

Archaeology Wales

Mulberry House, Pen Y Pound, Abergavenny

Archaeological Level 3 Building
Recording



By
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with contributions by
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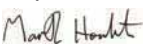
Report No. 1846

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Archaeological Level 3
Building Recording
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Appendix 1 Photograph of Mulberry House from Bradney's History of Monmouthshire dated c.1900

Appendix 2 Written Scheme of Investigation

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Summary

This report results from a Level 3 Building Survey by Archaeology Wales Ltd on the Grade II Listed Ty'r Morwydd (St Michael's Convent) also known as Mulberry House, 11 Pen Y Pound, Abergavenny, Monmouthshire, NP7 5UD (centred on NGR SO 29729 14702) produced at the request of Sennybridge Ltd. The work was undertaken as a condition of a planning consent prior to conversion of the building to multiple residential apartments (Planning application number DC/2014/01015).

Mulberry House is a Grade II listed property (LB2469) noted for its special interest as a well preserved late 18th century house, which, despite later alterations and extensions, has retained its character and which has group value with the other listed buildings in Pen-y-pound.

The entrance gates, on the east side of Pen Y Pound, are also listed (LB86899). They are made of wrought iron, with an overthrow and lamp bracket. They date from the late 18th to early 19th century and are probably closely contemporary with the house. Historic maps show that the original house had formal gardens to the north and east which extended to an orchard beyond.

The Chapel extension to the south dates from between 1923 and 1935 and the structure was extended to the north in 1956. The house was probably re-roofed at this time and given dormers and new chimneys. It functioned as a convent of Breton nuns from between 1906-1912 and 1971, during which time it also housed a girl's school. From 1976 the building was used as an education centre and youth hostel. The youth hostel closed in 2012 and the property was acquired by the current owners in 2014. During the building survey it was possible to distinguish evidence of the three main phases of the house's use within the structure.

The buildings are in a generally good state of repair and access was possible to all rooms excluding Rooms -1.14 and -1.12 in the basement and the dry room and drying room in the north annex.

Crynodeb

Mae'r adroddiad hwn yn ganlyniad i Arolwg Adeiladu Lefel 3 gan Archaeology Cymru Cyf ar yr Adeilad Gradd II Rhestredig Tŷ'r Morwydd (Lleandy Sant Michael) a elwir hefyd yn Mulberry House, 11 Pen-y-pound, Y Fenni, Sir Fynwy, NP7 5UD (y mae ei ganol wedi'i leoli yn NGR SO 29729 14702) a gynhyrchwyd ar gais Sennybridge Cyf. Gwnaed y gwaith fel amod caniatâd cynllunio cyn troi'r adeilad yn nifer o fflatiau preswyl (Rhif cais cynllunio DC/2014/01015).

Mae Tŷ'r Morwydd yn eiddo Gradd II rhestredig (LB2469) a nodwyd oherwydd ei statws arbennig fel tŷ sydd mewn cyflwr da o ddiwedd y 18^{fed} ganrif, sydd, er gwaethaf diwygiadau ac estyniadau diweddarach, wedi cadw ei gymeriad ac sydd â gwerth grŵp iddo gyda'r adeiladau rhestredig eraill ym Mhen-y-pound.

Mae'r giatiau mynediad, ar ochr ddwyreiniol Pen-y-pound, hefyd yn rhestredig (LB86899). Maent wedi'u gwneud o haearn gyrru, gyda darn addurniadol ar y brig a

braced lamp. Maent yn dyddio o rhwng diwedd y 18^{fed} ganrif a dechrau'r 19^{eg} ganrif ac mae'n debygol bod cysylltiad agos o ran dyddiad rhyngddynt a'r tŷ. Mae mapiau hanesyddol yn dangos bod gan y tŷ gwreiddiol erddi ffurfiol i'r gogledd a'r dwyrain a oedd yn estyn i berllan y tu hwnt iddynt.

Mae estyniad y Capel i'r de yn dyddio o rhwng 1923 ac 1935 ac estynwyd y strwythur i'r gogledd ym 1956. Mae'n debygol y cafodd y tŷ do newydd bryd hynny ac ychwanegwyd dormer a simneiau newydd. Roedd yn gweithredu fel lleiandy ar gyfer lleianod Llydewig o rhwng 1906-1912 ac 1971, ac, yn ystod yr amser hwn, roedd hefyd yn cynnwys ysgol i ferched. O 1976, defnyddiwyd yr adeilad fel canolfan addysg a hostel ieuenctid. Cafodd yr hostel ei chau yn 2012 a prynwyd yr eiddo gan y perchenogion presennol yn 2014. Yn ystod yr arolwg o'r adeilad, roedd yn bosibl gweld tystiolaeth o'r tri phrif gyfnod o'r defnydd o'r tŷ o fewn y strwythur.

Mae'r adeiladau mewn cyflwr da yn gyffredinol ac roedd mynediad yn bosibl i'r holl ystafelloedd ar wahân i Ystafelloedd -1.14 and -1.12 yn yr islawr.

1. Introduction

In September and October 2019 Archaeology Wales Ltd (AW) carried out a Level 3 building survey (English Heritage guidelines), in advance of the proposed redevelopment of Grade II Listed Mulberry House, 11 Pen Y Pound, Abergavenny, Monmouthshire NP7 5UD (centred on NGR SO 29729 14702) (Figure 1). This report has been produced at the request of Sennybridge Ltd. The planning application number is DC/2014/01015, the local planning authority is Monmouthshire County Council (MCC). The work was carried out as mitigation prior to the conversion of the building to multiple residential apartments.

The requirements for the survey were set out by Glamorgan-Gwent Archaeological Trust – Archaeological Planning Management (GGAT-APM) in their capacity as archaeological advisors to the local planning authority. Their recommendations resulted in a condition attached to the planning permission which states (Condition 18):

No site works shall be undertaken until the implementation of an appropriate programme of building recording and analysis has been agreed with the Local Planning Authority. This is to be carried out by a specialist acceptable to the Local Planning Authority and in accordance with an agreed written brief and specification. This information shall be deposited with the Royal Commission on the Ancient and Historical Monuments Wales on completion.

Reason: To ensure that adequate records are made of the building prior to alteration.

As a consequence, a Written Scheme of Investigation was prepared by John Davey PhD MCIfA RSci (AW) prior to the work taking place. This was subsequently approved by GGAT-APM (Appendix 2).

All works were carried out in accordance with the Chartered Institute for Archaeologists *Standards and guidance for the archaeological investigation and recording of standing buildings or structures* (2014).

2. Building Recording Methodology

The primary objective of the building recording has been to describe and record, by means of high-resolution digital photography and measured drawings, all of the key internal and external components of the affected building so that a permanent record survives prior to its renovation. This has been completed by means of an Historic England Level 3 building survey.

The research and investigation into the building and its setting has included an examination of a number of primary and secondary sources, including information provided by Cadw on designated historic and archaeological assets, all relevant archaeological reports on works undertaken on the site and in the area, aerial photographic evidence, historic mapping, place name evidence and all relevant sources held in local, regional and national archives.

The Level 3 Archaeological Building Survey was undertaken by a suitably experienced Building Recording Archaeologist who could understand and interpret the structure and record the important details. The photographic and drawn record represent a comprehensive record, to archive standard, of the existing buildings and structures, both externally and internally.

The work was undertaken prior to any development works on the structure. The building is complete and in relatively good condition although deteriorating. The building is not currently in active regular use.

Full access was possible to the building, both externally and internally, apart from two basement rooms. Descriptive records were made, and photographs taken, in high-resolution digital format, of the historic structure. Elevations and plans of the building have been illustrated at appropriate scales.

Susan Stratton PhD undertook the building recording work. The overall management of the project was undertaken by John Davey, PhD MCIfA RSci.

The work has been completed in accordance with ClfA *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014) and to a standard equivalent to Historic England Level 3 (Historic England (formerly English Heritage) *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

3. Historical Background

Mulberry House is a Grade II listed late 18th century house (LB2469). It was first listed in 1952, under the name *Ty'r Morwydd (St Michael's Convent), residence only*. The listing entry states as follows:

History

Late C18. Extended to the north in 1956 (dated). The house was probably reroofed at this time and given the dormers and new chimneys. The house became a Convent of Breton nuns in 1906 and they ran a girl's school for many years.

Exterior

Roughcast render, unpainted, tiled roof with red brick stacks. Double depth central entry plan. Two storeys and attic, five windows, 2 : 1 : 2, with the central portion breaking forward with low crowning pediment. Small portico with fluted columns, steps up to porch, panelled door. The windows are all 6 over 6 pane sashes with keystones. The pediment has a central coat-of-arms. Coped parapet, moderate pitch roof with two gabled dormers with bargeboards, 3 over 3 pane sashes. These have been added since 1934, probably in 1956. Large gable stacks also partly rebuilt.

The elevation is greatly obscured by tree growth.

The north gable has a large teaching block dated 1956 attached.

The rear elevation of the main house has a central gabled stair projection with large arched sash. This is flanked on the upper floor by two 6 over 6 pane sashes on either side, lower floor obscured.

Interior

Interior not inspected at resurvey.

Reasons for Listing

Included for its special interest as a well preserved late C18 house, which, despite later alterations and extensions, has retained its character and which has group value with the other listed buildings in Pen-y-pound.

The entrance gates, on the east side of Pen Y Pound, were also listed in 2005 (LB86899). They are listed under the name *Entrance Gates of No. 11*. The listing entry states as follows.

History

Late C18 or early C19 and probably closely contemporary with No. 11 (qv).

Exterior

Wrought iron railings, gates and overthrow with lamp bracket. Tall spike railings, swept up twice to double gates with arched spiked overthrow supporting a lamp bracket. The gates have a panel band of curlicues across the centre.

Reasons for Listing

Included for their special interest as part of a well preserved late C18 house and for having group value with the other listed buildings in Pen-y-pound.

The Convent of St Michaels is also listed on the RCAHMW list of historic monuments as *Our Lady and St Michael's Convent; Ty'r Morydd* (NPRN 20825)

A Heritage Appraisal of the property has already been prepared and submitted in support of the planning proposal (Indigo Planning, 2014). This provides a thorough history of the site and its development over time. Mulberry House is a Grade II Listed Building (LB2469) described as built in the late 18th century. The building at the front of the site has been variously identified throughout its history as Pen Y Pound House, Ty'r Morwydd (St Michael's Convent), Mulberry House (note the property is also referred to as Mulberry Court in some of the supporting literature), and 11 Pen y Pound Road as can be seen by inspection of historic maps and records (Ibid). There are no documents which provide an exact date for its construction and by whom. The earliest known record is from an historic map of Abergavenny contained within the volume *An historical tour in Monmouthshire; illustrated with views by Sir R. C. Hoare, bart., a new map of the county, and other engravings*; by William Coxe dated circa 1801 (Coxe, 1801, 163). 19th century mapping suggests that the southern annex may be original but was certainly built by 1844. Associated outbuildings arranged around a courtyard, were added to between 1844 and 1881. The northern annex is dated (1956). The house was probably re-roofed at this time and given the dormers and new chimneys. It became a convent of Breton nuns between 1906 and 1912, from which time it also housed a girl's school. The Chapel extension to the south dates from between 1923 and 1935.

The 2014 Heritage Appraisal examined local directories and other records:

...during the last part of the 18th century the house was occupied by Sir James Harington, 7th Baronet Ridlington, and his family continued in occupation until the death of his widow in June 1812. At that time the elevations are likely to have been of stone/stucco with quoins at the corners and keystones above the windows as this façade is evident in an historic image of circa 1900 although it was later rendered with a rough cast finish, its present appearance. It appears from the historic image to have the same overall built form as that currently existing (2 storeys over lower ground, 5 windows wide with a projecting central entrance bay and large porch, steep pitched roof, chimneys at either gabled end) but without the dormers. Windows at ground and first floors are shown with 9/6 and 6/6 panes respectively as existing. Attached to the gable end at the south side is a lower 2 storey building than the existing south (former Chapel) annexe. A small shield with emblems (2 crosses above a chevron) on the pediment above the existing entrance porch appears in the same location as one in this image

Historical directories show the property subsequently to have been occupied by a number of different families through the 19th century, including Henry Vennor, as noted in the tithe apportionment of 1844. In the early 20th century a colony of Catholic Breton nuns (Sisters of the Holy Ghost), a daughter colony of the main British house in Reading, occupied the premises and appear to have been granted a bequest of the property by a benefactor, reputedly the Lady Llanover (the

Honourable Mrs Herbert) who is identified as owning the property in the 1912 Inland Revenue Valuation Office Survey. The nuns opened an Independent School on the site with a few pupils in 1912. Pupil numbers increased and extensions were made to the building (understood to be the main house) in 1923 and 1935. A postcard image in 1934 shows the central (main) part with an extension to the south which is lower than that existing. By this time the elevations appear to have been rendered with a rough cast finish, as shown on the image.

By 1945... The premises in Pen y Pound were allocated entirely for the use of the Junior (Mixed and Infants) School for ages 5-10+...included 6 classrooms, a small low roofed hall, staff room, and cloakrooms. Additional lavatories were provided outside. In the ground at the rear was a small hard surfaced area with a cycle shed and, beyond, at a higher level a tree lined playing field, tennis court, and grass playground.

By 1964... St Michael's Preparatory (Junior) School continued... with an extension to the north as well as the south (extended/partially rebuilt). The Boarding House remained in use at the rear together with a playing field and playground. It is possible further accommodation was added within the roofspace at the same time as the north annexe was built, including the insertion of 2 dormers at the front and 2 small rooflights in the rear slope.

The convent school closed in 1971 and from 1976 the building was used as an education centre and youth hostel. The youth hostel closed in 2012 and the property was acquired by the current owners in 2014.

A historic map regression of the building and its immediacies is included below to provide further information on the building and its surrounding's development over time.

Plan of Abergavenny in *An historical tour in Monmouthshire; illustrated with views by Sir R. C. Hoare, bart., a new map of the county, and other engravings; by William Cox, c. 1801* (Figure 3)

This map contains the earliest depiction of Mulberry House or Pen Y Pound, presumably in its original form. It appears the same as that today but without the northern annex. The southern annex appears to have existed at that time because the southern end of the building butts up against the southern curtilage boundary. However, the form of this annex is different to that of today, with no western protruding cross wing and a different arrangement of outbuildings in the western courtyard. Nevertheless, it is important not to extrapolate too much detail from this map which is hand drawn and not strictly to scale.

There is a formal garden depicted to the north and east of the house, with an orchard beyond to the east. The pleasure garden has a formal geometric, if somewhat asymmetrical pattern, typical of the period. There is a suggestion on the map that the whole garden was enclosed within a wall, the enclosed area being subdivided by paths meeting at the centre. There is the faintest suggestion that the partitions may themselves have been bounded by clipped hedges. An access lane ran along the north side of the formal garden linking the orchard at the rear to Pen Y Pound Road. The

greater part of the garden walls depicted on this map survive in situ today. A small section of the northern wall was removed to make way for the northern annex in 1956 and the part of the eastern wall directly behind the original house was removed in the mid-20th century during the construction of suburban housing along Park Crescent. It is possible that the extant sections of curtilage wall also date from this period.

A small building is marked to the SW of the main house, fronting on to Pen Y Pound. Its function is not clear; the building shown on a photo (Appendix 1) of the house published in Bradney's History of Monmouthshire and dated c.1900 is on a different orientation to the one shown on this map.

A small stream, *The Killy Brook (Afon Cibi)*, running down Pen Y Pound appears to have been culverted around the house to the west, reappearing beyond the building's curtilage to the south.

Abergavenny Tithe Map, 1844.

The 1844 Tithe map and apportionment also shows a building on a plot at the front of the site, although its exact form is not as well described as on the earlier map. The house, together with most of the formal garden is given plot number 387 and is described in the apportionment as house, garden, and yards, owned and occupied by Henry Vennor Esquire. Land at the rear beyond the house and garden (formerly the orchard), is plot 386, and described as grass in the tithe apportionment, is similarly attributed to Henry Vennor as owner.

The formal gardens are depicted as divided in to two unequal parts, although it is not clear whether this division took the form of a wall.

The stream *Afon Cibi*, is clearly shown to have been diverted around the front and south side of the property.

OS Town Plan, Abergavenny, 1881, 1:500 (Figure 4)

This detailed historic OS plan is the first to accurately depict the main house, southern annex and associated out-buildings arranged around a courtyard with separate access from Pen Y Pound. The brook (*Afon Cibi*) runs from the north, crossing Pen Y Pound Road at the junction with Old Hereford Road, is diverted in front and to the south of the buildings before passing through a weir to the south.

The gardens are shown in great detail. The subdivision described above is clearly a garden wall. The parterres to the north are lined with trees and the smaller walled garden on the south, adjoining the east side of the main house is circumnavigated by a path. The southern wall of this smaller garden is supported by external buttresses. A series of small openings towards the back of the garden walls connect the various elements of the gardens.

A small building in the NW corner of the large northern garden may represent a hothouse, or other garden building.

The field at the back is again depicted as an orchard.

These maps also show the L&NWWR (Merthyr, Tredegar & Abergavenny Railway) built across Pen Y Pound immediately to the north of the property following the southern edge of the Old Hereford Road. It was opened circa 1860. A track follows the eastern edge of the land to the rear, linking Old Hereford Road with Abergavenny Cattle Market.

The OS County Series edition of the same date at 1:2500 scale shows the property at the same stage of development but with less detail.

OS County Series, Monmouthshire, 1901, 1:2,500 (Figure 5)

This map shows less detail but little change. The stream has been diverted further to the west on leaving the south side of the property due to the construction of the Grammar School there. The top of a blocked arch is visible at ground level within the boundary wall close to the junction of Pen Y Pound on Park Crescent. The diverted culvert would have exited the property through this arch. The arch is in the base of the south wall of an outbuilding shown on the 1881 map.

OS County Series, Monmouthshire, 1920, 1:2,500

Although there has been little change to the buildings on this map, the property is now named as St Michael's Convent. The SW corner of the orchard has been partitioned, although it is not clear if this partition takes the form of the wall.

OS County Series, Monmouthshire, 1938-53, 1:10,600

Although the scale of this map is too large to depict any useful detail of the house itself. It does show that the northern annex has not yet been constructed at this time and that the suburban housing estate of Park Crescent had been constructed. A section of the original garden wall to the rear of the main house has been removed to make way for housing on Park Crescent.

OS Plan, 1965, 1:2,500 (Figure 6)

This is the first map to show the northern annex. The construction of this annex necessitated the removal of a short section of the original garden wall on the north side of the gardens. The map also shows that tennis courts had been constructed in the former orchard for the use of the convent school.

OS Plan, 1973 1:1,250

There were no further changes to the house or surrounding area shown on this map.

4. The Building Recording Results

General (Figures 7 to 18)

The building was surveyed by Dr Susan Stratton and Siobhan Sinnott (Archaeology Wales) over two days on the 2nd and 3rd of October 2019. The building recording consists of four parts: the original town house (late 18th century), the southern chapel annex (possibly late 18th century but extended upwards in 1923-35), the northern school annex (1956) and the gardens, outbuildings and curtilage wall (Plates 1-3).

4.1 MULBERRY HOUSE

Mulberry House is an 18th century gable-ended town house. It is rectangular in plan and orientated north – south.

4.1.1 BUILDING EXTERIOR

Front elevation: west-facing (Plate 4; Figure 7)

The front elevation is symmetrical with five bays and two storeys with a partially subterranean basement and two dormers to the roof. The central bay projects from the centre of the building and is topped by a pediment (Plate 5). To the centre of the pediment is a coat of arms; shield with two crosses over a chevron.

The elevation is fully rough cast rendered. There is a narrow concrete band course at the height of the base of the ground floor windows. Cast iron downpipes run from the roof to the ground to either side of the central projecting bay.

The pitched roof is tiled with slate. It is capped to either end of the elevation with concrete bands that probably date to the conversion to a convent in the early 20th century. There are red brick chimney stacks to either end of the roof.

The main entrance is on the first floor of the central bay. It is a projecting canopied porch approached by a stone staircase (Plate 6). The canopy is supported by two square section fluted columns with plain square bases and a denticulated band to the capital (Plates 7 & 8). There is some damage to the columns that reveals they are constructed from plaster over a brick core (Plate 9). The porch has a flat entablature with a denticulated band. The door itself is wooden with eight fielded panels and a brass knob to the centre surrounded by a moulded architrave.

The ground floor windows, two to either side of the central bay, are six-light over nine-light sash windows (Plate 10). The windows are slightly recessed. There is no visible window surround but the central keystones above are visible and slightly proud of the 20th century render. There is a simple concrete sill to each.

The first-floor windows, one to the central bay and two either side, are six-light over six-light sash windows. As with the ground floor, the windows are slightly recessed, with concrete lintels below and the original keystones above.

The basement windows are at ground level, two to either side of the central bay. They are three-light over three-light sash windows. They are slightly recessed with no visible surrounds.

The two gabled dormer windows are three light over three light sash windows. The dormers are wooden clad with painted wooden bargeboards and fascias.

North elevation (Figure 8)

The original house's north elevation is almost completely obscured by the north annex building. The only visible section is on the east side of the first and attic floors (Plate 11).

The north elevation is a gable end with a projecting chimney. The elevation is entirely rough cast render with the exception of the chimney stack which is of red brick in Flemish bond. There are three projecting band courses to the top of the chimney stack. The stack has seven chimney pots that appear modern.

There is a single window in this elevation in the gable, to the attic floor. It is a rectangular four-light window. It is slightly recessed with no visible surround.

Rear elevation: east-facing

The rear elevation is symmetrical with five bays and two storeys with a partially subterranean basement. The central bay projects from the building. It is topped by an undecorated pediment (Plate 12). The elevation is fully rough cast rendered. Cast iron downpipes run from the roof to the ground to either side of the central projecting bay and Y-shaped drainpipes are attached to the southern end of the elevation.

The pitched roof is tiled with slate. It is capped to either end of the elevation with concrete bands that probably date to the conversion to a convent in the early 20th century. There are red brick chimney stacks to either end of the roof.

The rear entrance is to the central bay. It is approached by an arched stone staircase. The door is set in a rounded arch moulded architrave. It is a wooden door with six fielded panels, the upper two are quarter circles. Three of the panels have been replaced with clear glass panes.

The ground floor windows, two to either side of the central bay, are six-light over nine-light sash windows (Plate 13). The windows are slightly recessed with no visible surround. They have simple concrete sills. The central upper pane of the southernmost window has been replaced by a ventilation unit.

The first-floor windows, two either side of the central bay, are six-light over six-light sash windows. To the central bay a large arched window extends from below the height of the first floor to the top of the first. It has a six-light semi-circular design over 24 lights. As with the ground floor, the windows are slightly recessed, with concrete lintels below.

The basement windows are at ground level, two to either side of the central bay. They are single-light hinged windows with the exception of the southernmost, which is eight-light. They are slightly recessed with no visible surrounds. Metal bars have been added to their exteriors.

South elevation (Figure 9)

The original house's south elevation is largely obscured by the south annex. Only the gable and chimney stack are visible (Plate 14).

The elevation is a gable end with a projecting chimney to the centre. It is entirely rough cast render with the exception of the chimney stack which is of red brick in Flemish bond. There are three projecting band courses to the top of the chimney stack. The stack has eight chimney pots that appear modern.

There are two windows to the attic floor, either side of the chimney projection. Both are rectangular four-light hinged windows. They are slightly recessed with no surround.

4.1.2 BUILDING INTERIOR

GROUND FLOOR (Figure 10)

Room 0.1 (Plates 15 & 16)

Room 0.1 is the central entrance hall. It measured 9.63m by 4.01m.

It has a high, painted plaster ceiling which is showing signs of damp, including mould. Four modern light fittings are suspended from the ceiling. There is a relieving arch spanning the centre of the room (Plate 16). It is wood panelled to the interior of the arch.

The walls are painted plaster with framed panelling to the lower part, to a height of 0.88m, and simple moulded skirtings.

The entrance door is recessed, with a wooden architrave and wooden panels to the recess 2.4m high by 1.75m wide. It is located to the centre of the west wall. The door itself has eight fielded panels and modern fittings.

Three doors, one in the north wall and two to the south, lead to further ground floor rooms. The door on the north wall is recessed while those on the south are flush to the wall. They all have wooden architraves and the doors themselves have six fielded panels. The eastern door on the south wall was had one panel replaced with glass, and all the doors have modern fittings.

The rear door, on the east wall, leads to the garden (Plate 17). The door and opening have a rounded arch. The architrave is wood. The door has six panels, three of which have been replaced with clear glass, which is likely modern.

An open well timber staircase rises from the ground to first floor in three flights (Plate 18). It has turned balustrades and a moulded handrail (Plate 19). A support post, probably a later addition, rises from the floor to the base of the upper flight. The panelling to the lower wall continues up the staircase (Plate 20). This has been pulled off the wall above the upper flight, revealing red brick behind (Plate 21).

A large rounded arch window is located to the rear wall above the middle flight of stairs rising to the first floor (Plate 22). It is deeply recessed with a simple wooden depressed arch architrave. The window is 29-light, including a semi-circular top section.

The floor is carpeted with modern carpet.

Room 0.2 (Plate 23)

Room 0.2 is situated to the north of the entrance hall. It spans the entire width of the building and likely retains its original layout. It measured 8.62m by 5.03m.

The ceiling is painted plaster with a plain plaster cornice. Four modern electric light fittings are suspended from the ceiling (Plate 23). A modern rebar has been boxed in with plaster board to the east of centre (Plate 24).

The walls are painted plaster, in generally good condition, with small bead profile skirting boards.

Two windows rise nearly to the ceiling on the east and west walls (Plates 25 & 26). The recessed window architraves are of wood with panelled reveals and a fielded panel to a height of 0.88m. The windows are nine- over six-light sash windows. They have folding panelled wooden shutters with metal fittings. The panels to the east window are three over three (Plate 27) and to the west are four over four (Plates 28 & 29). Radiators cover the base panels under the western windows.

The original door from the entrance hall is to the west of the south wall. It has a wooden architrave and the door is six panel with modern fittings.

To the north wall the chimney breast is centrally located, although no fireplace exists (Plate 30). This has presumably been covered recently but there is no evidence of this.

To either side are arched alcoves with no decoration. The western alcove has a modern doorway, now blocked, through to the northern annex.

