

Archaeology Wales

Llwynbarried Hall Cowhouse Nantmel, Powys

Archaeological Building Recording



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Report No. 1309


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Llwynbarried Hall Cowhouse Llwynbarried, Nantmel, Powys

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Non-Technical Summary

This report results from work undertaken by Archaeology Wales Ltd (AW) for Ms Nondus Banning-Boddy. It draws upon the results gained by an English Heritage equivalent level two building recording survey undertaken on Llwynbarried Hall Cowhouse, on land at Llwynbarried, Nantmel, Powys. A planning application has been submitted for the redevelopment of the property for domestic use (P/2014/1031).

The site is recorded in the Royal Commission on Ancient and Historical Monuments, Wales, as NPRN 97749 – a late 18th century four bay cowhouse with later additions. The 18th century parts of the structure were recorded during a visit by the RCAHMW in 1973.

The cowhouse, dated 1772, was originally a stand-alone barn before being added to and extended in c.187, coinciding with considerable building work being undertaken at the adjacent Llwynbarried Hall.

The structure is in a poor state of repair in places although the original 18th century box and cruck frames are well preserved internally having been shielded from the elements.

1 Introduction

1.1 Location and scope of work

- 1.1.1 In January 2015 Archaeology Wales Ltd (AW) carried out an English Heritage equivalent level 2 building recording survey at Llwynbarried Hall Cowhouse, Nantmel, Powys. The assessment area is centred on NGR SO 02262 65748 (Fig 1). The work was carried out at the request of Ms Nondus Banning-Boddy in order to satisfy a planning condition from Powys County Council (Planning Application: P/2014/1031).
- 1.1.2 The AW project number is 2308 and the site code is LHC/15/BR.
- 1.1.3 A Specification for the works to be carried out was drawn up by Chris E Smith (AW). This was subsequently approved by the Mark Walters (CPAT).
- 1.1.4 The structure is located 100m to the east of Llwynbarried Hall and 200m to the south of the A44 near Nantmel, Powys (Fig 2).

1.2 Geology and topography

- 1.2.1 The natural soils in the area are in the Denbigh 1 association and are classed as well drained fine loamy and silty soils over rock, slowly permeable subsoils with some seasonal waterlogging. The underlying solid geology in the area is mainly composed of Ashgill and Caradoc sedimentary formations of Ordovician age (British Geological Survey 2001).

1.3 Archaeological and Historical Background

- 1.3.1 The Cowhouse at Llwynbarried is located immediately to the east of Llwynbarried Hall (NPRN81346). The hall is a much added to structure with its earliest origins in at least the 17th century. The west range dates from c.1600 whilst the service range (Cottage) dates from 1773.
- 1.3.2 The Cowhouse itself bears the date inscription 1772 which, combined with the 1773 'cottage' date, is suggestive of a phase of late 18th century expansion at Llwynbarried. The late 18th century Cowhouse was constructed on a break of slope upon which a level stone platform had been laid. The timber framing consisted of a box framed gable on the east and west ends of the barn with three, equally spaced, internal trusses using an upper-cruck construction thus forming a four bay structure. The 1772 structure measured approximately 13x6m.
- 1.3.3 Llwynbarried Hall was significantly remodelled and enlarged by local Rhayader architect Stephen W Williams during a further phase of expansion in the 1870s (Haslam, 1979). The 1889 1st Edition Ordnance Survey map shows that the Cowhouse had similarly been enlarged and remodelled by this date (now incorporating a north-south range), likely within the same phase of works as that undertaken by Williams on the adjacent Hall.
- 1.3.4 The Cowhouse was extended to the east by a further 15m along a newly constructed stone levelling platform. The walls were constructed in stone with internal timber box framing. The new purlins and wall plates were tied into the 18th century material. This eastern addition also carried loft space.
- 1.3.5 A north-south range, possibly intended as a stable block, was constructed in stone approximately 4m from the west end of the 18th century barn. The west end of the barn was then extended, again through a timber frame, to join the east wall of the new range. By the end of the 1886-9 remodelling the structure resembled a 'T' in plan.
- 1.3.6 Llwynbarried Hall was Grade II listed on 12th December 1952 (Cadw ID 8727). The Cowhouse (not listed) was visited by the Royal Commission in 1973 with the 1772 section being recorded in sketch plans and elevations. The field notes taken during the visit are presented below.

“A timber framed weather boarded cowhouse dated 177, on a platformed site across the slope. The main frame is of boxed-frame construction but the internal trusses use an upper cruck construction. Any loft floor there may have been is now mainly removed but the open upper section of the side wall suggests the loft was used for the storage of hay. A doorway in each bay of the south wall indicated accommodation for animals, but only two outer bays were partitioned off. The roof construction includes the long racking wind brace, which halves through each rafter” (RCAHMW, 1973).

1.3.7 The structure is no longer agricultural, being primarily used for storage.

2 Aims and Objectives

2.1 Building Recording

2.1.1 The Building Recording was undertaken in order to:

- Describe and record all of the key structural fabric of the building prior to conversion
- To assess evidence of phasing within the structure
- Create a lasting physical and digital record of the structure prior to alteration

3 Methodology

3.1 Building Recording

3.1.1 The building recording was carried out to standards commensurate with level 2 English Heritage guidelines (EH, 2006) and in accordance with the ‘Standards and Guidance for the archaeological investigation and recording of standing buildings or structures’ (CIfA, 2014).

3.1.2 The recording was undertaken by Chris E Smith (MCIfA) and the project was managed by Mark Houlston (MCIfA).

3.1.3 All photographs were taken in high resolution (16MP) *Raw digital format. These were converted to TIFF format for storage. A total of 160 photographs were taken. Whilst not all are shown within this report, all are contained on a DVD within the project archive.

3.1.4 Readily available historic mapping, aerial photography, published and unpublished sources were consulted at both the National Library, Aberystwyth, and the RCAHMW, Plas Crug, Aberystwyth.

4 The Building Recording

4.1 External

4.1.1 Plans and elevations shown in figures 3 & 4 represent the structure as it appears today and are taken from illustrations provided by the client. Plates 1-30, with their locations and directions shown on figure 8, show the view of the outside of the structure in its current state.

4.2 East Elevation

4.2.1 The eastern elevation (Fig 4) is composed entirely of roughly faced stone blocks bonded with lime mortar. Around the corners of the structure and edges of the upper level doorway there are regularly spaced, well faced, rectangular stone blocks. A yellow brick relieving arch above the upper level doorway is similar to other late 19th century Williams structures within nearby Rhayader. Modern patchwork repairs in red brick are evident beneath the corrugated metal roofline.

4.3 South Elevation

4.3.1 The south facing elevation (Fig 4) shows evidence of the original 18th century timber framing, the later 19th century stone additions, as well as many 20th century repairs. The entire original roof has been replaced in corrugated metal sheeting, as well as sections of the south facing wall at the east end.

4.3.2 The four doorways into the original 18th century structure are visible although the two middle ones have been blocked, one by being bricked up the other by, presumably earlier, plaster infill.

4.3.3 Location of original windows within this wall of the structure is difficult as several sections of framing have had the plaster infill removed in the past, thus creating the appearance of a window. Similarly, other areas have been blocked off with corrugated sheeting. A one metre section immediately below the roof line has been completely obscured by planking.

4.3.4 A modern 'lean-to' structure largely obscures the western end of the barn where it butts the late 19th century north-south range (Plates 11-13).

4.4 North Elevation

4.4.1 Owing to the structures construction on an artificially levelled breakoff slope, the north facing elevation (Fig 3) is significantly higher than that on the south side as the land slopes away to the north.

4.4.2 The distinction between the 1772 and the 1870s material is much more easily observed in the north elevation as there is considerably less evidence for modern repair.

4.4.3 The stone platform at the western end of the barn protrudes at a 90° angle from the original 18th century platform (Plate 15), thus marking where it has been extended to butt the new north-south range. This stonework, as well as that in the north – south range, is identical to that of the eastern elevation as discussed above. The use on corners and edges of the regularly spaced and shaped stones in both areas suggests they are contemporary, both dating from Williams 1870s works.

4.4.4 The differentiation in 18th and 19th century builds is even easier identified at the eastern end of the north elevation. A readily apparent butt joint (Plate 22) shows where the 1870s build was added to the 1772 original.

- 4.4.5 The 1772 timber framing is seen within the north facing elevation and is noted to be in a bad state of repair owing to its exposure to the elements. The original, presumably lath and plaster, infill between the framing has been replaced/repared with what appears to be cement.
- 4.4.6 Again, identification of original windows within this elevation is hampered by the past removal of infill between the framing to create windows as well as several areas being covered by modern corrugated sheeting. A one metre deep area of modern planking, identical to that on the south elevation, also masks where the timber framing meets the roofline.
- 4.4.7 The eastern end of the north facing elevation is composed almost entirely of stone. A build line marks out the top of the stone platform from the base of the wall.
- 4.4.8 A window, seemingly not a later insertion, is set into the north facing wall at its eastern end (Plate 25, 28). This bares the same architectural features as discussed earlier including the large regular shaped and faced stone blocks and the yellow brick relieving arch. A small aperture set higher up and to the west of the window is presumably accessed from the internal upper level.

4.5 Internal

- 4.5.1 Plans and elevations shown in figures 5, 6 & 7 represent digitised versions of the sketches made by the Royal Commission in 1973. Also contained within the RCAHMW drawings (Figs 5-7) are detail observations of woodwork joints employed within the structure as well as the 1772 date carving. Plates 31-78 show internal views of the structure whilst figure 9 shows the photographic locations and directions.

