

CPAT Report No. 1883


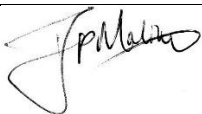
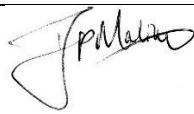
Crescent Street, Newtown, Powys

Historic Building Survey



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: JJP Services Ltd
CPAT Project No: 2618
Project Name: Crescent Street, Newtown
Grid Reference: SO 10658 91979
County/LPA: Powys
Planning Application: (21/1604/CAC).
CPAT Report No: 1883
PRN: 214620
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with the Chartered Institute for Archaeologists

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Summary

On the 15th of June 2022, the Clwyd-Powys Archaeological Trust carried out a level 3 historic building survey of garages situated on the corner of Crescent Street and Union Street in Newtown, Powys which has been given planning consent by Powys County Council for redevelopment.

The site contains the remains of an early 19th century industrial building associated with the woollen industry of Newtown. The remains of this structure are present as upstanding red brick walls with blocked up doors, windows and a central loading or vehicular access. The presence of blocked up cellar windows indicate that the original structure is likely to have had some form of cellarage, which has been subsequently backfilled.

Based on the visible brickwork along the Union Street frontage, this structure appears to predate the neighbouring Grade II listed 31-32 Crescent Street, however, both are likely to have been built in quick succession.

Crynodeb

Ar 15^{fed} Mehefin 2022, bu Ymddiriedolaeth Archaeolegol Clwyd-Powys yn cynnal arolwg adeilad hanesyddol lefel 3 o garejis ar gornel Stryd y Cilgant a Stryd yr Undeb yn y Drenewydd, Powys y mae Cyngor Sir Powys wedi rhoi caniatâd i'w hailddatblygu.

Mae'r safle'n cynnwys gweddillion adeilad diwydiannol o'r 19^{eg} ganrif sy'n gysylltiedig â diwydiant gwlan y Drenewydd. Mae gweddillion y strwythur hwn i'w gweld ar ffurf waliau brics coch ar eu sefyll gyda drysau, ffenestri a bae llwytho neu fynediad cerbydau wedi'u blocio. Mae'r ffaith bod yna ffenestri seler wedi'u blocio yn awgrymu ei bod yn debygol bod y strwythur gwreiddiol wedi bod â rhyw fath o ardal seleru, sydd wedi'i hól-lenwi ers hynny.

Ar sail y gwaith brics sydd i'w weld ar du blaen Stryd yr Undeb, mae'n debyg bod y strwythur hwn yn dyddio o gyfnod cyn adeilad rhestredig Gradd II 31-32 Stryd y Cilgant, ond mae'n debygol bod y naill wedi'i adeiladu'n fuan ar ôl y llall.

1 Introduction

- 1.1 In June 2022, the Field Services Section of the Clwyd-Powys Archaeological Trust were commissioned by Lacey & Owen Architectural Services Ltd, acting on behalf of Mr Prior of JJP Services Ltd, to undertake historic building recording at 10 Crescent Street, Newtown, in connection with the demolition of garages and workshop space to create a new dwelling (21/1604/CAC).
- 1.2 The site is located on the junction of Crescent Street and Union Street and consists of partly demolished timber structures which incorporate a red brick wall along the Union Street frontage. The Royal Commission records the development site as a former woollen factory, noting the remains of blocked-up windows, doors, and cellar windows.
- 1.3 On the advice of the local Development Control Archaeologist, it was recommended that a program of building recording was implemented, as well as a watching brief to be undertaken when the new foundations are excavated. This was to ensure the recording and preservation of the archaeological resource, with the potential for surviving foundations and cellarage.
- 1.4 Conservation Area Consent (CAC) had been granted for the demolition of existing garages and workshop space, subject to the following planning conditions.

(3) 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.

(4) The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted.

Reason:

(3) To allow an adequate analytical record of the building to be made, before it is converted, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.

(4) To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.

