

Archaeology Wales

Glan y Wern House Bryngwyn Road Pontypool, Torfaen

Level 3 Building Recording



By
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Report No. 2056

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Appendix 1. Written Scheme of Investigations

Non-Technical Summary

This report results from a Level 3 Building Recording undertaken by Archaeology Wales Ltd (AW) at Glan y Wern House, Pontypool Torfaen - NP4 6EP.

The dwelling belongs to the Glanwern House care home complex. The original structure is already documented on the 1841 tithe map. Subsequent cartographic sources note that the dwelling was heavily altered during the late 19th and early 20th century.

The building has been largely modernised over time, in many instances obscuring historic features (e.g. partition dry walls), yet it retains a number of historic features including the original placement of windows and the general shell of the building. All works were carried out in accordance with the ClfA Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2020).

Crynodeb Annhechnegol

Mae'r adroddiad hwn yn ganlyniad i Gofnod Adeilad Lefel 3 a gynhaliwyd gan Archaeology Cymru Cyf yn Nhŷ Glanwern, Pont-y-pŵl, Torfaen, NP4 6EP.

Mae'r annedd yn berchen i gyfadeiladau cartref gofal Tŷ Glanwern. Mae'r strwythur gwreiddiol eisoes wedi'i ddogfennu ar fap Tithe 1841. Mae'r ffynonellau cartograffig dilynol yn nodi bod yr adeilad wedi'i addasu'n sylweddol ar ddiwedd y 19eg ganrif a dechrau'r 20fed ganrif.

Mae'r adeilad wedi ei foderneiddio dros amser i raddau helaeth, ac mewn sawl achos mae'r nodweddion hanesyddol wedi'u cuddio (e.e. waliau sych gwahanu), ond eto mae'n cadw nifer o'i nodweddion hanesyddol gan gynnwys lleoliad gwreiddiol y ffenestri a chragen gyffredinol yr adeilad.

Gwnaed yr holl waith yn unol â Safonau a Chanllawiau Sefydliad Siartredig yr Archeolegwyr ar gyfer Ymchwiliad Archeolegol a Chofnod o Adeiladau neu Strwythurau sy'n Sefyll (2020).

1. Introduction

1.1.1 In October 2021 Archaeology Wales (henceforth – AW) was commissioned by Becky Davies to undertake a Level 3 Building Recording at Glan y Wern House, Bryngwyn Road, Pontypool Torfaen, NP4 6EP (Figure 1). The site is centred on OS grid reference NGR SO 27787 00587. The proposed development is in the pre-planning application consultation stage and the associated application number is 20/P/0774/FUL.

1.1.2 Glamorgan Gwent Archaeological Trust – Archaeological Planning Management (GGAT- APM), in their capacity as archaeological advisors to the local planning authority, recommended that a Level 3 building recording of the building is undertaken to ensure that the Local Planning Authority have the information they need in respect of the Historic Environment in order to make an informed decision regarding the application:

'The proposed application also includes the demolition of the 19th century Glan y Wern House and it is considered that this will have a detrimental impact upon the historic environment, resulting in the loss of a building of local historic interest and mitigation will be required. As a result, in order to preserve Glan y Wern by record we recommend that a survey is made prior to work commencing. We would recommend that this takes the form of a Level 3 survey as set out in "Understanding Historic Buildings: A Guide to Good Recording Practice", Historic England, 2016. The building survey should include a photographic survey with measured scales and a directional plan, and a supportive written description of the building, to meet best practice for deposition in the Historic Environment Record.'

1.1.3 Therefore, a Written Scheme of Investigation (WSI) was prepared by Irene Garcia Rovira (MCIfA, AW Project Manager) prior to the work taking place (Appendix III). This was subsequently approved by GGAT-APM.

1.1.4 The building recording took place on the 8th of October 2021 and was conducted by Jerry Bond (AW Project Officer). The project was managed by Irene Garcia Rovira (MCIfA). All works were carried out in accordance with the ClfA's *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2020). AW is a Registered Organisation with ClfA.