4.6 Western End

- 4.6.1 The timber frame at the western end of the structure butts the north-south range. Lower stone infill with a modern doorway (Plate 31) suggests that originally this area would have been open between the cowhouse and the north-south range. The floor in the western end of the cowhouse is of poured concrete, thus masking any original features. The roof truss at this western end is of the king post variety (Harris, 1978).

4.7 1772 Structure

- 4.7.1 As previously mentioned, the 1772 cowhouse consisted of three upper crucks sandwiched between two box framed gable ends, resulting in a four bay structure (Figs 5-7, Plates 31-58). An exposed sill beam at the base of the western gable end (Plate 34) has a higher floor level to its east, inside the original 1772 structure. A roughly square area of floor planking, approximately 3x3m, is located immediately to the east of the western gable end. Its function is unknown and it was partially obscured at the time of the survey by agricultural equipment. The remainder of the floor within the original 1772 structure is now composed of poured concrete with no original features apparent.

- 4.7.2 The two crucks to the east of the western gable end have notably had their central horizontal braces removed (Plate 77). These have clearly been sawn through at both ends, seemingly to remove the partitions between the bays and thus create an open space within the centre of the barn. This would also have removed any loft space. The removal of the horizontal braces is unlikely to have taken place prior to the late 19th century extension of the barn which likely offered further structural integrity.
- 4.7.3 The remaining horizontal brace, east of those removed, is also still acting as a partition with further original timbers still evident. Surviving loft space above is also present though not safely accessible. The date of 1772 (Plate 71, 72) is carved into the western face of this last surviving horizontal brace.
- 4.7.4 Beneath the surviving horizontal brace, the gaps in the timber frame partition are infilled with what appears to be lime-washed plaster.

4.8 Eastern End

- 4.8.1 The eastern gable end of the original 1772 structure mirrors exactly that of the western end. The upper half of the frame is only visible within the loft space (Plate 73). A loft space is present above the easternmost bay, although this is of uncertain age. The timbers forming the lofts floor joists, laid between the eastern gable end and the surviving horizontal brace, show considerable signs of having been reused from elsewhere whilst the planking is unmistakably modern and of low quality.
- 4.8.2 The eastern gable end is where the later 19th century addition butts the earlier 1772 structure. The difference in construction is readily apparent with the 1870s walls being entirely stonework and butting the earlier timber frame (Plate 54, 55).

4.9 1870s Western Extension

- 4.9.1 As previously mentioned, the western extension to the 1772 structure was composed almost entirely of stone. Timber floor joists supporting the loft floor also projected partitions on the ground floor and divided the space into a further four bays. Poured concrete made up the floor level in all four bays of the 1870s extension.
- 4.9.2 Access to the upper level of the 1870s extension was not possible owing to broken floor joists and rotten planking (Plate 65, 67, 70).
- 4.9.3 A partition within the centre of the 1870s extension appears to have been removed in order to create a larger open space. The space occupied by this partition now contains modern supports as the main joist has been weakened.
- 4.9.4 The far eastern end of the structures lower floor appears given over to domestic rather than agricultural use (Plates 67, 68, 69). Shelving, sinks, drainage and a later inserted fireplace within the eastern end wall are present here suggesting at least a semi-domestic set up.

5 Interpretation and Discussion

5.1 Overall interpretation

5.1.1 The overall interpretation of the structure gained from the building recording is that it has been much altered in appearance, to its detriment, since its 1772 construction.

5.1.2 The phasing of the structure is readily apparent and is shown on figures 10 and 11.

5.2 Discussion

5.2.1 The later 19th century extension of the structure to the east and west represented a significant change in the appearance of the 1772 cowhouse from a stand-alone timber structure to part of a range of stone buildings. This change in appearance is likely to have reflected the changes being undertaken during the contemporary remodelling and enlargement of Lwynbarried Hall.

5.2.2 The tying in of the 1772 structure to the 1870s extension appears, however, to have offered greater structural integrity as two horizontal braces from beneath the upper crucks were removed with seemingly no ill effects. If loft space was ever located above these crucks it would have been removed at this point. The loft space currently above the one surviving 18th century bay is of uncertain date. Whilst it may be an original feature certainly all of the current floor joists represent reused timbers.

5.2.3 Detailing of original (18th century) fenestration and doorways is present though is mostly obscured by patching/repairs. Removal of infill from between the timber framing has also complicated the picture somewhat as to exactly which were original apertures.

5.2.4 No detail of any floor framing or features could be ascertained owing to the poured concrete.

5.2.5 Internally the 18th century timber framing, even after removal of horizontal braces, is in a very good state of repair. Those pieces which are visible externally are, however, in a bad state of repair owing to exposure.

5.2.6 The 19th century stonework and timbers are also in a good state of repair with the exception of broken floor joists and boards at the western eastern end.

5.3 Conclusion

5.3.1 It can be concluded that the structure is of local importance but that better preserved examples of similar structures do exist within the area, as at Tyncoed Cowhouse (PRN97649), Byntwppa (PRN56140) and Caerhyddwen (PRN110376).

5.3.2 The conversion of the structure into a domestic dwelling will ensure its continued survival and protect the badly damaged external timbers.

6 Acknowledgements

6.1.1 Thanks are due to Ms Nondus Banning-Boddy for her on-site liaising and to Mark Walters of CPAT for his curatorial assistance.

7 Bibliography and References

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APPENDIX I: Figures

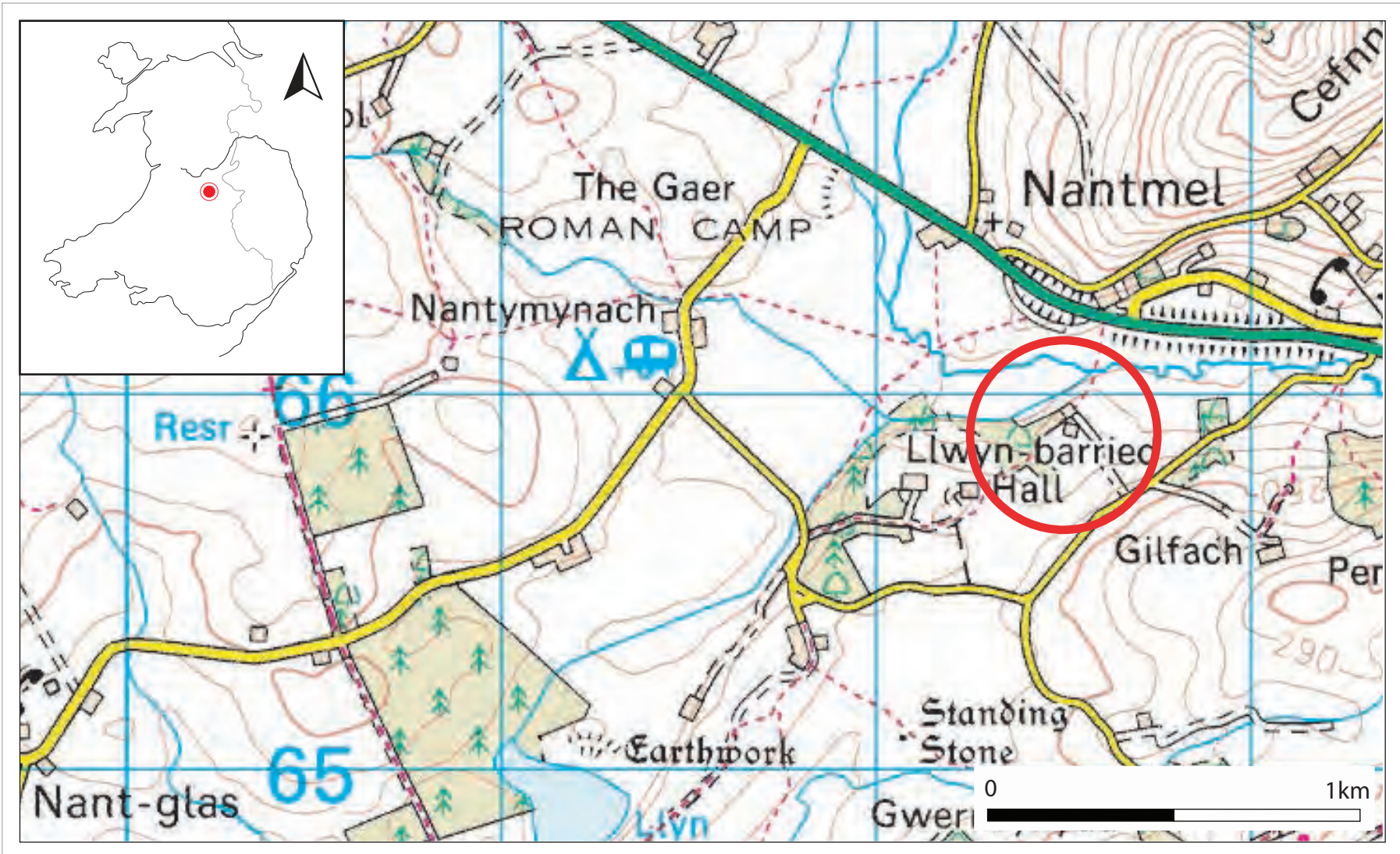
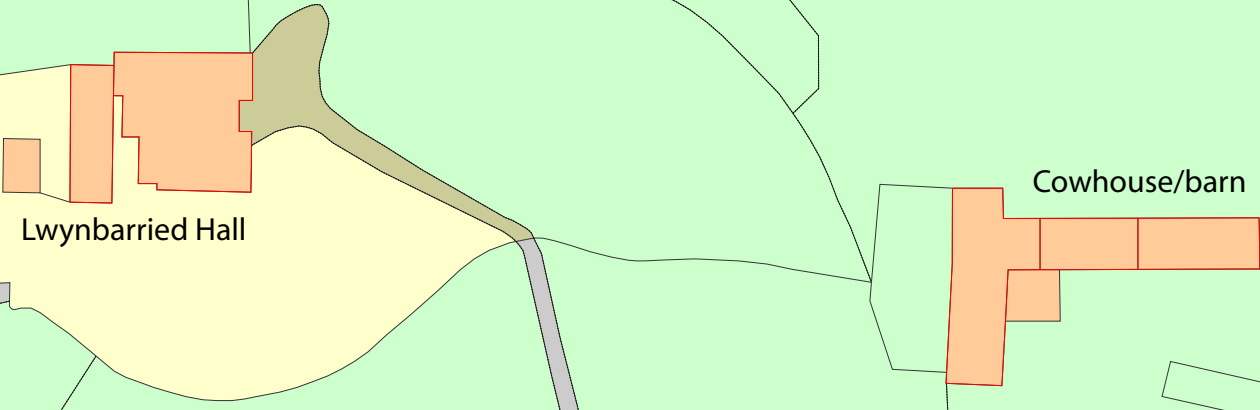