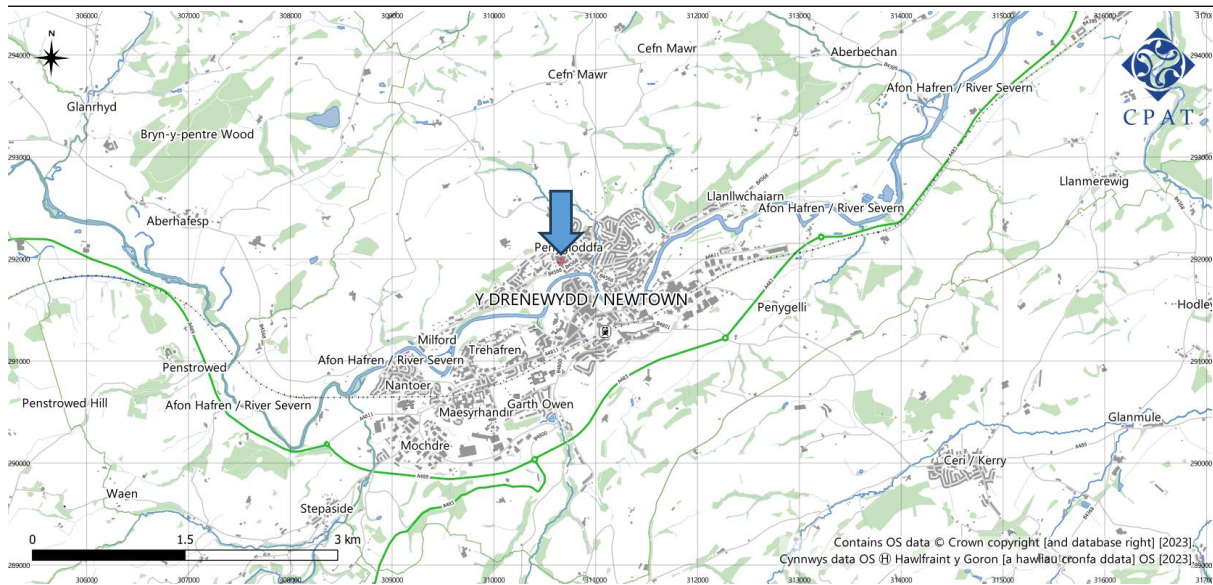


Figure 1a Site location (general)

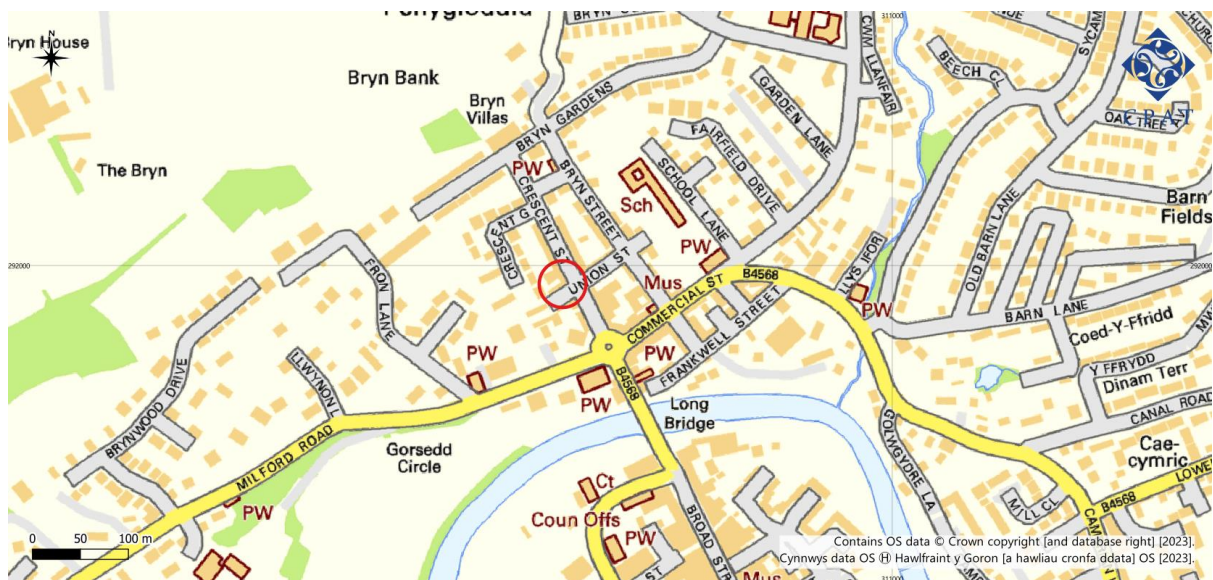


Figure 1b Site location (detail)

2 Historical Background

- 2.1. The site is located in an area of Newtown called Penygloddfa, which rapidly developed in the early 19th century on the northern banks of the River Sever, after the construction of a new bridge in 1827 (Walters, 2003 p11). The area was dominated by Newtown’s handloom weaving industry, characterised by three to four story weaving mills and workers accommodation that were concentrated along Commercial Street, Crescent Street and Bryn Street (Ibid, p11-12).
- 2.2. The Royal Commission records the development site as “a former woollen factory, known as the Glanbechan Factory and later the Crescent Street Mill” under the ownership of T and J H Jones. The building, which was later repurposed as a wool warehouse, burned down in 1938