2. Site Description

- 2.1.1 The site is situated in a residential area, close to the centre of Pontypool.
- 2.1.2 It comprises of a complex of residential care accommodation which includes Glan y Wern house (NPRN 418380) a 19th century, three storey house with a central porch. It is currently divided into four flats and ancillary accommodation.
- 2.1.3 The house sits to the west of the rest of the care home complex whilst woodland is located to the south.
- 2.1.4 In terms of topography, the site of the existing building is circa 173m AOD.
- 2.1.5 The underlying geology of the site comprises of South Wales Lower Coal Measures Formation - Sandstone. This sedimentary bedrock formed approximately 318 to 319 million years ago in the Carboniferous Period (BGS 2021). No superficial deposits are recorded at the development site.

3. Methodology

- 3.1.1 The primary objective of the building recording has been to describe and record, by means of high-resolution digital photography and measured drawings, all the key internal and external components of the affected building. This is so that a permanent record survives prior to its renovation. It has been completed by means of an Historic England Level 3 building survey.
- 3.1.2 The research and investigation into the building and its setting has included an examination of several primary and secondary sources. These include 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, and place name evidence. All relevant sources held in local, regional, and national archives were also used.
- 3.1.3 The Level 3 Archaeological Building Survey has been undertaken by a suitably experienced Building Recording Archaeologist who can understand and interpret the structure and record the important details. The photographic and drawn records represent a comprehensive record, to archive standard, of the existing buildings and structures, both externally and internally.

- 3.1.4 Full access was possible to the building during the survey, both externally and internally. 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.
- 3.1.5 The work has been completed in accordance with ClfA's *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2020) and to a standard equivalent to Historic England Level 3, laid out in *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

4. Archaeological and Historical Background

4.1 History of the Site

- 4.1.1 Research into the history of development of the building has been hampered by archive closures triggered by COVID-19. However, an understanding of the building's history has been assembled using other valuable sources of information including Historic Environment Records, cartographic sources, published literature and aerial photography.
- 4.1.2 Information provided by GGAT in the pre-planning application consultation document indicates that the house was built in the 19th century. The footprint of the house was first displayed on the Tithe map of 1841 (Figure 3) within apportionment 2288, however, no apportionment data was obtained during the search. The 1882 First Edition Ordnance Survey map shows the house to have been larger than its current footprint with additional structures or outbuildings present to the north and west of the main building. This map is succeeded by the OS map of 1888 which details the house in the same form and layout. The only addition would be a well situated to the east of the building. OS mapping from 1901 and 1920 shows this layout remained the same with little alteration to the immediately surrounding landscape. OS mapping from 1954 retains all features as on earlier maps except for the addition of lines denoting footpaths emanating from the east and southern elevations of the house. The OS plan map of 1962 details the layout of the building having changed slightly as the northward's extension appears to

have been shortened. The house name is abbreviated to *Glanwern* in 1962, as opposed to *Glan-y-Wern* on previous maps.

- 4.1.3 The mapping also indicates that the house was surrounded by open space, bushed area, and mixed woodland to the south and east, which was cleared within the immediate vicinity of the house by the 1901 mapping. Any further archaeological evidence within the vicinity of the site has been considered unlikely to have survived following the disturbance caused by clearance and landscaping of the area during the early 20th century. For example, the addition of footpaths and access roads to the east of the building by the time of the 1962 OS map. National Grid maps of 1965 note the addition of two rectangular structures immediately south of the building. They are separated from the building by a driveway from Albion Road to the south. By 1965, the north-facing protruding structure is completely absent, suggesting that this is the period in which prominent modern alterations began.
- 4.1.4 The site is within the bounds of Landmap Historic Landscape HL012 Pontypool, which was assigned the overall value of outstanding. The landscape contains a post-medieval, urban settlement deemed nationally important due to the Iron and Steel manufacturing operations arising from within the area during the 18th and 19th centuries. The register documents a notable collection of 19th and 20th century Victorian-Edwardian detached 'villa' properties which attest to the success and importance of the town during the period. This likely included Glan-Y-Wern.