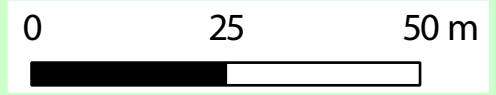
Fig 1: Map showing location of assessment area



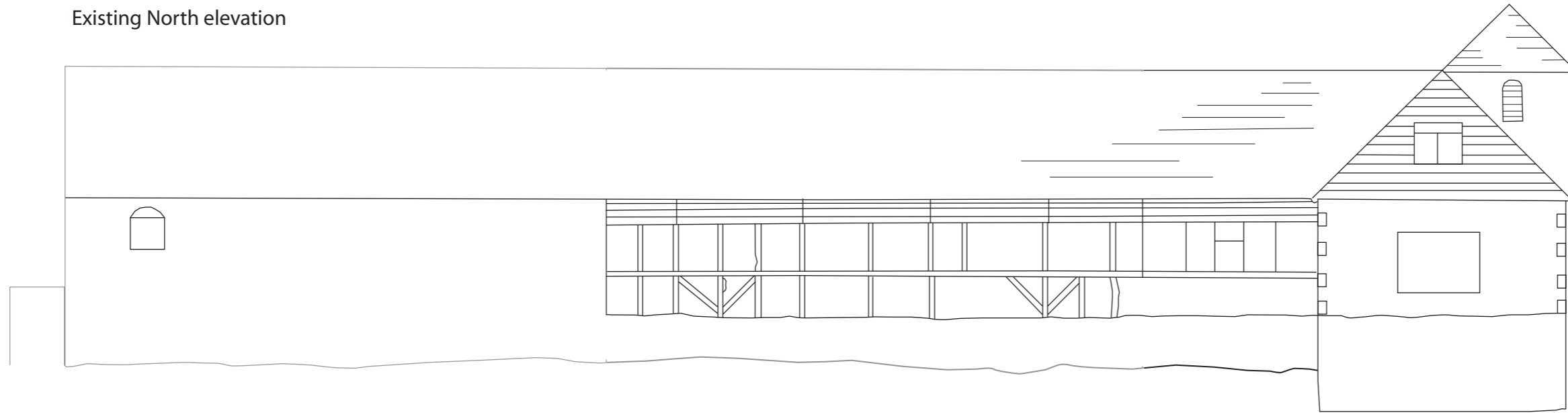
Llynbarried Hall

Cowhouse/barn

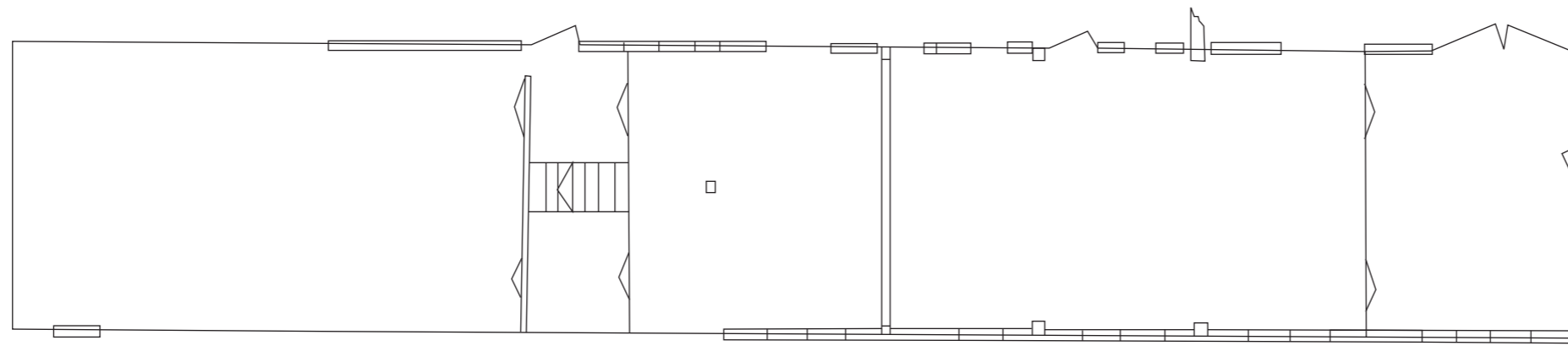
Fig 2: 2010 OS Mastermap showing Llynbarried Hall (left) and Cowhouse (barn) right. Note lines demarcating 1772 barn within overall structure



Existing North elevation



Existing floor plan



0 5 10 15m

Job Title: Llynbarried Hall Cowhouse

Drawing Title: Floor plan & north elevation

Date: February 2015

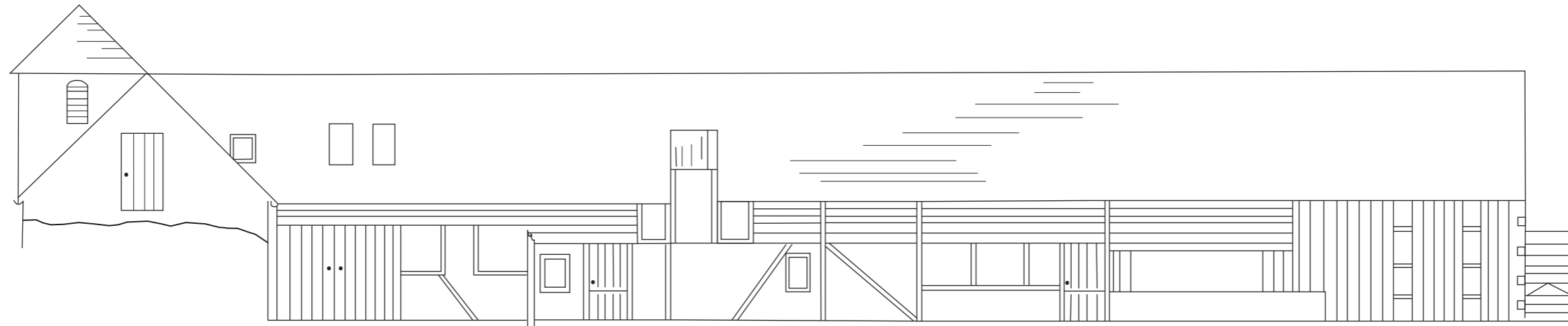
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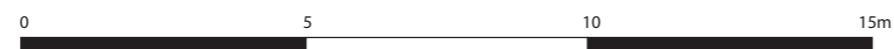
Figure 3



Existing South elevation



Existing East elevation



Job Title: Llynbarried Hall Cowhouse

Drawing Title: South & East elevations

Date: February 2015

Drawn By: ILB

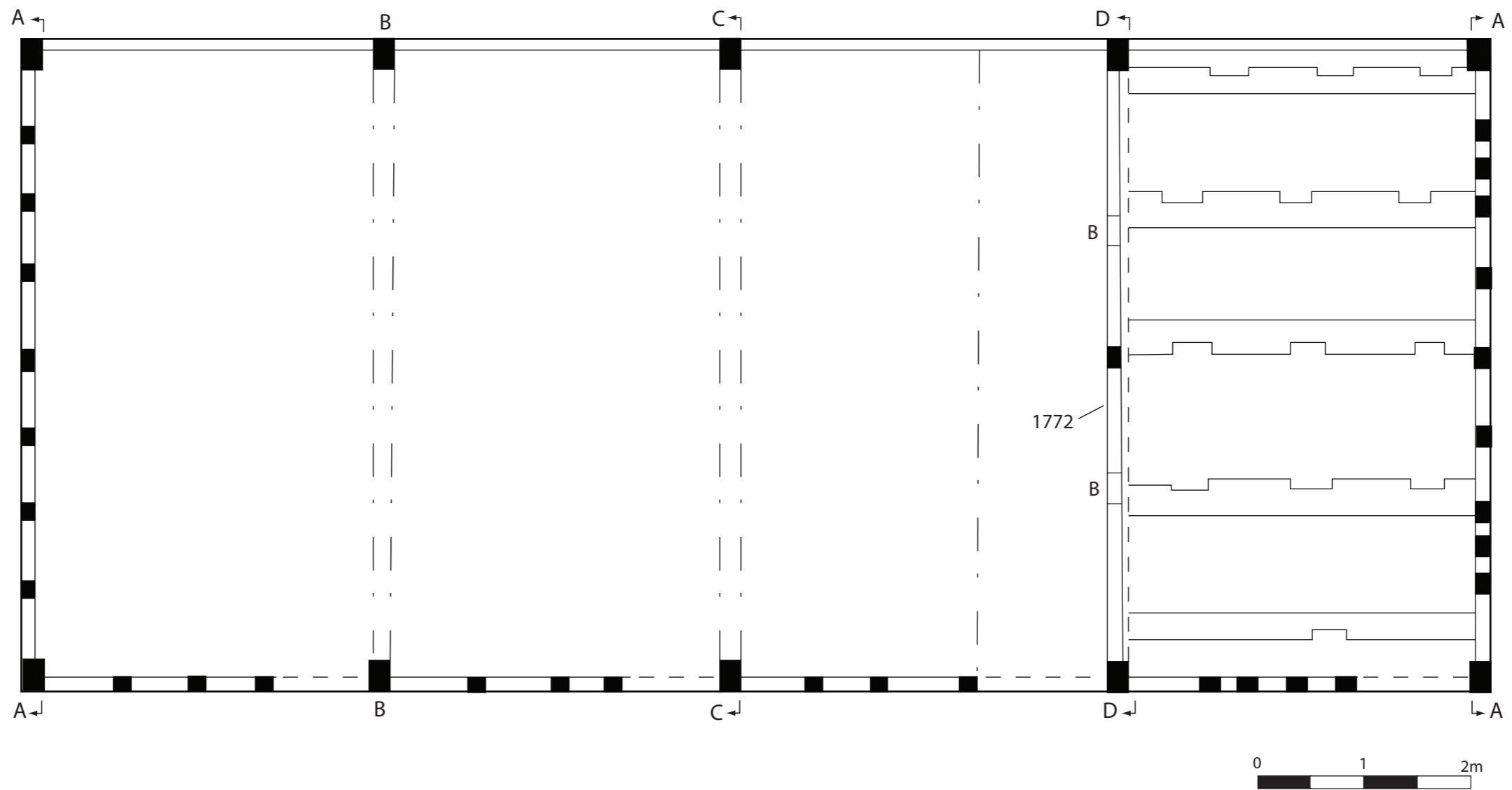
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Figure 4

