gyfoes â'r tŷ o'r 17eg ganrif yn Lower Gwestydd.

1 Introduction

- 1.1. In November 2022 the Field Services Section of the Clwyd-Powys Archaeological Trust carried out a Historic Building Recording on behalf of Mr G. Randall in connection with the proposed conversion of the traditional barns into four residential dwellings, alterations to two barns to form private courtyard gardens and the conversion of one barn for auxiliary uses, including the installation of a biomass boiler at Lower Gwestydd, Aberbechan (SO 12603 93379). The works include alterations to Lower Gwestydd Lane, the provision of 3 passing bays and re-siting of the agricultural access, general landscape works, upgrading of foul drainage and other associated works (21/1661/FUL & 21/1662/LBC).



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Fig. 1 Location of Lower Gwestydd (circled in red)

- 1.2. Mark Walters, the regional development control archaeologist suggested the following archaeological condition in respect of these proposals;

No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 1 and 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.

Reason:

To allow an adequate analytical record of the buildings before conversion and to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.

The site is located on rising ground on the northern side of the Severn valley, 0.8km north-north-east of Llanllwchaiarn.

2 Historical Background

- 2.1. The house at Lower Gwestydd comprises a box frame timber building, which is Grade II listed (8198). It was originally a one and a half storey building constructed in the earlier 17th century, subsequently extended with a cross wing and raised in height to two storeys during the later 17th century. A verse from Psalm 7 of the King James version of the bible and a name and date are inscribed on the principal (east) elevation, presumably dating from the time of the rebuild;

O Lord My God In Thee Do I, Put My Trust, Save Me From All Them That Persecute Me And Deliver Me.

John Jones Ann. Do. 1683.

- 2.2. The Ordnance Survey 1" Map of 1836 (Fig. 2) records Lower Gwestydd, but the layout and orientation of the house and the farm buildings does not appear to be accurately depicted.



Fig. 2 Extract from the 1836 Ordnance Survey 1" map showing Lower Gwestydd (circled in red)

- 2.3. Mapping for the 1842 Tithe Apportionment for Llanllwchaiarn Parish records the farm as Gwested, and depicts the house and three detached barns arranged around a yard. The lands attached to the property were located to the north and east of the farm and comprised three arable plots, a meadow, two woodlands and an orchard (Fig. 3). The property was occupied by Thomas Jones. It is unclear whether this was a descendent of the John Jones recorded on the 1683 inscription on the front of the house. Thomas Jones rented the land from Robert Lightbody a prominent amateur geologist, and member of several regional natural history societies.