5. The Building Recording Results

5.1 General

- 5.1.1 The building is a two-storey structure, laid out in a U-shaped plan, comprised of four flats and areas of communal use including kitchens, lounges, and bathrooms. The exterior is mainly comprised of a hip and valley roof with flat concrete tiles. However, the western end also contains a gable roof. It has whitish grey pebbledash render walls with multiple black plastic drains descending the sides from the roof guttering. There are porches located on the northern and southern elevations. The building as whole has been

changed drastically from its original creation with many modern renovations seen both in the exterior and interior. Multiple modern fittings and fixtures has been placed surrounding the exterior for disability access.

- 5.1.2 A small, flat roofed corridor extension connects the northern elevation of the building to the rest of the modern care home complex. This was a modern addition. The western elevation also shows evidence of extensions to the building with the addition of a fire escape and a gable roof.
- 5.1.3 The interior contains two floors with multiple renovated rooms and additions including divisions created by partition dry walls. Most of the original interior has been removed apart from the windows and their positions, which has most likely stayed consistent throughout all the renovations.

5.1. South facing elevation (Plates 1-4; Figure 2, 5)

- 5.1.4 The southern elevation (Plate 1) like all other elevations of this property, consists of a hip and valley roof with flat concrete tiles. The elevation includes an overhanging porch, three bays, and two storeys. It has grey pebbledash render walls that conceals the fabric of the building beneath. Black plastic drains run from the main gutter down the face of the elevation.
- 5.1.4 Starting from the west, the first bay of the first storey consists of two adjacent single hung sash windows with twenty-four double-glazed panels (Plate 2). The wooden frames have been replaced with white plastic frames. This window is c.2m in width and c.2m in height. Above this window, on the second storey, are two more adjacent single hung sash windows with eighteen panels in each with replacement plastic frames. This window is c.2m wide and c.1.5m in height.
- 5.1.5 The central (second) bay consists of an entranceway with two windows either side of it on the first storey (Plate 3). The doorway itself comprises of a single breadth opening with the top half containing twenty square panels of glass. The door surround and lintel have decorations with a column on each side interrupted by cube blocks in five places and are painted white. The door is c.1.5m wide and c.3m in height and made of wood.

- 5.1.6 The window consists of two abutting, double glazed, twenty-panelled, round top windows with replacement plastic frames painted white. These windows are c.2m in height and c.1m wide. There are pontil marks on the glass of three panels of each window.
- 5.1.7 The second storey of the central bay consist of a central porch overhangs the ground floor doorway; it contains a single bay window which containing forty-two panels across three single hung sash windows. This window is c.2.5m in width and c.2m in height.
- 5.1.8 The third bay consists of a second door on the ground floor which is set-back and has a stone step to walk through it (Plate 4). It does not have a surround but has a pebbledash lintel which conceals the material below. It is a flush, wooden door that has been painted dark blue and is 1m wide and c.2m in height. Above this door, on the second storey, there is a single hung sash window with twenty-four panels. This window is c.2m in height and c.1.5m in width. It has a pebbledash lintel and a wooden frame surrounding it that has been painted white.

5.2 East facing elevation (Plates 5-9; Figures 2,6)

- 5.2.1 The eastern elevation is comprised of a hip and valley roof with flat concrete roof tiles and grey pebbledash render walls which conceals the fabric of the building beneath (Plate 5). This elevation contains two storeys with three bays. Black plastic drains run down the elevation from the guttering under the roofing.
- 5.2.2 The first bay consists of double hung sash windows with twenty-four double glazed panels on the first storey (Plate 6). It measures c.2m in width and c.2m in height and comprises of white PVC plastic frames which presumably replaced original wooden frames. Above this on the second storey is a single hung sash windows with twenty-four double glazed panel. It measures c.1m width and 2m in height. The whole of the bay is set forward from the building.
- 5.2.3 The central (second) bay consists of a box bay window that extends out beyond the elevation on the first storey (Plate 7). The box bay window contains two adjacent single hung sash windows containing twenty-four double glazed rectangular glass panels. These windows measured c.2m in

width and c.3m in height and they comprise of white PVC plastic frames which may have replaced original wooden frames. The northern and southern facing sections of the box bay window conform to the same style, however they contain sixteen panels and are 0.6m in width. Above this on the second story is a single hung sash windows with twenty-four double glazed panels. It measures c.1m width and 2m in height.