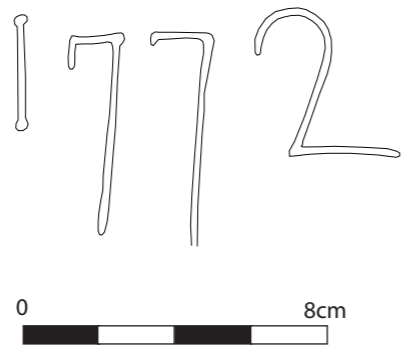




Plan of Llwynbarried Cowhouse (After RCAHMW 1973)



Close up of date (After RCAHMW 1973)



Job Title: Llwynbarried Hall Cowhouse

Drawing Title: Plan of 1772 Cowhouse

Date: February 2015

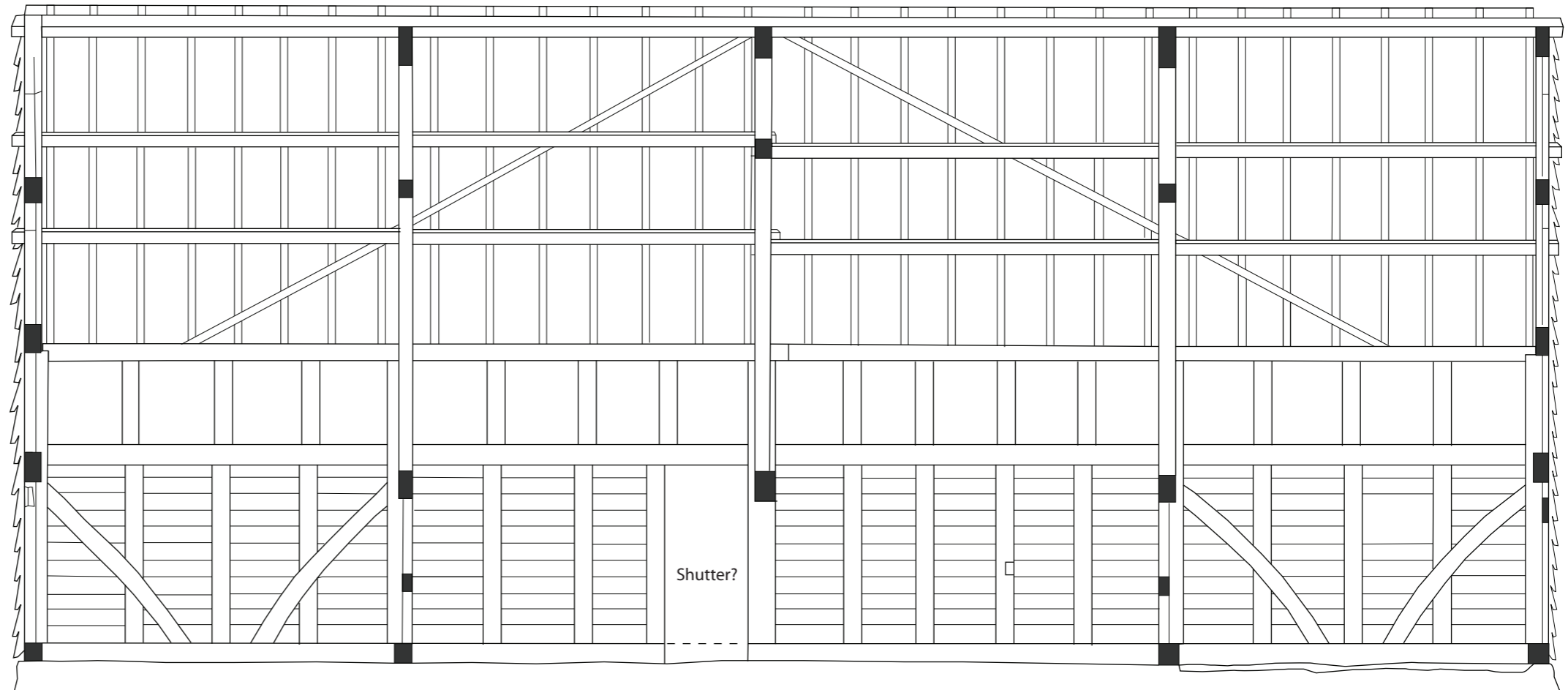
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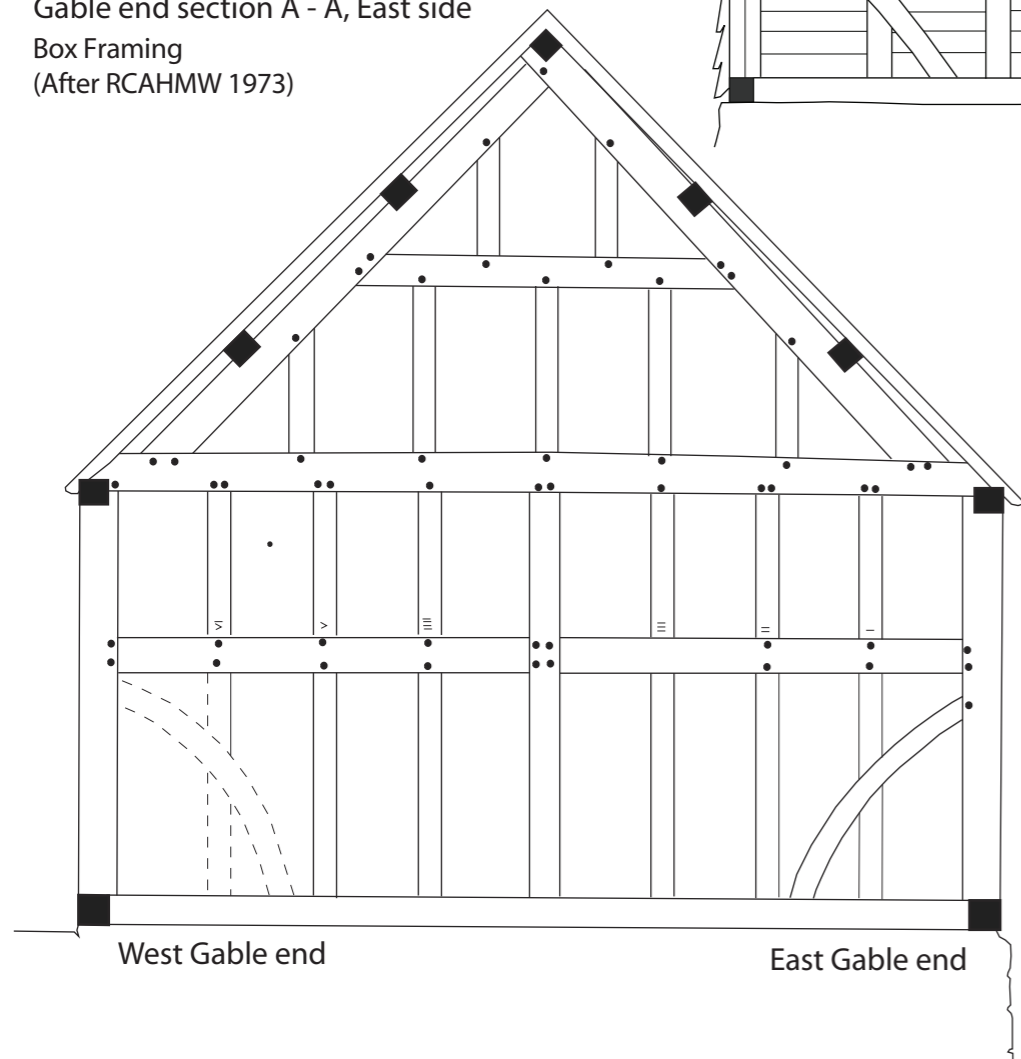
Figure 5



North long section (After RCAHMW 1973)



Gable end section A - A, East side
Box Framing
(After RCAHMW 1973)