The floor is carpeted with modern patterned carpet.

Room 0.3

Room 0.3 is a square room to the front of the building, south of the entrance hall. It is in overall good condition. Its southern wall is the original external wall of Mulberry House. It measured 4.77m by 4.19m.

The ceiling is painted plaster with a moulded plaster cornice. Two modern electric light fittings are suspended from the ceiling (Plate 31).

The walls are painted plaster with a dado and framed panelling to a height of 1.12m.

There are two windows to the front (west) wall, both nine- over six-light sash windows (Plate 32). The recessed window architraves are of wood with panelled reveals and a fielded panel, obscured by modern radiators.

A fireplace is located to the centre of the south wall (Plate 33). It has a painted stone mantel piece and surround, 1.48m wide by 1.2m high, and a decorative arched cast-iron fireplace (Plates 34-36).

The main door from the entrance hall is on the north wall. It is a six-panel wooden door with a moulded architrave (Plate 37).

There are two smaller doors to the south wall, either side of the fireplace (Plate 31). They are both six-panel with moulded architraves. The eastern door fronts a small cupboard and the western leads through to Room 0.7 in the south annex. The cupboard is likely original, as the same layout is seen on the first floor. The door through to the annex may also originally have been a cupboard before its conversion to a doorway during the construction of the south annex.

Room 0.4

Room 0.4 is accessed from the main entrance hall (Room 0.1) by the rear door on the south wall. It is 4.18m long by 1.85m wide.

The room houses the secondary stairwell. The ceiling and walls are of painted wallpaper over plaster, which is in poor condition and peeling in many places (Plate 38). It has pencil rounded skirting boards.

The staircase is a two-flight dogleg staircase with timber balustrades and handrail (Plate 38). It is not clear whether this is a later addition, but it seems likely as it obscures the original window.

The window is a nine- over six-light sash window, similar to the other windows on the ground floor. However, it differs in that it has no architrave and the recess is simply painted plaster (Plate 39).

The main door to the entrance hall is as the other original doors to the ground floor (Plate 40). The second door through to Room 0.5a is a modern fire door.

The floor is covered with modern wood-effect flooring.

Room 0.5

Rooms 0.5 and 0.5a would originally have been a single room which has been sub-divided to form a corridor through to the chapel in the south annex. The west wall is a modern stud wall partition. It measured 2.75m by 2.73m.

The room has a painted plaster ceiling with no cornice. There is a single modern light fitting.

The walls are painted plaster with a dado and half height framed panelling as in the other ground floor room except on the west wall, which was plain (Plate 41). The doorway to the west wall was a modern plain wood door with plain wooden surround and a single light window above.

The window is similar to the others to the ground floor, a nine- over six-light sash. However, it does not have a panelled reveal to the window height (Plate 42). The lower panel does not extend to the floor, with a window seat in the recess.

The floor is carpeted with modern carpet.

Room 0.5a

Room 0.5a is a corridor formed from the sub-division of Room 0.5 (Plate 43). It measured 3.06m by 1.38m.

It has a painted plaster ceiling with modern lighting.

The walls are painted plaster. The west wall has original dado and half height wood panelling as in the other ground floor rooms (Plate 44). The east is a modern stud wall with no decorative elements.

There is a modern door through to Room 0.4 at the north. To the south is a wooden architrave similar to those of the original doors of the ground floor. This doorway, which has no door, now leads to the south annex but it is likely this was originally an exterior door to the external wall of Mulberry House. Above the doorway is a large single panel wooden door to a cupboard.

FIRST FLOOR (Figure 11)

Room 1.1

Room 1.1 is the main landing reached by the main staircase from Room 0.1. It would originally have extended to the front of the building, but a later partition stud wall has been inserted to create Room 1.6. It measured 3.96m by 3.25m.

The ceiling has been recently plastered and has modern plain coving to all sides (Plate 45).

The walls are painted plaster with flat bull nose skirting boards. There are doors to the east and west walls. These are similar to those of the ground floor, with moulded architraves and six fielded panels (Plate 46).

Room 1.3

Room 1.3 is a corridor reached through the north door of the main landing (Plate 47). It is a later addition and would originally have formed a single room with Rooms 1.4 and 1.5. It measured 5.58m by 1.16m.

It has a painted plaster ceiling with a section of original moulded coving visible only on the south wall (Plate 47).

The walls are also painted plaster with bull nose skirting boards. As well as the door through to the landing there are four doorways off of the corridor: two on the west to Rooms 1.4 and 1.5, one on the east to Room 1.2 and one to the north to the north annex, now blocked up (Plate 48). All of these doorways are standard height modern doors with a plain wooden surround.

The floor is under-lay and a carpet has obviously been removed.

Room 1.2

Room 1.2 is to the rear of the building and is the only room on the first floor to retain its original design. It measured 5.12m by 4.05m.

The ceiling is painted paper over plaster with a moulded cornice (Plate 49). It is in poor condition, showing water damage in places. There is a hole in the plaster near the east wall which reveals the original lathe and lime plaster construction (Plate 50).

The walls are painted plaster with bull nose skirting boards. There are two windows to the east wall (Plate 49). They are both six- over six-light sash windows with plain wooden reveals and a flat arch architrave that extends down to the floor.

To the north wall is a round arched alcove, 2.44m high and 1.16m wide. It is plain plastered with no decorative elements.

The door on the west wall through to Room 1.3 is unlikely to be original. It is a plain wooden modern door. There is a sloping portion of wall within the frame area to the top north, indicating that a structural element was encountered when inserting the new doorway. The original doorway was probably on the south wall, opening to the landing, but no trace of this is visible.

The floor is under-lay and a carpet has obviously been removed.

Room 1.4

Room 1.4 is a small room to the front of the building. Its north wall would originally have been the exterior wall of Mulberry House. It is 3.15m long by 2.43m wide.

The ceiling is of painted plaster with a plain cornice to the west and north walls (Plate 51).

The walls are of painted plaster. The north and west walls would have formed part of the original room while the south and east walls are later additions to sub-divide the original room into two rooms and a corridor. The later stud walls are plain with bull nose skirting boards. The north wall has half height framed panelling and a dado (Plate 52). There is modern plumbing, including a radiator to the west wall and a sink to the south wall.

There is one window to the west wall. It has a flat arch moulded architrave that extends from the floor and is 1.66m wide and 1.97m high. The window is six- over six-light sash window. The panes are of clear glass, 0.39m high and 0.31m wide.

There is a fireplace to the north wall (Plate 53). It has a wooden mantel and a simply moulded painted stone surround, 1.22m high and 1.48m wide. It was in poor condition, with the western upright having come away and the grate having been removed.

The door is located on the east wall through to Room 1.3. It is a modern wooden door with a plain wood surround.

The floor is under-lay and a carpet has obviously been removed.

Room 1.5

Room 1.5 is located to the front of the building. Its west and south walls are as the original building layout, while the north and east are later additions. It is 3.01m long by 2.5m wide.

The ceiling is painted plaster with no coving.

The walls are painted plaster, showing water damage in places (Plate 54). They have bull nose skirting boards but otherwise no decorative elements. Recent additions to the south wall include a toilet, sink, lights and mirrors.

There is one window to the west wall. It has a flat arch moulded architrave that extends from the floor and is 1.6m wide and 1.97m high. The window is six- over six- light sash window. The panes are of clear glass, 0.39m high and 0.31m wide. A radiator has been recently added to the wall below the window.

The door is a modern wooden door with plain wooden surround. There is a ventilation panel above (8038).

The floor is under-lay and modern flooring has obviously been removed.

Room 1.10

Room 1.10 leads off from the main landing south. It is a corridor that has been formed from the sub-division of what would have been the original front south room into three rooms: 1.10, 1.8 and 1.7/1.9.

The ceiling and walls are plain painted plaster with bull nose skirting boards. The north, east and south walls are all original and the west wall is a later addition stud wall.

Five doorways lead off the corridor. To either end are six fielded panel doors with moulded architraves, one to the main landing and one to a cupboard which has the same floor plan as the ground floor and is probably original (Plate 55). Two modern doors lead off from the corridor to the east, one to the secondary stairwell (Room 1.13) and the other to Room 1.11. Another modern doorway leads to Room 1.8. All three of these doors are plain wood with a plain wood surround.

The floor has modern tile-effect laminate flooring.

Room 1.8

Room 1.8 is a small hallway leading to Rooms 1.6, and 1.7/1.9. Only the north wall is part of the original building plan, the rest are modern partitions.

The ceiling, walls and doors are as Room 1.10.

The floor is exposed board.

Room 1.7/1.9

Since the architects' plan surveyed in 2014, Rooms 1.7 and 1.9 have been combined. Originally, they would have formed a single room with 1.8 and 1.10 but they had later

been partitioned. The east – west partition between the two has been removed as has the door between Rooms 1.8 and 1.9.

The room has a painted plaster ceiling in moderate condition with some evidence of damp (Plate 56). It has plain coving to all sides that is a modern addition (Plate 57).

The walls are painted plaster with a bull nose skirting board to all walls. The north, west and south walls are all original, while the east wall is a later stud wall.

There are two windows to the front (west). The windows themselves are as those to Rooms 1.4 and 1.5, being six- over six-light sash windows. Unlike the other first floor front windows, they do not have an architrave, instead having a plain plaster recess (Plate 58). It is likely that the original architraves had been removed at an earlier period.

The door is as other modern first floor doors.

The floor is exposed board.

Room 1.6

Room 1.6 is located to the centre front of the building. It is a later addition, created by the division of the main landing to the east. Its eastern wall is a stud partition, while the other three are original. It measures 3.98m by 3.29m.

The ceiling is painted plaster with plain coving to all sides (Plate 59). There is some evidence of damp.

The walls are also painted plaster with bull nose skirting boards.

There is one window to the front wall (west). It is as those to Rooms 1.4 and 1.5, including the moulded architrave (Plate 60).

The door is as other modern first floor doors.

The floor is exposed board.

Room 1.13

Room 1.13 is a narrow rectangular room that houses the secondary stairwell. The width of its south wall indicates that this is an original room rather than a later partition. It measures 4.14m by 1.85m.

The room has no ceiling as the stairs lead to the attic. However, scars on the wall at attic floor height indicate that there was originally a ceiling (Plate 61). This was probably removed to create the stairway when the attic was converted to rooms for the convent in the early 20th century.

The walls are of painted plaster in poor condition. The stairs obscure the original window, which is a nine- over six-light sash window. This window has no architrave, which was probably removed when the stairs were added.

There is a doorway with no door to the south wall which leads to Room 1.12. The architrave is moulded in the same style as the original doors to the ground and first floor and the opening is likely original.

The stairs are as described in Room 0.4. Several balustrades are missing (Plate 62).

The stair treads and the landing floors are carpeted in modern carpet.

Room 1.12

Room 1.12 is a narrow cupboard room. It was inaccessible during the architects' survey but was open during the building survey site visit. It measured 2.28m by 0.84m. The room was a later partition of an original room that also consisted of Rooms 1.11 and 1.11a. Its north and east walls are original, and its south and west walls are stud partitions.

It has a painted plaster ceiling with a modern light fitting.

The south stud wall is entirely covered by shelving units. The north and west walls are painted plaster with half height wooden vertical slat panelling (Plate 63). There is a small single light window to the east wall.

There is a modern door to the west with a single light panel above (The floor is carpeted with modern carpet.

Room 1.11

Room 1.11 is a small square room accessed from Room 1.10. Its north and east walls are later partitions. Its south wall was the original house's exterior wall which is now open to the south annex and its west wall is also original although a later doorway has been added to Room 1.10.

It has a painted plaster ceiling and walls with bull nose skirting boards and the floor has modern carpet.

Room 1.11a

Room 1.11a is located in the south-east corner of the original house. Its east and south walls are formed by the original exterior walls while the north and west are later stud partitions. It measured 2.3m by 1.8m.

The ceiling and walls are of painted plaster. The room is currently in use as a bathroom and has modern bathroom fittings including a bath, toilet and sink (Plate 65).

There is a window to the east wall. It is a six- over six-light sash window. The lower panes have been replaced with textured glass.

The flooring is modern.

THE ATTIC (Figure 12)

The attic rooms were not part of the original building plan. They were added during the conversion of the building to a convent and boarding school in the early 20th century.

Room 2.1

Room 2.1 is the stairwell which rises from the ground floor. It measures 4.14m by 1.89m, with the landing extending 1.32m from the west wall.

It is as described in Rooms 0.4 and 1.13 (Plate 66).

Room 2.2

Room 2.2 is a square room located in the south-east corner of the attic space. It measures 3.1m by 3.05m.

The ceiling and walls are of painted plaster with bull nose skirting boards. The east wall is half height and then slopes inwards. Wooden rafters and purlins of the original roof structure have been left exposed and unpainted (Plate 67). They have round dowels that probably join inferior parts of the roof structure obscured by the plaster.

There is one window to the south wall. It is a four-light hinged window with metal frame and latch (Plate 68). It is recessed into a depressed arch surround with a wooden sill.

To the centre of the wall is a fireplace with no mantelpiece (Plate 69). It is 0.91m high and 0.61m wide. It is a keyhole fireplace with brick surround coated in bitumen and a metal grate. The fireplace had been boarded up at a later date and more recent plumbing pipes ran in front of it.

To the west of the fireplace is a recessed alcove which was probably a cupboard (Plate 68). It has a wooden frame and is 1.81m high by 0.61m wide.

The plaster on the south wall is damaged where a modern sink has been removed. The plumbing remains.

The door is a plain wood modern door with simple wood surround and modern fittings (Plate 70).

The floor is carpeted with modern carpet.

Room 2.3

Room 2.3 is a rectangular room to the south-west of the attic space (Plate 71). It is 5.19m long by 3.1m wide.

The ceiling is painted plaster and walls are painted paper over plaster with bull nose skirting boards. The west wall is half height and then slopes inwards. Wooden rafters and purlins of the original roof structure have been left exposed and unpainted as to Room 2.2 (Plate 72).

There is one window to the south wall. It is a four-light hinged window with metal frame and latch (Plate 73). The lower two panes are missing. It is recessed into a depressed arch surround with a wooden sill. The wall surrounding the window is in poor condition.

To the east of centre of the south wall is a fireplace with no mantelpiece (Plate 74). It is 0.83m high and 0.88m wide. The fireplace had been boarded up at a later date. It has a brick surround coated with bitumen and a decorative cast iron grate (Plate 75).

To the east of the fireplace is a recessed alcove which was probably a cupboard (Plate 71). It has a wooden frame and is 1.83m high by 0.55m wide.

There is a modern sink and radiator on the east wall.

There is a second window to the west wall (Plate 76). This is a dormer window, which was probably constructed in the early 20th century. It is a three- over three-light sash window with a plain wooden surround and sill that measured 1.09m high and 1.04m wide. The panes were clear glass, measuring 0.4m by 0.27m.

The door is a plain wood modern door with simple wood surround and modern fittings (Plate 77).

The floor is covered by modern laminate flooring.

Room 2.4

Room 2.4 is a central hallway from which all the attic rooms except Room 2.2 are accessed. It is 4.05m long by 2.5m wide.

The ceiling is painted plaster, including a boxed in rebar that runs longitudinally across the attic (Plate 78). There is a roof light to the west of the room that measured 0.84m by 0.61m.

The walls are painted plaster with bull nose skirting boards. There are seven modern doors leading off from the hallway. They have simple wooden surrounds and modern fittings (Plate 79).

The floor is carpeted with modern carpet.

Room 2.5

Room 2.5 is a small storage room on the western side of the attic with a sloping ceiling to the west. It measures 4.03m by 1.89m.

The ceiling and walls are painted plaster with bull nose skirting boards. There is an access hatch to the eave space in the west wall (Plate 80). A supporting roof truss extended into the room.

Room 2.6

Room 2.6 is on the eastern side of the attic with a sloping ceiling to the east. It had been converted to a shower room and the shower is still present. It measures 2.49m by 1.84m.

The ceiling and walls are painted plaster. There is an exposed beam to the top of the wall which has also been painted (Plate 81). There is an access hatch to the eave space to the east.

There is a single light window to the east wall, which measured 0.6m high by 0.28m wide.

The floor is wood-effect laminate.

Room 2.7

Room 2.7 is to the south of Room 2.6 on the east side of the attic. It measures 1.76m by 1.55m. It was used as a toilet. The ceiling and walls are as 2.6 but without the exposed beam.

There is a single light window to the east wall which measured 0.33m by 0.27m (Plate 82).

The modern toilet has been partially removed (Plate 83).

The rear floor of the room is raised. It has modern laminate flooring.

Room 2.8

Room 2.8 is a large rectangular room to the north-west corner of the attic (Plate 84). It measured 5.29m by 3.14m.

The ceiling and walls are painted plaster with bull nose skirting boards. There is a modern light fitting to the ceiling.

The west wall is half height and then slopes inwards. Wooden rafters and purlins of the original roof structure have been left exposed but painted over (Plate 85).

There is a dormer window to the west wall (Plate 86), which was probably constructed in the early 20th century. It is a three- over three-light sash window with a plain wooden surround and sill. It had the same dimensions as the dormer window in Room 2.3.

To the north wall is a doorway through to the north annex, now blocked up (Plate 87). It had a simple wooden surround as the other doors to the attic floor. To the east of the north wall was an alcove that measured 1.91m high and 0.53m wide (Plate 88). The interior is painted plaster with metal fittings that may have supported shelves. It has exposed floorboards.

There is a modern radiator on the east wall and sink unit to the south wall.

The floor is covered by modern carpet.

Room 2.9

Room 2.9 is almost a mirror image of Room 2.8 (Plate 89 & 90), located in the north-east corner of the attic. It measured 5.31m by 3.06m. It also had painted exposed beams (Plate 91).

There are two notable differences from Room 2.8. There is a fireplace on the north wall, to the west of centre. It has been covered up at a later time. It is of the same keyhole design as that in Room 2.2, with a bitumen coated surround, metal grate and brick rear (Plate 92).

The second difference is that instead of a dormer window to the side wall there is a window to the north wall. It is a four-light window as to the south wall of Rooms 2.2 and 2.3 (Plate 93).

THE BASEMENT (Figure 13)

Room -1.1

Room -1.1 is the stairwell from the first floor. It measures 2.99m by 0.86m. There is a modern door at both the top and bottom of the flight.

The stairwell has painted plaster walls. The stairs are modern, and unlike the above ground floors there are no balustrades.

Room -1.2

Room -1.2 is a large room that occupies the southern portion of the basement of the original house. It measures 8.55m by 4.48m, although the stairwell (Room -1.1) occupied the north-east corner (Plate 94). The room had been converted to a kitchen in the late 20th century.

The ceiling is painted plaster. It had three modern strip lights. A large extractor unit extended along the south wall (Plate 94).

The walls were painted plaster uppers with white tiles to the lower half (Plate 95). There were two six-light wooden framed windows to the upper half of the front (west) wall. They were recessed, with plain plaster reveals and a depressed arch over (Plate 96). The glass is modern patterned and not original. To the northern window the upper three panes have been replaced by an extractor unit.

To the rear (east) wall is a single light window with vertical bars. It is set in a rectangular recess with tiles to the lower part.

To the south wall is a doorway through to the basement of the south annex. Two modern doors to the north wall lead to Rooms -1.3 and -1.6.

The floor is bare concrete.

Room -1.3

Room -1.3 is a corridor. It was created by the partition of a larger room that also included Rooms -1.4, -1.5 and -1.5a. It measures 4.82m by 1.04m.

The ceiling and walls are painted plaster. The west wall is a later addition stud wall while the others are original. The corridor leads from Room -1.2 to -1.7, with doors to Rooms -1.4 and -1.5 in the west wall (Plate 97). The doors on the west wall are modern. There is no door to the north end.

The floor is tiled in red floor tiles.

Room -1.4

Room -1.4 was a storage room (Plate 98). It measures 3.29m by 2.12m. Its southern and western walls are original and the northern and eastern are later stud walls.

The ceiling and walls are of painted plaster, showing signs of damp. There is a modern light fitting and pipework to the ceiling. The walls are covered by shelving units.

The floor is tiled in red floor tiles.

Room -1.5

Room -1.5 is a storage room. It measures 1.79m by 1.65m. It had a painted plasterboard ceiling and painted plaster walls with pencil rounded skirting boards.

There was a door through to Room -1.5a with a modern wooden door frame (Plate 99).

The floor is tiled in red floor tiles.

Room -1.5a

Room -1.5a is a small room accessed through Room -1.5. It measured 1.79m by 1.6m. It housed the electric boards for the building (Plate 100).

It is as Room -1.5.

Room -1.6

Room -1.6 is a large room to the central rear of the basement, accessed from Room -1.2. It measures 4.6m by 3.99m.

The ceiling is painted plaster in poor condition (Plate 101). A boxed in rebar is orientated east to west across the northern part of the room. Two modern strip lights are suspended from the ceiling and various pipes run across it.

The walls are tiled in white tile to two-thirds height with painted plaster above. There is a window to the east wall (Plate 102). It is an eight-light hinged window with a wooden frame in a rectangular painted plaster recess with a wooden sill (Plate 103).

The floor is tiled in red floor tiles.

Room -1.7

Room -1.7 is a large room that covers the entire width of the northern end of the basement (Plate 104). It was probably originally two room, with a small spur of the original dividing wall visible extended south from the north wall. This would have been replaced by the metal rebar that has been boxed in.

The room is accessed via corridor -1.3. There is a small anteroom at the end of the corridor with a door to the east. The room measures 8.55m by 5.05m. It has recently been used as a games room.

The ceiling is painted plasterboard in reasonable condition. A central boxed in metal rebar extends north to south through the centre of the room. There are modern light fittings, wiring and pipes to the ceiling.

The walls of the eastern half of the room have white tiles to two-thirds height with painted plaster above (Plate 105). This is peeling in places. The western half walls are painted plaster, also peeling, with pencil rounded skirting boards (Plate 106).

To the north wall are two large rounded arch alcoves that measured 2.61m wide by 0.53m deep (Plate 104). These alcoves have wooden boards to the rear.

At the east end of the north wall is a recently blocked entrance that would have provided access to the north annex.

Two windows are located on the upper half (approximately at ground level) of the west wall. They are six-light (three over three) sash windows with wooden frames (Plate 107). They have metal horizontal bars across them. The glass is modern patterned glass. The windows are recessed in a depressed arch with plain plastered reveals.

There are two windows to the upper part of the east wall. These are single light rectangular hinged windows with a metal frame (Plate 108). The northern of the two has been boarded up.

The floor to the west half of the room is carpeted and the east half is tiled.

4.2 THE SOUTH ANNEX

The south annex was first clearly depicted on the 1881 OS 1:500 scale town plan of Abergavenny. However, the layout of the garden walls on the 1801 Coxe map (Figure 3) might suggest that the south annex was already in existence by that time. The form of the annex as potentially depicted on the 1801 map is not necessarily accurate, however. A photograph (Appendix 1) of the house in Bradney's 'A History of Monmouthshire' (p182) partially shows the front elevation of the south annex circa 1900 when it was clearly a plainer outbuilding than that of today. The pitched roof was steeper and has been altered in the 20th century to allow an extra floor to be inserted in the former roof space. The original windows of the south annex were small plain openings suggestive of a barn, stable block or other outbuilding. The decorative leaded, trefoil windows of today date from the 20th century alterations to the roof line.

4.2.1 BUILDING EXTERIOR

Front (western) elevation (Figure 7)

Views of the front elevation of the south annex are partially obscured by a single storey outbuilding to the front of the building (see section 4.4 below for out-building description).

The western elevation of the southern annex is a three bay, two storey façade with a basement level that to the southern end is nearly at ground height (Plate 1). The north bay projects forwards from the building and has a gable end.

The pitched roof is tiled with slate, as is the cross-gable to the north bay projection.

The façade is rough cast rendered.

The ground floor windows to the central and south bays are two-light trefoil arched windows in a plaster surround. They have blue and yellow glass with a diamond lead pattern (Plate 109). They have plain concrete sills. There is no ground floor window to the north bay.

The first-floor windows to the north and central bay are three- over six-light sash windows. The first-floor window to the south bay has two lights with a central mullion over a transom with three lights below. The central and south bay windows are directly beneath the roof eaves. None of the windows have surrounds. They are slightly recessed and have plain concrete sills.

There are three windows to the basement level in the central bay (Plate 110). All three have been boarded up. The northern of the three is a large rectangular window with a depressed arch. To the south are two small rectangular windows with simple concrete sill.

There are no windows to the basement level of the north or south bays. There is a flat arch doorway in the south bay. The door is of vertical wooden slats, which have been damaged. It has no surround except a concrete sill.

The external perimeter wall extends west from the south bay of the basement (Plate 109).

North elevation (Figure 8)

The south annex abuts the original house. Only a small section of the north-west cross-gable projects beyond it (Plate 111). This two-storey height section is rough cast rendered. It has a downpipe from the roof on its west side.

There are no windows to the façade.

There is a side door, which leads into Room 0.7. The doorway has a pseudo four-centred arch in a plain wood surround with an eight-light window above. Two concrete steps lead up from the ground.

East elevation

The east elevation is a four bay, two storey façade with a basement level (Plate 112). A single storey lean-to projected to the east at the basement level.

The ground floor windows to the central and north bays are as to the west elevation, two-light trefoil arched windows in a plaster surround. They have blue and yellow glass with a diamond lead pattern. They have plain concrete sills.

The four first floor windows are not evenly spaced, with the central two clustering together to the centre of the façade. They are two lights with a central mullion over a transom with three lights below. None of the windows have surrounds. They are slightly recessed and have plain concrete sills. The windows are directly beneath the roof eaves.

There are two windows to the basement level, one to the main façade and one to the lean-to. That to the main façade is a small wooden framed square light with transom light above. That to the lean-to has been boarded up.

There is a door to the south end of the first floor. It is a wooden two-panel door with a diamond blue and yellow glass light to the upper panel (Plate 113). At this point the ground floor is over 2m above the ground level, which is accessed via a metal staircase.

South elevation (Figure 9)

The south elevation is a two-storey gable end with a basement level almost entirely above ground (Plate 114). It also includes the south elevation of the cross-gable western projection. The whole elevation is rough cast rendered. There are cast-iron drainpipes to the cross-gable, in places replaced with modern plastic (Plate 115).