- leaving only stone footings and the red-brick Union Street frontage. The frontage was subsequently repurposed into garages and a workshop (Newtown Local History Group, 1998).
- 2.3. The site is joined by two Grade II listed buildings. To the north is number 10 Crescent Street, which is recorded as an early 19th century three storey house with cellarage (Cadw. 8068). Number 31 and 32 Union Street (to the west) are also early 19th century three storey structures with a weaving loft (Cadw. 8183).
 - 2.4. On the southern side of Union Street are the Grade II listed numbers 3, 4 and 5 Union Street, which are also noted as three storey industrial houses with a third storey weaving loft (RN. 8180). On the opposite side of Crescent Street and Union Street, is the site of New Mill, a "four-storey woollen mill, adjoining a row of four storey weavers' houses" (NPRN 410676) built between 1830 and 1833.
 - 2.5. The site is shown as a single large structure on the 1848 tithe map and continues to be present in the first and second edition Ordnance survey maps (Figure 2 and Drawing 3).



Fig. 2 Extract from the Ordnance Survey 6" map of 1884 showing Penygloddfa with site highlighted red

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*. This is primarily a descriptive survey accompanied by plans depicting features recorded within the development and elevations showing the construction and phasing of the upstanding remains. Contact prints are shown in Figure 9, phase plan Drawings 1 and 2 with 31 and 32 Union Street and 10 Crescent Street labelled. Figure 10 shows the location and direction of photographs for exterior and interior views.

Union Street Frontage

- 3.2. The southern extent of the site, which borders Union Street, is comprised of the single story remains of a red-brick wall shown in Drawing 1. The wall is constructed on a stone foundation and comprised of unfrogged red bricks with lime mortar, laid in a common bond with header laces every fourth course. The wall survives to a total height of 3.1m and extends from number 31 Union Street, 15.4m to the junction of Union Street and Crescent Street.
- 3.3. The surviving wall is divided into two elevations that are separated by a large opening that appears to be contemporary with the original construction (Figure 3). This opening likely forms a large loading or vehicular access door associated with the site's industrial use.



Fig. 3 Central sliding door of Union Street frontage CPAT Photograph 4998_03

- 3.4. The eastern elevation contains evidence of a blocked-up door with a highly degraded concrete lintel (Figure 4). At either side of the door's base are stone blocks, one forming a corner stone to the building at the junction of Union Street and Crescent Street. Next to the door is a blocked-up window, within which is a degraded concrete lintel for a smaller window which has been blocked up using higher fired 20th century red brick. At the road level, there is a break in the visible stone foundation course, containing a blocked-up basement window with a simple timber lintel (Figure 4).



Fig. 4 Eastern elevation of Union Street frontage CPAT Photograph 4998_01

- 3.5. The stone foundation of the Union Street frontage continues up to a passageway door in No. 31 Union Street, after which the foundation layer of number 31 and 32 is comprised of brick. The western extent of the permitted development's Union Street frontage forms what is now the gable end of Number 31 Union Street, with the brickwork of Number 31 abutting the gable wall (Figure 5). This indicates that Numbers 31 and 32 Union Street were built after the structure that is present within the development area. Within the western elevation is a small blocked up narrow doorway with a timber lintel (Figure 5), located at the gable end where the elevation joins number 32 Union Street. In the centre is another break in the visible stone foundation course containing a blocked-up basement window with a red-brick header lintel.



Fig. 5 Western elevation of Union Street frontage CPAT Photograph 4998_05

Crescent Street frontage



Fig. 6 Crescent Street frontage CPAT Photograph 4998_06

- 3.6. The Crescent Street frontage is comprised of a timber structure with three garage doors (Figure 6). There are no visible remains of any foundation level wall extending from the Union Street frontage, with the end of the brick elevation not appearing to have been extensively modified or a wall having been removed. The corner stone of the Union Street frontage also appears to respect this opening. Within the end of the Union Street Brick frontage is a slot for an iron beam, that is likely to be an original lintel for the Crescent Street frontage. These features suggest that there was likely to have been a timber structure or opening that was contemporary with the extant Union Street wall.