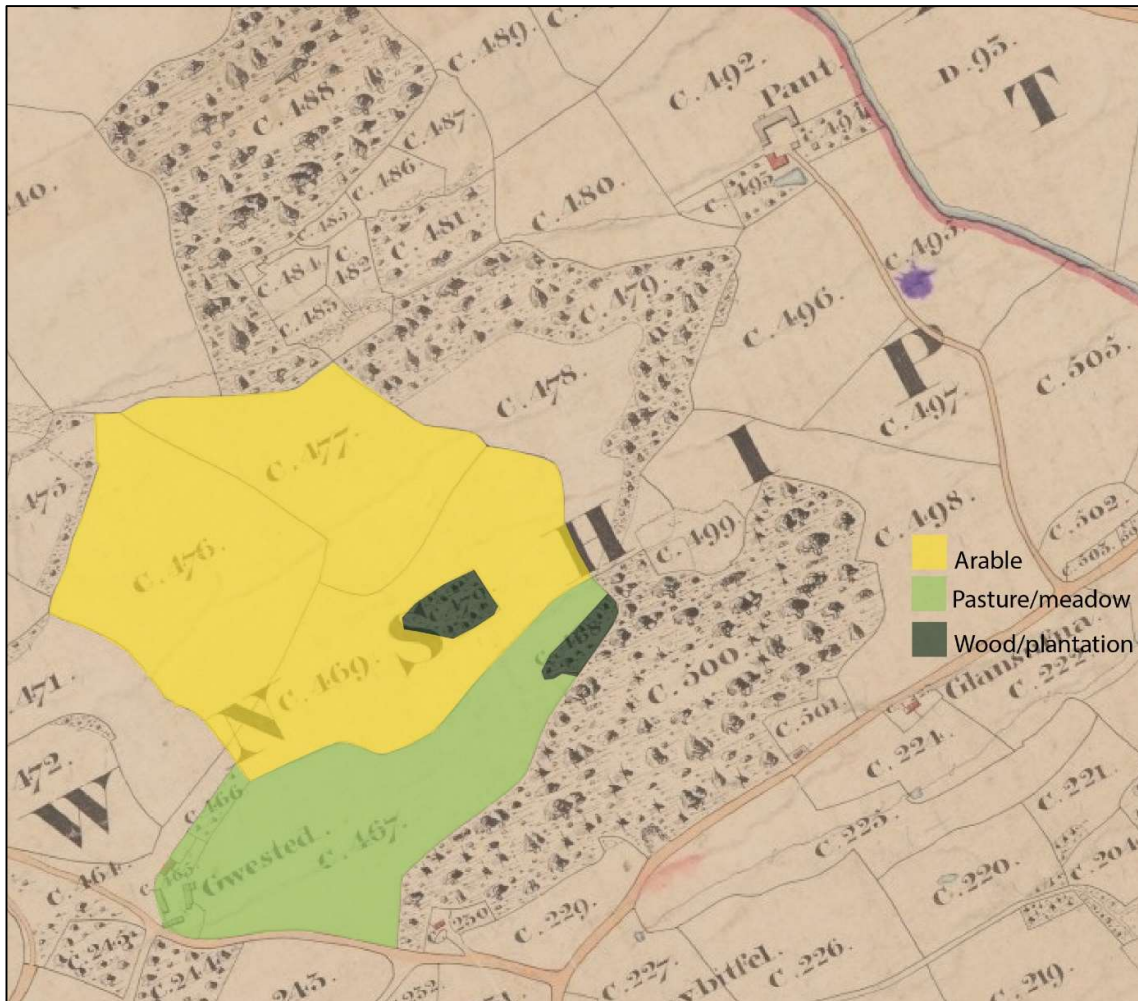


Fig. 3 Extract from the Tithe Map for Llanllwchaiarn Parish showing the property and the land farmed in 1842

- 2.4. The Ordnance Survey Map of 1884 records the farm in considerably more detail than the 1842 map (Fig. 4). All of the buildings recorded on the 1842 map are still present, but the farmyard has been enclosed with the construction of a north range attached to the existing east barn. An additional outbuilding and enclosure are located to the south of the farmyard.



Fig. 4 Extract from the 1884 6" Ordnance Survey Map

- 2.5. A number of competition prize certificates dating from the late 1950s were attached to the roof beams in the east farm range. These included a prize awarded at the Welshpool Pig Sale in 1957, and ploughing competition certificate awarded at Tattenhall in Cheshire in 1959, suggesting that the farm was still a mixed arable and livestock enterprise at this point.

3 Historic Building Recording

- 3.1. The fieldwork was conducted on November 4th 2022 in accordance with the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2020)*. The buildings of the south and east ranges (the latter incorporating an attached northern range) were investigated via a Level 1 historic survey, essentially comprising a photographic survey. The west range was investigated via a Level 3 survey, which also incorporated historical research and drawn elements.

South range

- 3.2. Digital online mapping recorded a two storey brick building in this location in 2010 (Google maps accessed December 2022) (Fig. 5). This building had evidently been completely taken

down between 2010 and 2022 and replaced with a modern building (Fig. 6). It was therefore not deemed necessary to carry out any further survey work in respect of this.



Fig. 5 The south range viewed from the south-east in April 2010 (Reproduced courtesy of Google Maps)



Fig. 6 The new building viewed from the south-east in November 2022 Photo CPAT 5031_005

East and north range

- 3.3. The east and north range comprised an L shaped continuous barn.
- 3.4. The north range was largely modern in date (Fig. 7), although there was some evidence of an earlier brick-built plinth underlying the north elevation (Fig. 8). It comprised a low single storey range with blockwork walls. There were three doorways facing out on to the yard, and three large steel framed windows with opening upper frames. The roof was clad in tin sheeting with

synthetic ridge tiles. Internally the range was open and comprised an aisled shed with cattle stalls along the northern wall and a passageway along the southern elevation. The walls were rendered internally and the floor and drain gully were concrete. The cattle stalls were equipped with water dishes and there was overhead pipework for milking equipment. The roof frame was open and comprised a king post truss design constructed using machine cut timber.



Fig. 7 View from the south of the north range Photo CPAT 5031_036



Fig. 8 View from the east looking along the north elevation of the north range Photo CPAT 5031_088

- 3.5. The east range comprised a single storey timber-framed shed built on a brick foundation plinth. There was a separate lean to shed against the east elevation. The upper structure of the shed was sheathed with pine boarding (Fig. 9). There were two large double doorways on the west elevation facing into the farmyard, a narrower doorway and three steel framed windows, two of which were fixed and one hinged at the top. A double doorway at the

northern end of the building was originally rather lower, but had been partially infilled. The roof frame was the same design as that on the later north range, indicating that the roof had been rebuilt when this range was constructed. The south end of the barn was partially infilled with modern machine made brick. Internally the shed was open (Fig. 10), with only a single subdivision at the north end. There were a number of mid-20th century agricultural presentation certificates mounted to the roof frames.



Fig. 9 The east range viewed from the south Photo CPAT 5031_009



Fig. 10 Interior of the east range view from the south Photo CPAT 5031_040

West range

- 3.6. This comprised a single rectangular building originally subdivided into three separate areas. The north end of the barn was constructed entirely in handmade, unfroged brick, which was similar to that used in the foundation plinth of the east range, with the southern part

constructed from a timber frame sheathed in lapped board on a brick wall plinth. As with the east range the bond used was of the English Garden Wall type with a header course typically every three stretcher courses. The mortar material was a buff sandy lime with little evidence of repairs or repointing. The roof was slate with ridge tiles. There was some damage to the roof on the north-eastern side (Fig. 11).