The ground floor is the exterior of the chapel (Room 0.6). This section projects out from the rest of the wall in a gentle curve or apse. A small section of render has broken off, revealing an iron frame and red brick above. The underside is also exposed, revealing timber supports (Plate 116). There is lead flashing to the top of the projection. The top of this 'apse' is above the level of the original roof line and so is likely to date from the 20th alterations.

There are two windows to the ground floor. They are single light trefoil arched windows in a moulded plaster surround with blue and yellow coloured glass. They are slightly recessed and have plain concrete sills.

There are no windows to the upper part of the elevation. Two small vents are located towards the top of the first floor.

There is a small, rectangular wooden framed window to the west side of the basement level, which has been boarded up.

The south elevation of the cross-gable side has two windows to the ground floor. The westernmost is a six- over six-light sash window, while the eastern is a one- over one-light sash window. There are also two windows to the first floor. The eastern one is a one- over one-light sash window. The western is a four-light mullion and transom metal frame window. All four of the windows are slightly recessed and have plain concrete sills but no surrounds.

The basement level is slightly recessed from the ground floor, with two projecting supporting pilasters, also rough cast rendered (Plate 115). It has a single boarded up window to the east side and two doors, one also boarded up, to the west. Both doorways were flat arched with no surround and a concrete sill. The uncovered door was of vertical wooden planks.

4.2.2 BUILDING INTERIOR

GROUND FLOOR (Figure 10)

Room 0.6

Room 0.6 is the chapel (Plate 117). It covers almost the entire ground floor of the south annex. It measures 12.67m by 4.55m, and is a rectangular room with a curving southern wall.

The ceiling is painted plaster. Five modern strip lights are suspended from it.

The walls are also painted plaster with a wooden, unpainted, skirting board to the northern part of the room. Shelving units cover the northern half of the west wall (Plate 118).

There are six windows in the chapel, two to the east wall, two to the south wall and two to the west. Those to the east and west walls are all two light trefoil arched windows in a plaster surround. They have blue and yellow glass with a diamond lead pattern (Plate 119). They have a hinged upper panel to open. The windows to the south wall are single lights of a similar design (Plate 120).

There is an exterior door to the south of the east wall. It is a wooden two-panel door with a diamond blue and yellow glass light to the upper panel (Plate 121). It has a plain wooden frame.

A two-panel wooden door with plain wooden frame to the north wall leads through to the original house (Plate 122). A second door to the north of the west wall leads to the hall, Room 0.7.

The floor is a herringbone pattern parquet floor. At the southern end of the room is a raised dais with laminate flooring that extends for 3.25m from the south wall.

Room 0.7

Room 0.7 is a corridor that runs from Room 0.6 to Room 0.3 in the main house and an external door to the front of the house. Rooms 0.8 and 0.9 are accessed from it. It is 5.53m long and 0.91m wide.

It has painted plaster walls and ceiling. With the exception of the doorway to Room 0.3 (as described in Room 0.3), the doors are modern with plain wooden frames.

To the west of the corridor is a short flight of five steps down to an external door at the front of the house. The door is a three-panel wooden door with vertical planks (Plate 123). There is an eight-light rectangular window above.

The corridor floor is wood-effect laminate flooring.

Room 0.8

Room 0.8 is located to the south-west of the south annex. The room functioned as a toilet. It is 4.13m long and 1.83m wide, stepping out to 2.21m wide to the western end of the room.

The ceiling and walls are of painted plaster with no decorative elements (Plate 124). There is a modern strip light suspended from the ceiling and modern toilet fittings and pipework to the south wall (Plate 125).

There is a single window to the centre of the south wall (Plate 125). It is a six- over six-light sash window with a wooden sill.

The door is to the north wall. It is a six fielded panel wooden door with a wooden frame and a wooden panel above.

The floor is covered with modern laminate flooring.

Room 0.9

Room 0.9 is a small rectangular room, measuring 1.82m by 0.8m, which functioned as a toilet (Plate 126).

The ceiling and walls are of painted plaster with no decorative elements. There is a modern light suspended from the ceiling and modern toilet fittings and pipework to the south and east walls.

There is a single window to the centre of the south wall, which is a tall rectangular one- over one-light sash window with a wooden sill.

The door is to the north wall. It is a six fielded panel wooden door with a wooden frame and a wooden panel above.

The floor is covered with modern laminate flooring.

FIRST FLOOR (Figure 11)

The first floor of the south annex is accessed through Room 1.11 of the main house. There are two steps down into Room 1.16, as the first floor of the annex is about 0.3m lower than the house.

Room 1.16

Room 1.16 is a corridor that runs north to south along the west wall of the annex (Plate 127). It is open to Room 1.11 of the main house. The room appears to be a later addition, as the east wall is a stud wall. It measures 6.73m by 1.07m, widening to 1.51m at the north end. A small spur to the west at the north end leads to Rooms 1.15 and 1.14.

The ceiling is painted plaster and slopes down to the west. It has modern light fittings.

The walls are painted plaster with bevelled skirting boards. There is one window to the west wall. It is a three- over six-light sash window with a wooden sill (Plate 128).

Five doors open off from Room 1.16. three on the east wall, one to the south and one on the west. There is also a doorway at the north end of the corridor before the steps up to the main house. The doors are modern wooden panel doors with modern fittings. The door to the south end has a single-light panel above.

The floor is carpeted in modern carpet.

Room 1.14

Room 1.14 is within the western projection of the annex. Its north wall is the original exterior wall of the main house, its west and south walls are original exterior walls of the annex, and its east wall is a later stud wall. It, and the small Room 1.15 to the east, are 0.3m lower than the rest of the annex first floor. The room measures 4.31m by 3.44m.

The room now functions as a kitchen. It has a painted plaster ceiling and walls with modern kitchen fittings (Plate 129).

There are two windows. To the centre of the west wall is a three- over six-light sash window with no surround and a wooden sill. On the south wall is a four-light hinged window with no surround and a wooden sill.

The floor is modern tile-effect laminate flooring.

Room 1.15

Room 1.15 is a small cupboard room housing a boiler. It measures 1.77m by 0.87m.

The ceiling and walls are painted plaster. Wooden slats run horizontally around the south and west walls. There is a small one- over one-light sash window on the south wall (Plate 130).

Room 1.17

Room 1.17 is located in the north-east corner of the annex. Its northern wall is the original exterior wall of the main house, while its southern and western walls appear to be later stud wall partitions. It measures 3.47m by 2.64m with a recess, formed by the projection of the main house chimney, measured 1.5m by 0.57m.

The ceiling slopes down to the east (Plate 131). The ceiling and walls are painted plaster with small bead profile skirting boards. The room has been recently decorated.

There is a window to the east wall (Plate 132). It has two lights with a central mullion over a transom with three lights below. The upper lights are hinged to the outside and have metal fittings. It has a wooden sill.

The floor is carpeted with modern carpet.

Room 1.18

Room 1.18 functions as a bedroom (Plate 133). Its east wall is the annex exterior wall, its south wall appears to be original while its west and north walls appear to be later stud wall partitions. It measures 3.94m by 2.57m.

It is as Room 1.17, with the window to the south of the east wall.

Room 1.19

Room 1.19 functions as a bedroom (Plate 134). Its east wall is the annex exterior wall, its north wall appears to be original while its west and south walls appear to be later stud wall partitions. It measures 3.94m by 2.37m. It is as Room 1.17, with the window to the north of the east wall.

Room 1.20

Room 1.20 extends across the full width of the annex at the southern end. It is 5m long by 3.33m wide. The north wall appears to be a later stud wall partition, while the other three walls are the external walls of the annex.

The ceiling slopes from the east and west walls to a flat central area (Plate 135). It is painted plaster with a modern light fitting. The walls are painted plaster with small bead profile skirting boards. Two windows, one to the west and one to the east walls (Plate 136). These are as Room 1.17.

The floor is carpeted with modern carpet.

BASEMENT (Figure 13)

The basement rooms to the south annex are accessed from Room -1.2 of the main house, as well as two exterior doors to the south wall of the annex.

Room -1.8

Room -1.8 is located in the western projection of the south annex. There is an open doorway through from Room -1.2. It measures 3.83m by 2.34m.

The room has a painted plaster board ceiling with modern fittings (Plate 137).

The walls are tiled to two-thirds height with white modern tiles and painted plaster above.

There is an external door to the south wall, which is a wide, flat arch doorway with a wooden plank door (Plate 138).

The doorway through to Room -1.9 was originally a wider depressed arch that has more recently been reduced to accommodate a modern door (Plate 137).

There is also a window to the south wall. This has been boarded up but it can be seen that the window was a sash window, probably a three- over six-light, with a simple moulded surround and sill (Plate 139).

The floor is of polished concrete.

Room -1.9

Room -1.9 is accessed through Room -1.8. It has doorways through to Rooms -1.13 and -1.10. It is rectangular room measuring 4.51m by 3.76m.

The room has a painted plaster board ceiling and painted plaster walls with various modern fittings and pipe work (Plate 140).

The doors are modern wooden doors with plain wooden frames (Plate 141). There is a window recessed into the west wall (Plate 142). It is a four-light mullion and transom wooden framed window.

Room -1.10

Room -1.10 has been sub-divided into a toilet and washroom with a modern stud wall (Plate 143). It measures 1.78m long, the washroom is 1.34m wide and the toilet is 0.86m wide.

The ceiling and walls are painted plaster with bull nose skirting boards.

There are two small windows to the west wall, one in the toilet and one the washroom (Plate 144). They are two-light transom windows with wooden frames that are recessed into the wall with plain plaster reveals.

The floor is tiled with modern floor tiles.

Room -1.11

Room -1.11 is accessed via Room -1.10 and measures 2.76m by 2.31m.

The ceiling and walls are painted plaster with bull nose skirting boards.

There is one small window to the east wall (Plate 145). It is a two-light transom window with wooden frame, recessed into the wall with plain plaster reveals.

The floor is carpeted with modern carpet.

Room -1.13

Room -1.13 is accessed via Room -1.9. It is 4.16m long and 2.33m wide.

Its ceiling is painted plaster board and the walls are painted plaster, showing signs of damp (Plate 146). The walls have bull nose skirting boards.

There is an external door to the south wall. It is a wide wooden plank door with plain wooden frame (Plate 147).

There is a small blocked up window to the upper east wall (Plate 148). It has a wooden rectangular frame.

The floor is tiled with modern laminate floor tiles in poor condition.

4.3 THE NORTH ANNEX

The North Annex was constructed in 1956 as purpose-built dormitories & common room for the boarding school. Internally, the north Annex has been heavily modified during its relatively short lifetime by the introduction of partitions and creation of new openings. It is not considered to be of any great historical value and is not included in the listed building description.

4.3.1 BUILDING EXTERIOR

Front elevation: west facing (Plates 149 & 150; Figure 14)

The west facing elevation of the north annex comprises three storeys and is separated into northern and southern wings by a projecting central section that contains the main entrance. This projecting bay is designed to reflect that of the original building and, as such, is capped with a plain, rendered, triangular pediment. The exterior is rendered. To the ground floor and first floor levels the render is scored into equal squares. The second-floor level is rough cast rendered. Between the first and second floor is a thin concrete band course (Plate 150).

The elevations of the northern and southern wings are symmetrical with the exception of the ends of the building. On the south side the building is attached to the main house by a narrow rough cast rendered section of three floors with a door at ground level, and windows on the first and second storeys (Plate 149). To the north, at the corner of the main wing is a projecting corner pilaster adjoined to a narrow three storey section with a single tall window spanning the top of the first floor and the majority of the second floor. The external corner of this section is quarter circle in plan and is adjoined to another rough cast render section with the elevation being separated into three floors (Plate 150).

The central bay projects from the centre of the building and is topped by a pediment. The elevation is fully rough cast rendered. There is a central rectangular window separated into two by a downward diving dove with a cross flanked on the left by the date 1906 and on the right 1956 (Plate 151). This panel is smooth rendered. The window above is four-light over four-light while the window below is four-light over four-light over two-light.

The main entrance is located to the central bay. It is beneath a thin concrete canopy supported by a metal bracing on each end (Plates 151 & 152). The entrance is approached initially by concrete steps from pavement level. Flanking the entrance way are two low walls either side of the door, rendered in rough cast and topped with concrete capping pieces. The door itself is a wooden door set beneath a three-light window and surrounded by a moulded architrave.

The ground floor windows, four to either side of the central bay, comprise two two-lights over two-lights and two four-lights over four-lights. The windows are slightly recessed. There is a simple concrete sill to each (Plate 150).

The first floor has nine windows, one to the central bay as described above and four either side. To the sides the windows are one-light over two-light over one-light. The windows are slightly recessed, with moulded concrete surrounds (Plate 150).

The second floor has thirteen windows, one to the central bay as described above and six either side. To the sides the windows are one-light over two-light. The windows are slightly recessed with no visible lintels and no surrounds (Plate 150).

The pitched roof is tiled with pan tiles. Its northern edge has a parapet gable end (Plate 150).

North elevation (Plates 153 & 154; Figure 8)

The north elevation is comprised of three stories and is separated into two sections, the main building and the eastern wing. The entire elevation is rough cast rendered.

The elevation of the main building is largely obscured by trees (Plate 153). It is a three-storey gable end with two projecting elements. The gable end itself has no additional elements.

To the centre of the gable end the first projecting element is a flat roofed stairwell which rises to the second floor. The western end of the stairwell is a quarter circle in plan with a thirty light curved metal window spanning the first floor and the second floor.

The second projecting element extends beyond the main elevation to the east. It is two storeys high with a flat roof.

The ground floor has a single window to the west side, which is a metal framed three-light window. There are two windows to the first floor, a four-light mullion and transom window to the centre and a two-light to the west. Both are metal framed. All the windows are slightly recessed with a plain concrete sill.

The eastern wing is a cross-gable that projects from the main north annex building on the east elevation. It is a three-storey elevation (Plate 154). The wing housed bathrooms and toilets, and consequently there are cast iron water pipes and drains across the elevation. The first-floor windows consist of one single pane two light window to the west and one single pane four light window to the east. The windows are slightly recessed, with a simple concrete sill to each (Plate 154).

A 42-light window with plain concrete surround and mullions extended the full height of the first and second floors to the west of the façade. To the centre of the façade on all three floors are three two-light transom windows with metal frames. The upper transom window is hinged horizontally. The windows are clustered and share one plain concrete sill.

There is a flat arch doorway on the west of the façade. It has been boarded up.

Rear elevation: east facing (Plates 155-7; Figure 15)

The rear elevation consists of four elements: the long side of the main annex building, gable end of the cross-gable eastern wing, the two-storey projection at the north-end of the building, and the adjoining section with Mulberry House (Plate 155). The whole elevation is rough cast rendered.

The main building is three storeys and seven bays with a pitched roof tiled with pan tiles. There are parapet gable ends to both north and south. The ground floor projects east from the rest of the building.

The southern section of the main building (south of the east wing) has three large four-light windows to the ground floor projecting element (Plate 156). They have metal frames and mullions and plain concrete sills. There is a flat arch doorway to the south side of the elevation with a wooden double door with single-light upper panels and a single transom light over. It has a small concrete canopy above but no surround. The roof of the projecting element is flat with a slight overhang. It has metal three rail edge protection.

The first floor of the southern section has four windows. The windows are one-light over two-light over one-light with metal frames. They are slightly recessed, with moulded concrete surrounds. The second floor has three pairs and one single window. They are all three-light mullion and transom with metal frames and concrete sills.

The northern section of the main building (north of the east wing) has two large four-light windows and one two-light window to the ground floor projecting element (Plate 157). The northern window has been boarded up. They have metal frames and mullions and plain concrete sills. There is a narrow flat arch doorway to the south of the elevation which has been boarded up. The roof of the projecting element is flat with a slight overhang. It has metal three rail edge protection. There are three windows to the first floor, all boarded up. They are slightly recessed, with moulded concrete surrounds. The second floor has two pairs and one single window. They are all three-light mullion and transom with metal frames and concrete sills.

The east wing projects from slightly to the north of centre of the main building façade. It is a three storey, three bay gable-end (Plate 155). There are three evenly spaced windows to each floor. They are all two-light transom windows, slightly recessed with plain concrete sills.

The north projection is two storeys and one bay with a flat roof (Plate 157). There is a cast iron drainpipe to the north of the façade. The ground floor has a four-light mullion and transom window with metal frame and plain concrete sill. The first floor has a one-light over two-lights over one-light mullion and transom window. It has a smooth render surround.

The adjoining section between Mulberry House and the north annex is a narrow three storey single bay with a flat roof (Plate 156). The ground floor is obscured by the ground floor projection. The first floor has a flat arch doorway with a modern wooden framed door with a single light to the upper part. It opens onto the flat roof of the ground floor projection.

The second floor has a three-light mullion and transom window as to the main north annex building.

South elevation (Plates 158-160; Figure 9)

The northern annex south elevation is largely obscured by the original house which it abuts to the south. The gable-end on the main north annex building projects slightly to the west from the original house (Plate 158). It is three storeys high. There is a single window to each floor (Plate 159). The ground and first floor windows are one-light over two-lights over one-light mullion and transom windows with smooth render. The second-floor window is a three light mullion and transom window with a smooth concrete sill and no surround.

The south elevation of the east wing is of three-storeys (Plate 160). To the ground floor is a single boarded up square window with a smooth rendered sill. There are four windows to the first floor. The easternmost is a four-light mullion and transom, and the western three are two light transom windows. They all have metal frames, no surrounds and smooth rendered sills. The second-floor windows have an identical arrangement.

4.3.2 BUILDING INTERIOR

GROUND FLOOR (Figure 16)

Dry and Drying Rooms

The dry and drying rooms to the north of the building were boarded up and not accessible on the site visit.

Northern Hallway (Plate 161)

The northern hallway is located to the north-west of the building and measures 3.85m long by 1.75m wide.

The ceiling is painted plaster with a single suspended modern light fixture.

The walls are painted plaster. A small window on the northern wall has been boarded up from the inside. There is an external doorway to the west wall which has been

boarded up from the outside. It is a modern wooden door with three fielded panels one boarded up, with single light panel above the door (Plate 161).

The floor was a patterned polished concrete with matching concrete skirting.

North Toilet (Plate 162)

The toilet is located at base of the northern stairwell. It is a small rectangular room, 1.78m long by 0.88m wide.

The ceiling has a sloped angle rendered in painted plaster.

The walls are plasterboard with a stippled textured plaster finish to a height of approx. 1.2m from the floor. A single light window is located on the northern wall, boarded up from the inside.

The door has been removed but the wooden frame remains, as well as plumbing for the toilet (Plate 162).

The floor was a patterned polished concrete with matching skirting.

Workshop (Plates 163 & 164)

The workshop is situated to the north of annex, occupying the whole width of the building. It is a rectangular room that measures 13.88m long by 8.8m wide, with the south half stepping in by 1.9m to accommodate the eastern hallway.

The ceiling is painted plaster in poor condition, with several areas of damage and signs of damp. The ceiling is supported by a single column to the north-east of the room (Plate 165). There are four boxed in metal rebars, three running perpendicular (east – west) to the orientation of the building one running north – south in line with the wall of the eastern hallway. There are fourteen suspended linear fluorescent light fixtures.

The walls are painted plaster with pencil round skirtings. The skirting board has been removed from the northern wall.

There are two twelve-light and two six-light mullion and transom metal framed windows to the west wall (Plates 166 & 167). There were also two eight-light windows of similar design but lacking the upper transom on the east wall. The northern of the two has been boarded up (Plate 165).

There are four radiators on the western wall and two on the eastern wall with water pipes running the perimeter of the room.

The room has three doors, one to the north wall leading to the north hallway, one to the central projection leading the eastern hallway, and one to the south wall leading to the main entrance hallway. The northern and southern doors are standard with

modern wooden doors. The southern door has a circular light to the upper half. The doorway to the eastern hallway has double doors with a narrow vertical light to each (Plate 168). All have wooden frames and modern fittings.

There is an extendable full height partition to the centre of the room that can be used to divide the room into two separate spaces. This is of wooden panels fixed to runners on the floor and ceiling (Plate 164).

The floor an underlay with evidence that a carpet has been removed. A few carpet tiles remain in the south-west corner.

Eastern hallway (Plate 168)

The hallway is a long rectangular, north – south orientated room to the east side of the north annex. It measures 9.5m long by 1.8m wide.

The ceiling is painted plaster with four modern spotlights.

The walls are painted plaster with pencil round skirtings. One four-light window is also located on the eastern wall (Plate 168).

There are three doorways, one to the north leading to the workshop, as described above, an external door on the east wall and double doors to the front entrance at the south of the west wall. The external door is a narrower than standard wooden door with circular vision light and wooden frame. The door to the main entrance hallway has double modern fire doors with metal kick boards. There is a narrow vertical light to each side. They have wooden frames and modern fittings.

At the southern end of the hallway are a short flight of four steps that lead up to the rear entrance hallway.

The floor is carpeted.

Rear entrance and hallway (Plate 169)

This room is part of the east wing of the north annex. It is 2.85m long and 2.3m wide, with a stairwell to the north and a 2.2m opening at the south of the west wall through to the eastern hallway.

The room has a wooden board ceiling, painted plasterboard walls and polished concrete floor and skirting.

The wooden double entrance door is flanked by two vertical narrow lights.

Changing Room (Plate 170)

The changing room is to the east of the rear entrance hallway. It is a rectangular room, 5.8m long by 2.65m wide, stepped in to 1.75m at its southern end.

The ceiling is painted plaster with a single flush mounted modern light fixture. It is in poor condition with areas showing signs of damp.

The walls are painted plaster in poor condition with areas of peeling paint. There are three recessed two-light windows on the northern wall (Plate 170). There are two doorways on the east and west walls both the doors and frames have been removed. The floor is concrete, with evidence of original flooring having been removed.

Washroom (Plate 171 & 172)

The washroom is located in the eastern part of the building. It is a rectangular room, 4.75m long by 2.65m wide.

The ceiling is painted plaster with two flush modern light fixtures. It is in very poor condition with half of the width of the ceiling missing plasterboards, exposing the concrete beam floor of the room above (Plate 173).

The walls are painted plaster, in very poor condition with areas of peeling paint and others showing signs of damp. There are three recessed single pane two light windows on the eastern wall with tiled sills (Plate 174). There are two doorways on the north and west walls, both the doors and frames have been removed. There is a single radiator on the eastern wall.

The floor and skirtings are of polished concrete.

Front entrance and hallway (Plates 175 & 176)

This room is a corridor running from the entrance doors with internal double doors beyond. Both sets of double doors are wooden and panelled with three light transoms above (Plate 175). The walls and ceilings are painted plaster with painted wooden skirting and door frames. Two modern spotlights are inserted in the ceiling of the main hallway with an opaque glass lightshade. Four doors lead off the entrance hallway.

The lounge (Plate 177)

The lounge is situated directly south of the main entrance, it is a square room measuring 3.64m in length and 3.36m wide. It is overall in good condition.

The lounge ceiling is tiled with part of a single beam visible on the southern wall. Two modern pendant light fittings are suspended from the ceiling.

The walls are painted plaster with pencil round skirtings. There is one twelve-light window on the western wall.

The door is on the north wall connected to the main entrance hall. It is a flush painted wooden door with a wooden frame and modern fittings. A single radiator lies below the window, also on the western wall.

The floor is carpeted with modern carpet.

The classroom (Plates 178 & 179)

The classroom is located to the south of the lounge, accessed through the main entrance hallway. It is a rectangular room, 6.91m long by 5.46m wide.

The classroom ceiling is tiled. Three beams run perpendicular (east – west) to the orientation of the building. The ceiling is in poor condition, showing signs of damp in many places. There are four suspended linear fluorescent light fixtures.

The walls are painted plaster in reasonable condition, with pencil round skirtings. There are two twelve light windows on the western wall (Plate 180). The door is a painted wooden door with vertical narrow light, a wooden frame and modern fittings.

The floor is carpeted with modern carpet.

The dining room (Plates 181 & 182)

The dining room consists of three conjoining rooms in open plan. The entrance dining area is a square room measuring 3.4m in length and 3.4m wide. The main dining area is a rectangular room measuring 10.25m in length and 7.13m wide. The rear fire exit is a rectangular room measuring 2.29m in length and 1.8m wide.

The entrance and main dining room ceiling is tiled and in good condition. The ceiling is supported by three columns to the west of the room and a total of four beams (Plate 181). Three of the beams run perpendicular (east – west) to the orientation of the building. The fourth beam runs longitudinally (north – south) to the building, intersecting the other three at the column heads. There are nine suspended linear fluorescent light fixtures.

The walls are painted plaster in good condition, with pencil round skirtings and a simple moulded dado rail on the western wall.

There are three twelve-light metal framed mullion and transom windows on the eastern wall (Plate 183). There is also an internal window space on the western wall void of glass with wooden frame.

There are two doors and two open doorways (Plate 184).

The floor is tiled with a black and white diagonal pattern with a brown tile border around the perimeter of the room. Towards the southern end of the main dining area there is a meter section of grey laminate.

The kitchen (Plates 185 & 186)

The kitchen is located at the south end of the building. It is a rectangular room, 5.35m long by 3.39m wide.

The kitchen ceiling is tiled and supported by two beams running perpendicular (east - west) to the orientation of the building. It is in reasonable condition and there are two suspended linear fluorescent light fixtures.

The walls are painted plaster in poor condition, with evidence of removed skirtings and damage where kitchen fittings have been removed. There is one six-light metal framed mullion and transom window on the western wall (Plate 187). There is also an internal window space on the eastern wall void of glass with wooden frame (Plate 186).

The door is located on the southern wall. It is a wooden painted door with wooden frames.

The floor is laminate in poor condition.

South Hallway (Plates 188-190)

This hallway is situated to the south of the building. Its south wall is formed by the original exterior north wall of the main house. It measures 2.9m long and 2.10m wide, stepping out to 2.35m at the eastern extent.

The ceiling is painted plaster in reasonable condition, with a single modern suspended linear fluorescent light fixture.

The walls are painted plaster with pencil round skirtings and a simple moulded dado rail on the southern wall. The hallway has three internal doors and one external. Two of the internal doors are on the northern wall and lead to the dining room and kitchen, both are flush wooden painted doors with wooden frames. The remaining internal door is on the southern wall, it has been removed and the opening closed with blockwork (Plate 188). This door connected the modern northern annex to the main building.

The external door is a fire exit to the front of the building located on the western wall. It has also been boarded up from the inside.