Internal south-facing elevation

- 3.7. The internal south-facing elevation is comprised of the gable wall of Number 10 Crescent Street, and a part dilapidated red brick wall forming an outer courtyard (Figure 7). The Gable wall is comprised of rendered brick, laid in a common bond with header laces every fourth course, constructed on a rough slate foundation. Within this wall was a blocked-up doorway with what appeared to be a later higher fired brick in-fill. The south-facing elevation within the later yard comprised a modified redbrick wall, the lower courses of which are keyed into the gable wall of Number 10. The upper courses appear to have been re-established using original brick as well as 20th century high fired redbrick. Most of the mortar of this wall had degraded, however the lower courses had traces of lime mortar, with patches of cement mortar on the upper courses.



Fig. 7 Join between the Gable wall of Number 10 and the south-facing yard wall. CPAT Photograph 4998_20

Internal east-facing elevation



Fig. 8 East-facing yard wall. CPAT Photograph 4998_19

- 3.8. The internal east-facing elevation is comprised of the gable wall of Number 32, Union Street and a red brick wall forming part of the outer yard (Figure 8). The rendered gable wall of Number 32 is keyed into both the Union Street frontage, as well as the east-facing courtyard wall. Both are constructed of unfrogged red brick, laid in a common bond with header laces every fourth course. There were no visible openings in this wall, however, it was difficult to see the entire wall because it was partly obscured by furniture within the former workshops.

Internal red-brick division

- 3.9. Dividing the garage and workshops is a high fired red-brick wall laid in a common bond with cement mortar, one skim thick and with three supporting buttresses. This wall is not keyed into the Union Street Frontage or the south facing gable of number 10. There is a narrow doorway between the northern end of the wall and the gable wall of Number 10 which appears to have been used as a doorway into the yard.

Later internal organisation

- 3.10. The structure is divided into 3 formerly internal spaces and one external. The internal spaces consist of a three bay garage alongside Crescent Street, a corridor leading from the large sliding door on Union Street, and a former workshop along Union Street.
- 3.11. The garages were enclosed by the timber Crescent Street frontage, the eastern elevation of the Union Street frontage and a later dividing wall. The flooring was comprised of poured concrete. The roofing had been removed with only a basic timber frame remaining.
- 3.12. The corridor and workshops along Union Street were constructed of timber frame with windows along the northern elevation looking out into the yard. The floor was comprised of poured concrete and the roof, which had been partly removed, was comprised of a timber frame with corrugated steel sheeting.
- 3.13. The external yard was heavily overgrown, preventing the identification of any floor level remains. The yard was enclosed by the remains of the former industrial structure.

Phasing

- 3.14. The phasing depicted in Drawings 1 and 2 is based on observed physical relationships between the extant structures, however, some of these phases are likely to be contemporary.
- 3.15. The first phase comprised the Union Street brick elevation, the gable wall of number 32 Union Street and the remains of a partly re-established wall that now forms the outer yard. It is highly likely that the gable wall of Number 10 Crescent Street also forms part of this phase, however, the rendering as well as modifications to the yard wall meant this could not be confirmed. This is further supported by the plan of the structure present in the first and second addition Ordnance Survey maps (Drawing 3).
- 3.16. The second phase comprises the construction of the Grade II listed 31-32 Union Street. This is based on the gable wall of 31-32 Union Street forming part of the phase 1 structure, with the frontage of 31-32 Union Street having been built up against it. This demonstrates that the phase 1 structure was upstanding prior to the construction of number 31-32 Union Street, which are recorded as early 19th century.

- 3.17. The third phase consists of the blocking up of windows and doors along the Union Street frontage. These appear to have been blocked up using similar red-brick to the surrounding wall.
- 3.18. The fourth phase consists of a smaller window within an earlier blocked-up window of the Union Street frontage. This window was blocked up with high fired 20th century brick.
- 3.19. The fifth phase consists of the internal divisions that form the garages and workshop, as well as the garage doors on the Crescent Street frontage. These are comprised of timber frame walls and a single skim red brick wall that forms the rear elevation of the garage. This phase dates to after 1938 were the Royal Commission records that the original structure burnt down.