Fig.11 The west range viewed from the east Photo CPAT 5031_074

- 3.7. The southern end of the range was a threshing barn, accessed by large doorways on the east and west sides of the building. The threshing floor was located at the northern end of the threshing barn rather than centrally as is more typical. The original doors had been removed and the height of the doorways reduced. The threshing floor itself was no longer discernible as the barn had been refloored with concrete screeding.
- 3.8. The northern barn was subdivided into two large stables accessed via large 2m tall voussoir doorways in the west elevation. The position of these doorways had subsequently been obscured by a wider modern doorway insertion supported with a steel beam although the voussoirs were still extant. The stables were lit by large steel framed windows with voussoirs looking out into the farmyard and a small window on the western side of the building. Internally the stalls had been removed but the cobbled flooring and drain gulley were still partially in situ (Fig. 12). A large feed trough had been inserted in the gap between the former stables and the threshing barn indicating that it had subsequently been used as a cattle shed. The interior of the former stables had been limewashed for hygiene purposes.
- 3.9. Above the stables was an upper level, which was separated by one of the roof trusses. The southern loft was accessed via a window or doorway on the west elevation, whereas the loft at the north end was accessed by a large high level door in the northern gable end (Fig.13).



Fig. 12 Flooring in the northern end of the west range Photo CPAT 5031_020



Fig. 13 High level doorway to the loft on the northern gable end of the west range Photo CPAT 5031_031

The roof frames were supported by the masonry at the north end of the building and by three intermediate trusses and an end truss at the southern end. These trusses were of the queen strut type with further diagonal bracing at the top of the frame. There were three purlins on either side of the frame, with short purlins arranged side by side between each truss. There

was a cutout in the top of the truss for a ridge beam but this had been removed, possibly when the rafters had been replaced. With the exception of the rafters most of the roof and wall timbers were hand cut and worked. Some of the purlins appeared to have been reused wall timbers (Fig.14). The spaces between the frames of the internal trusses had been drilled for staves for wattle panelling (Fig. 15). The dividing truss between the threshing barn and the stables was lined with boarding.



Fig. 14 Roof structure in the threshing barn (note reused wall timber in centre of shot) Photo CPAT 5031_097



Fig. 15 Stave holes in one of the internal roof trusses Photo CPAT 5031_106

4 Conclusions

- 4.1. The historical building on the south range had gone at the time of survey, but historical digital mapping does record that it was a rectangular two storey building, with windows on each

storey and on the east gable end. The building was in a state of dereliction in 2010, with the roof frame partially collapsed and much of the cladding missing. Latterly it appeared to have been converted into a grain store, as indicated by the large silo on the southern elevation (Fig. 5). It is likely that the historical building was late 18th or early 19th century in date and contemporary with the west range and the historical east range.

- 4.2. The north range was formerly a milking parlour and may have originally been mid-late 19th century in date. It was completely rebuilt with modern walls and flooring during the mid-late 20th century, probably in order to comply with stricter regulation regarding cattle sheds and dairies introduced during this period (Historic England, 2013, p14). It is likely that the roof frame, which was shared with the adjacent east range was retained when the range was rebuilt.
- 4.3. The east range was originally an open plan stock shed of late 18th or early 19th century date. It is suggested that this barn was rebuilt on the same footprint during the late 19th century, as the timber wall frame and roof frame are constructed from machine-cut timbers. The roof frame is also contiguous with the attached north range so cannot have predated the original construction date for this.
- 4.4. The west range comprised a threshing barn at the southern end, with two stables for draft horses at the northern end. There was a hay loft above one of the stables, but the space above the other may have been a granary or seed store accessed via a high level doorway on the northern gable end. It seems likely that the barn had been partially rebuilt in brick at the northern end suggesting that it was formerly an entirely timber-framed building. Some of the timber framing at the northern end of the range had beam slots for vertical wall timbers that had been partially obscured by the masonry (Fig. 16). It is entirely possible that the west range was contemporary with the construction of the house and was therefore originally 17th century in date.



*Fig. 16 Slots in the horizontal beams in the northern end of the western range possibly for wall timbers
Photo CPAT 5031_101*

5 Sources

Unpublished sources

Historic England., 2013, *National Farm Building Types*

Online Sources

www.google.co.uk/maps (accessed December 2022)

Cartographic sources

1836 Ordnance Survey 1" Map Montgomery Sheet 60.SE

1842 Tithe apportionment for Llanllwchaiarn Parish in the County of Montgomery

1885 Ordnance Survey 6" 1st edition Montgomeryshire 36.SE

6 Archive deposition Statement

The project archive has been prepared according to the CPAT Archive Policy and in line with the CIfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance* (2014). A digital copy of the report and the photographs will be deposited with the Historic Environment Record, Clwyd-Powys Archaeological Trust

Archive summary

CPAT Event PRN: 214643

114 digital photographs, CPAT film no 5031

Appendix 1: CPAT WSI 2659

7 Introduction

- 1.1 The Field Services Section of the Clwyd-Powys Archaeological Trust has been instructed by Geraint Jones acting on behalf of Mr G. Randall to undertake a Historic Building Recording in connection with the proposed conversion of the traditional barns into 4 residential dwellings, alteration to 2 barns to form private courtyard gardens and the conversion of one barn for auxiliary uses, including the installation of a biomass boiler at Lower Gwestydd, Aberbechan. The works include alterations to Lower Gwestydd Lane, the provision of 3 passing bays and re-siting of the agricultural access, general landscape works, upgrading of foul drainage and other associated works.