To the east of the hall is a single flight stairwell which leads to Room -0.7 in the original house (Plate 189). A service lift (Plate 190) also provided access to this level.

The floor is fitted with modern laminate.

FIRST FLOOR (Figure 17)

Lounge (Plates 191 and 192)

The lounge is in the north-west corner of the building, it is a square room measuring 2.9m in length and 2.65m wide.

The ceiling is painted plaster in reasonable condition. There is a single flush mounted modern lighting fixture.

The walls are in poor condition they were once wallpapered but have since been stripped leaving patches of exposed plaster. There is one single pane four light window on the eastern wall (Plate 191). The door is on the south wall, it has been removed along with the frame (Plate 192).

The floor is concrete, with evidence that the original flooring has been removed.

Toilet (Plate 193)

The toilet is to the south of the lounge, it is a rectangular room measuring 1.6m in length and 1m wide.

The ceiling is painted plaster in poor condition, with areas showing signs of damp (Plate 193).

The walls are in poor condition with evidence of removed skirtings and peeling paint. There is one single pane window located on the southern wall, it was boarded up from the inside. The door and frame have been removed.

The floor is concrete, with evidence that the original flooring has been removed.

Bedroom (Plate 194)

The bedroom is located west of the lounge, it is a rectangular room measuring 2.85m in length and 2.15m wide.

The ceiling is painted plaster in reasonable condition.

The walls are in poor condition they are wallpapered. There is one single pane four light window on the eastern wall (Plate 194). The door is on the south wall, it has been removed along with the frame.

The floor is concrete, with evidence that the original flooring has been removed.

Washroom (Plate 195)

The washroom is located west of the bedroom. It is a rectangular room measuring 1.95m in length and 1.65m wide.

The ceiling is painted plaster in reasonable condition.

The walls in painted plaster and tiled are in poor condition. There is one single pane two light window on the northern wall (Plate 195). The door is on the south wall, it has been removed along with the frame.

The floor is fitted with lino that has been partly removed.

North Stairwell (Plate 196)

The stairwell is located to the north-west of the building and measures 3.65m long by 1.95m wide.

The ceiling is painted plaster in good condition, with a single flush mounted modern light fixture.

The walls are painted plaster in poor condition, with areas of peeling paint. One single pane thirty light curved metal frame window on the corner of the western and northern wall (Plate 196).

The floor was a patterned polished concrete with matching skirting.

Dormitory 1 (Plates 197 & 198)

Dormitory 1 is situated to the north of the building and measures 13.9m long by 7m wide.

The area is divided into eight rooms and a single corridor, which runs the length of the dormitory, 1.75m wide, in a zig-zag fashion reflecting the irregular shape of the bedrooms. There are four rooms on the eastern side each measuring 3.4m long by 1.9m extending to 3.3m wide, and four rooms on the western side with the same dimensions.

The ceiling is painted plaster in poor condition with several holes and areas showing signs of damp (Plate 198). The ceiling is supported by a total of four beams, that run perpendicular (east west) to the orientation of the building.

The walls are painted plaster in poor condition, with evidence of removed skirting and partition walls (Plate 197).

There are eight four light windows, four on the east and four on the west walls (Plate 199).

There are two doors one on both the north and south walls. The northern door is a narrow lite wooden door, with wooden frame and modern fittings. The door on the south has been removed along with the frame.

The floor is concrete, with evidence that the original flooring has been removed.

Bedroom and cupboard (Plate 200)

There was no access to the bedroom and cupboard space off the central hallway due to room currently being used for storage (Plate 200).

Central hallway, Stairs, and toilet (Plate 201)

This area contains the main central stairs, with a hallway and toilet measuring 6.7m long by 2.3m wide.

The ceiling is painted plaster in reasonable condition two flush mounted modern light fixtures.

The walls are painted plaster in good condition.

There are two single glazed two light windows on the southern wall. The door to the toilet on the west wall has been removed along with the frame (Plate 201).

On the north wall is a twenty-four light metal framed window. The lights are arranged in three columns with two concrete mullions. The window is slightly recessed with no surround (Plate 202).

The stairs floor was a patterned concrete with matching concrete skirting. The toilet floor is tiled, and skirting has been removed.

Toilet and shower area (Plates 203 & 204)

Located to the east of the central stairwell, this area is divided into nine individual cubicles, measuring 1.73m by 0.85m; and shower rooms, most measuring 1.75m by 0.7m, with one measuring 0.95m by 0.7m. There are also two hallways, the larger measuring 2.6m in length and 2.95m, stepping down to 2.2m in width and the smaller measuring 1.85m by 0.88m. A boiler room is present in the north-eastern corner measuring 2.7m stepping down to 1.7m in length and 1.85m in width (Plate 205). The ceiling is in reasonable condition.

The walls are painted plaster in reasonable condition. The five shower rooms to the south of this space have tiled walls (Plate 204). There are six single pane two light windows, three are located on the northern wall and three and located on the eastern wall. There is one single pane four light window located on the southern wall (Plate 206).

All doors have been removed along with the frames (Plate 203).

The floor is fitted with laminate flooring.

Dormitory 2 (Plate 207 & 208)

Dormitory 2 is situated to the south of the building and measures 13.9m long by 7m wide.

The bedrooms are almost identical in size and layout to those in dormitory 1, with the exception of the two bedrooms at the southern end: The room to the west is rectangular rather than following the irregular shape of the other bedrooms measuring 1.9m x 3.4m. The eastern bedroom measures 2.8m in width, stepping out to 3.4m

The ceiling is painted plaster in poor condition, it has several holes and areas showing signs of damp. The ceiling is supported by a total of four beams, which run perpendicular (east west) to the orientation of the building.

The walls are painted plaster in poor condition, with evidence of removed skirting and partition walls (Plate 207). There are nine four light single pane windows, four on the east, four on the west walls and one on the south wall (Plate 208). There are two doors, one on both the north and south walls. The southern door is a narrow lite wooden door, with wooden frame and modern fittings. The door on the north has been removed along with the frame.

The floor is concrete, with evidence that the original flooring has been removed.

Southern hallway (Plate 209)

This hallway is situated to the south of the building. The southern wall is the former exterior wall of the main original house. It measures 2.2m long and 1.7m wide.

The ceiling is painted plaster in reasonable condition, with a single modern suspended light fixture.

The walls are painted plaster with pencil round skirtings. They are in poor condition, with areas of peeling paint. The hallway has two internal doors and one external. One of the internal doors on the northern wall and leads to the second dormitory. The other internal door is on the southern wall, it has been removed and the opening closed with blockwork (Plate 210). This door connected the modern northern annex to the original house. The external door is a fire exit to the rear of the building located on the eastern wall; it has also been boarded up from the inside. There are stairs to the east of the hall that ascend to the second floor (Plate 209).

The floor is tiled, it is in poor condition.

SECOND FLOOR (Figure 18)

Northern stairwell (Plate 211)

The stairwell is located to the north-west of the building and measures 5.75m long by 1.9m wide.

The ceiling is painted plaster in reasonable condition, with a single flush mounted modern light fixture.

The walls are painted plaster in poor condition, with areas of peeling paint. One single pane fifteen light curved metal frame window on the corner of the western and northern wall (Plate 210). It has been partially boarded up from the inside.

The floor was a patterned polished concrete with matching concrete skirting.

Dormitory 1 (Plates 212 & 213)

Dormitory 1 is situated to the north of the building and measures 13.3m long by 7m wide. The area is divided into 13 rooms and a single corridor, which runs the length of the dormitory with a width of 1.20m wide (Plate 212). There are seven rooms on the eastern side each measuring 2.85m long by 1.9m wide, and six rooms on the western side. Five of these rooms are identical to those on the eastern side and the sixth measures 3.75m long by 2.85m wide.

Each of the rooms present a similar layout except the north-western most room, which is larger and has two windows on the west and north wall.

The ceiling is painted plaster in poor condition, it has several holes and areas showing signs of damp and peeling.

The walls are painted plaster in poor condition, with evidence of removed skirting (Plate 213). There are nine three light windows, four in the east wall, four in the west walls and one in the north wall (Plate 214). All the doors and frames have been removed from each room exposing brick. There are two doors one on both the north and south walls. The northern door is a narrow lite wooden door, with wooden frame and modern fittings. The door on the south has been removed along with the frame.

The floor is concrete, with evidence that the original flooring has been removed.

Central bedroom (Plates 215 & 216)

The central bedroom is rectangular with a recess, the room measures 3.8m long by 2.85m wide and the recess measures 2.4m long by 0.93m wide.

The ceiling is painted plaster, it is in poor condition with areas of peeling paint. There is a single flush mounted light fixture.

The walls are painted wallpaper in very poor condition. There are several holes and the wallpaper is peeling in places. The plaster has been removed on both walls of the recess exposing the wooden frames (Plate 215). There is one eight light single pane window on the western wall (Plate 216). The door on the south has been removed along with the frame, exposing the brick.

The floor is concrete, with evidence that the original flooring has been removed.

Central hallway, Stairs, and toilet (Plates 217 & 218)

This area contains the main central stairs, with a hallway and toilet. The hallway measured 3.25m long by 2.4m wide, stepping in to 1.8m wide. The stairwell measured 2.65m by 2.35m.

The ceiling is painted plaster in poor condition two flush mounted modern light fixtures.

The walls are painted plaster in good condition. There are three windows in this space one single pane twenty-four light window on the northern wall and two single pane two light windows on the southern wall. The door to the toilet on the west wall has been removed along with the frame (Plate 218).

The floor is a patterned polished concrete with matching skirting.

Toilet and shower area (Plates 219 & 220)

Located to the east of the central stairwell, this area is divided into ten individual toilet and shower rooms with two hallways. The measurements for this area are the same as for the toilet and shower area on the first floor, with the exception that a further washroom is present in place of the boiler room on this floor.

The ceiling is in reasonable condition.

The walls are painted plaster in reasonable condition. The five shower rooms to the south of this space have tiled walls. There are six single pane two light windows, three are located on the northern wall and three and located on the eastern wall. There is one single pane four light window located on the southern wall. All doors have been removed along with the frames.

The floor is concrete, with evidence that the original flooring has been removed.

Dormitory 2 (Plates 221 & 222)

Dormitory 2 is situated to the south of the building and measures 13.3m long by 7m wide.

The bedroom layout is almost identical to that in Dormitory 1 on this floor, with the exception that the larger bedroom in the south west corner has a doorway built into the corner reducing the rooms area by 1m².

The ceiling is painted plaster in poor condition, it has several holes and areas showing signs of damp. The ceiling is supported by a total of four beams, which run perpendicular (east west) to the orientation of the building.

The walls are painted plaster in poor condition, with evidence of removed skirting and partition walls (Plate 222). There are nine three light single pane windows, four on the east, four on the west walls and one on the south wall. There are two doors one on both the north and south walls. The southern door is a narrow lite wooden door, with wooden frame and modern fittings. The door on the north wall has been removed along with the frame.

The floor is concrete, with evidence that the original flooring has been removed.

4.4 THE WALLED GARDEN AND CURTILAGE WALL

THE WALLED GARDEN

The walled garden is depicted on the earliest available map of the property from 1801. It remains largely extant on the north and west sides (Plate 223), although the east and parts of the north walls were demolished on the construction of the north annex in the 1950s and parts of the south and east walls are also missing. These were also probably demolished in the mid-20th century in connection with the construction of the houses to the east on Park Crescent.

The interior of the wall is of red brick in stretcher bond with lime mortar (Plate 224). In places it has been repointed with cement mortar. The exterior of the wall is random rubble course sandstone (Plate 225).

The north section of wall, which is orientated east-north-east to west-south-west, is the best preserved. Its height averages 2.9m. To the interior it has six wide arched recesses with brick voussoirs (Plate 226). It has been capped with a later addition of concrete capstones. At its western end, where the 1950s demolition ended, it has been finished with squared rock-faced stone (Plate 227).

An entrance way is located to the eastern end of the north wall, to the east of the second recess (Plate 228). This corresponds to a path shown on the 1881 OS plan that leads from the entrance in the orchard to the north-east into the walled garden (Figure 4). The entrance is a flat arch opening with a modern wooden vertical slat gate in a plain wooden frame.

The east wall has been subject to later disturbance. The upper part of the wall has been removed so that the tops of the arches are no longer present (Plate 224). The wall stands around 2m high and has no cap stones. To the north end of the wall a modern shed has been abutted against it (Plate 229), utilising it as the rear wall of the shed (Plate 230). A corrugated iron roof rises from the wall with a timber board and metal guttering and drainpipe (Plate 231).

There is a gateway to the centre of the extant wall (Plate 232). This gap is not observed on any of the historic mapping. It has centre-opening metal bar gates and an arched metal overthrow.

The only other extant section of the walled garden is a short section of the south wall that abuts the main house (Plate 233). This section has survived because it formed the northern exterior wall of the lean-to section of the south annex. It is a single arched recess section. There is a flat arch entrance way through to the garden to the south annex to the east of the arch, a flat arch doorway with wooden door to the centre and a small single light window to the west. The door to the centre is obviously smaller than the original door, as the opening to the west has been partially bricked up.

This south wall is depicted on the 1801 map as running east to join the east wall. However, the original wall has been demolished at some point, most likely during the construction of the houses along Park Crescent in the mid-20th century. It has been replaced by a modern brick wall (Plate 234).

A low wall runs roughly east to west between the garden wall and the house, level with the north end of the original house building (Plate 3). It is constructed from 20th century red brick with cement mortar in a stretcher bond with a central header course and a header course to the top (Plate 235). The location of the wall corresponds to an original wall of the walled garden depicted on the 1801 map, but it is clearly a mid-20th century or later rebuild.

THE CURTILAGE WALL

The boundary wall at the front of the property along Pen Y Pound is constructed in uncoursed rubble. The southern projecting section, in front of the original house, has roughly squared vertical rubble coping stones (Plate 236). It is identical to that shown on the photograph of circa 1900 shown in Appendix 1 (Bradney, 1906, 182). It projects around a stone culvert that runs along the front of the building (Plates 237 & 238) and is shown on the 1880 map (Figure 4). The culvert is lined with river pebbles (Plate 239).

The current iron entrance gate and railings are also shown on the circa 1900 photograph (Appendix 1). The gates are Grade II listed and may be contemporary with the original house. They are accessed via a stone steps from the street level (Plate 4) via a brick arch over the culvert (Plate 240). The gates are wrought iron, sweeping up twice from the railings to a spiked arch with an overthrow and lamp bracket with a half-height panel band of curlicues (Plate 241). The railings are set on top of a low red

brick wall in stretcher bond (Plate 242), which to the exterior reaches down to the culvert (Plate 240).

There is a single-storey outbuilding located in the south-west corner of the curtilage (Plate 243). Its external (south) wall, fronting on Park Crescent, is of uncoursed sandstone rubble. There is a blocked rubble sandstone arch near ground level externally on Park Crescent marking the former exit of a culvert that ran around the front of the property (Plate 244). A vertical line of former rubble quoins also indicate that this outbuilding has been extended to the east, possibly during the 1956 renovations (The extended form is first visible on the 1965 OS Plan; Figure 6). The remaining walls of the outbuilding are of rough cast render. The roof is of slate, gently pitching with gable ends and painted bargeboards. The openings are plain with no visible surround and the windows are modern.

A second outbuilding on the north side of the courtyard appears from aerial photographs to have been demolished at some time between 2012 and 2016. Both of these buildings were certainly in existence by 1881, although on a different alignment to an outbuilding depicted on the 1801 map (Figure 3).

The north section of the front boundary wall, in front of the north annex, is also of uncoursed rubble stone but it is capped with concrete flat tiles (Plate 245). It follows the line depicted on the 1801 map and may be original with a modern coping added after the construction of the north annex. It is topped by wrought iron spiked railings which imitate those to the original gate, but which are modern (Plate 246).

The entrance gate to the north Annex reflects the design of the original gate, but dates from the mid-20th century (Plate 247). It is of wrought iron with a depressed arch with diamond panels with stars to the corners. The gate posts are 2.5m high rough rendered rectangular pillars with pitched coping. They have a cross motif to each.

The curtilage wall continues to the north of the Mulberry House complex (Plates 248 & 249). It appears to follow the boundary between the orchard and Hereford Road depicted on the 1801 map, although from the map it appears that at that point the boundary was a hedgerow (Figure 3). It is clearly depicted as a wall on the 1880 town plan (Figure 4). It is very overgrown with bushes and vegetation. Unlike the wall to the front, which is of uncoursed rubble stone, the northern perimeter wall is of randomly coursed squared rock-faced ashlar stone. It seems unlikely therefore that this was dates to the original building of the house and it is probably a 19th century addition.

At the north-east corner of the curtilage wall there is a blocked gateway (Plate 250). The location of this corresponds to a gateway depicted on the 1880 town plan. It is noted on the 1901 OS map but not the 1920, therefore it was probably closed in connection with the founding of the convent. The gateway, which was probably contemporary with the rest of the curtilage wall, was flanked by large pillars of large squared rock-faced ashlar stone with dressed margins. The infilled section is of randomly coursed rubble stone.

The curtilage wall curves to the south-east from this gateway (Plate 251). This section of wall, which runs along an alleyway (Plate 252), was also depicted on the 1880 town plan. Its construction differs from the northern section. It is of randomly coursed squared rubble stone with vertical rubble coping stones (Plate 253). It resembles the style of the front wall more than the north.

The south-west corner of the curtilage is a sharp corner at an angle of slightly over 90 degrees (Plate 254). Again, this is as depicted on the 1880 town plan. There is a gateway in the south-east wall, 3.5m from the corner. This is depicted on none of the historic maps and must have been created after the production of the 1970 - 1976 OS map. The wall, which on the 1880 town plan joined with the east wall of the walled garden, was present for another 10m to the south-west, after which it was replaced by a modern wooden fence. It seems likely that the original wall was demolished at the time of the construction of the houses on Park Crescent.

The final extant section of curtilage wall is that which adjoins the south elevation of the south annex along Park Crescent. It is difficult to tell if this is the same as the southern boundary depicted on the 1801 map, but it is clearly the same boundary as on the 1880 town plan. The runs for 20m to the north-east of the south annex before turning to the north (Plate 255). Like the front wall, it is of uncoursed rubble stone. It differs from the front wall in that it has been repointed with cement mortar. A similar style section of wall also continues to the west of the south annex, joining with the outbuilding discussed above (Plate 14).

5. Discussion and Interpretation

Mulberry House is, in its original form, a late 18th century town house, that, despite being re-roofed and extended to the north in the mid-20th century, still retains many of its original architectural and period internal features. It is Grade II listed along with its broadly contemporary entrance gate and railings.

The development of the building is well documented, although there are no records concerning its original construction. Nevertheless, during the last part of the 18th century the house was occupied by Sir James Harington, 7th Baronet Ridlington, and his family continued in occupation until the death of his widow in June 1812. The property was subsequently occupied by several different families including Henry Vennor, recorded as the owner in the tithe apportionment of 1844. The earliest evidence for the layout of the property comes from an 1801 town plan of Abergavenny (Figure 3) with two further 19th century maps, the Abergavenny tithe map of 1844 and the 1881 1:500 Ordnance Survey Town plan of Abergavenny (Figure 4), adding to the record. Although the earliest maps are partially schematic, it appears that the ground plan of the southern annex is broadly contemporary with the main house and of a form similar to that depicted in the photo of c.1900 (Appendix 1). In the early 20th century a colony of Catholic Breton nuns occupied the premises. The nuns opened a

School on the site in 1912. The convent school closed in 1971 and from 1976 the building was used as an education centre and youth hostel. The youth hostel closed in 2012.

Access was possible to most of the building during the survey visit except for a couple of basement rooms in the main house and two rooms in the northern annex. Outbuildings and garden walls were recorded externally.

The main original building is of two storeys and five bays with a basement level. The central bay projects forward and has a low crowning pediment. The entrance comprises a panelled door housed in a small portico with fluted columns and steps up to the porch.

Externally the building is finished in rough cast render, unpainted, and with a tiled slate roof. This appearance dates from the late 19th century or earlier as evidenced by the earliest photographic record of the house from circa 1900 (Appendix 1).

Internally, the principal rooms on the ground floor of the main house substantially retain their original form with some original architectural features still in place. These include the main entrance door with eight fielded panels, a timber panelled relieving arch across centre of entrance hallway, the three-flight, open well timber staircase with turned balusters and moulded handrail, framed half height panelling in entrance hallway, other rooms and up the stairs, internal panelled doors, alcoves and six-light sash windows. While the main house retains many original features, there have also been alterations, although these may be fewer than expected given the long and varied history of occupation. The building housed a convent and associated school during the 20th century. In association with this phase of use, rooms were added in the attic and two dormers with decorative bargeboards added to the front elevation. The addition of 20th century partitions which subdivide rooms on the ground and first floors and the possible later insertion of a second staircase in room 0.4 of the ground floor may also be associated with the re-arrangement of space for the purposes of the school.

Outside of the core original house, the building has undergone more substantial alterations. The southern annex appears to have originally functioned as a range of outbuildings. This range was heightened, c.1923-35, and a school chapel inserted. Decorative trefoil leaded windows and a gently curving apsaidal end wall associated with this chapel have added to the history of the building in a complementary fashion rather than detracted from it. The property was further extended with the construction of the northern annexe in 1956 in order to create extra dormitory space for boarders. Whilst the northern annex is clearly of modern design, and in a scale that partially diminishes the original house, it was designed in sympathy with the original building. In particular, the central projecting bay crowned with a pediment, cast iron entrance gates and steps reflect and complement the style of the original house. Internal features of merit include polished concrete floors and skirting and panelled timber entrance doors.

The formal walled garden depicted on the 1:500 scale town plan of 1881 is also of a design typical of the late 18th century and may be broadly contemporary with the original construction of the house. The curtilage wall may also be broadly contemporary with the entrance gates. These garden walls also survive relatively intact. An outbuilding in the south-west corner of the property is not original but may date from the early 19th century and extended circa 1956.

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Indigo Planning, 2014. *Mulberry House, Abergavenny; Heritage Appraisal*. Document submitted in support of planning application DC_2014_01016-HERITAGE_APPRAISAL-336683

Maps

- Plan of Abergavenny in *An historical tour in Monmouthshire; illustrated with views by Sir R. C. Hoare, bart., a new map of the county, and other engravings*; by William Coxe, c. 1801
- Abergavenny Tithe Map, 1844.
- OS Town Plan, Abergavenny, 1881, 1:500
- OS County Series, Monmouthshire, 1881 edition, 1:2,500
- OS County Series, Monmouthshire, 1901 edition, 1:2,500
- OS County Series, Monmouthshire, 1920 edition, 1:2,500
- OS County Series, Monmouthshire, 1938-53 edition, 1:10,600
- OS Plan, 1964-5, 1:2,500