4 Conclusions

- 4.1. The site contains the remains of an early 19th century industrial building associated with woollen industry of Newtown. The remains of this structure are present as upstanding red brick walls including the Union Street frontage, a partly reconstructed wall that forms the rear boundary of the property, and the extant gable wall of Number 31/32 Union Street. As this gable wall is keyed into the former building and not the frontage of Number 31/32 Union Street, it is evident that the industrial structure was already in existence. However, based on the known development of the Penygloddfa industrial areas, these structures are likely to have been built in relatively quick succession.
- 4.2. Within the upstanding remains of the Union Street frontage are blocked up doors, windows and a central loading or vehicular access. Set into the stone foundation are blocked up basement windows. This indicates that there is likely to be some form of surviving cellarage that has been subsequently backfilled when the site was repurposed as garages and a workshop.
- 4.3. The character of the original structure is of a redbrick industrial building similar to the surrounding Grade II listed structures and is likely to have comprised of a three or four storey structure with cellarage. The adjoining building on both Union Street and Crescent Street are likely to be the weaver's accommodation for this industrial building, in addition to the weaving lofts present in both structures.
- 4.4. The Crescent Street frontage of the original structure is likely to have been constructed of timber with an iron beam lintel, however, this may need to be confirmed through further intrusive investigation.
- 4.5. The internal features of the present structure form part of the later reuse of the site as garages and a workshop. These are likely to have been established in the mid to late 20th century. The walls of the workshop consist of timber frames with a single skim thick brick wall separating the garages and workshop.

5 Sources

Published sources

Newtown Local History Society. 1998. *Newtown Second Selection*. History Press: Cheltenham

Walters, M. 2003. *An historical and archaeological study of the industrial heritage of Newtown, Powys, Mid Wales*: Clwyd Powys Archaeological Trust: Welshpool