Mark Walters, the regional development control archaeologist has suggested the following archaeological condition in respect of these proposals;

No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 1 and 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.

Reason:

To allow an adequate analytical record of the buildings before conversion and to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.

8 Objectives

- 8.1. The objectives of the survey are:
- to describe and record all of the key internal and external components of the traditional farm buildings comprising the western range so that a permanent record survives prior to any development commencing. This will be completed by means of a desktop study and building survey, equivalent to a Level 3 Building Survey, as defined by Historic England.
 - to produce a basic visual record of the traditional but much altered buildings within the south and east range prior to any development commencing. This will be completed by means of a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type, equivalent to a Level 1 Building Survey as defined by Historic England.
 - 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.

9 Methodology

- 9.1. 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* (2020b).

-
- 9.2. The survey of the western range 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
 - Identification of original timbers
 - Conclusions regarding the building's development and use
- 9.3. The survey of eastern and southern range will take the form of a Level 1 building survey as defined by Historic England (*ibid*). This level of survey is essentially a basic visual record and will include:
- External photographs, with some internal photographs if necessary to record significant details
 - Sketch drawings, if required to record any additional architectural details.
- 9.4. The drawn record will be created using either conventional measured survey or total station surveying as appropriate. The end result will include:
- Accurate, measured ground plan, elevations and cross-sections as appropriate
 - Phase plans showing the development of the structure
- 9.5. The photographic survey will be conducted using digital photography with a minimum resolution of 12 mega pixels to include:
- Views of all elevations
 - Views of external appearance of building group/setting
 - Views of all internal rooms
 - Internal and external structural detail
 - Fixtures, fittings, machinery, related contents

10 Report

- 10.1. 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
 - Description of the building
 - Past and present usage
 - Evidence for former existence of demolished structures, removed fittings etc
 - Conclusions & Recommendations
 - References

- Plans and Elevation Drawings
- 10.2. The resulting digital report will be submitted by the applicant to the Local Planning Authority, and the Development Control Archaeologist at Clwyd-Powys Archaeological Trust (Mark Walters mark.walters@cpat.org.uk). On approval the final report should be submitted in high resolution PDF format to the Historic Environment Record Officer (Dr Gary Duckers gary.duckers@cpat.org.uk), Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP for inclusion within the Historic Environment Record.
- 10.3. The Archaeological Contractor should obtain copies of the HER Deposition Guidance and HER Depositor Licence from the HER Officer (Dr Gary Duckers gary.duckers@cpat.org.uk) before any reports or archives are submitted to the Clwyd-Powys Archaeological Trust Historic Environment Record.

Data management plan

- 10.4. 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.

11 Site archive

- 11.1. 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).
- 11.2. 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.

12 Resources and programming

- 12.1. 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* (2019) and the *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (2014).
- 12.2. All report preparation will be completed by or with the assistance of the same field archaeologist(s) who conducted the fieldwork.
- 12.3. At present CPAT would be in a position to undertake the survey during October 2022.
- 12.4. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.

12.5. CPAT is covered by appropriate Public and Employer's Liability insurance, as well as as Professional Indemnity insurance to the values identified below (copies of certificates available on request):