Job Title: Llwynbaried Hall Cowhouse

Drawing Title: Section A-A & North long section

Date: February 2015

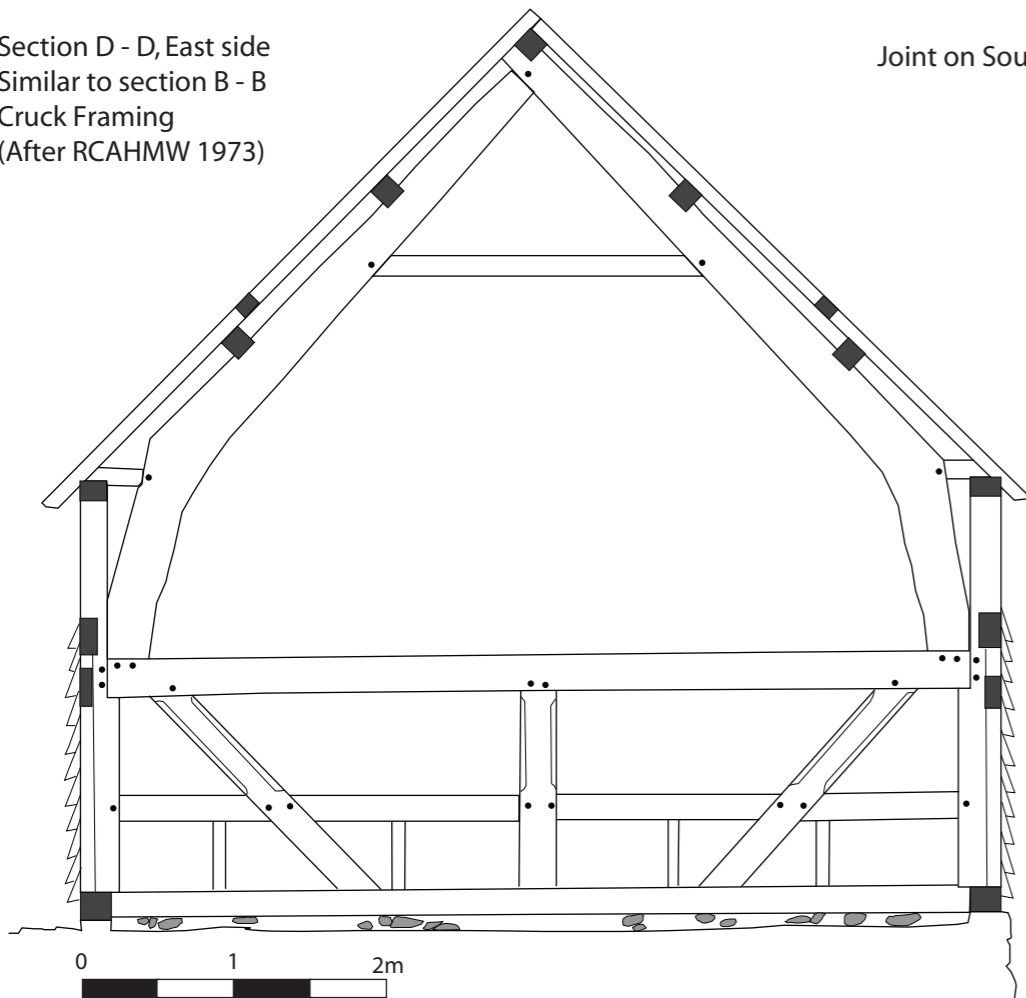
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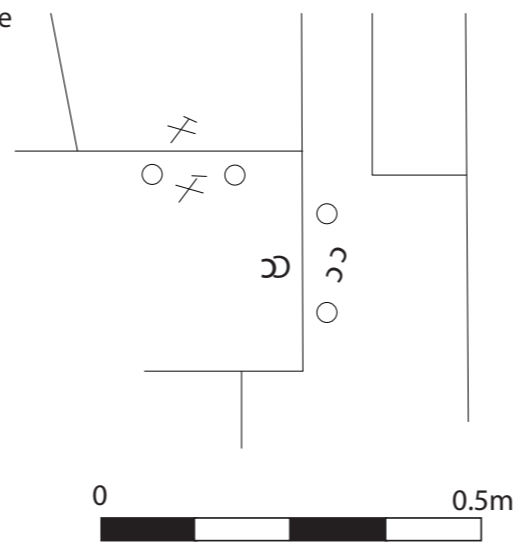
Figure 6



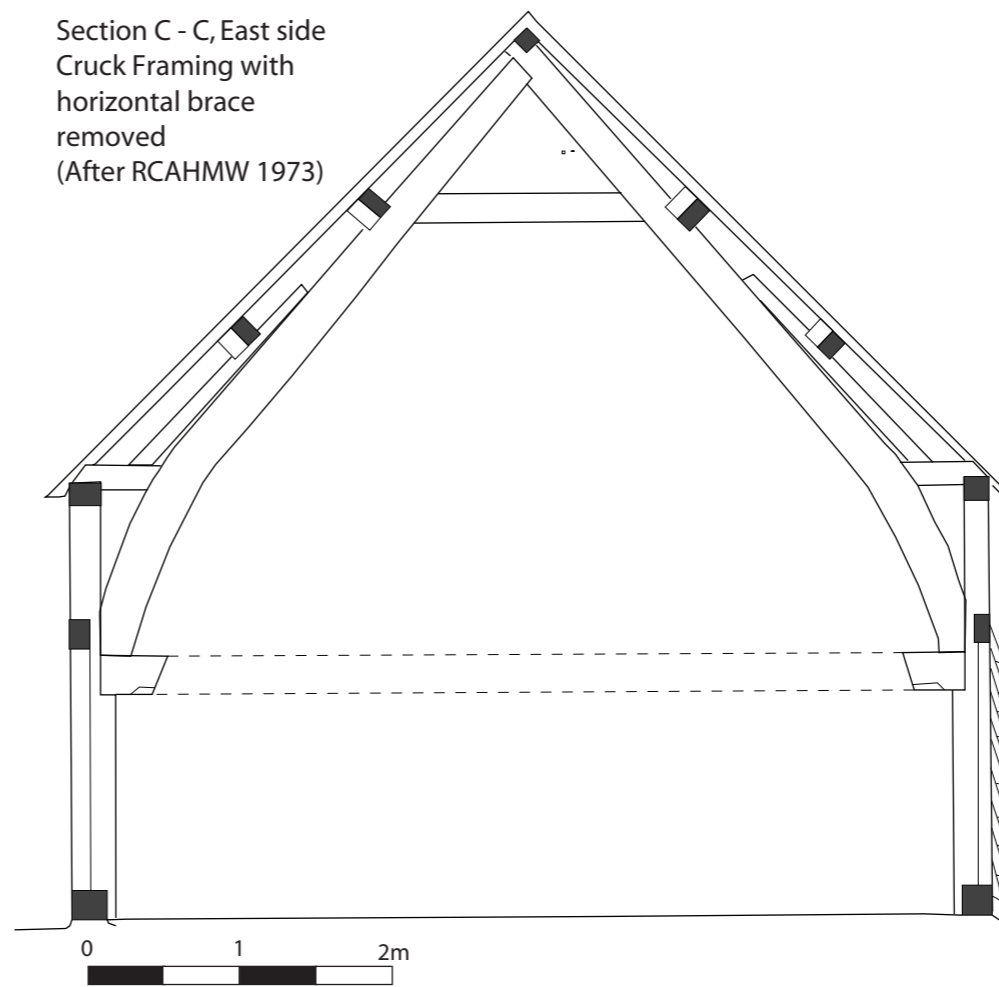
Section D - D, East side
 Similar to section B - B
 Cruck Framing
 (After RCAHMW 1973)



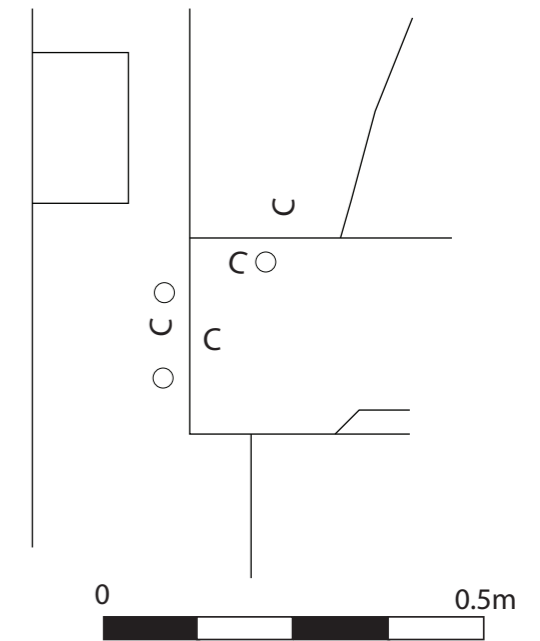
Joint on South-west side



Section C - C, East side
 Cruck Framing with
 horizontal brace
 removed
 (After RCAHMW 1973)