- OS Plan, 1971, 1:1,250

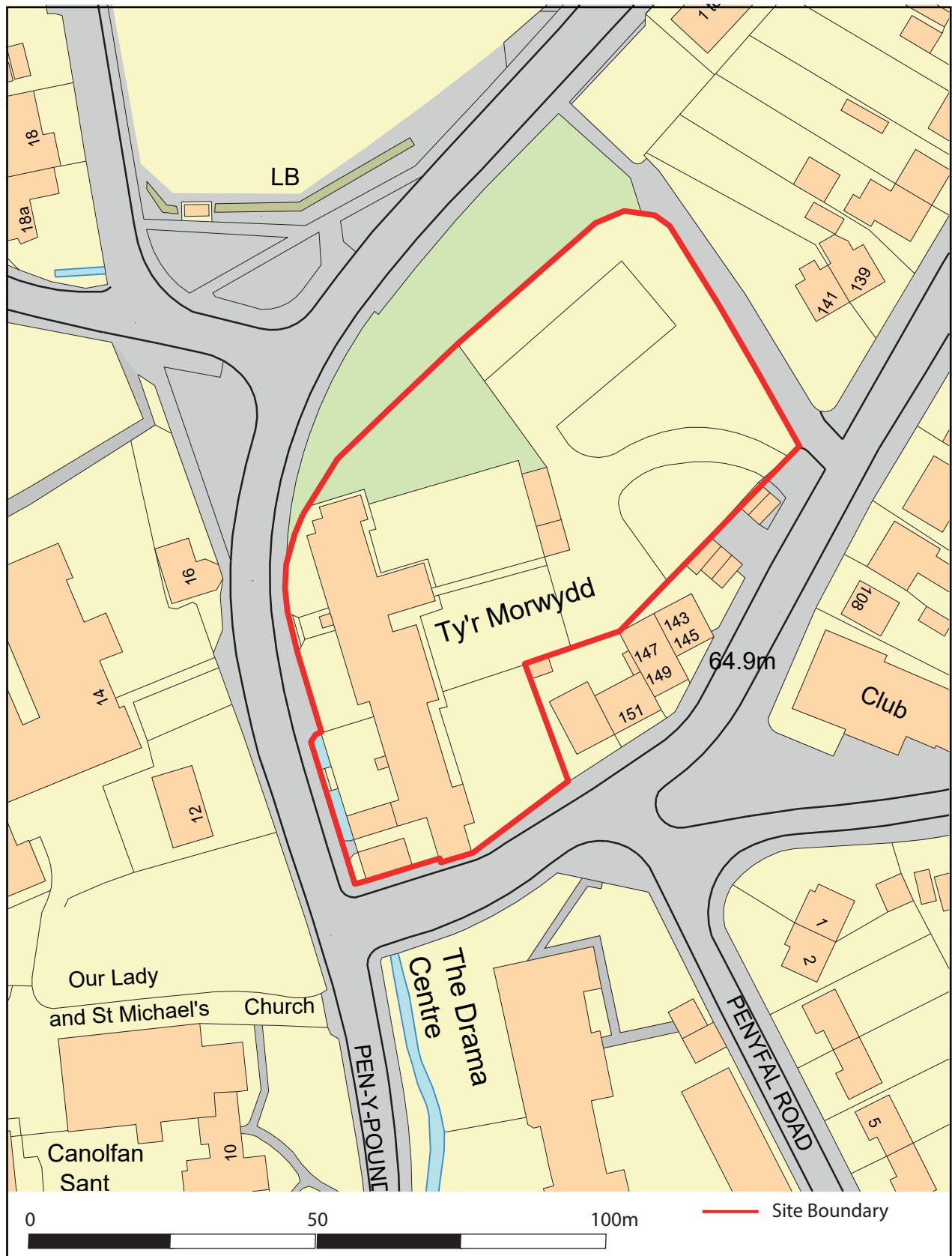


Figure 1
Site Location



Figure 2
Site Plan

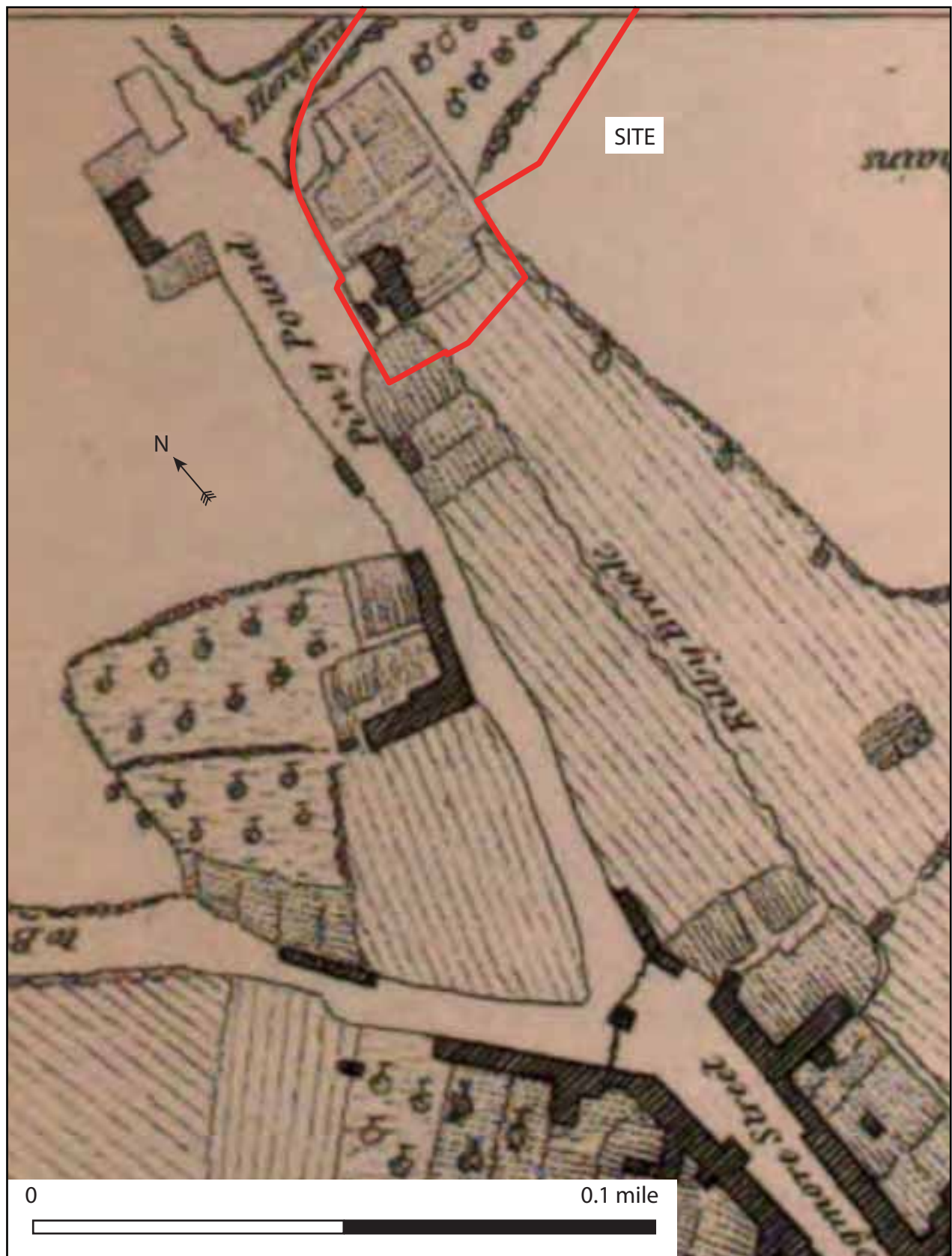


Figure 3

Extract From: 'An historical tour in Monmouthshire; illustrated with views by Sir R. C. Hoare, bart., a new map of the county, and other engravings; by William Coxe. 1801, p163.

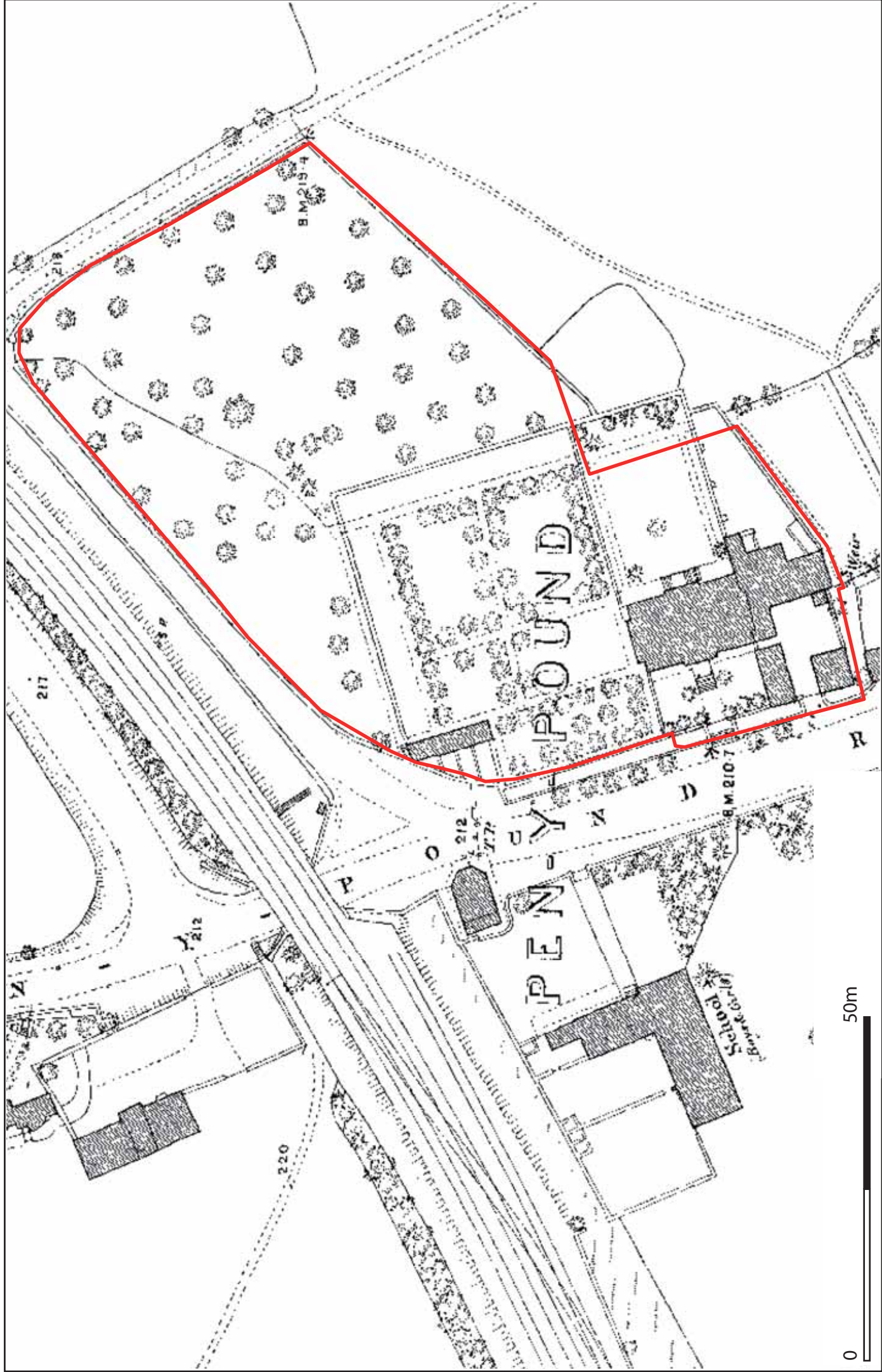
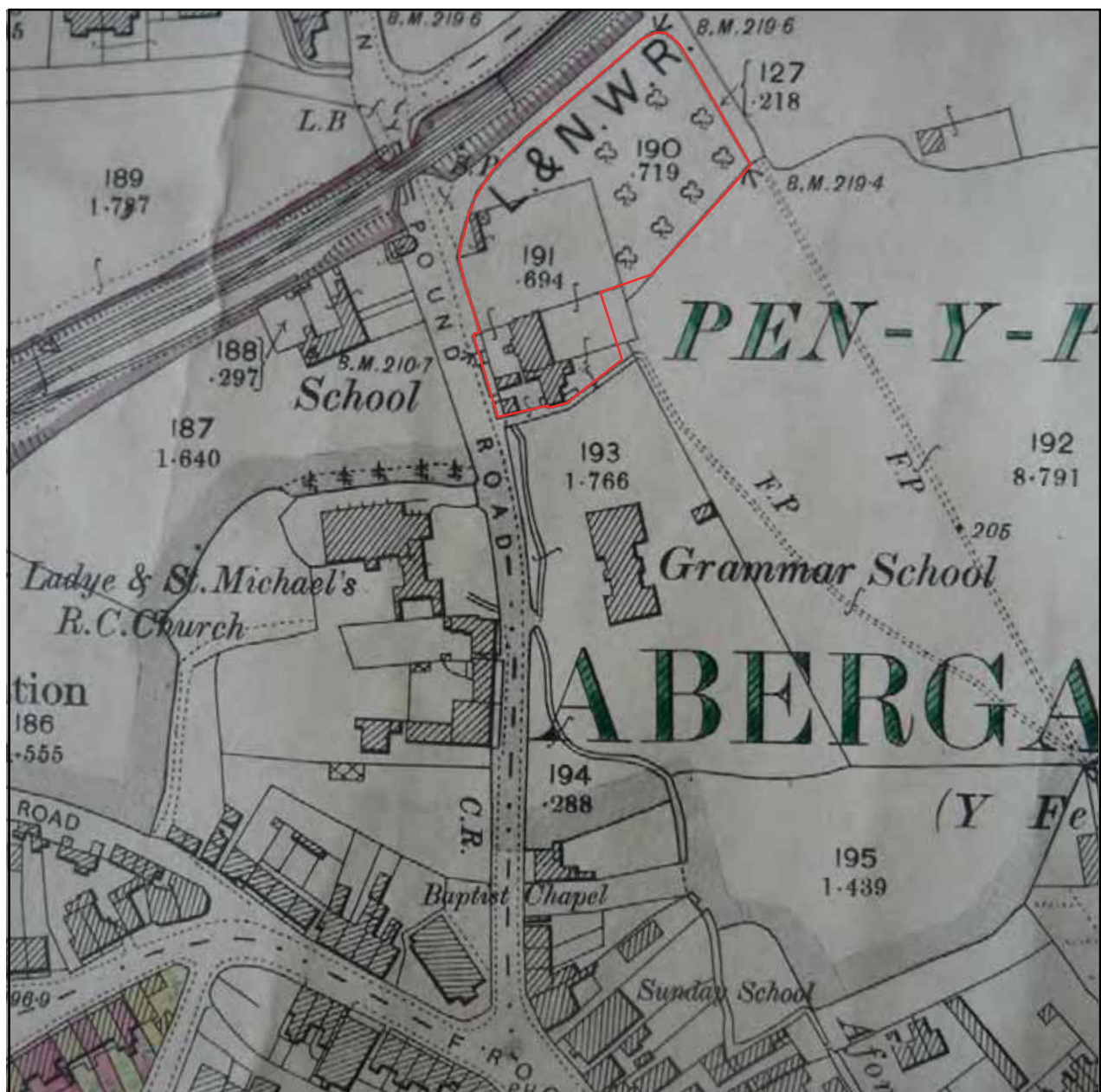


Figure 4: Ordnance Survey Town Plan, Abergavenny, Monmouthshire, 1881. originally printed at 1:500



0 100m

Figure 5
Ordnance Survey County Series, Monmouthshire, 1901 edition. originally printed at 1:2500

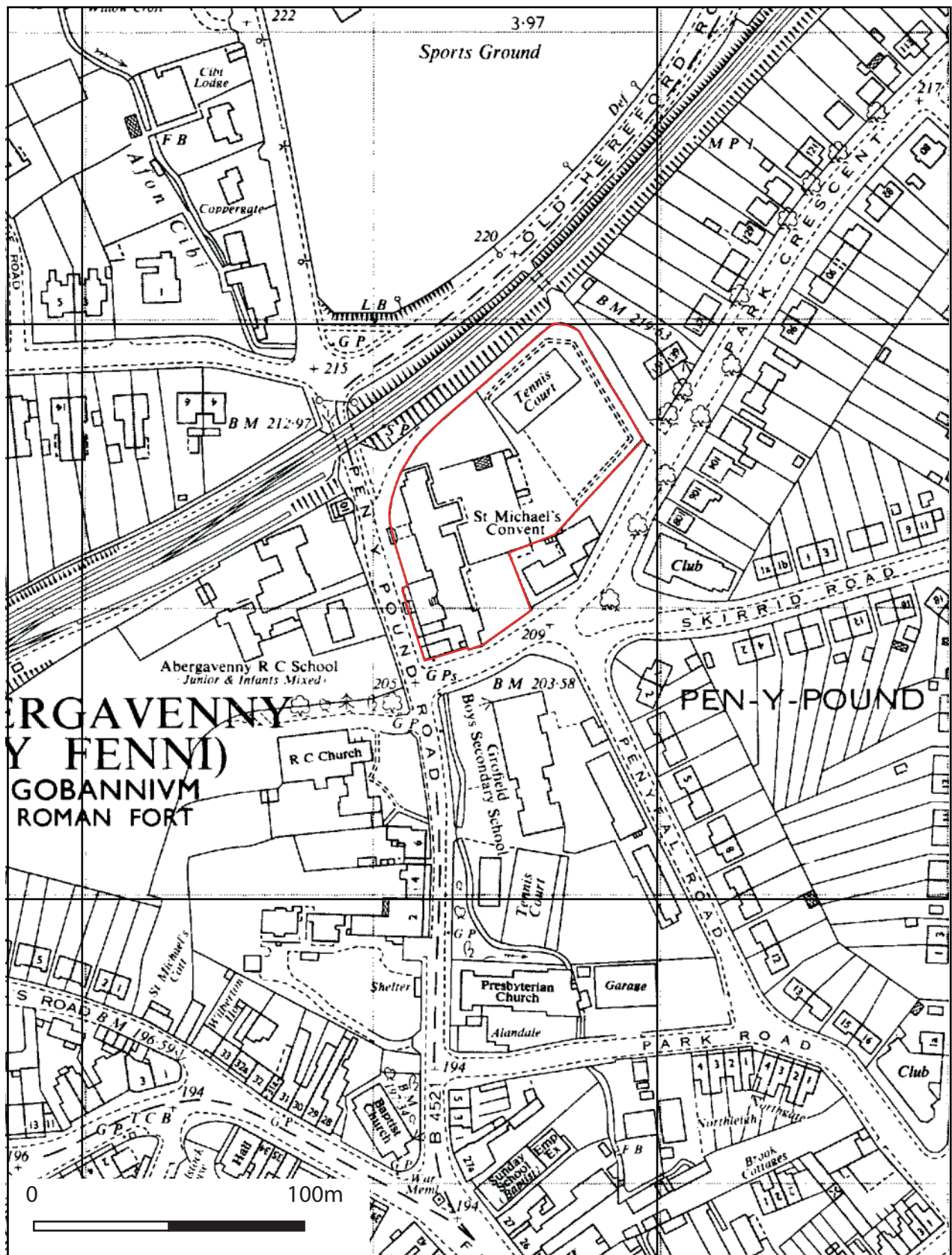
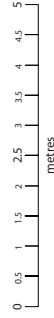
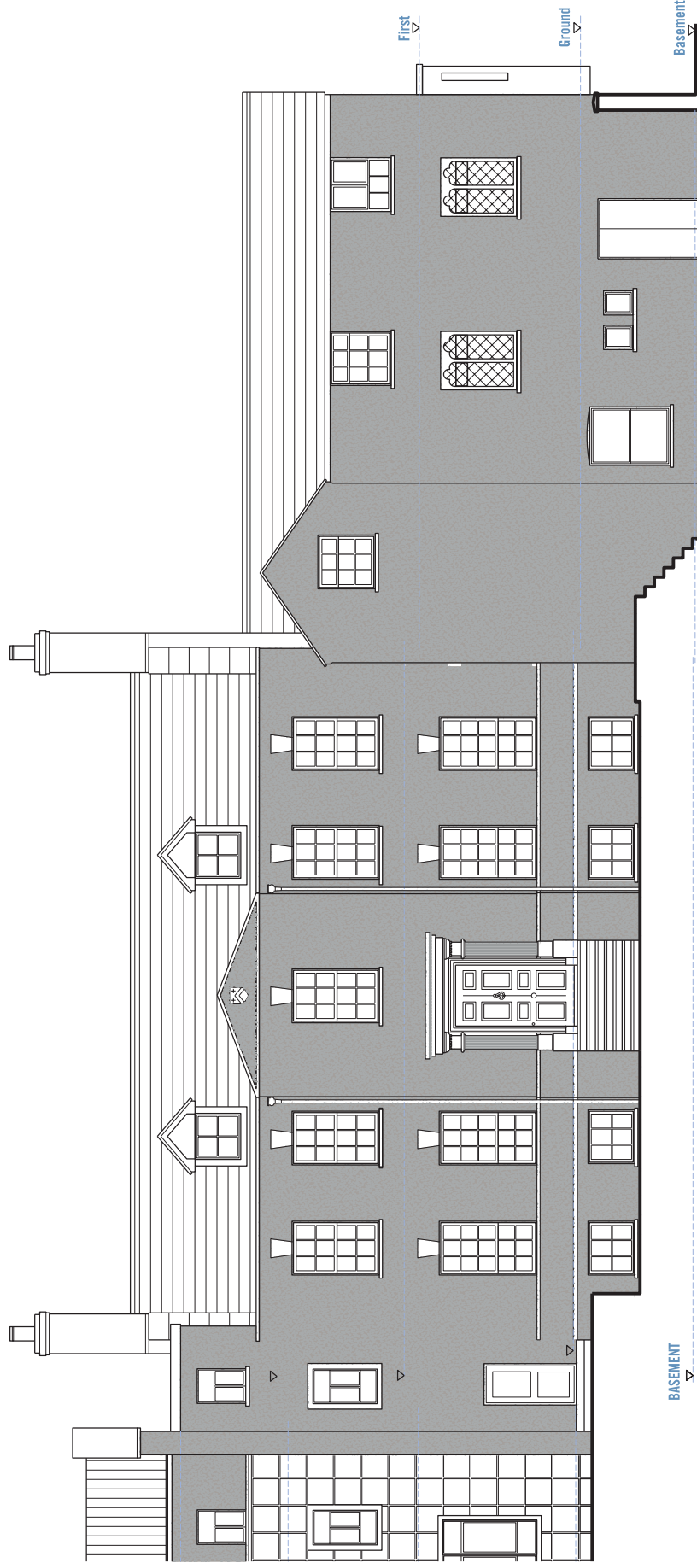


Figure 6
OS Plan Abergavenny, 1964-5 edition. originally printed at 1:2500



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Existing Building Western Elevation

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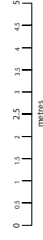
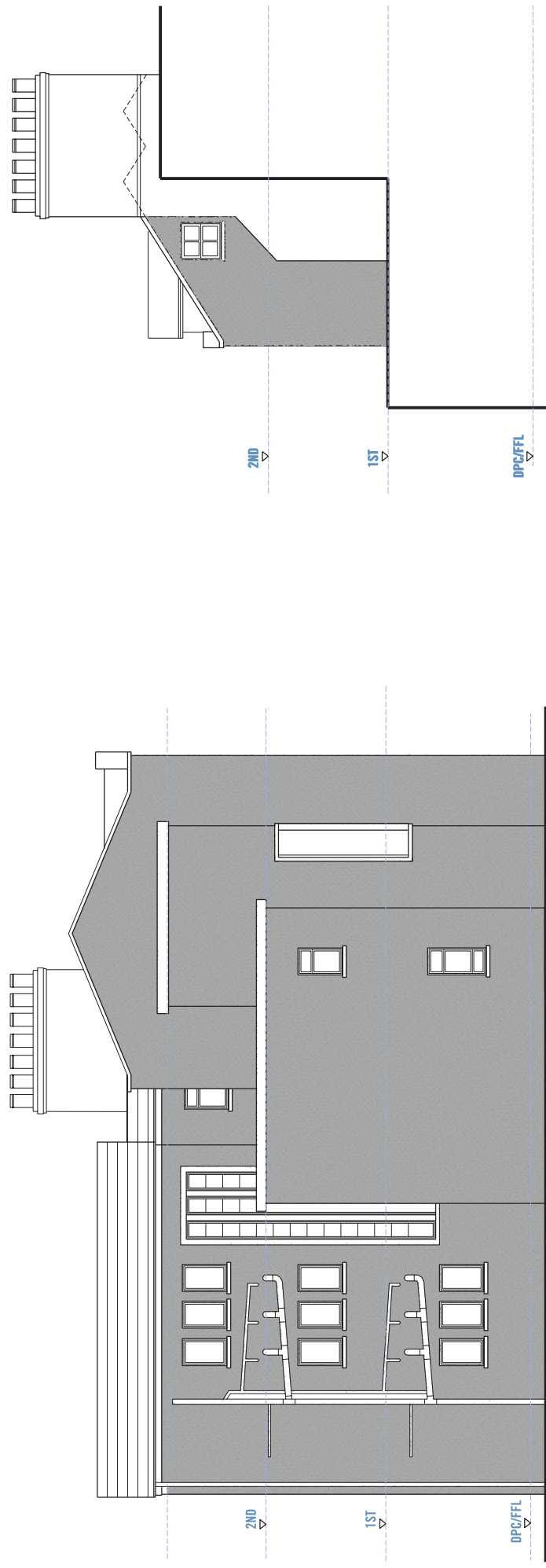
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Figure 7. West Facing Elevation: Main House and Southern Annex



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Existing Northern Elevations

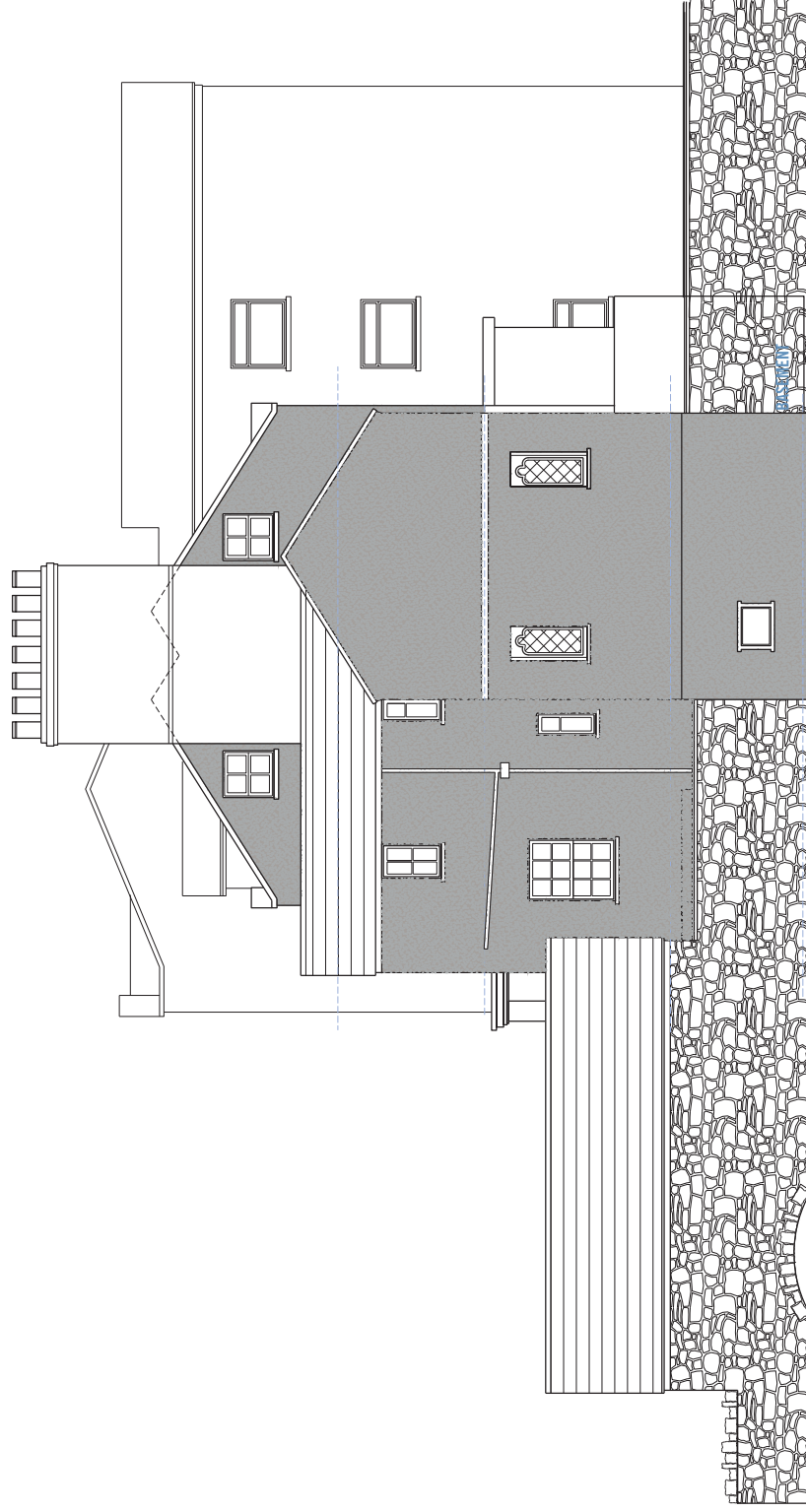
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Figure 8. North Facing Elevations



0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5
metres

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Existing Building Southern Elevation