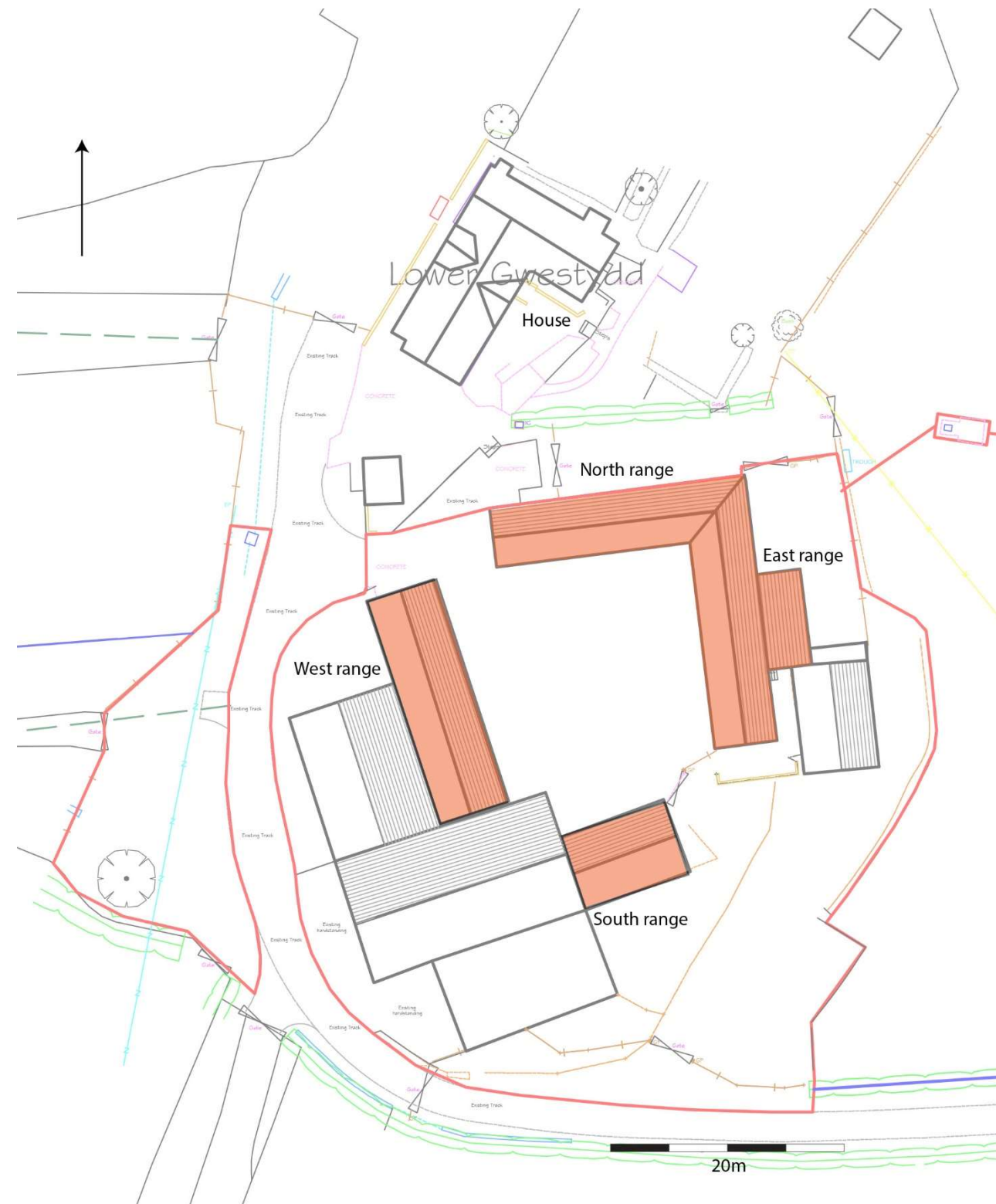
Public liability insurance: £5,000,000

Employers liability insurance: £10,000,000

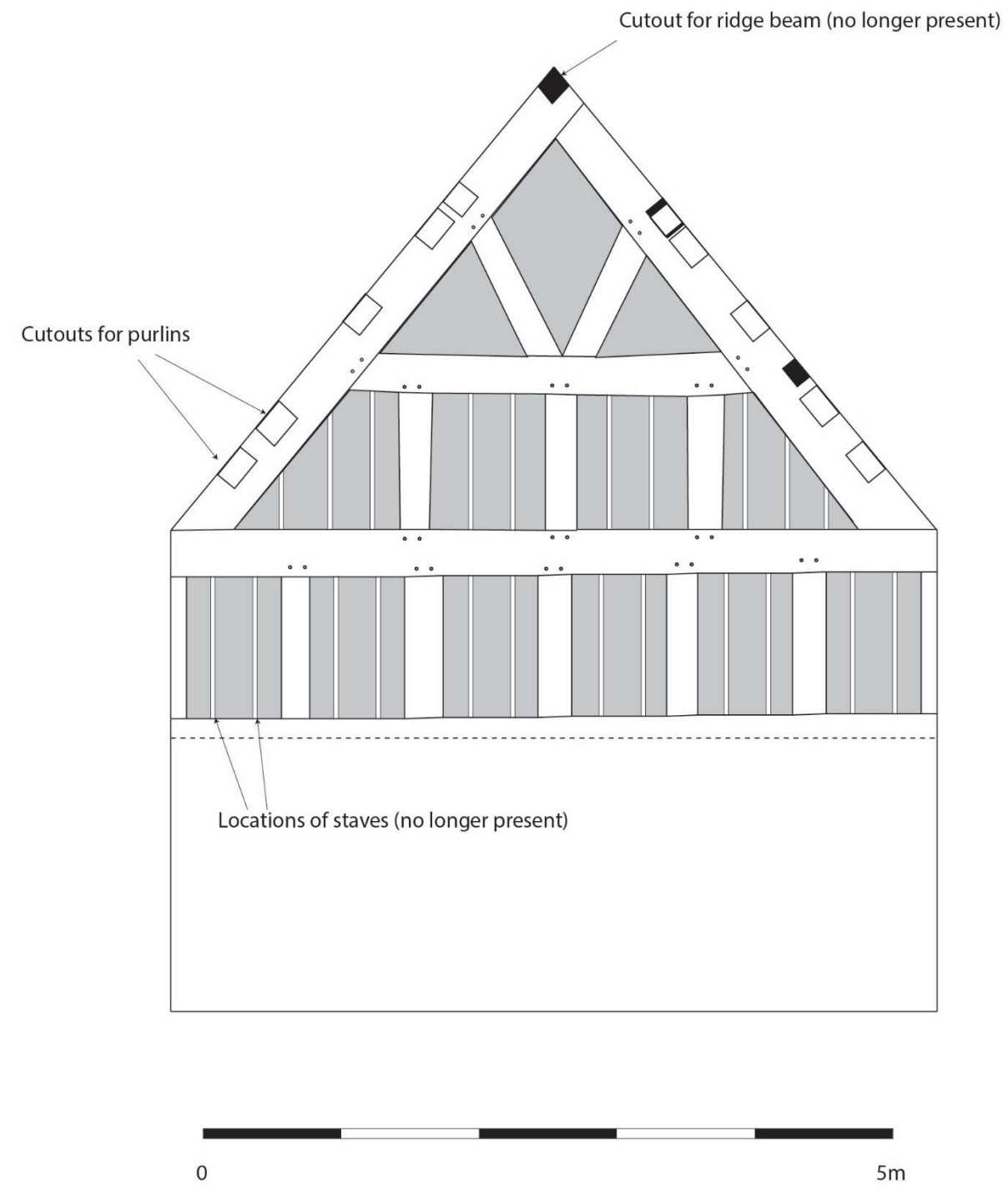
Professional indemnity insurance: £1,000,000