Online sources

<https://www.library.wales>: Tithe maps

Cartographic sources

1842 Tithe Map for the parish of Llanllwchairn

Montgomeryshire Sheet XXXVII.SE 6 inch; Surveyed: 1884, Published: 1885

Montgomeryshire Sheet XXXVII.SE 6 inch; Revised: 1901, Published: 1903

Montgomeryshire Sheet XXXVII.SE 6 inch: Revised: 1948 to 1949, Published: 1953

Montgomeryshire XXXVI.15 25 inch: Revised: 1901, Published: 1902

6 Archive deposition Statement

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

Archive summary

27 digital photographs, CPAT film no 4998

2 sheets of permatrace drawings



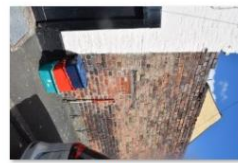
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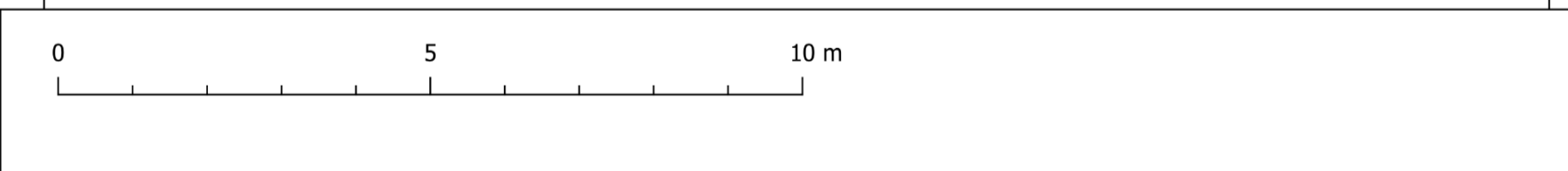
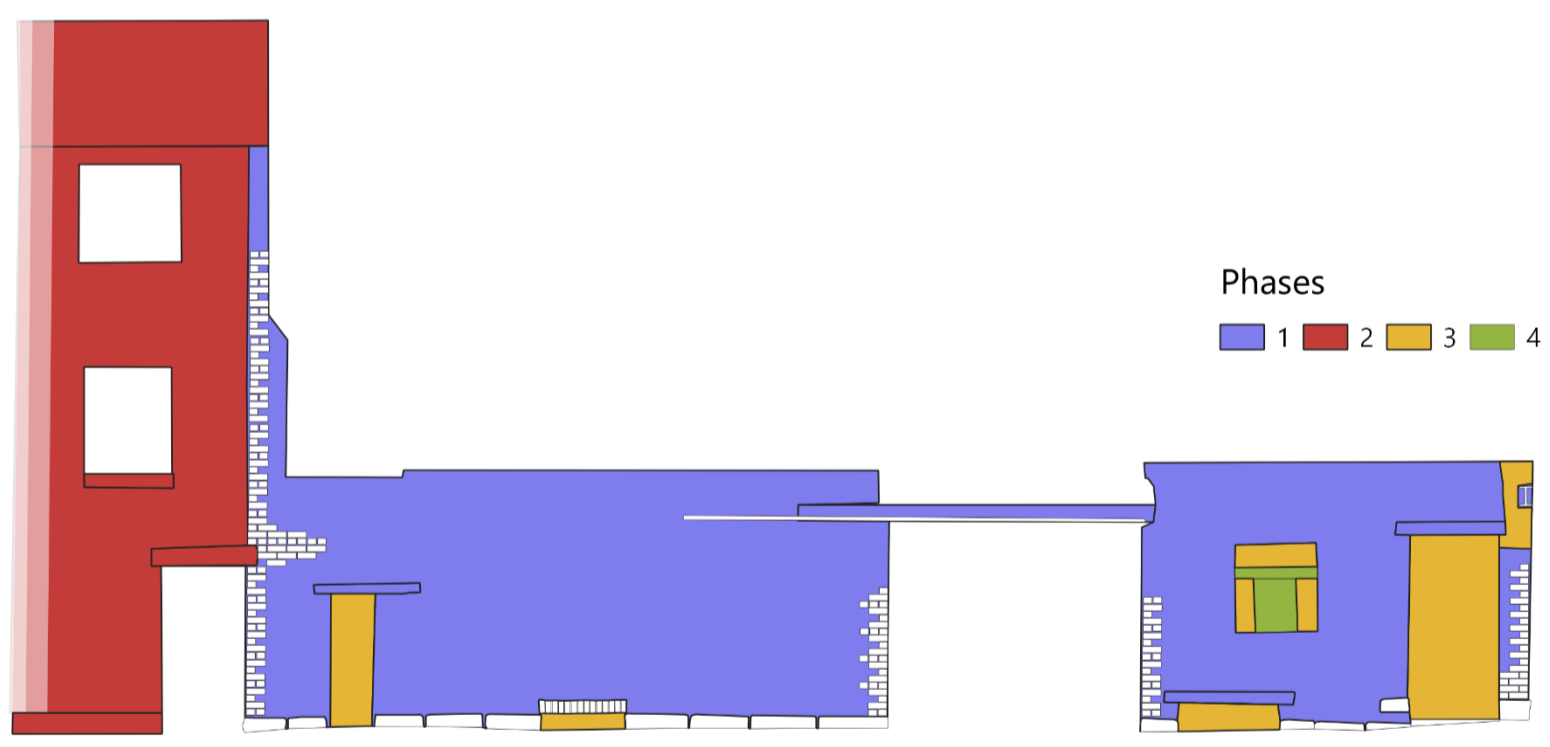
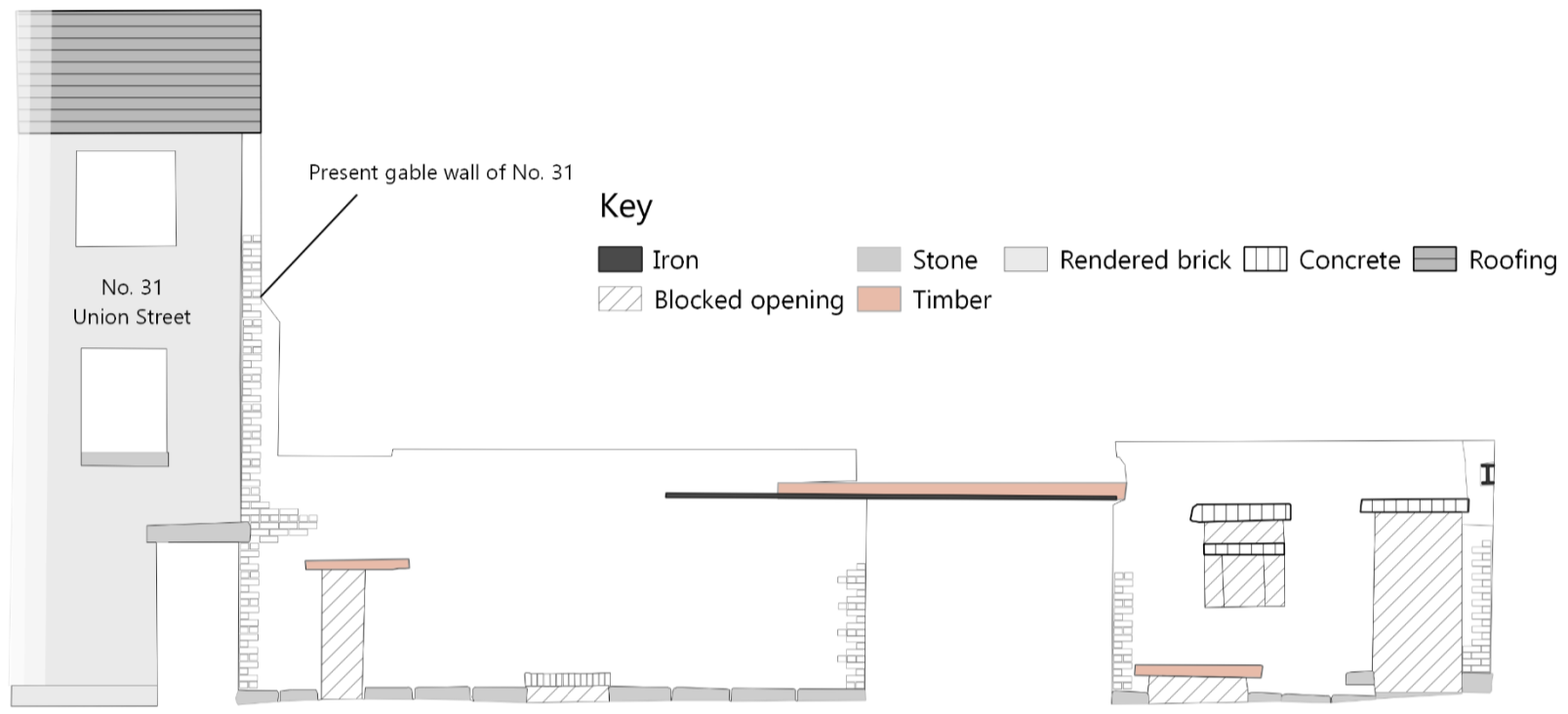