5.2.4 The third bay is very similar to the first and consists of double hung sash windows with twenty-four double glazed panels on the first storey (Plate 8). A single hung sash window is found on the second storey. Both windows measured the same as those of bay one. The bay is also set forward from the building.

5.2.5 The east facing elevation of a corridor extension projecting from the northern elevation can also be seen (Plate 9). It consists of single storey, flat roofed building that connects this building to the newer red-brick structure to the north and east. It is over 2m high and consists of grey pebbledash render walls which conceals the fabric of the building beneath. It has a single, flush white doorway located on the southern end with two casement windows surrounded by white PVC frames to its north. The door is c.2m high and c.0.50m wide and the windows are c.1.2m wide and c.1m high. A white handrail runs down the pathway from the door and black plastic drains run down the extension from the guttering under the roofing. This extension was likely a later addition to the original structure.

5.2.6 Overall, the eastern elevation of the structure mostly retains its original character in form, but the fabric and materials are probable later additions. This also includes the corridor extension.

5.3 North facing Elevation (Plates 10-12; Figures 2,7)

5.3.1 The northern facing elevation also consists of a hip and valley roof with flat concrete roof tiles, the walls comprise of grey pebbledash render which conceals the fabric of the building beneath (Plate 10). Black plastic drains run down the elevation from the guttering under the roofing. There are four windows on the first storey and seven on the second storey. All the windows on this elevation have white PVC frames.

- 5.3.2 There is a single story, ground-floor corridor extension projecting from off-centre of this elevation. It has a flat roof and consists of grey pebbledash render walls. It links this building to the newer red-brick structure to the north and east and is likely a much later addition to the building.
- 5.3.3 Starting from the eastern side of the elevation, there is a single hung sash window with twelve panels on the second storey (Plate 10). Similarly, to the right and directly above the protruding extension are two more windows of the same style and material (Plate 11). Directly below these, on the first storey and next to the extension, is another single hung sash window with twelve panels. All four of these windows measure c.1m in width and c.1.2m in height.
- 5.3.4 Towards the centre of the elevation, part of the building is set forward and on the first storey is a double hung sash window with twenty-four double glazed panels (Plate 11). It measures c.2m in width and c.1m in height. Directly above this on the second storey is a single hung sash window with twelve panels, it measures c.1.2m in width and c.1.2m in height. To the right of this window is an area that is set forward slightly less and it holds a slightly narrower single hung sash window with twelve panels. This window is c.0.9m in width and c.1.2m in height.
- 5.3.5 Continuing westwards, the first and second storey contain a single hung sash window with sixteen panels. These both measure c.1.2m in width and c.1.2m in height. Next to these, on both storeys, are wider, double hung sash windows with twelve double glazed panels (Plate 12). These measure c.1.8m in width and c.1.2m in height.

5.4 West facing elevation (Plates 13-17; Figures 2, 8)

- 5.4.1 The western facing elevation consists of grey pebbledash render walls which conceal the fabric of the building beneath (Plate 13). It contains three windows which are set within white PVC frames, and three blue, wooden doors. Black plastic drains run down the elevation from the guttering under the roofing.
- 5.4.2 This elevation comprises of two sections. The northernmost section comprises of a gable end roof with no windows or entryways, while the southern end comprises of shorter hip and valley roof with a double window

and blue, wooden flush door. Both roofs are covered with flat concrete tiles. The two sides are separated by a black, wooden and metal L-shaped staircase that presumably provides emergency access to the upper flats in case of fire (Plate 14).