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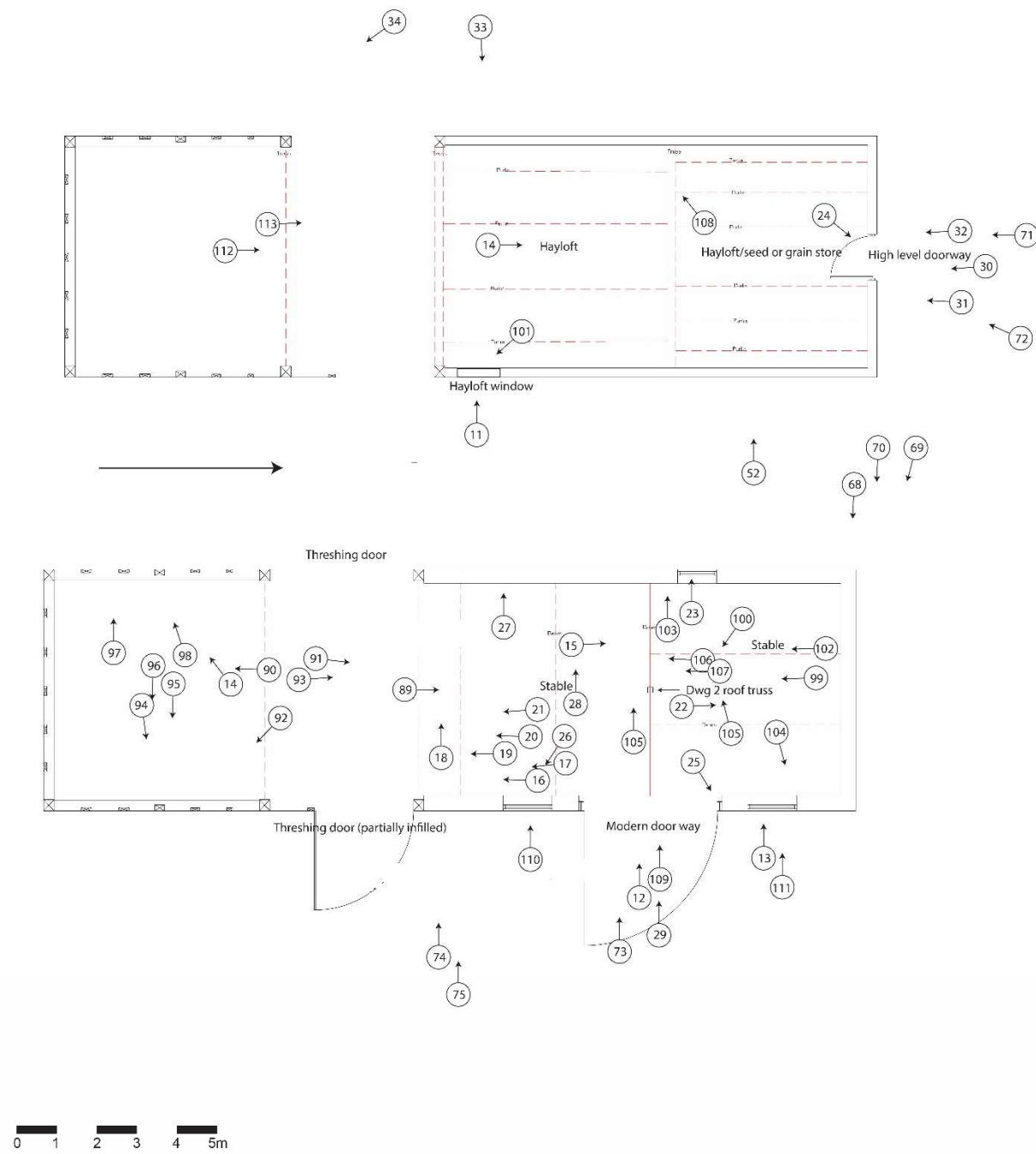
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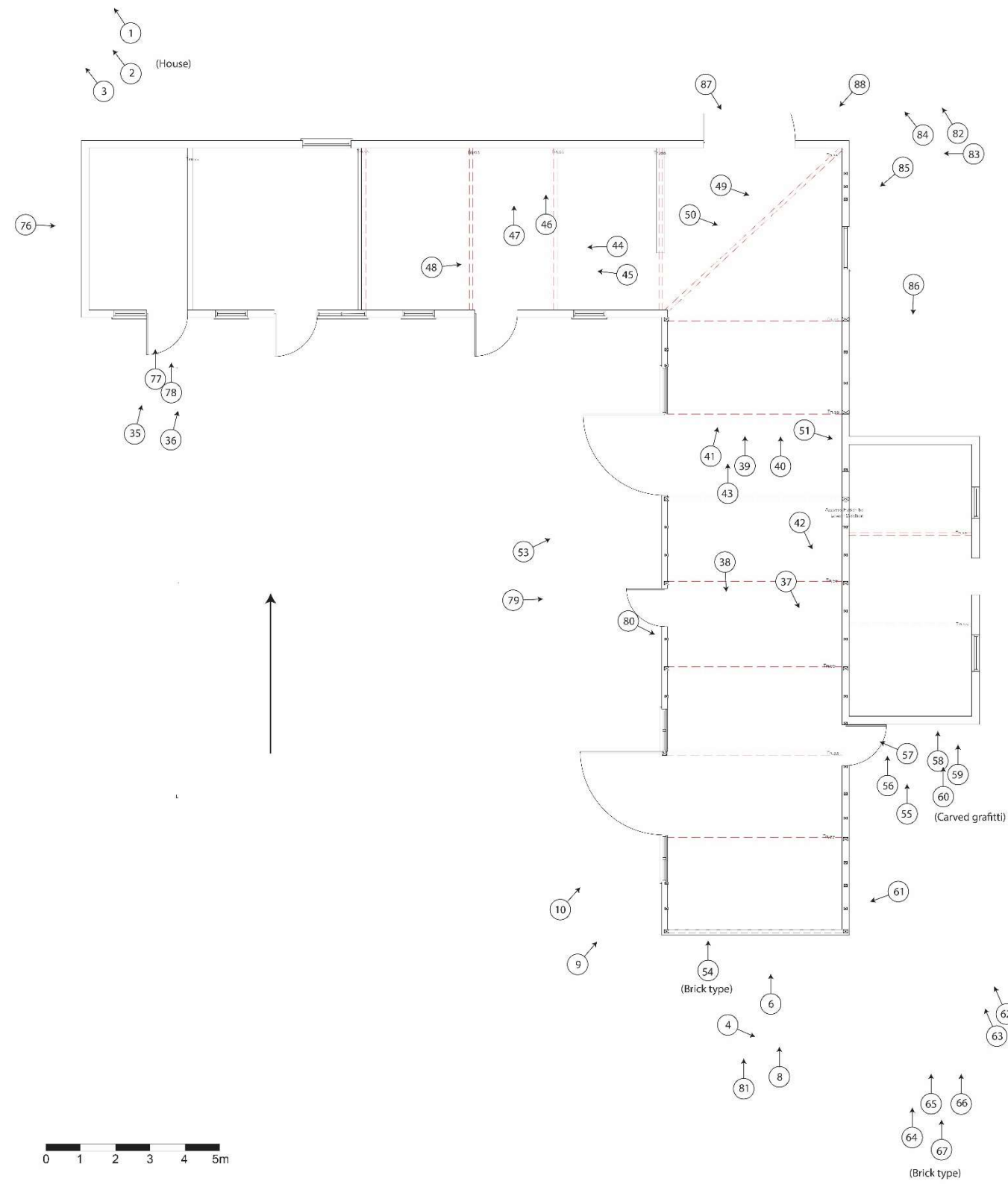
Dwg. 1 Plan showing the locations of the historic buildings in the farm yard