Detail truss B.
 Joint on South
 side



Job Title: Llwynbarried Hall Cowhouse

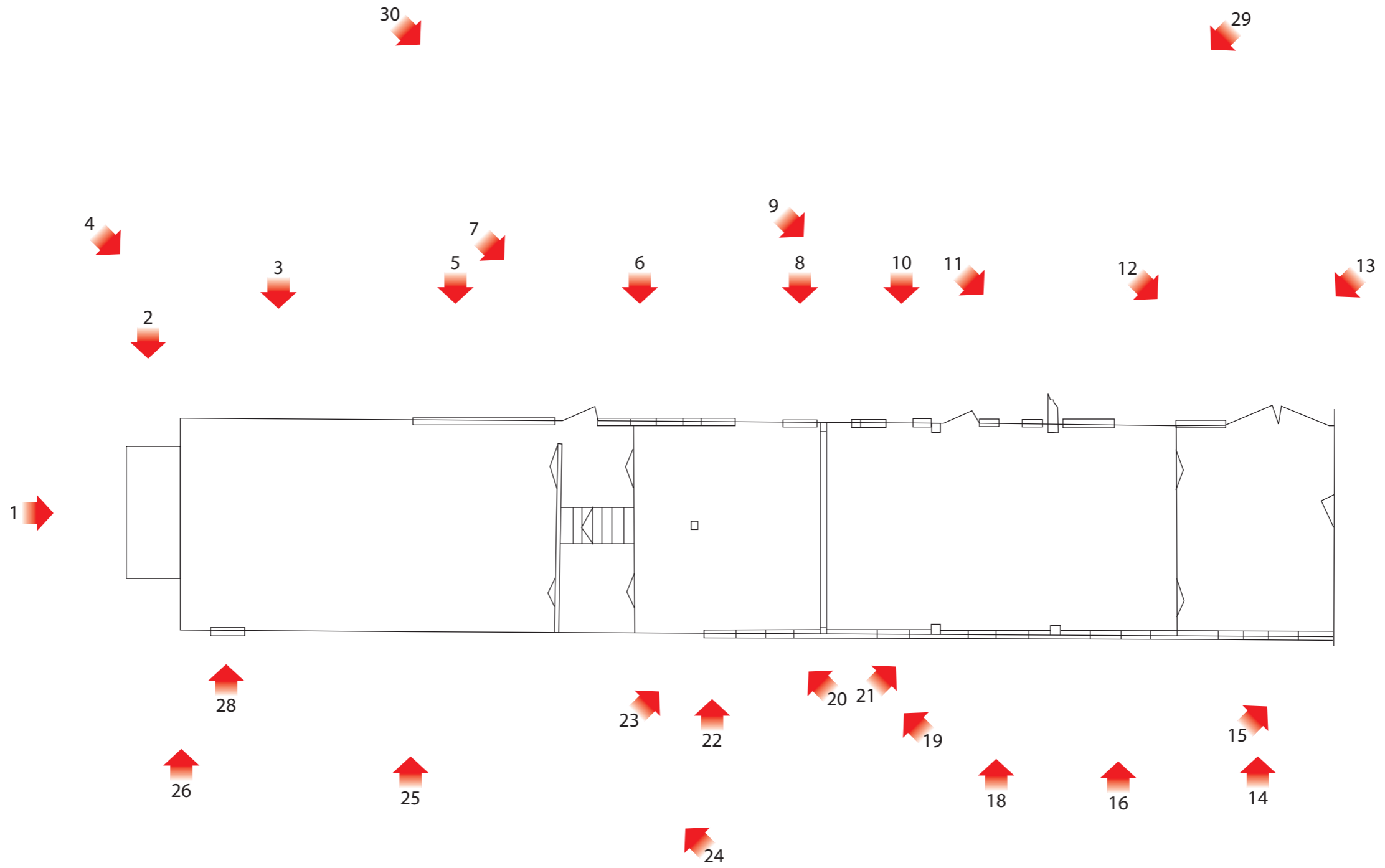
Drawing Title: Sections D-D & C-C

Date: February 2015

Drawn By: ILB

Scale: 1 : 10 & 1 : 50 @ A3

Figure 7



Job Title: Llwynbarried Hall Cowhouse
Drawing Title: Photo directions 1
Date: February 2015
Drawn By: ILB
Scale: 1 : 125 @ A3
Figure 8





Job Title: Llwynbarried Hall Cowhouse

Drawing Title: Photo directions 2

Date: February 2015

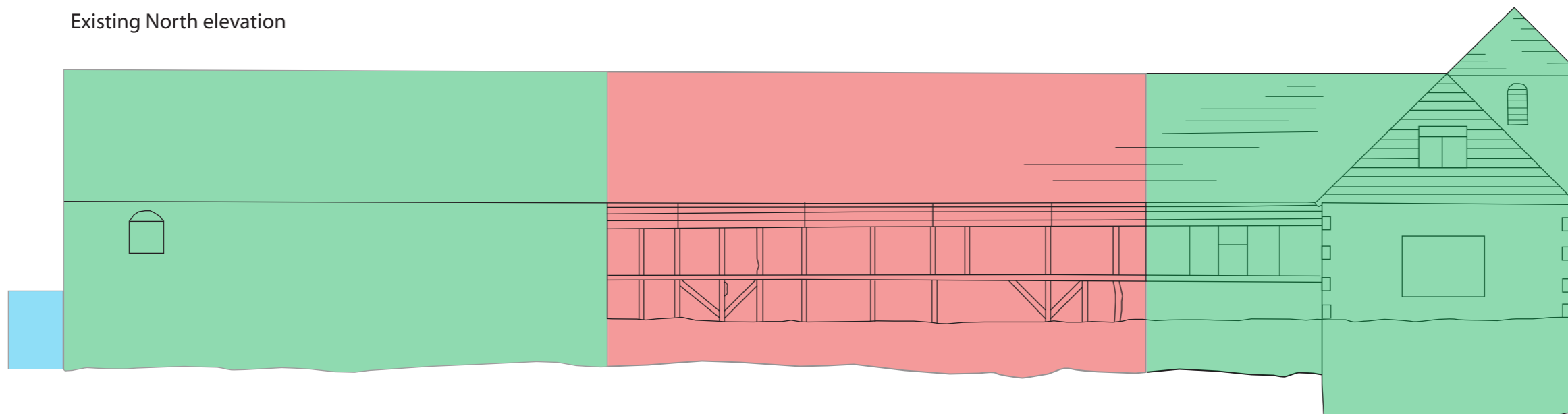
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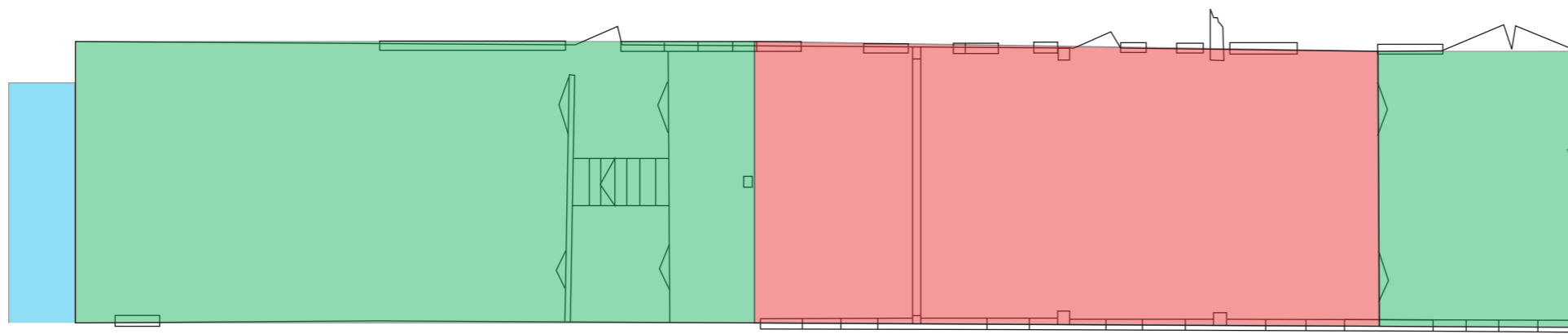
Figure 9






Existing North elevation



Existing floor plan



Phasing

-  Original 1772 build
-  c.1870 build
-  Post 1870 build

Job Title: Llynbarried Hall Cowhouse

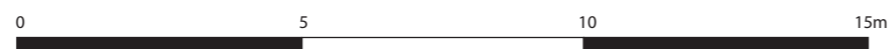
Drawing Title: North elevation & floor plan phasing

Date: February 2015

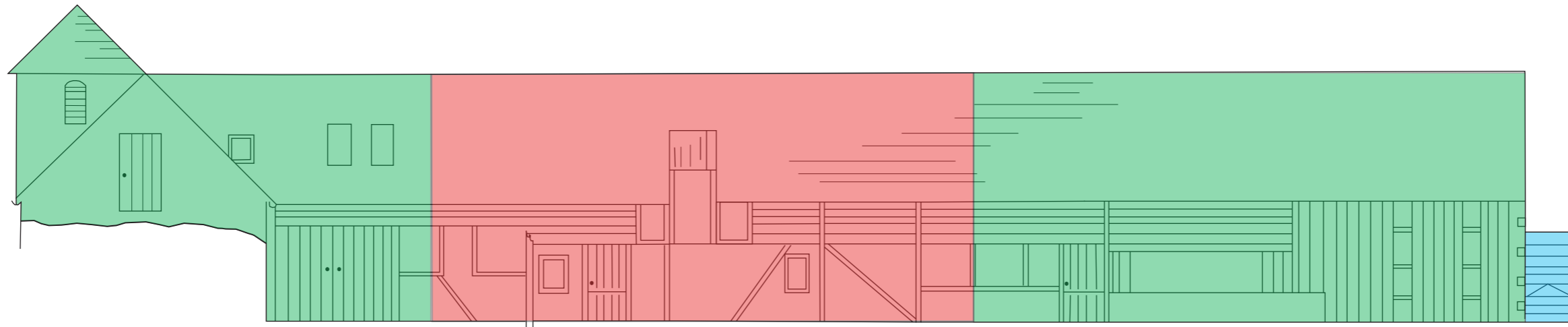
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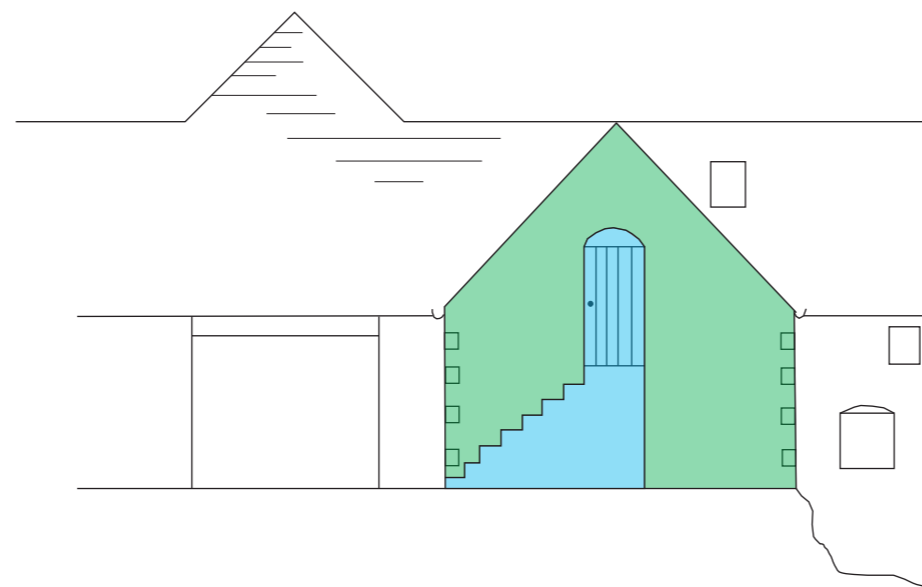
Figure 10