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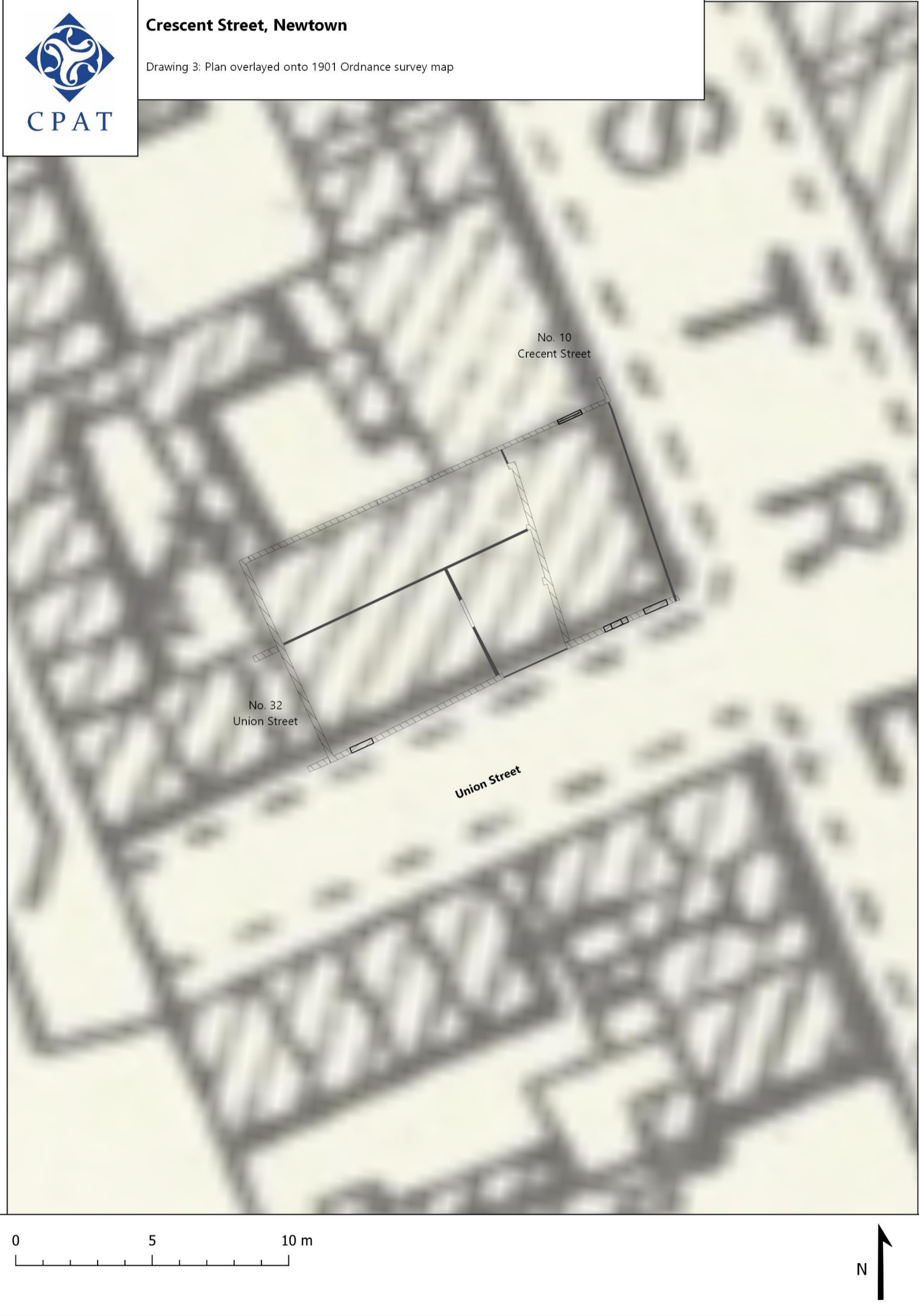
Fig. 9 Contact Sheet