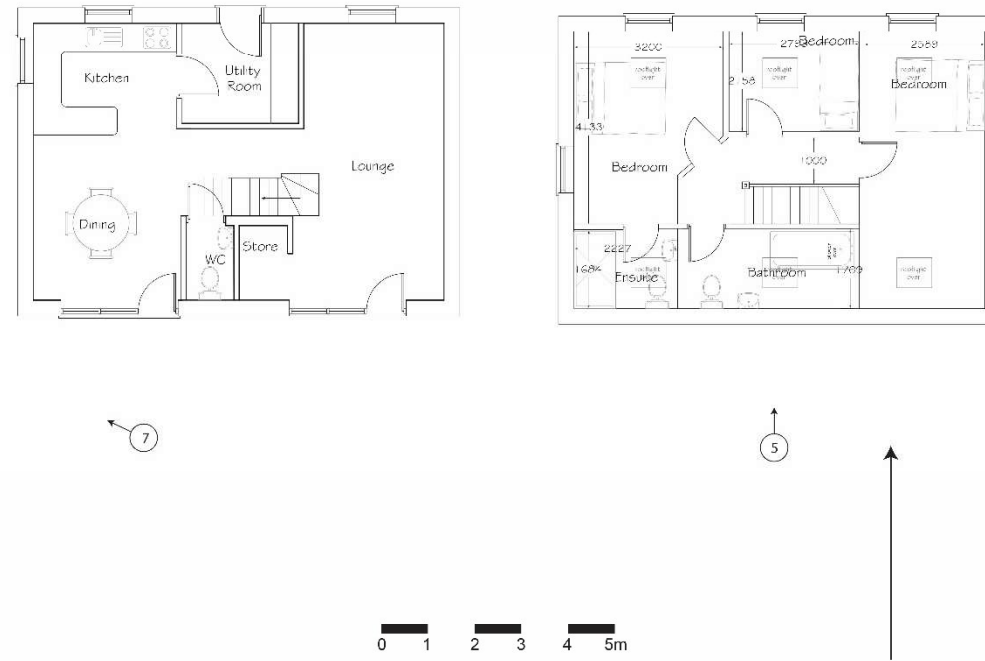
Dwg. 2 Roof truss viewed from the north in the western barn range