Existing South elevation



Existing East elevation



Phasing

-  Original 1772 build
-  c.1870 build
-  Post 1870 build

Job Title: Llynbarried Hall Cowhouse

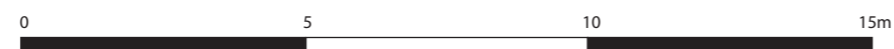
Drawing Title: South & East elevations phased

Date: February 2015

Drawn By: ILB

Scale: 1 : 125 @ A3

Figure 11



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APPENDIX II: Plates



Plate 1: View of eastern elevation of structure, looking west
Scales 1x1m & 1x2m



Plate 2: View of staired access to upper level in eastern end of structure
Looking north, Scale 1x1m



Plate 3: View of eastern end of south facing elevation, looking north
Scales 1x1 & 1x2m



Plate 4: Oblique view of eastern end of structure, looking north west
Scales 1x1m & 1x2m



Plate 5: View of southern elevation where 1870s extension butts 1772 cowhouse
Looking north, Scales 1x1m & 1x2m



Plate 6: View of 1772 timber frame structure with original doorways on left and right
within southern elevation. Looking north, Scales 1x1m & 1x2m



Plate 7: Oblique view of doorways within southern elevation
Looking north west, Scales 1x1m & 1x2m



Plate 8: View of blocked doorways within southern elevation to left of each ranging rod
Looking north, Scale 1x1m & 1x2m



Plate 9: Oblique view of original doorways within southern elevation
Looking north west, Scales 1x1m & 1x2m



Plate 10: View of blocked (right) and original entrance (left) within southern elevation
as well as modern window above middle. Looking north, Scales 1x1m & 1x2m



Plate 11: View of original entrance adjacent to modern 'lean-to' structure
Looking north-west, Scales 1x2m



Plate 12: View of current entrance within 1870s extension area adjacent to north-south
range. Looking north west, Scale 1x2m



Plate 13: View of current entrance within 1870s western extension. Looking north east
Scales 1x1m & 1x2m



Plate 14: View of 1870s western extension to butt north-south range (right)
Looking south, Scales 1x1m & 1x2m



Plate 15: View south west of 1870s extension butting north-south range
Scale 1x2m



Plate 16: View of 1772 timber frame sat on stone platform (centre) with 1870s stone platform to right. Looking south, Scales 1x1m & 1x2m



Plate 17: View south east showing 1772 structure to right butted by 1870s extension on left of shot. Scales 1x1m & 1x2m



Plate 18: View within south elevation of 1772 timber frame sat on stone platform Looking south, Scales 1x1m & 1x2m



Plate 19: View of 1772 structure with extension to east. Looking south east
Scales 1x1m & 1x2m



Plate 20: Detail view of timber frame deterioration within north elevation
Note cement infill/repair. Looking south east, Scale 1x1m



Plate 21: View of timber frame within south elevation. Looking south west
Scales 1x1m & 1x2m



Plate 22: View of butt joint between 1772 structure (right) and 1870s extension (left)
Looking south, Scales 1x1m & 1x2m



Plate 23: View of butt joint in southern elevation
Looking south west, Scales 1x1m & 1x2m



Plate 24: View of southern elevation of 1870s extension
Looking south east, Scales 1x1m & 1x2m



Plate 25: View of southern elevation of 1870s extension
Looking south, Scales 1x1m & 1x2m



Plate 26: View of upper level access stairs
butting eastern elevation of 1870s extension
Looking south, Scale 1x2m



Plate 27: General overview, looking south, of entire structure



Plate 28: View of window opening within eastern end of southern elevation
Scale 1x1m



Plate 29: View north east of northern elevation. Scales 1x1m & 1x2m



Plate 30: View of cowhouse butting north-south range. Looking north west
Scale 1x2m



Plate 31: View west of timber king post frame butting north-south range
Scales 1x1m & 1x2m



Plate 32: View north within 1870s western extension
Scale 1x2m



Plate 33: View south towards modern doorway into cowhouse within 1870s western extension. Scale 1x1m



Plate 34: View east along original 1772 cowhouse with box frame gable end in foreground. Note exposed sill beam and change in ground level beyond. Scales 1x1m & 1x2m



Plate 35: View of upper box frame gable end at western end of 1772 cowhouse
Scales 2x1m



Plate 36: Oblique view north east of surviving timbers of 1772 western gable end
Scales 2x1m



Plate 37: Oblique view south east of upper surviving timbers of 1772 box frame gable end. Scales 2x1m



Plate 38: View west along internal face of southern elevation. Note planked area on floor. Scale 1x2m



Plate 39: View west along internal face of northern elevation
Scale 1x2m



Plate 40: View of upper crucks on northern half of structure. Note deeply elbowed cruck in background above partition. Looking west



Plate 41: View east of crucks on southern half of structure



Plate 42: View of roofing detail, looking west



Plate 43: Oblique view looking south east along internal face of southern elevation
Scale 1x2m



Plate 44: Oblique view looking north east along internal face of northern elevation



Plate 45: View of roofing detail within centre of 1772 structure including wind brace forming diagonal cross across rafters.



Plate 46: View of roofing detail showing wind brace crossing principal rafters of cruck



Plate 47: View of original doorway into bay between two crucks within southern elevation. Looking south, Scales 1x1m & 1x2m



Plate 48: View of deeply elbowed cruck above only surviving 18th century partition at eastern end of 1772 structure. Looking east, Scales 1x1m & 1x2m



Plate 49: View of surviving partition at eastern end of 1772 structure
Looking east, Scales 1x1m & 1x2m



Plate 50: Oblique view south west of eastern face of surviving partition. Note reused and modern timbers forming floor joists of loft space above. Scales 1x1m & 1x2m



Plate 51: View of surviving 1772 partition and reused floor joists in loft above. Note poured concrete floor obscuring sill beam. Looking west, Scale 1x1m & 1x2m



Plate 52: Oblique view north west of surviving 1772 partition forming easternmost of four bays. Scales 1x1m & 1x2m



Plate 53: View of original entrance into westernmost bay in southern elevation
Looking south, Scale 1x2m



Plate 54: View of rear (north) wall of westernmost bay. Note 1870s stone extension to right butting easternmost gable end box frame, Scale 1x1m & 1x2m



Plate 55: View north east showing butt joint between timber 1772 structure and 1870s stone extension. Scales 1x2m & 1x1m



Plate 56: View of westernmost timber partition within 1870s extension and access to loft space above. Looking east, Scales 1x1m & 1x2m



Plate 57: View of westernmost timber partition within 1870s extension and access to loft space above. Looking east, Scales 1x1m & 1x2m



Plate 58: View of lower portion of easternbox framed gable end of 1772 structure against which 1870s extension is butted. Looking north west, Scale 1x2m



Plate 59: View of replaced central support within eastern box frame gable end
Looking south east, Scale 1x2m



Plate 60: View of eastern face of westernmost partition within 1870s extension
Scales 1x1m & 1x2m



Plate 61: View south of internal face of southern elevation within 1870s extension
Scale 1x2m



Plate 62: View north of internal face of northern elevation within 1870s extension
Scale 1x2m



Plate 63: View north east of removed partition within 1870s extension now propped with modern supports. Scale 1x2m



Plate 64: View east into semi-domestic partitioned off area within end of 1870s extension. Scale 1x2m



Plate 65: View of modern corrugated sheeting covering former open area within southern elevation of 1870s extension. Looking south, Scales 1x1m & 1x2m



Plate 66: View of modern corrugated sheeting covering former open area within southern elevation of 1870s extension. Looking south, Scale 1x2m



Plate 67: View north within eastern end of 1870s extension, Scale 1x2m



Plate 68: View of later inserted fireplace within eastern end wall, Scale 1x2m



Plate 69: View of easternmost partition within 1870s extension with modern shelving
Looking north west, Scale 1x2m



Plate 70: View of easternmost partition within 1870s extension. Looking north east
Scale 1x2m. Note state of floor joists above



Plate 71: View of 1772 carving on surviving partition



Plate 72: Oblique view of 1772 carving on surviving partition



Plate 73: View of upper timbers of eastern 1772 gable end, looking west within loft space
Note stone extension butting in bottom right



Plate 74: View of upper timbers of king post partition of 1870s extension (lower timbers removed) within loft space, looking east



Plate 75: View south east of upper timbers of westernmost partition within 1870s extension, Scale 2x1m



Plate 76: View of damaged loft flooring within eastern end of 1870s extension



Plate 77: View of upper cruck sat on stub of removed horizontal brace.