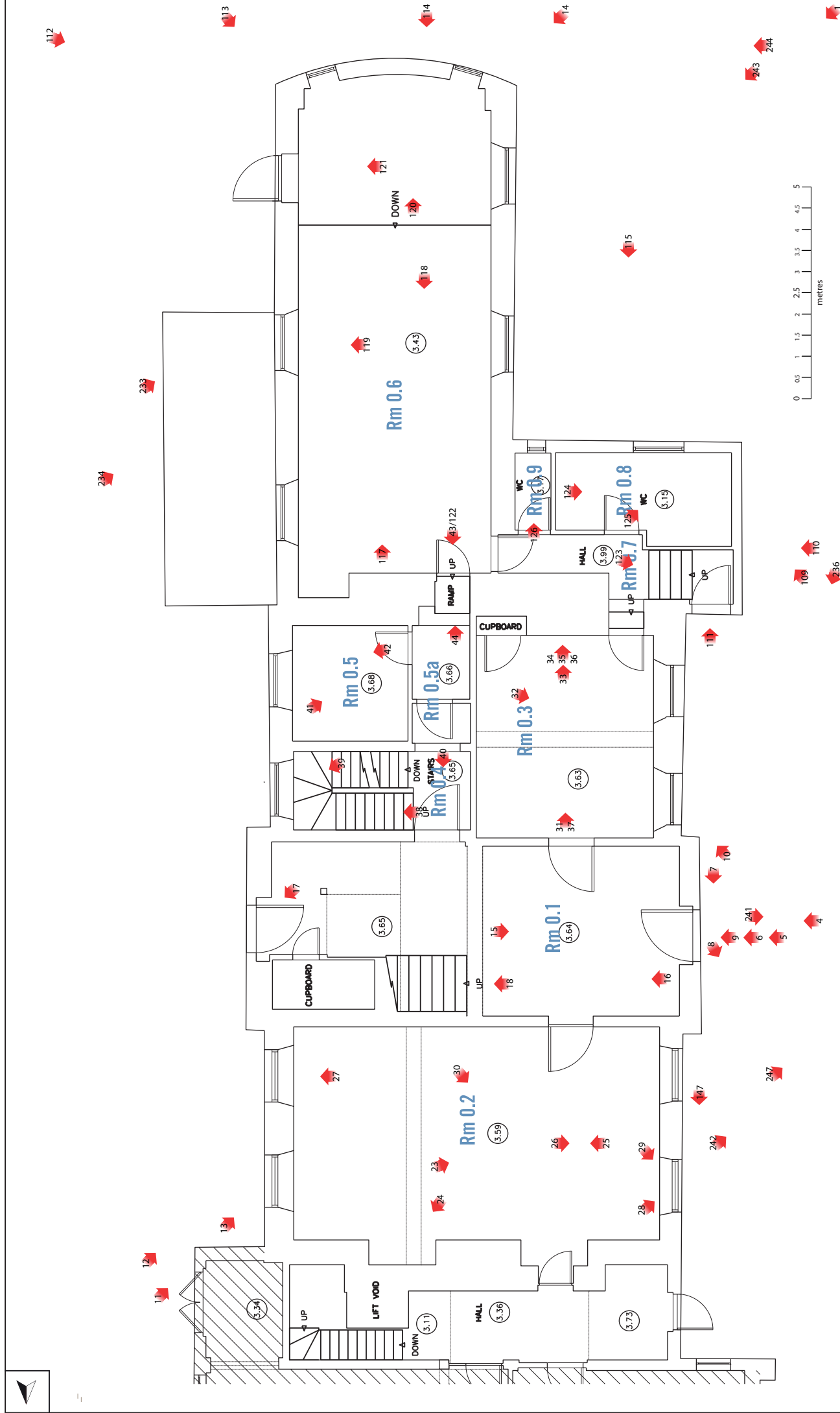
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Figure 9. South Facing Elevations





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Existing First Floor Plan

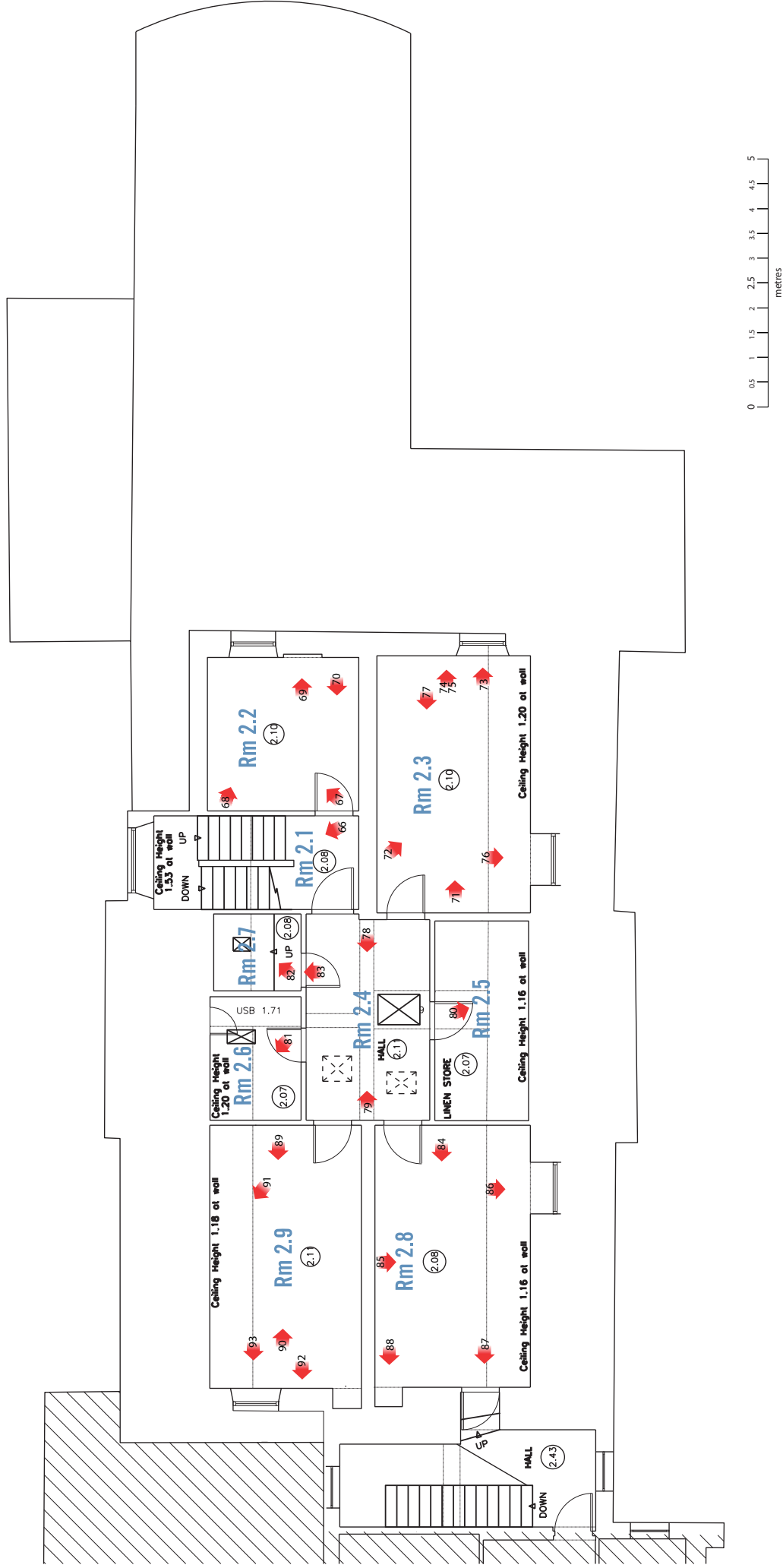
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Figure 11. First Floor Plan;
Main Building and Southern
Annexe



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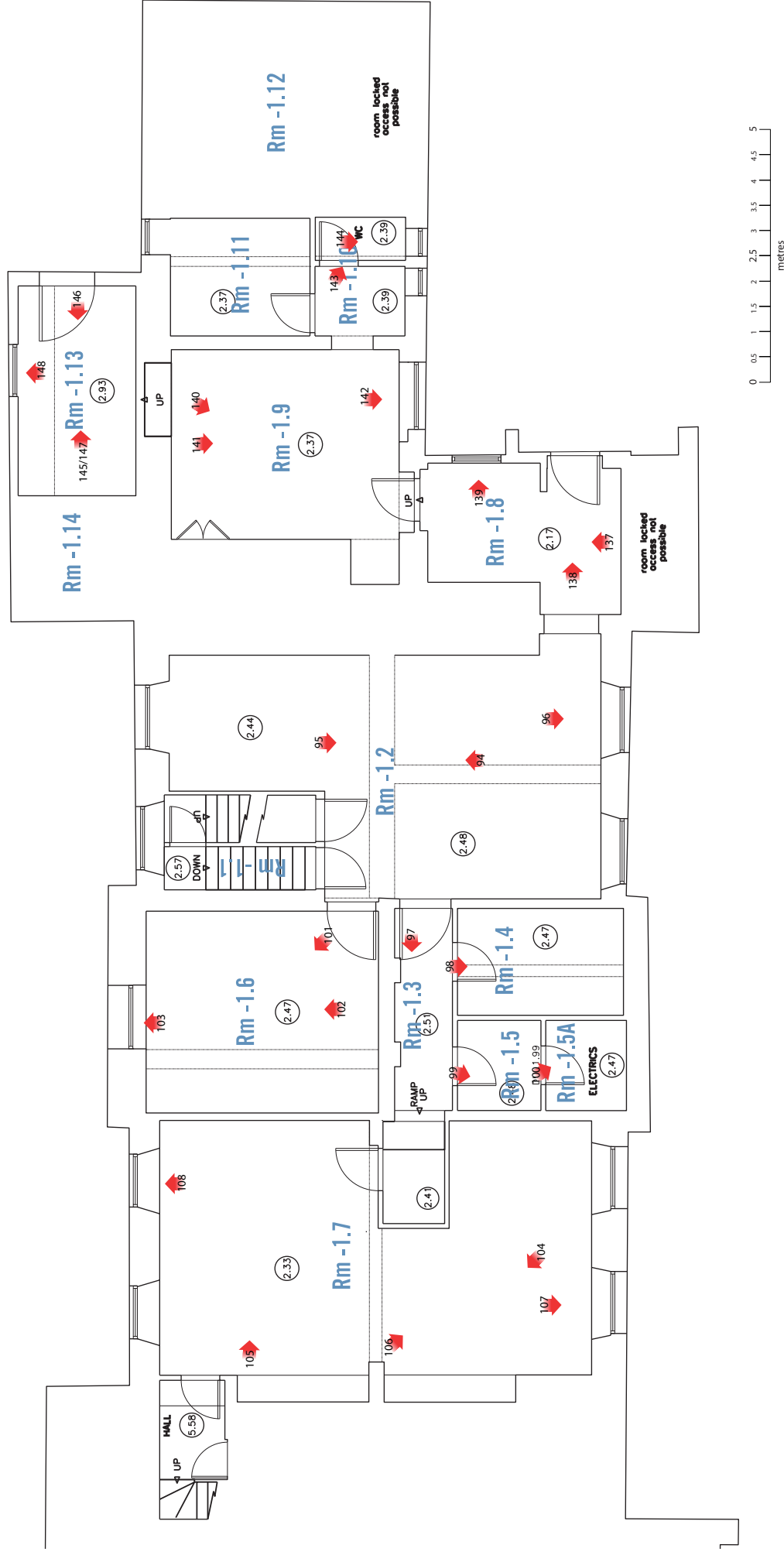
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Figure 12. Attic Plan; Main Building



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Existing Basement Floor Plan

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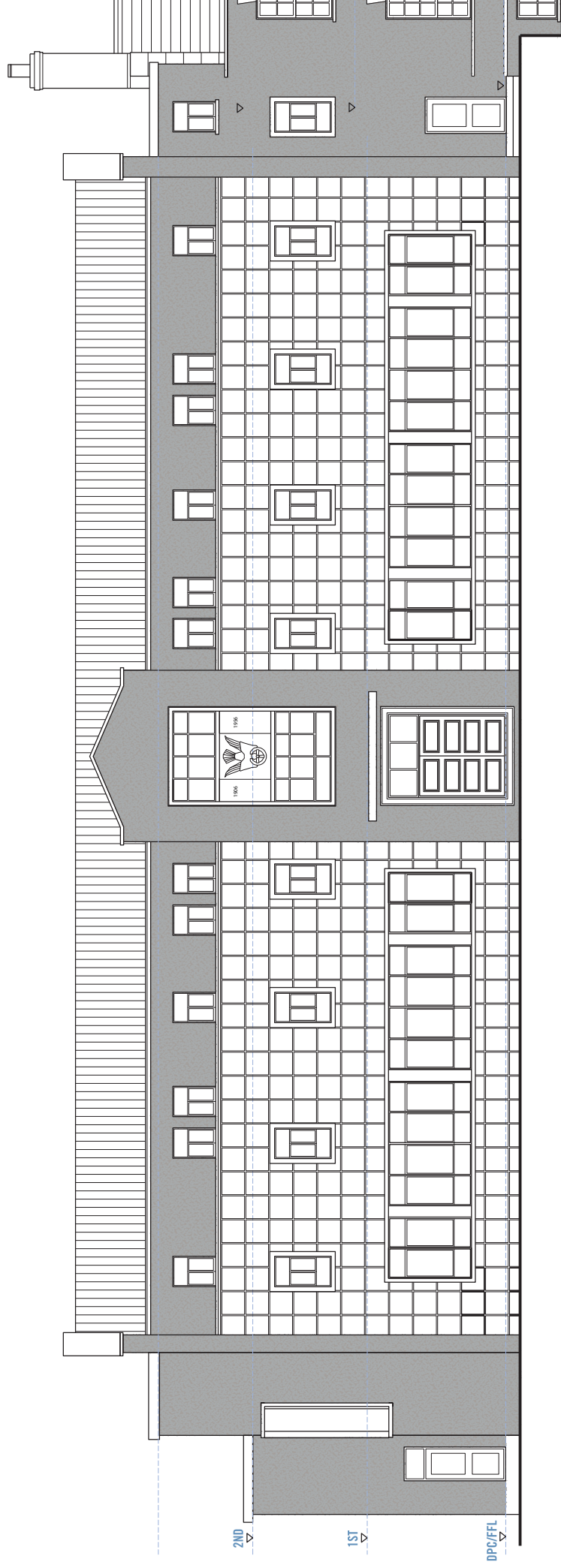
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Figure 13. Basement Plan; Main building and Southern Annex



0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5
metres

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Existing Annex Building Western Elevation

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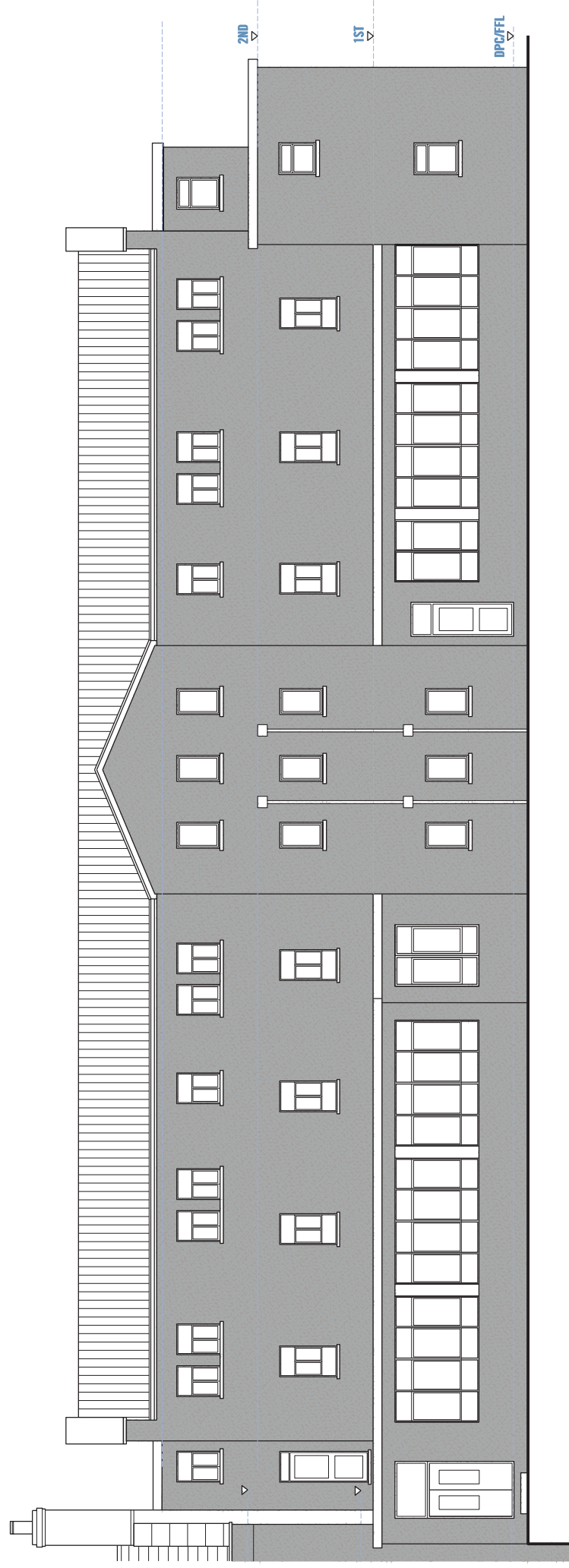
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Figure 14. West Facing Elevation: North Annexe



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metres

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Existing Annex Building Eastern Elevation

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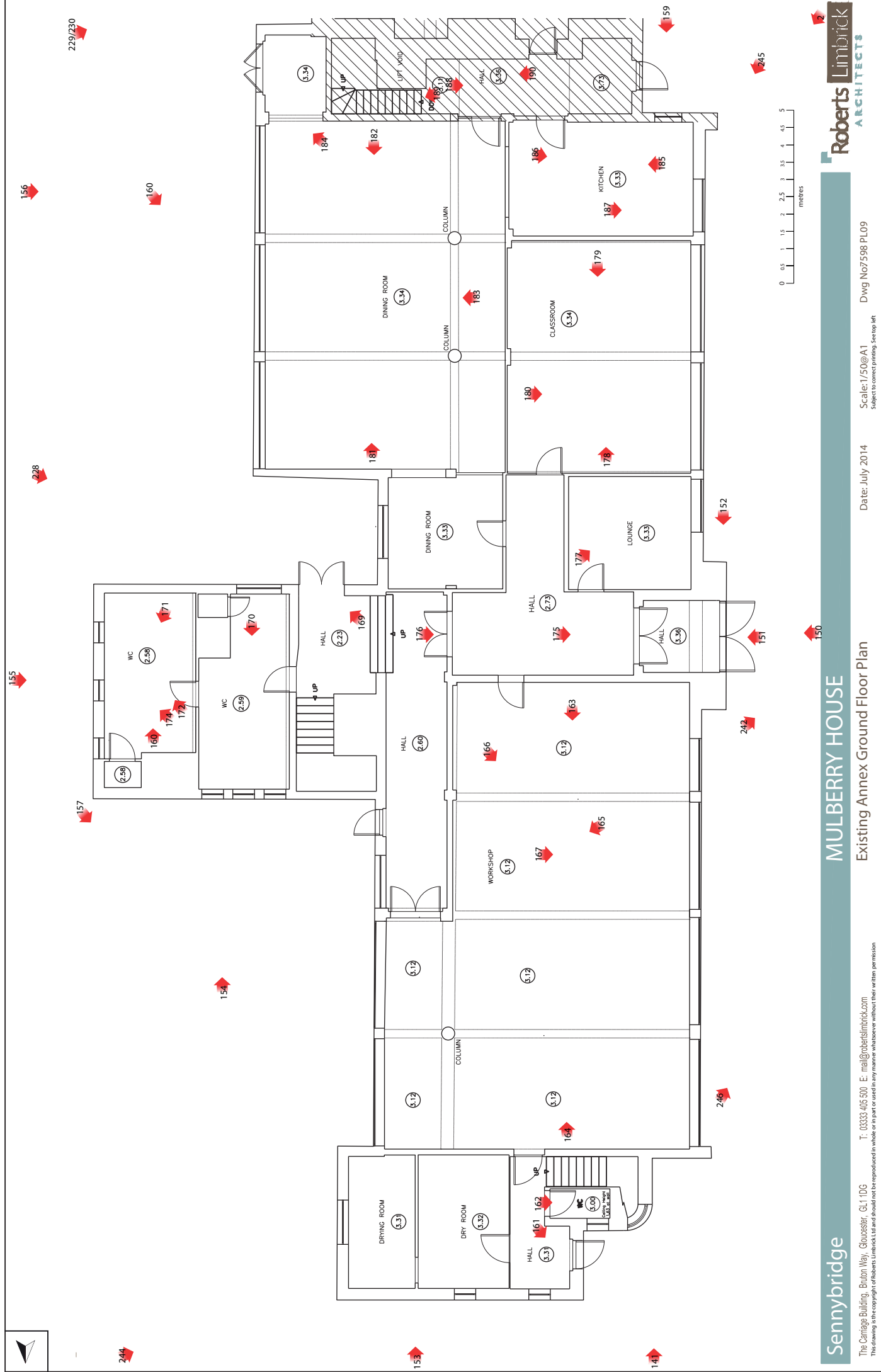
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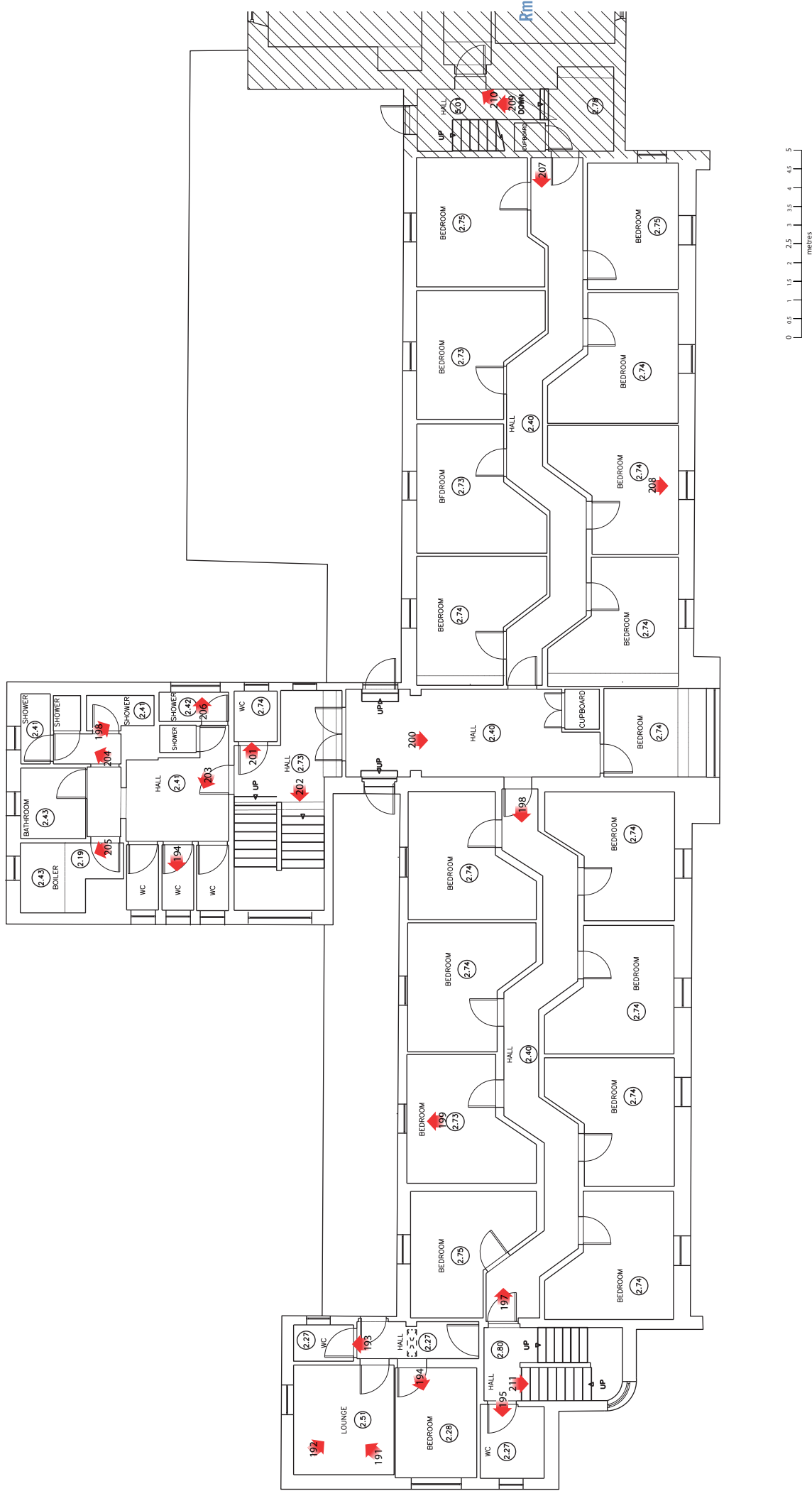
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Figure 15. East Facing Elevation: North Annexe





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Existing Annex First Floor Plan

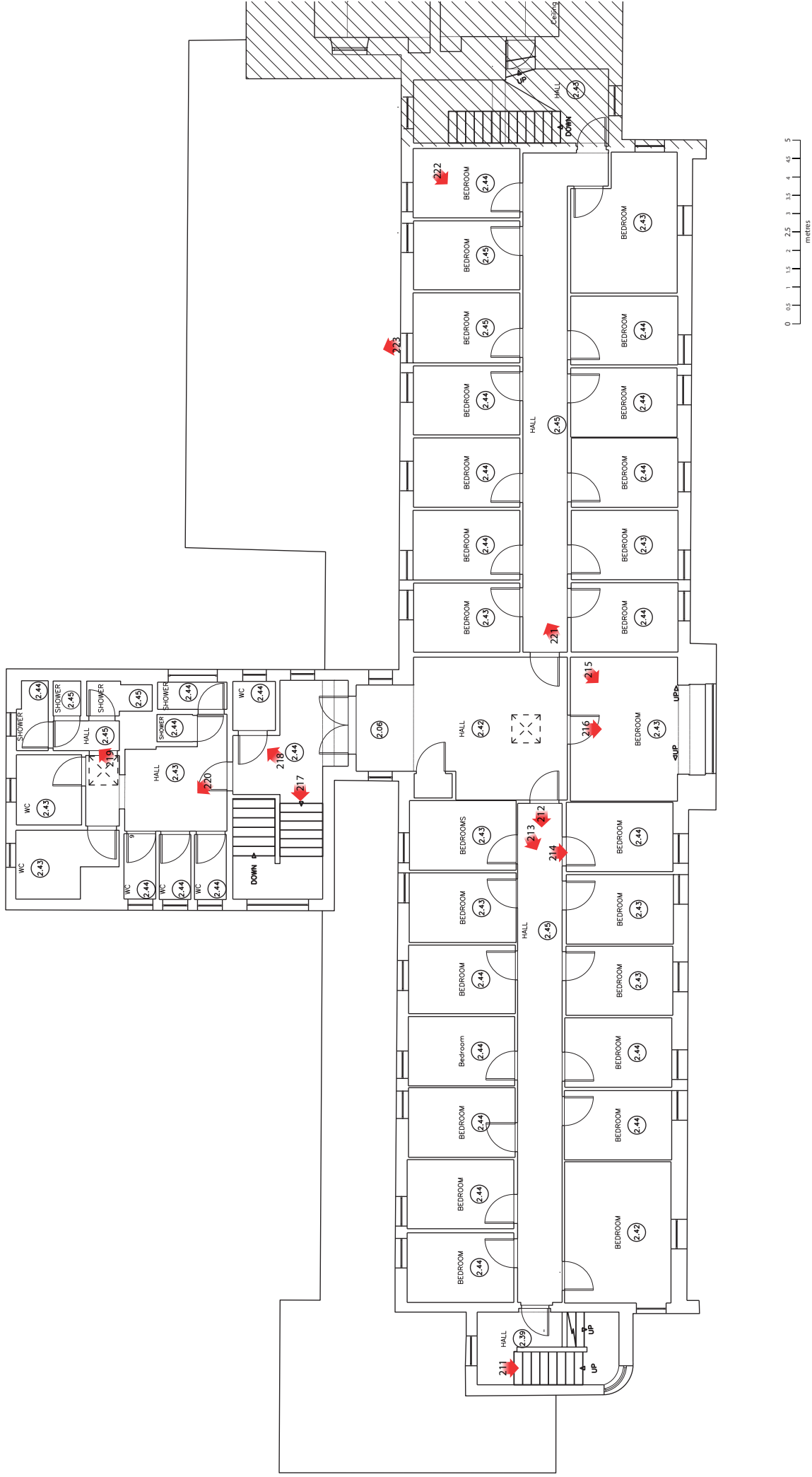
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Figure 17: First Floor Plan; Northern Annexe



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Existing Annex Second Floor Plan

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Figure 18: Second Floor Plan; Northern Annexe



Plate 1. View of Mulberry House from Pen Y Pound, looking north-east.