Dwg. 3 Annotated photographic location plan of the west range



Dwg. 4 Photographic plan of the north and east range



Dwg. 5 Photographic plan of the south range



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Contact Sheet 1



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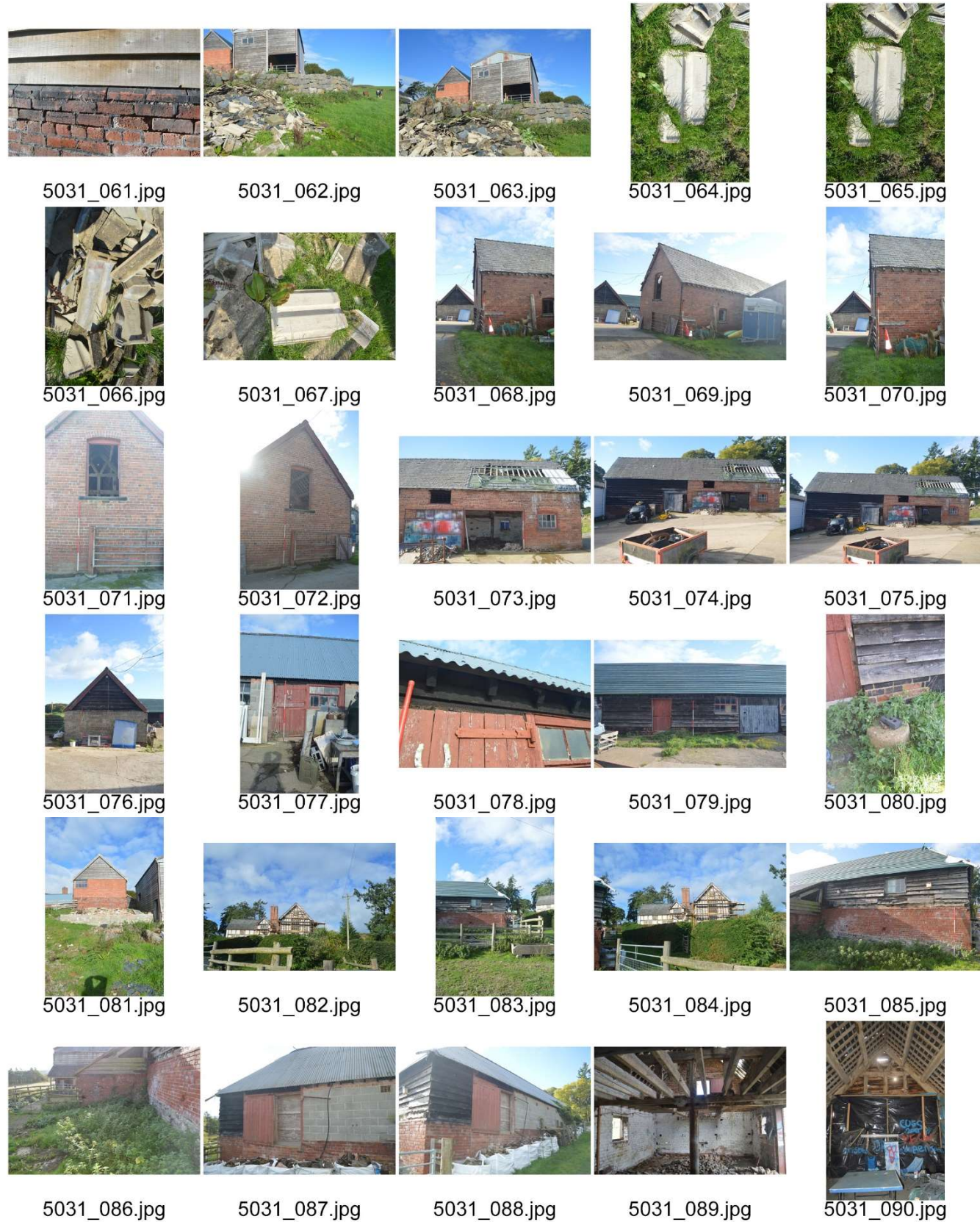


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Contact Sheet 2



Contact Sheet 3



Contact Sheet 4