- 5.4.3 There is a double hung sash windows on the second storey of the southern side of the elevation with twenty-four double glazed panels (Plate 15). This window measured c.2m in width and c.1.6m in length. Directly below this is a dark blue painted door, which does not have a surround, but has a pebbledash lintel which conceals the material below. This door measured c.1m in width and c.2m in length.
- 5.4.4 The middle of the elevation wall is set back, and a set of L-shaped stairs lead to two dark blue painted doors facing north and south respectively (Plate 14). The doors have the same form, fabric, and measurements as the first storey door previously mentioned. The staircase reaches a height of c.4.5m and runs from the south to north and turns upwards towards the east. The material of the stairwell structure is a combination of black painted wood and black painted metal. The steps themselves are made of metal and are unpainted. At the top of the staircase, there is a single hung sash window perpendicular to the door, facing west, with twelve double glazed glass panels. This window is c.0.7m in width and 1.3m in height.
- 5.4.5 There is a south-facing façade of this elevation that the staircase connects to (Plate 16). It comprises of a single hung sash window on the second storey that has twenty double glazed glass panels, it measures c.1.2m in width and height. Below it, on the first storey, is an awning window which measures c.1m in width and c.2m in height. It appears that this window may have once been a doorway due to the white PVC cover located beneath it.
- 5.4.6 The west facing elevation of the corridor extension is also seen (Plate 17). It consists of single storey, flat roofed building with grey pebbledash render walls which conceals the fabric of the building beneath. Unlike its eastern elevation, it only has two casement windows surrounded by white PVC frames which are c.1.2m wide and c.1m high.

5.5 Building Interior Ground Floor (Plates 18-56; Figures 2,9)

5.5.1 The interior ground floor of the building is comprised of flats 1 and 2, an entrance hall, two hallways, a lounge and piano lounge, communal kitchen, laundry room, and communal toilet.

Entrance Hall (Plates 18-21):

5.5.2 Entering the building through the front doorway from the south-facing elevation, there is an entrance hall that is rectangular in plan and defined by modern fixtures and fittings (Plate 18). The floor comprises of modern wooden panels, the walls are painted beige with white painted wooden skirting boards and crown moulding. The ceiling is plastered and painted white with modern light fixtures. A single-breadth stairway with wooden handrails and wrought iron balusters is found at the northern end of the hall (Plate 19). It leads upwards to the first floor from the south towards the north and then turns at the corner on a quarter space landing towards the east (Plate 20). Where the stairway ascends to the first floor, the ceiling gives way to an opening which creates a double-height space and a banister overlooks from the first floor.

5.5.3 A modern, flush, wooden doorway is seen within the east facing wall, providing access to flat 1 (Plate 21). Whereas, on the west-facing wall there is a double-breadth doorway with three single glazed panel windows that provides access to hallway 1.

5.5.4 Overall, the modern décor conceals the original fabric of the entrance hall. However, the layout of the stairway and associated balusters, doorway, and south-facing round-topped windows may constitute as the only surviving original features within the space.

Flat 1 (Plates 22-29):

5.5.5 Flat 1 is rectangular in plan and located in the southwest corner of the ground floor and can be accessed from a single breadth wooden doorway on the east facing wall of the entrance hall. It comprises of three rooms which include a bedroom/living room area, kitchen and bathroom. The spaces for

kitchen and bathroom are both created by the addition of modern partition walls within the footprint of the original walls to create a divided space.