Plate 78: View of planked area within 1772 structure western end, Scale 1x1m

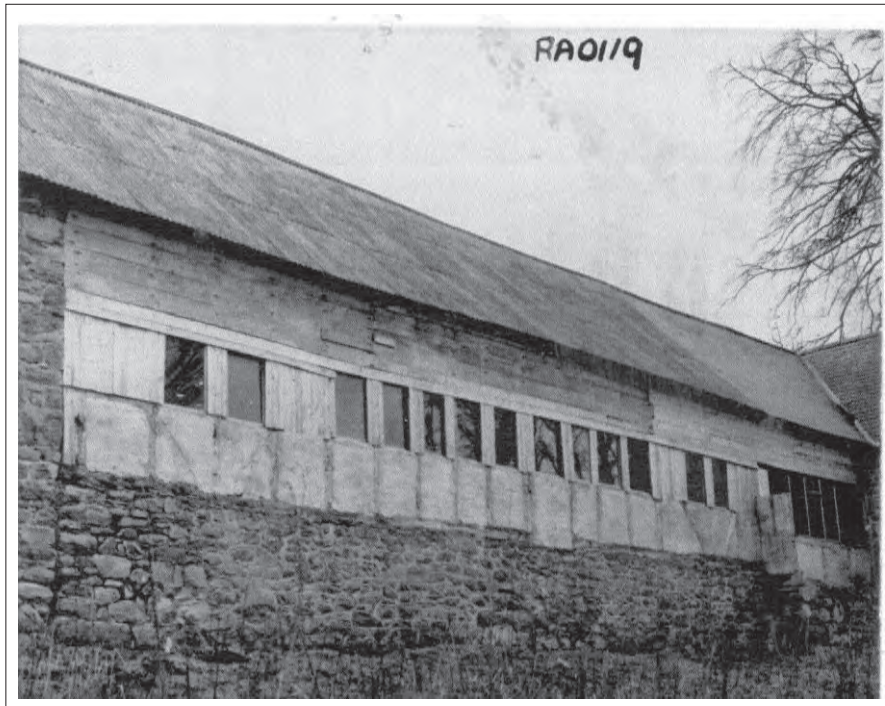


Plate 79: RCAHMW 1973 photo of northern elevation



Plate 80: RCAHMW 1973 photo along southern elevation



Plate 81: RCAHMW 1973 photo of inside 1772 structure

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APPENDIX III:

Archaeology Wales Ltd Specification

ARCHAEOLOGY WALES LIMITED:

**Specification
for Archaeological Building Recording**

at

**Ysgubor
Llwynbarried Hall Cowhouse
Nantmel
Llandrindod Wells
LD1 6EW**

**Prepared for:
Ms Banning Boddy**

Project No: 2308

26th January 2015

Archaeology Wales Limited
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NON TECHNICAL SUMMARY

This specification details a proposal for a level 2 building recording at Ysgubor, Llwynbarried Hall Cowhouse, Nantmel, Powys, prior to redevelopment. It has been prepared by Archaeology Wales Ltd for their client, Ms Banning Boddy

1 Introduction

The proposed development is the 4 bay timber framed barn at Ysgubor, Llwynbarried Hall Cowhouse, Nantmel (Henceforth – the site). A development proposal for conversion of the structure has been submitted by Ms Banning Boddy. The local planning authority is Powys County Council (PCC) and the planning application number is P/2014/1031.

This specification has been prepared by Chris E Smith (MCIfA), Project Manager, Archaeology Wales Ltd (Henceforth - AW) at the request of Ms Banning Boddy. It provides information on the methodology which will be employed by AW during the level 2 building recording.

The archaeological work has been recommended by Clwyd Powys Archaeological Trust (CPAT) in its capacity as archaeological adviser to the planning authority. This specification has been agreed with Mark Walters of CPAT.

AW is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). All work will be undertaken by suitably qualified staff and in accordance with the standards and guidelines of the CIfA.

2 Site specific objectives

The primary objectives of the Building Recording will be to describe and record all of the key structural fabric of the building prior to conversion.

The work will result in a report, which will provide a comprehensive record of all the work undertaken. It will include interpretive statements and provide an assessment of the regional context within which the site is located.

3 Building Recording

Preliminary

Prior to the commencement of on site works the Building Recording Archaeologist will familiarise himself with the site. As a minimum this will include:

- Published archaeological and historical information relating to the site
- Readily available historical maps and OS maps
- The site files for NPRN 97749 as held by the RCAHMW, Plas Crug, Aberystwyth

Recording

The recording will be undertaken by a suitably experienced Building Recording Archaeologist that will be able to 'read' the structure and record the important details. The photographic record will be a comprehensive record to archive standard of the existing buildings and structures, both externally and internally.

The following will be considered:

- Site layout and organisation
- Function
- Materials, method of construction
- Fenestration
- Internal arrangements
- Original fixtures and fittings
- Subsequent fixtures and fittings
- Evidence of use and status
- Date/period of initial build and subsequent alterations/Phasing

The recording will be completed in accordance with CIfA Standards and Guidance relating to the Investigation and Recording of Standing Buildings (2014) and to a standard equivalent to English Heritage Level 2 (English Heritage 'Understanding Historic Buildings: A Guide to Good Recording Practice' 2006).

All photographs will be taken in a high resolution (16+ Mega Pixel) digital format. For both general and specific photographs, a photographic scale will be included. The photographic record shall be accompanied by a photographic register detailing as a minimum, feature number, location and direction of shot.

Existing architects plans and elevations will be used and amended with specific detailing as necessary. Previous sketch plans carried out by the RCAHMMW will also be included within the report.

4 Monitoring

CPAT will be contacted at least one week prior to the commencement of site works, and subsequently once the work is underway.

Any changes to this specification that AW may wish to make after approval will be communicated to CPAT for approval.

Representatives of CPAT will be given access to the site so that they may monitor the progress of the building recording. CPAT will be kept regularly informed about developments, both during the site works and subsequently during the post-fieldwork programme.

5 Post Field-work programme

Site archive

An ordered and integrated site archive will be prepared in accordance with: Management of Research Projects in the Historic Environment (MoRPHE) English Heritage 2006 upon completion of the project. The requirements for archive storage will be agreed with the appropriate organisation.

The archive including a copy of the written report shall be deposited with the appropriate organisation (RCAHMMW) within two months of the completion of the full report and confirmed in writing with CPAT.

A summary of the contents of the archive will be supplied to CPAT.

A DVD containing all of the photographic images taken as a result of the recording exercise will be included within the final site archive.

Final reporting

A draft report will be submitted to Ms Banning Boddy and to CPAT for comments within 4 weeks of the survey being complete.

A full client report of the results of the archaeological work will be prepared within 3 months of the end of the survey. Copies of the report will be sent to Ms Banning Boddy, CPAT and for inclusion in the regional Historic Environment Record (Welshpool). Digital copies will also be provided in pdf format.

Terminology will be consistent with the English Heritage Thesaurus.

The client report will contain, as a minimum, the following elements:

- A concise non-technical summary of the results
- The aims and methods adopted in the course of the investigation with details of how all the buildings and structures were surveyed and recorded
- A brief history of the site
- A written record of the buildings
- Location plans tied into the national grid showing the positions of all drawn and photographic records relating to the survey
- Conclusions/Phasing as appropriate
- A statement of the local and regional context of the remains
- Bibliography
- A copy of the AW Written Scheme of Investigations

6 Resources and timetable

Standards

The field work will be undertaken by AW staff using current best practice.

Staff

The project will be undertaken by suitably qualified AW staff. Overall management of the project will be undertaken by Mark Houlston (MCIfA).

Equipment

The project will use existing AW equipment.

Timetable of archaeological works

The work will be undertaken at the convenience of the client. No start date has yet been agreed.

Insurance

AW is an affiliated member of the CBA, and holds both Public Liability and Professional Indemnity Insurance through Towergate up to the value of £10M.

Health and safety

All members of staff will adhere to the requirements of the *Health & Safety at Work Act, 1974*, and the Health and Safety Policy Statement of AW.

If AW has sole possession of the site then a full risk assessment will be drawn up on behalf of AW by a CIEH competent risk assessor (Chris Smith) and distributed to all members of staff. In all other circumstances AW will adhere to the risk assessment of the principal groundworks contractor on the site.

Arbitration

In accordance with the CIfA's arbitration scheme, the following is applicable to the project:

In the event of any dispute arising out of this Agreement (including those considered as such by only one of the parties) either party may forthwith give to the other notice in writing of such a dispute or difference and the same shall be and is hereby referred for decision in accordance with the Rules of the Chartered Institute of Arbitrators' Arbitration scheme for the Chartered Institute of Field Archaeologists applying at the date of this Agreement.

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APPENDIX IV: Archive Cover Sheet

ARCHIVE COVER SHEET

Llwynbarried Hall Cowhouse, Nantmel, Powys

Site Name:	Llwynbarried Hall Cowhouse
Site Code:	LHC/15/BR
PRN:	-
NPRN:	97749
SAM:	-
NGR:	NGR SO 02262 65748
Site Type:	Post-medieval agricultural
Project Type:	Building Recording
Project Manager:	Mark Houliston
Project Dates:	February 2015
Categories Present:	Late 18 th and late 19 th centuries
Location of Original Archive:	AW Ltd
Location of duplicate Archives:	RCAHMW, Plas Crug, Aberystwyth
Number of Finds Boxes:	-
Location of Finds:	-
Museum Reference:	RCAHMW
Copyright:	AW Ltd
Restrictions to access:	None

Archaeology Wales

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