Plate 2. View of the north annex of Mulberry house from Pen Y Pound, looking south-east.



Plate 3. View of walled garden from the second floor of the north annex, looking east.



Plate 4. Front (west) elevation of Mulberry House, looking east. 2m scale.



Plate 5. Central bay of Mulberry House, looking east.



Plate 6. Front entrance and porch of Mulberry House, 2m scale.



Plate 7. Side view of the front entrance porch of Mulberry House, looking north.



Plate 8. Detail of column and capital of the entrance porch, looking north-west.



Plate 9. Front door to Mulberry House, looking east. 2m scale.



Plate 10. The north two bays of Mulberry House, looking south-east.



Plate 11. North facing elevation of Mulberry House, looking south-west.



Plate 12. Rear (east) elevation of Mulberry House, looking south-west.



Plate 13. Sash windows to ground floor of rear elevation of Mulberry House, looking west.



Plate 14. South elevation of Mulberry House, looking north-east.



Plate 15. Room 0.1, looking west, showing front entrance door. 2m scale.



Plate 16. Room 0.1, looking east, showing supporting arch and main staircase.



Plate 17. Rear door to Mulberry House in Room 0.1, looking north-east.



Plate 18. Main staircase in Room 0.1, looking east. 2m scale.



Plate 19. Main staircase of Mulberry House, showing carved balustrades and handrails. Looking down and south-east from the first floor landing (Room 1.1).



Plate 20. Main staircase looking down and north-east from first floor landing.



Plate 21. Exposed brick under damaged panelling to the top flight of the main staircase, looking south-east. 1m scale.



Plate 22. Window to rear of Mulberry House above the main staircase, looking east.



Plate 23. Room 0.2 showing door and shuttered windows, looking west. 2m scale.



Plate 24. Later addition of a boxed-in rebar and original cornice to ceiling of Room 0.2.



Plate 25. Room 0.2, looking east. 1m scales.



Plate 26. Shuttered windows to west wall of Room 0.2. 2m scale.



Plate 27. Shuttered window to east wall of Room 0.2. 2m scale.



Plate 28. Detail of shutters in Room 0.2.



Plate 29. Detail of shutters in Room 0.2.



Plate 30. Arched alcoves on the north wall of Room 0.2, looking north-west. 2m scale.



Plate 31. Room 0.3, looking south. 2m scale.



Plate 32. Room 0.3, looking west. 2m scale.



Plate 33. Fireplace and surround on south wall of Room 0.3, looking south. 1m scale.



Plate 34. Detail of cast iron fireplace in Room 0.3.



Plate 35. Detail of cast iron fireplace in Room 0.3.



Plate 36. Detail of cast iron fireplace in Room 0.3.



Plate 37. Room 0.3, looking north. 2m scale.

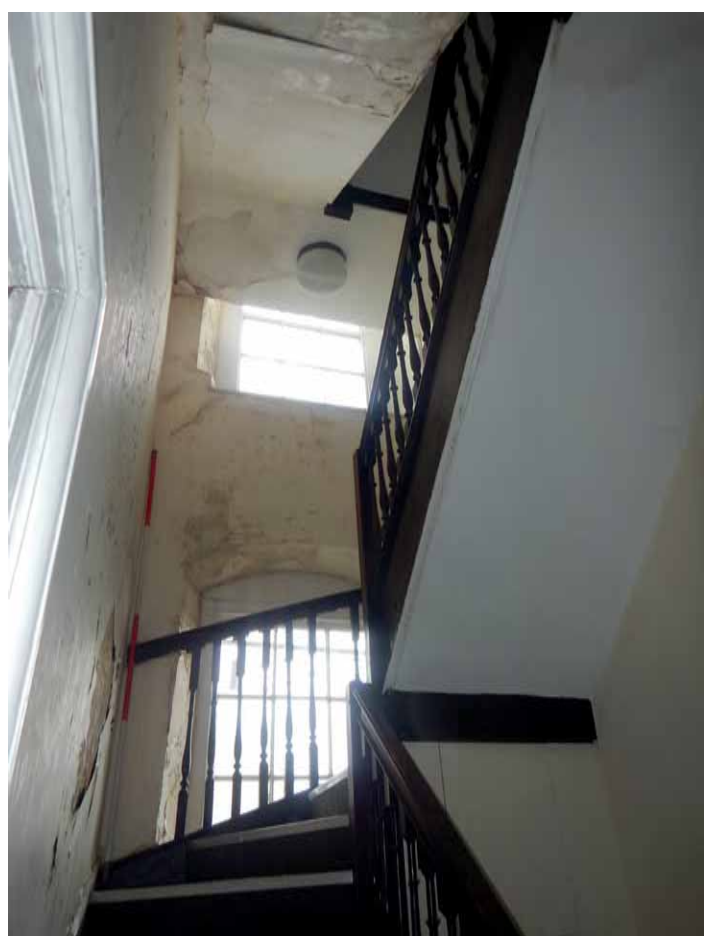


Plate 38. Room 0.4, the secondary stairwell, looking east. 2m scale.



Plate 39. Room 0.4, looking down and east from the first floor landing.



Plate 40. Room 0.4, looking down and east from the first floor landing.



Plate 41. Room 0.5, looking south-west. 2m scale.



Plate 42. Room 0.5, looking north-east. 2m scale.



Plate 43. Looking north through to Room 0.5a from Room 0.6. 1m scale.



Plate 44. Room 0.5a looking south. 2m scale.



Plate 45. Room 1.1, looking north-west. 1m scales.



Plate 46. Original door off Room 1.1, looking north. 1m scale.



Plate 47. Room 1.3, looking south. 1m scale.



Plate 48. Room 1.3, looking north, showing blocked doorway through to north annex. 1m scale.



Plate 49. Room 1.2, looking south-east. 1m scale.



Plate 50. Damaged ceiling in Room 1.2, showing original ceiling construction.



Plate 51. Room 1.4, looking north-west. 1m scale.



Plate 52. Room 1.4 showing wall panelling, looking north. 1m scale.



Plate 53. Fireplace in Room 1.4, looking north. 1m scale.



Plate 54. Room 1.5, looking south-west. 1m scale.



Plate 55. Room 1.10, looking south towards cupboard door. 1m scale.



Plate 56. Room 1.7/1.9, looking north-west. 1m scale.



Plate 57. Room 1.7/1.9, looking south-east.



Plate 58. Sash window on west wall of Room 1.7/1.9, looking west. 1m scale.



Plate 59. Room 1.6, looking north-west.



Plate 60. Sash window to west wall of Room 1.6, looking west. 1m scale.



Plate 61. North wall of Room 1.13, showing scar of removed first floor ceiling to the top of the image. 1m scale.

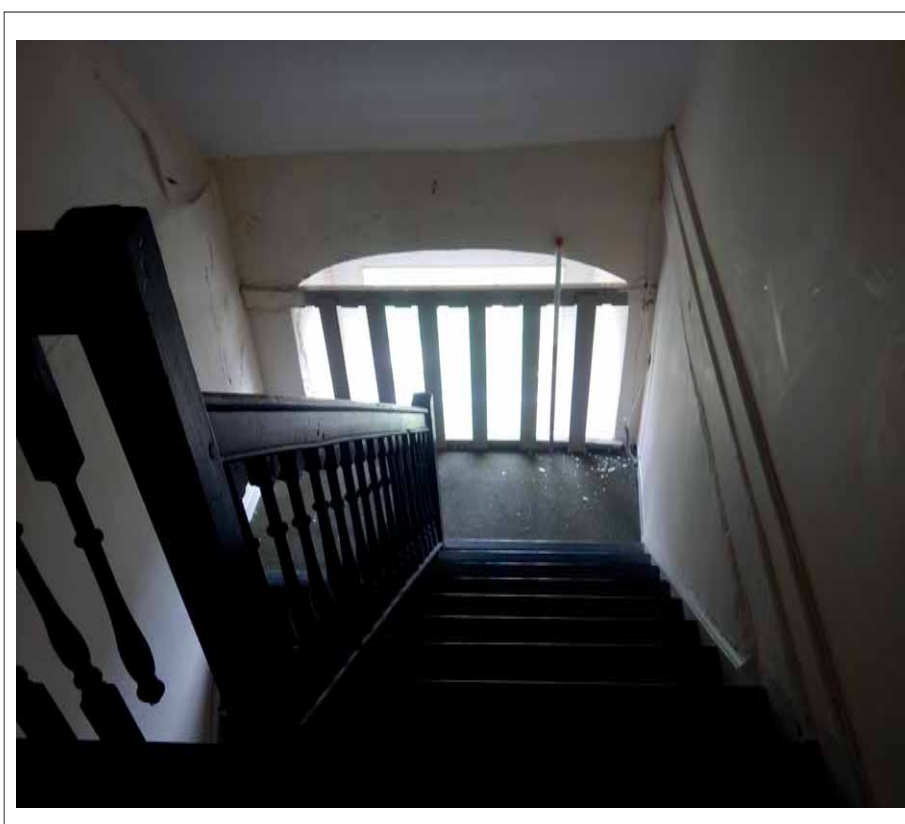


Plate 62. Room 1.13, looking down and east from second floor landing. 1m scale.



Plate 63. Room 1.12, looking north-east. 1m scale.



Plate 64. Door to Room 1.13, looking east. 1m scale.



Plate 65. Room 1.11a, looking east. 1m scale.

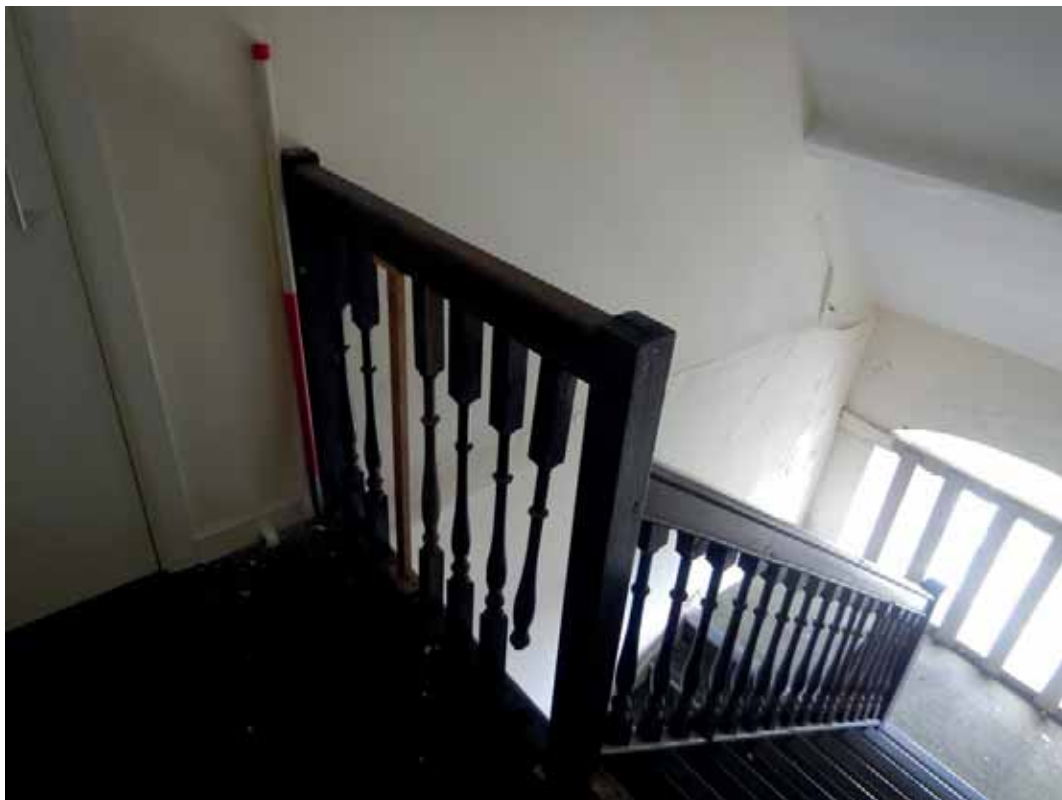


Plate 66. Room 2.1, the landing of the secondary stairwell and flight down to first floor, looking north-east. 1m scale.



Plate 67. Room 2.2, showing exposed roof beams, looking south-east. 1m scale.



Plate 68. Room 2.2, looking south. 1m scale.



Plate 69. Fireplace to south wall of Room 2.2.
1m scale.



Plate 70. Doorway in Room 2.2, looking
north. 1m scale.



Plate 71. Room 2.3, looking south. 1m scales.



Plate 72. West wall of Room 2.3, looking south-west. 1m scale.



Plate 73. Window to south wall of Room 2.3, looking south.



Plate 74. Fireplace to south wall of Room 2.3, looking south. 1m scale.



Plate 75. Detail of fireplace grate in Room 2.3, looking south.



Plate 76. Dormer window to west wall of Room 2.3, looking west. 1m scale.



Plate 77. Room 2.3, looking north. 1m scales.



Plate 78. Central hallway, Room 2.4, looking north. 1m scale.



Plate 79. Central hallway, Room 2.4, looking south. 1m scale.



Plate 80. Storage area, Room 2.5, with access hatch, looking south-west.

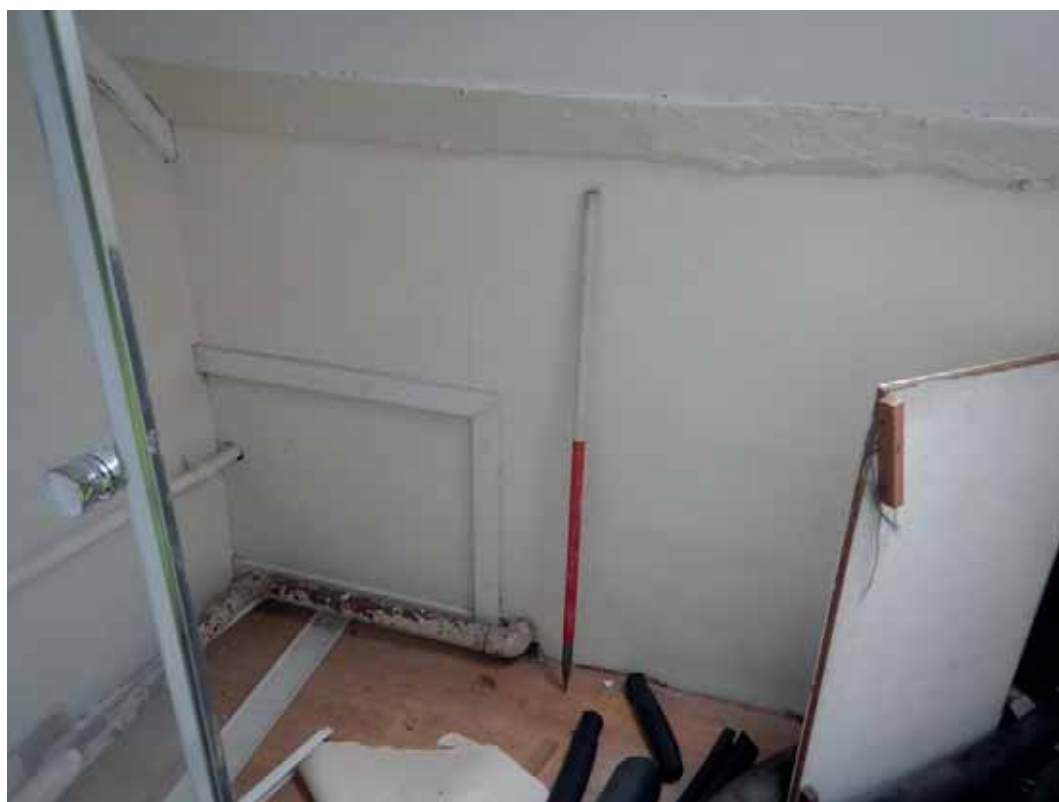


Plate 81. Room 2.6, looking north-east. 1m scale.



Plate 82. Room 2.7, looking south-east.

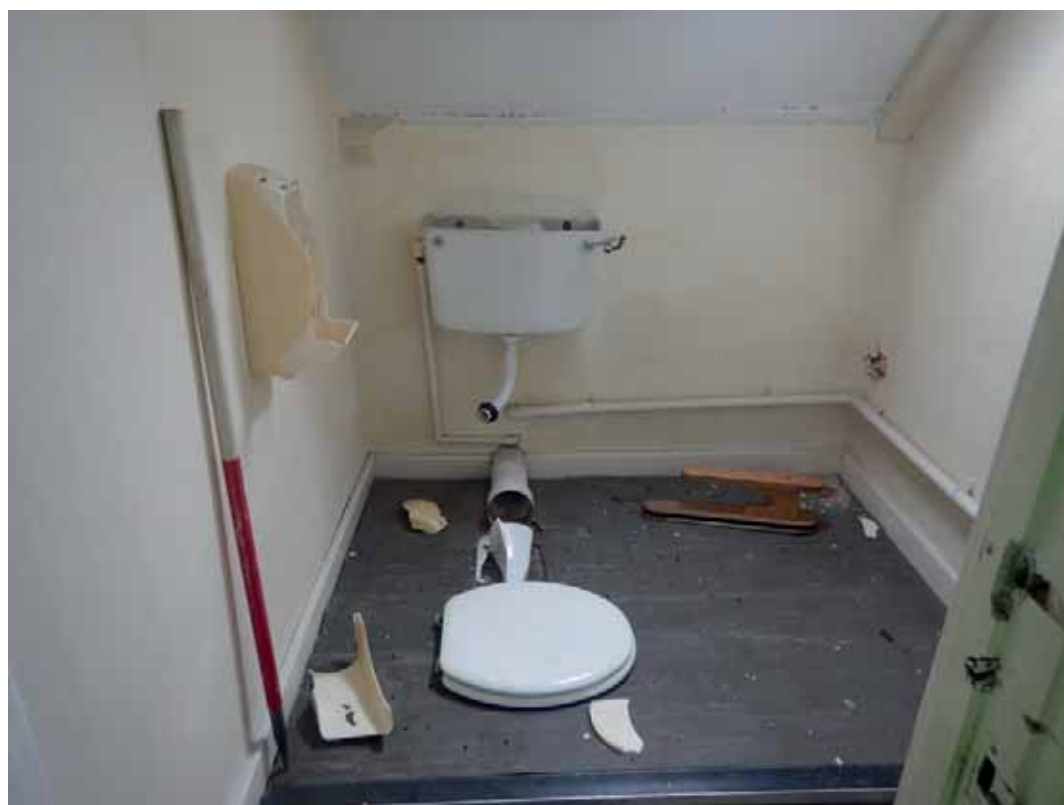


Plate 83. Room 2.7, looking east. 1m scale.



Plate 84. Room 2.8, looking north. 1m scales.



Plate 85. West wall with painted beams, Room 2.8, looking north-west. 1m scale.



Plate 86. Dormer window to west wall of Room 2.8. 1m scale.



Plate 87. Blocked up doorway to north annex in Room 2.8, looking north. 1m scale.



Plate 88. Alcove to north wall of Room 2.8, looking north. 1m scale.



Plate 89. Room 2.9, looking north. 1m scales.



Plate 90. Room 2.9, looking south. 1m scale.



Plate 91. Exposed beams to east wall of Room 2.9, looking north-east. 1m scale.



Plate 92. Fireplace to north wall of Room 2.9, looking north. 1m scale.



Plate 93. Window to north wall of Room 2.9, looking north. 1m scale.



Plate 94. Room -1.2, looking east. 2m scale.



Plate 95. Room -1.2, looking west. 1m scales.



Plate 96. Window to west wall of Room -1.2, looking west.



Plate 97. Looking north along corridor Room -1.3. 2m scale.



Plate 98. Room -1.4, looking west. 2m scale.



Plate 99. Looking west from Room -1.5 to Room -1.5a. 2m scale.



Plate 100. Room -1.5a, looking west. 2m scale.



Plate 101. Room -1.6, looking north-east. 2m scale.



Plate 102. Room -1.6, looking east. 2m scale.



Plate 103. Window to east wall of Room -1.6, looking east.



Plate 104. Room -1.7, looking north-east. 2m scale.



Plate 105. Room -1.7, looking south. 2m scale.



Plate 106. Room -1.7, looking south-west. 2m scale.



Plate 107. Window to west wall of Room -1.7, looking west.



Plate 108. Window to east wall of Room -1.7, looking east.



Plate 109. West elevation of south annex, looking south-east. 2m scale.



Plate 110. West elevation of south annex, looking east. 2m scale.



Plate 111. Door to north elevation of south annex, looking south. 2m scale.



Plate 112. East elevation of south annex, looking west.



Plate 113. East elevation of south annex, looking north-west.



Plate 114. South elevation of south annex, looking north.



Plate 115. South elevation of west project on south annex, looking north. 2m scale.



Plate 116. Detail of apsidal alteration to the south elevation of the south annex, looking east.



Plate 117. Chapel, Room 0.6, looking south. 1m scales.



Plate 118. Chapel, Room 0.6, looking north. 1m scales.



Plate 119. Window to east wall of Room 0.6, looking east.



Plate 120. Windows to apsidal south wall of Room 0.6, looking south. 2m scale.



Plate 121. Door to east wall of Room 0.6, looking east. 2m scale.



Plate 122. Door to north wall of Room 0.6, looking north. 1m scale.



Plate 123. Exterior do to north of south annex, Room 0.7, looking north-west. 2m scale.



Plate 124. Room 0.8, looking west. 2m scale.



Plate 125. Sash window in Room 0.8, looking south-west. 2m scale.



Plate 126. Room 0.9, looking south. 2m scale.



Plate 127. Room 1.16, looking north.



Plate 128. Sash window to west wall of Room 1.16, looking north-west. 1m scale.



Plate 129. Room 1.14, looking south-west.



Plate 130. Window to rear wall of Room 1.15, looking south.



Plate 131. Room 1.17, looking east. 1m scale.



Plate 132. Window to east wall of Room 1.17, looking south-east.



Plate 133. Room 1.18, looking east. 1m scale.



Plate 134. Room 1.19, looking north-east.



Plate 135. Room 1.20, looking west. 1m scale.



Plate 136. Room 1.20, looking east. 1m scale.



Plate 137. Room -1.8, looking east. 1m scale.



Plate 138. Exterior door to south wall of Room -1.8, looking south. 1m scale.



Plate 139. Window to south wall of Room -1.8, looking south.



Plate 140. Room -1.9 looking east.



Plate 141. Room -1.9, looking west. 2m scale.



Plate 142. Window to west wall of Room -1.9, looking west. 1m scale.



Plate 143. Room -1.10, looking south-west.
2m scale.



Plate 144. Window to west wall of Room -1.10,
looking west.



Plate 145. Room -1.11, looking south-east. 2m scale.



Plate 146. Room -1.13, looking north. 2m scale.



Plate 147. Room -1.13 with exterior door, looking south. 2m scale.



Plate 148. Window to east wall of Room -1.13, looking east.



Plate 255. South section of curtilage wall, looking north-west.



Plate 149. Front (west) elevation of the north annex, looking north-east. 2m scale.



Plate 150. Front (west) elevation of the north annex, looking east.



Plate 151. The upper windows of the central bay with Holy Ghost symbol.



Plate 152. Side view of the central entrance with canopy, looking north.



Plate 153: North elevation of the north annex, largely obscured by trees. Looking south.



Plate 154. North elevation of the west wing of the north annex.



Plate 155. East elevation of north annex.



Plate 156. East elevation of the southern part of the north annex.



Plate 157. East elevation of the northern part of the north annex.



Plate 158. Visible section of the south elevation of the main building of the north annex.



Plate 159. Visible section of the south elevation of the main building of the north annex, looking north.