Crescent Street, Newtown
Drawing 1: Union street frontage







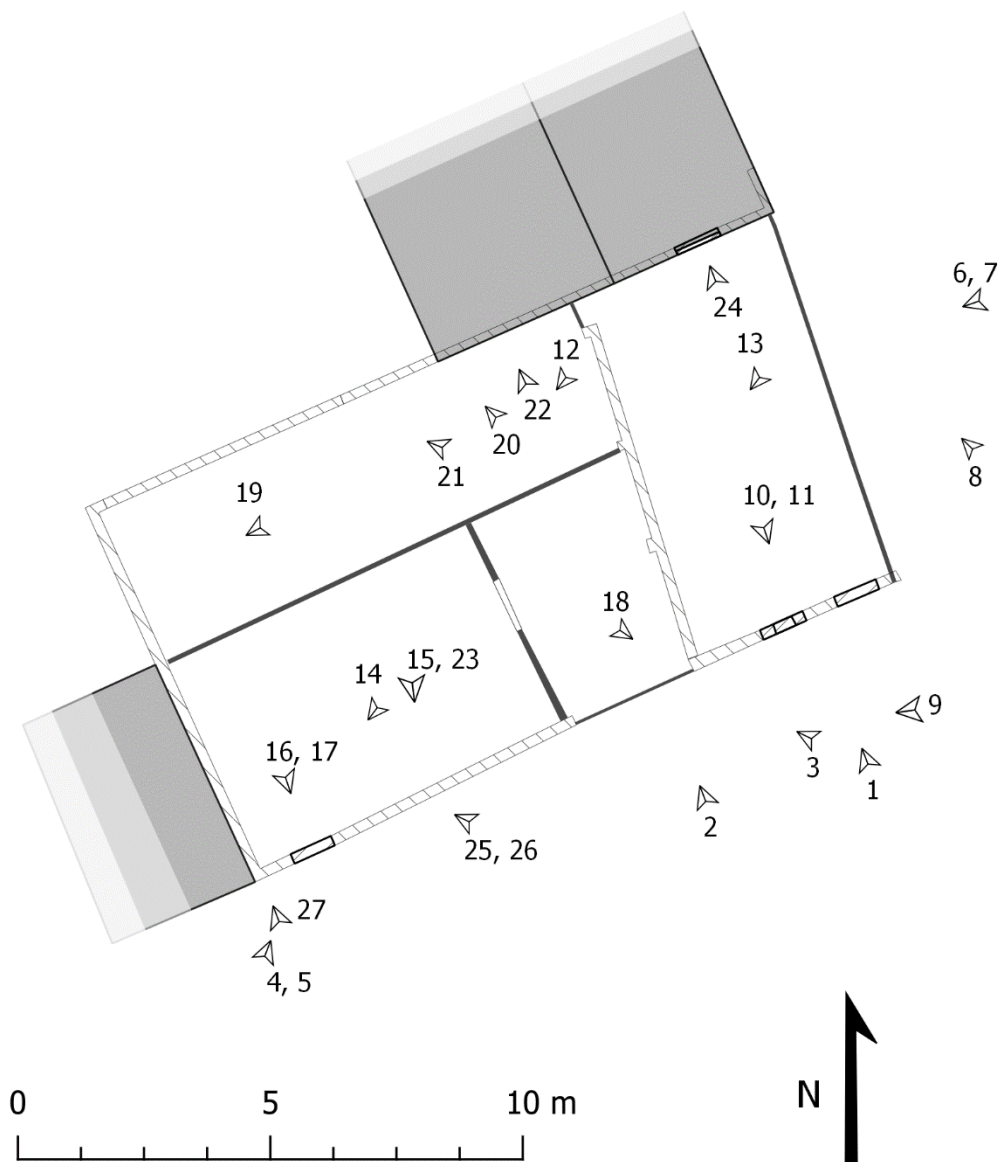


Fig. 10 Photographic viewpoint location plan