Plate 160. South elevation of the west wing of the north annex, looking north.



Plate 161. Ground floor north hallway, looking west. 2m scale.



Plate 162. Toilet in ground floor north hallway, looking west. 2m scale.



Plate 163. Workshop, looking north. 1m scales.



Plate 164. Workshop, looking south. 1m scales.



Plate 165. Workshop, looking north-east, showing supporting column. 2m scale.



Plate 166. Windows to west wall of Workshop, looking north-west. 2m scale.



Plate 167. Windows to west wall of Workshop, looking west. 2m scale.



Plate 168. Eastern hallway, looking south. 2m scale.



Plate 169. Rear entrance and hallway, looking south-east. 2m scale.



Plate 170. Ground floor changing room, looking north. 2m scale.



Plate 171. Ground floor washroom, looking east. 2m scale.



Plate 172. Ground floor washroom, looking south-east. 2m scale.



Plate 173. Detail of damaged ceiling in ground floor washroom revealing concrete beam construction.



Plate 174. Windows to east wall of ground floor washroom, looking east. 2m scale.



Plate 175. Front door of the north annex, looking west. 2m scale.



Plate 176. Front entrance hallway of the north annex, looking west. 2m scale.



Plate 177. The lounge, looking south-west.



Plate 178. The classroom, looking south. Scales 1m.



Plate 179. The classroom, looking north. 1m scales.



Plate 180. Windows to west wall of the classroom. 2m scale.



Plate 181. Dining room, looking south. 1m scales.



Plate 182. Dining room, looking north. 1m scales.



Plate 183. Windows to the east wall of the dining room, looking east. 2m scale.



Plate 184. External door to the south-east of the dining room, looking south-east.



Plate 185. Kitchen, looking east. 2m scale.



Plate 186. Kitchen, looking north-west. 2m scale.



Plate 187. Window to the west wall of the kitchen, looking west. 2m scale.



Plate 188. South hallway, looking west, showing blocked up doorway to the original house to the left. 2m scale.



Plate 189. Stairs to the east of the south hallway, which lead to Room -1.7 in the original house, now blocked up, looking east. 1m scale.



Plate 190. Lift shaft in south hallway, looking east. 2m scale.



Plate 191. First floor lounge, looking south-east. 2m scale.



Plate 192. First floor lounge, looking south-west. 2m scale.



Plate 193. First floor toilet, looking east. 2m scale.



Plate 194. First floor bedroom, looking north. 2m scale.



Plate 195. First floor bathroom, looking north. 2m scale.



Plate 196. North stairwell, looking west. 2m scale.



Plate 197. Dormitory Area 1 to first floor, looking south. 1m scales.



Plate 198. Dormitory Area 1 to first floor, looking north. 1m scales.



Plate 199. Window to east wall of Dormitory Area 1. 1m scale.



Plate 200. Central hallway, looking west into central bedroom. 2m scale.



Plate 201. Toilet on the first floor landing of the central stairwell, looking south. 2m scale.



Plate 202. Window on the north wall of the central stairwell, looking north. 2m scale.



Plate 203. Toilets in east wing, looking north-east. 2m scale.



Plate 204. Shower area in east wing, looking south-east. 2m scale.



Plate 205. Boiler room in east wing, looking north-east.



Plate 206. Window to south wall of east wing, looking south-east.



Plate 207. Dormitory Area 2 to first floor, looking north. 1m scales.



Plate 208. Window to west wall of Dormitory Area 2. 1m scales.



Plate 209. South stairwell, looking east. 2m scale.



Plate 210. Blocked doorway through to original house, looking south-east. 2m scale.



Plate 211. North stairwell looking down and west from the second floor landing. 2m scale.



Plate 212. Dormitory Area 1 to second floor, looking north. 2m scale.



Plate 213. Dormitory Area 1 to second floor, showing room partitions. Looking north-west.



Plate 214. View into dorm room showing window to west wall, looking west. 2m scale.



Plate 215. Central bedroom, looking north-west. 2m scale.



Plate 216. Central bedroom, looking west. 2m scale.



Plate 217. Window to central stairwell, looking north. 2m scale.



Plate 218. Toilet in central hallway, looking south-east. 2m scale.



Plate 219. Shower area in east wing second floor, looking south-east.



Plate 220. Toilets in east wing second floor, looking north-east. 2m scale.



Plate 221. Dormitory Area 2, second floor, looking south-east.



Plate 222. Dormitory Area 2, second floor, looking north-west.



Plate 223. The walled garden viewed from the second floor of the north annex, looking north-east.



Plate 224. East wall of the walled garden, looking north-east. 2m scale.



Plate 225. Exterior of the north section of the walled garden, looking south. 2m scale.



Plate 226. Interior of the north section of the walled garden, looking north. 2m scale.



Plate 227. West end of the north section of the walled garden, looking east. 2m scale.



Plate 228. Interior of the north section of the walled garden with gate, looking north.



Plate 229. Modern shed abutting exterior east wall of the walled garden, looking south.



Plate 230. Exterior east wall of the walled garden used as rear wall of modern lean-to shed, looking west.



Plate 231. Interior east wall with modern lean-to shed to outside, looking north-east. 2m scale.



Plate 232. Gateway in east wall of walled garden, looking north-west. 2m scale.



Plate 233. Extant section of south wall of walled garden, looking south-east.



Plate 234. Extant original section of south wall with modern replacement to east, looking south-east.



Plate 235. 20th century replacement of a central section of the walled garden. 1m scale.



Plate 236. Front of Mulberry House showing exterior wall projecting around the culvert, looking north-east. 2m scale.



Plate 237. Culvert to the front of the out-building to the south-west corner of the curtilage, looking south.



Plate 238. Culvert to the front of Mulberry House, looking north. 2m scale.



Plate 239. Culvert to the front of Mulberry House, looking south.



Plate 240. Brick arch over culvert to the front of Mulberry House, looking north-east.



Plate 241. Original gates to front of Mulberry House, looking west. 2m scale.



Plate 242. Original gates and fencing to front of Mulberry House, looking south-west. 2m scale.



Plate 243. Out-building to south-west of Mulberry House, looking north-east.



Plate 244. South wall of out-building showing the arch of a former culvert to the lower part of the wall. Looking north-east.



Plate 245. Curtilage wall to the front of the north annex with modern railings, looking north-east. 2m scale.



Plate 246. Modern railings to the top of the north-west of the curtilage wall, looking south-west. 2m scale.



Plate 247. Gateway to the north annex, looking south-west. 2m scale.



Plate 248. North section of the curtilage wall, looking south-west. 2m scale.



Plate 249. North section of the curtilage wall, looking south-east. 2m scale.



Plate 250. Blocked gateway to the north-east corner of the curtilage wall, looking south-west. 2m scale.



Plate 251. North-east corner of the curtilage wall, looking south. 2m scale.



Plate 252. East section of the curtilage wall, looking north. 2m scale.



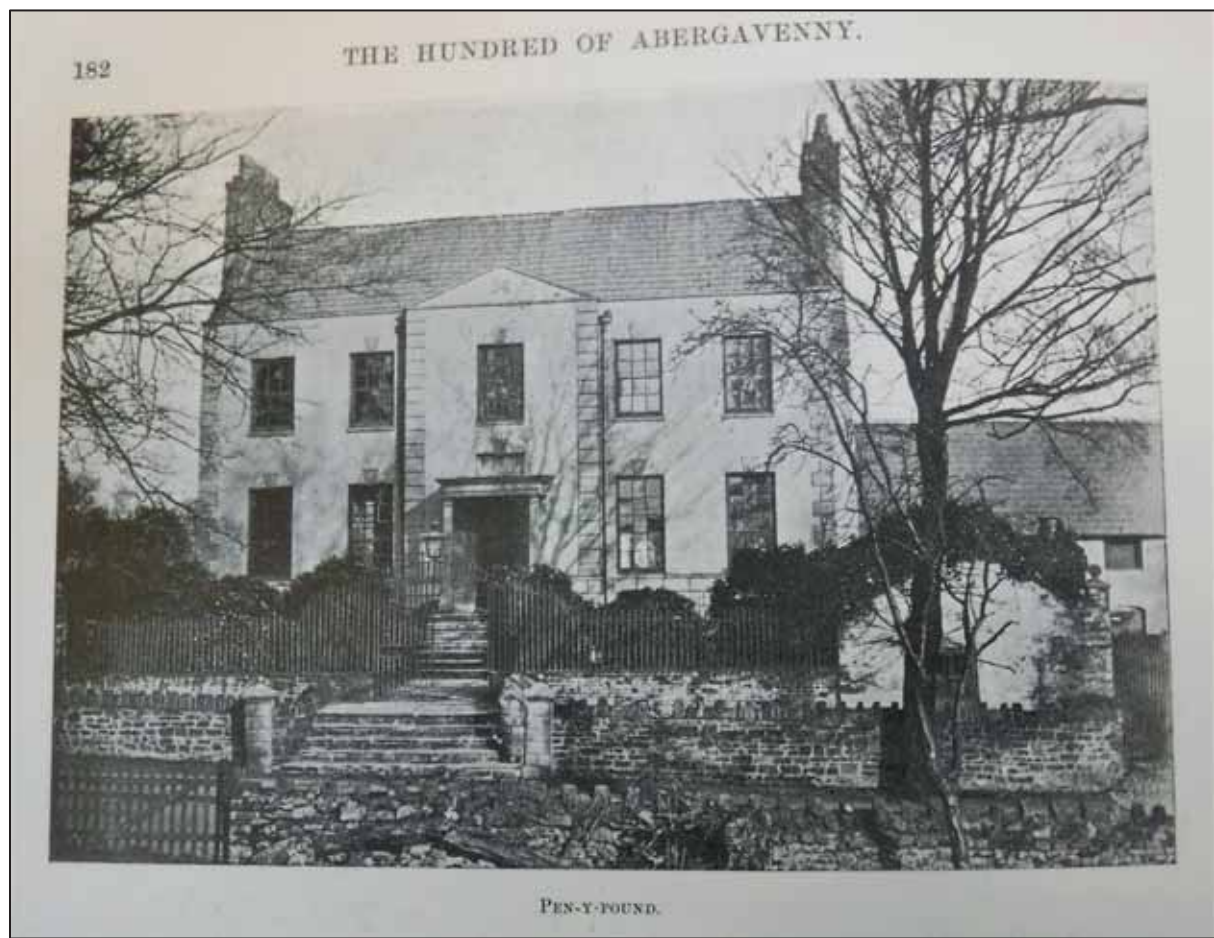
Plate 253. East section of the curtilage wall, looking south-west. 2m scale.



Plate 254. South-east corner of the curtilage wall, looking north. 2m scale.

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APPENDIX I: Extract from Bradney's 'The History of Monmouthshire', 1906



Bradney, Sir J. 1906, *The History of Monmouthshire (The Hundred years of Abergavenny)*. Pages 181-182

'The house known as Pen-y-pound belonged in the eighteenth century to Thomas Williams, gent. By his will, dated 1 October 1784, he leaves to his son John several messuages in Pen-y-pound and the dwelling-house with the reservoir of water, for which, and the passage of it through his yard, he was paid 11s. per annum. These he had purchased of John Arnold, plumber, and the trustees of the duke of Beaufort.

At this period Pen-y-pound house was occupied by Sir James Harington, seventh baronet of Ridington, who had retired here through stress of finances. It has lately been purchased by the Catholics, and a colony of French nuns has been established here.

The house now occupied by Dr. Samuel Hopkins Steel, and called of recent years Dyne House, belonged fifty years ago to James Jones Morgan, whose son of the same name was found a lunatic. After the death of the latter the estate, comprising some valuable meadows in the vicinity, passed to Margetson, who sold it in lots, Dr Steel purchasing the house and some of the land.'

The accompanying photo (page 182) shows no attic windows facing Pen-y-pound Road. Two low buildings corresponding to the location of buildings depicted in OS maps (1880, 1901 etc.) are visible at the south side of the main house. Two trees are on the pavement in front of the property.

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APPENDIX II: Written Scheme of Investigation

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Written Scheme of Investigation

For an Archaeological

Building Recording Level 3

at

Mulberry house, Pen Y Pound, Abergavenny

Prepared For: Sennybridge Ltd

Project No: 2754

Planning application Number – DC/2014/01015-6

September 2019



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Figure 1. Map showing the location of site

Figure 2. Site Layout

Summary

This written scheme of investigation (WSI) details a programme of archaeological building recording to be undertaken by Archaeology Wales Ltd at the request of Sennybridge Ltd

The archaeological building recording will consist of a Level 3 standard according to Historic England 'Understanding Historic Buildings' guidelines. It will be undertaken prior to the commencement of works associated with the proposed development at the Listed Mulberry House, Pen Y Pound, Abergavenny, Monmouthshire, NP7 5UD (centred on NGR SO 29729 14702). The associated application number is DC/2014/01015 (Listed Building consent DC/2014/01016).

All work will be undertaken in accordance with the standards and guidelines of the chartered institute for archaeologists (2014).

1. Introduction and Planning Background

This WSI details the methodology for a programme of archaeological building recording, Level 3 to be undertaken in association with the proposed development at Mulberry House, Pen Y Pound, Abergavenny, Monmouthshire, NP7 5UD. The building, throughout its history, has variously also been known as *The Old Convent; 11 Pen Y Pound; Ty'r Morywdd and St Michael's Convent*.

A condition (Condition 18) attached to the Listed Building Consent (Application number DC/2014/01016) has recommended that a Level 3 building recording of the building is undertaken to mitigate the impact of the proposed development on the archaeological resource. Condition number 18 states:

No site works shall be undertaken until the implementation of an appropriate programme of building recording and analysis has been agreed with the Local Planning Authority. This is to be carried out by a specialist acceptable to the Local Planning Authority and in accordance with an agreed written brief and specification. This information shall be deposited with the Royal Commission on the Ancient and Historical Monuments Wales on completion.

Reason: To ensure that adequate records are made of the building prior to alteration.

While it is considered unlikely that any buried archaeological resource will be encountered during the work, the site has local and cultural significance. For this reason, archaeological advisors to the local planning authority, GGAT - APM recommended in a letter to the planning authority dated 11th December 2015 (Planning document ref. DC_2014_01016-GGAT-384178) that the above condition...

should be attached to the consent that requires the applicant to ensuring that the building is recorded prior to work starting. The nature of the work may reveal previously unknown

architectural features and will permanently alter the structures. The survey should include the house, south annex and north annex, and should include an analysis of the development of the building. It is also noted that there are surviving walls of the formal garden within the curtilage, and that these are of an interesting form, therefore it is recommended that the garden structures be included in the survey. We envisage this survey to be undertaken to a Level III standard (English Heritage 'Understanding Historic Buildings: A Guide to Good Recording Practice' 2006). The completed record should then be deposited in a suitable repository such as the Gwent Archives and the Historic Environment Record so that future historians can access it.

The purpose of the Level 3 archaeological building recording is to provide the local planning authority with sufficient information regarding the nature of archaeological remains on the site of the development, the requirements for which are set out in technical advice note (TAN) 24: the historic environment 2017. The work is to ensure that all archaeological and historical components of the affected building are fully investigated and recorded if they are to be disturbed or revealed as a result of activities associated with the development.

This WSI has been prepared by John Davey PhD MCIfA RSci of Archaeology Wales Ltd (henceforth - AW) at the request of Sennybridge Ltd (henceforth – the client).

The methodology set out in this WSI has been agreed with the Glamorgan Gwent Archaeological Trust – Archaeological Planning Management (GGAT – APM), in their capacity as archaeological advisors to the local planning authority.

All work will be undertaken to the standards and guidance set by the Chartered Institute for Archaeologists (2014). AW is a Registered Organisation with the CIfA.

2. Site Description

The site is located to the north of Abergavenny town Centre (centred on NGR SO 29729 14702). The house fronts on to the east side of Pen Y Pound Road, close and to the south of the junction with Old Hereford Road. The house sits at the western front of an 'L' shaped plot that occupies the majority of the land between Pen Y Pound, Old Hereford Road and Park Crescent, with vehicular access from Park Crescent to a rear parking area. It lies within an essentially residential area, although with a significant number of ecclesiastical and educational buildings nearby along Pen Y Pound. Pen Y Pound originally formed the main route out of Abergavenny to the north and east. It is bounded to the north by Old Hereford Road, west by Pen Y Pound, south by Park Crescent and to the east by a lane accessing the rear of the adjacent housing. The site is located just within the north eastern boundary of the Abergavenny Conservation Area, the lane at the back of the plot forming part of the Conservation Area boundary.

3. Historical Background

Mulberry House is a Grade II Listed Building (LB2469) described in the Listed Building report as being built in the late 18th century, extended to the north in 1956. The house was probably re-roofed at this time and given the dormers and new chimneys. It became a convent of Breton nuns between 1906 and 1912, from which time it also housed a girl's school. The Chapel extension to the south dates from between 1923 and 1935. It is noted for its special interest as a well preserved late 18th century house, which, despite later alterations and extensions, has retained its character and which has group value with the other listed buildings in Pen-y-pound. The entrance gates, on the east side of Pen Y Pound, are also listed (LB86899). They are made of wrought iron, with an overthrow and lamp bracket, they date from the late 18th-early 19th century and are probably closely contemporary with the house.

The convent school closed in 1971 and from 1976 the building was used as an education centre and youth hostel. The youth hostel closed in 2012 and the property was acquired by the current owners in 2014.

Historic maps suggest that that formal gardens to the east extended to an orchard. Historically, the surrounding land consisted of fields. The London and North West Railway was constructed adjacent to the northern boundary of the site in the late 19th century. A Sports field was established at the rear of the property in the early 20th century and suburban housing in the mid-20th century.

4. Objectives

This WSI sets out a program of works to ensure that the Level 3 archaeological building recording will meet the standard required by the Chartered Institute for Archaeologist's *Standard And Guidance For Archaeological Building Investigation And Recording* (2014) and According To Historic England's *Understanding Historic Buildings: A Guide To Good Recording Practice* (2016).

The primary objective of the building recording will be to describe and record, by means of high-resolution digital photography and measured drawings, all of the key internal and external components of the affected building(s) so that a permanent record survives prior to demolition or renovation. This will be completed by means of an Historic England's Level 3 building survey.

Level 3 is an analytical record and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail.

It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

Other recent structures existing on the site will be recorded by means of digital photography.

The work will result in a report, which will provide a comprehensive record of all the work undertaken.

5. Timetable of Works

5.1. Fieldwork

The programme of Level 3 archaeological building recording will be undertaken prior to the commencement of works associated with the proposed development. Archaeology Wales will update GGAT-APM with the exact date.

5.2. Report Delivery

The report will be submitted to the client and to GGAT-APM within three months of the completion of the fieldwork. A copy of the report will also be sent to the regional HER.

6. Details of Work

6.1. Building Investigation

The Level 3 archaeological building recording will be undertaken by a suitably experienced building recording archaeologist who will be able to 'read' the structure and record the important details. The photographic and drawn 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

It is understood that the interior of the structure is in relatively good condition and accessible. It is not anticipated that there will be any significant constraint to the ability to record the exterior or interior of the structure. Should this prove to be the case however further consultation with GGAT-APM will be undertaken on the appropriate level of internal recording required.

The work will be completed in accordance with ClfA Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2014) and to a standard equivalent to Historic England's Level 3 (Historic England '*Understanding Historic Buildings: a guide to good recording practice*' 2016).

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

Wherever possible, existing plans and elevations will be used to supplement the report and further measured plans and elevations may also be provided to illustrate features not more readily obtained by photography. Plans will be used to highlight photographic locations within the final report.

7. Monitoring

GGAT-APM will be contacted approximately five days prior to the commencement of archaeological survey works, and subsequently once the work is underway.

Any changes to the WSI that AW may wish to make after approval will be communicated to GGAT-APM for approval on behalf of planning authority.

Representatives of GGAT-APM will be given access to the site so that they may monitor the progress of the building recording.

8. Archive and Reporting Programme

8.1. Archive

8.1.1. Site Archive

An ordered and integrated site archive will be prepared in accordance with: management of research projects in the historic environment (MORPHE) (Historic England 2006) upon completion of the project.

The site archive will be prepared in accordance with the national monuments record (Wales) agreed structure and deposited with an appropriate receiving organisation, in compliance with ClfA guidelines (*Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*, 2014) and *National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales* (2017).

8.1.2. Analysis

Following a rapid review of the potential of the site archive, a programme reporting will be undertaken. This will result in the following inclusions in the final report:

- Non-technical summary in English and Welsh
- Location plan showing the building/s assessed by the building recording, with all structures and features investigated
- Written description and interpretation of all structural features identified, including their character, function, potential dating and relationship to adjacent features.

- Conclusion(s) as appropriate of all the structural remains investigated.
- A discussion of the local, regional and national context of the building by means of reviewing published reports, unpublished reports, historical maps, documents from local archives and the regional her as appropriate.
- Appendices as appropriate including maps, drawings and photographs taken.

8.2. Reports and Archive Deposition

8.2.1. Report to Client

Copies of all reports associated with the building survey, together with inclusion of supporting evidence in appendices as appropriate, including photographs and illustrations, will be submitted to the client, the local planning authority and the GGAT-APM. On approval the final report should be submitted in high resolution PDF format to the historic environment record officer for inclusion within the historic environment record. The project will adhere to the Welsh Archaeological Trust's joint *Guidance for the Submission of Data to the Welsh Historic Environment Records* (2018).

8.2.2. Additional Reports

After an appropriate period has elapsed, copies of all reports will be deposited with the relevant county Historical Environment Record, the National Monuments Record and, if appropriate, Cadw.

8.2.3. Summary Reports for Publication

Short archaeological reports will be submitted for publication in relevant journals; as a minimum, a report will be submitted to the annual publication of the regional CBA group or equivalent journal.

8.2.4. Notification of Important Remains

Where it is considered that remains have been revealed that may satisfy the criteria for statutory protection, AW will submit preliminary notification of the remains to Cadw.

8.2.5. Archive Deposition

The final archive (site and research) will, whenever appropriate, be deposited with a suitable receiving institution, usually the relevant local authority museums service. Arrangements will be made with the receiving institution before work starts.

Although there may be a period during which client confidentiality will need to be maintained, copies of all reports and the final archive will be deposited no later than six months after completion of the work.

Copies of all reports, the digital archive and an archive index will be deposited with the *National Monuments Record*, RCAHMW, Aberystwyth.

Wherever the archive is deposited, this information will be relayed to the HER. A summary of the contents of the archive will be supplied to GGAT. The project will adhere to the Welsh Archaeological Trust's joint *Guidance for the Submission of Data to the Welsh Historic Environment Records* (2018).

9. Staff

The project will be managed by John Davey PhD MCIfA RSci (AW Project Manager) and the fieldwork undertaken by Archaeology Wales staff. Any alteration to staffing before or during the work will be brought to the attention of GGAT-APM and the client.

Additional Considerations

10. Health and Safety

10.1. Risk Assessment

Prior to the commencement of work AW will carry out and produce a formal health and safety risk assessment in accordance with *The Management of Health And Safety Regulations* 1992. A copy of the risk assessment will be kept on site and be available for inspection on request. A copy will be sent to the client (or their agent as necessary) for their information. All members of AW staff will adhere to the content of this document.

10.2. Other Guidelines

AW will adhere to best practice with regard to health and safety in archaeology as set out in the Fame (Federation of Archaeological Managers And Employers) Health And Safety Manual *Health And Safety In Field Archaeology* (2002).

11. Community Engagement and Outreach

Wherever possible, AW will ensure suitable measures are in place to inform the local community and any interested parties of the results of the survey work. This may occur during the site investigation work or following completion of the work. The form of any potential outreach activities may include lectures and talks to local groups, interested parties and persons, information boards, flyers and other forms of communication (social media and websites), and press releases to local and national media. This will be discussed with and in agreement with the client. The form of any outreach will respect client confidentiality or contractual agreements. As a rule, outreach will be proportional to the size of the project.

Where outreach activities have a cost implication these will need to be negotiated in advance and in accordance with the nature of the desired response and learning outcomes.

12. Insurance

AW is fully insured for this type of work and holds insurance with Aviva Insurance Ltd and Hiscox Insurance Company Limited through Towergate Insurance. Full details of these and other relevant policies can be supplied on request.

13. Quality Control

13.1. Professional Standards

AW works to the standards and guidance provided by the *Chartered Institute For Archaeologists*. AW fully recognise and endorse the Chartered Institute For Archaeologists' *Code of conduct, code of approved practice for the regulation of contractual arrangements in field archaeology* and the *standard and guidance for archaeological building investigation and recording* currently in force. All employees of AW, whether corporate members of the chartered institute for archaeologists or not, are expected to adhere to these codes and standards during their employment.

13.2. Project Tracking

The designated AW manager will monitor all projects in order to ensure that agreed targets are met without reduction in quality of service.

14. Arbitration

Disputes or differences arising in relation to this work shall be referred for a decision in accordance with the rules of the Chartered Institute of Arbitrators' *Arbitration Scheme For The Institute For Archaeologists* applying at the date of the agreement.

15. References

Chartered Institute for Archaeologists, 2014. *Standards and guidance for the creation, compilation, transfer and deposition of archaeological archives*.

Chartered Institute for Archaeologists, 2014. *Standard and Guidance For The Archaeological Investigation And Recording Of Standing Buildings Or Structures*.

English Heritage, 2006. *Management Of Research Projects in the Historic Environment (MORPHE)*.

Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*

National Panel for Archaeological Archives in Wales, 2017. *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales*

Welsh Archaeological Trusts, 2018. *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)*

Archaeology Wales

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ARCHIVE COVER SHEET

Land at Midland Place, Llansamlet, Swansea

Site Name:	Mulberry House, Pen Y Pound, Abergavenny
Site Code:	MHA/19/BR
PRN:	-
NPRN:	NPRN 20825
SAM:	-
Other Ref No:	Listed Building Numbers LB2469 (house) & LB86899 (entrance gates)
NGR:	NGR SO 29729 14702
Site Type:	Renovation and change of use of Listed Building
Project Type:	Level 3 Building Recording
Project Manager:	John Davey
Project Dates:	October 2019
Categories Present:	-
Location of Original Archive:	AW
Location of duplicate Archives:	RCAHMW, Aberystwyth
Number of Finds Boxes:	-
Location of Finds:	AW
Museum Reference:	None
Copyright:	
Restrictions to access:	

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