- 5.5.6 The entrance to the flat (Plate 22) comprises of a small, L-shaped hallway with carpeted flooring, blue painted walls and an external doorway adjacent to the entranceway. This external doorway leads into the bathroom. Both doors are made of wood and painted blue with a cream wooden frame. A modern hanging-light fixture is seen on the ceiling amongst fire alarms and sprinklers whilst an electrical service box abuts the west-facing wall.
- 5.5.7 The bathroom (Plate 23) within flat 1 is accessed via this hallway. It is square in plan and contains a white porcelain sink and toilet with modern adjustments to aid mobility fitted to the west-facing wall. The pipework is exposed and appears to be modern in date with a yellow plastic composition. A white plastic bathtub is located along the northern facing wall and has a dark wooden decorative panel. The walls surrounding the sink and bath comprise of square ceramic tiles while the remainder of the walls comprise of light blue paint with some chipping where the wall joins the wooden skirting boards. The floor appears to be laid with purple or blue fibre bonded carpet.
- 5.5.8 The living room/bedroom area of flat 1 is accessed via a wooden, blue, flush door from the hallway (Plate 24). It is rectangular in plan and contains carpeted floors and light-blue painted walls. Both are in poor states of preservation. The north-facing wall contains double adjacent single hung sash windows with 24 square panels in each (Plate 25). The bottom half of the windows are covered by decorative curtains hung on a line. The windowsill and frames appear to be made of PVC plastic and are likely to be modern replacements in the style of the original windows. On the east facing wall is a green painted wooden door that is presumably a modern fire escape that leads outside (Plate 26). On the west facing wall is the entranceway into the kitchen (Plate 27).
- 5.5.9 The kitchen in flat 1 is also rectangular in plan and contains a modern fitted laminated kitchen counter and plywood, pine cupboard units. The unit abutting the south facing wall contains an inlaid metal sink and draining

board (Plate 28). Above the sink is a blocked-off single-hung sash window with 16 panels and a white wooden frame. The position of the window suggests that this wall was once comprised of an external wall of the building, however, modern renovations likely necessitated the blocking of the window to allow the construction of flat 2. The walls above the fitted kitchen are painted a pale yellow, while the west-facing wall contains floating cupboard units of the same composition. A portion of visible wall beneath the kitchen counter appears to be painted bright yellow and is in a poor state of preservation, suggesting it is likely older than the remaining décor. The kitchen contains modern fixtures such as a gas cooker and boiler abutting the west-facing wall (Plate 29). The kitchen also contains a laminated floor and a white painted ceiling with modern light fittings.

Ground Floor Hallway 1 (Plates 17, 30-32):

5.5.10 Hallway 1 is accessed via the double doors with panel windows from the entrance hall on the west facing wall (seen in Plate 17). The interior comprises of laminate flooring made to appear like wooden panel flooring. It has cream painted walls, white wooden skirting boards and a cream painted ceiling. There are wooden handrails fitted to the east-facing wall for mobility. The entire space comprises of modern fixtures, fittings, and décor with no visible original elements. Five single-breadth doorways are located along the hallway, starting from the doorway into the hallway from the entrance hall, the first provides access to the lounge to the south (Plate 30). The second door provides access to the kitchen to the east (seen to the left of Plate 30). Next to this is a doorway into the piano lounge (Plate 31).

5.5.11 At the far end of the hallway (north) is a fire-exit which leads to the extension corridor seen on the outside north-facing elevation (Plates 31 and 32). This provides access to the remainder of the building complex and is likely a much later date to the original building. The final door on the west side provides access to hallway 2 (Plate 32).

Lounge (Plates 30, 33-35):

5.5.12 The lounge is accessed from the first door on the south in ground floor hallway 1. It is through a white painted wooden fire door that has a white painted wooden frame (seen in Plate 30). This space is rectangular in plan and comprises of a lounge and recreation room containing 1970's style furniture and high ceilings (Plate 33). The west-facing wall contains double adjacent single hung sash windows with 24 square panels in each and a window seat decorated with cushions (Plate 34). The north-facing wall contains a white painted fire door which leads out through the blue door seen on the south-facing exterior elevation (Plate 35). This wall contains 1970's style wallpaper with a geometric pattern and wall hangings. The remainder of the walls are painted cream, and the ceiling is white with crown moulding. The ceiling also contains modern light fittings and alarms, and the floor comprises of maroon coloured carpet. No visible original elements remain.

Kitchen (Plates 30, 36-37):

5.5.13 This room is rectangular in plan and can be accessed via a white wooden fire door with a white wooden frame from hallway 1 on the east (seen in left of Plate 30). The room contains high ceilings that are painted white with modern light fixtures and laminate flooring. The walls are painted cream and white. The northern wall contains a white wooden fire door that leads into the piano lounge (Plate 36). The eastern wall contains double adjacent single-hung, long, sash-bay windows with a window seat (Plate 37). The seat and frame are made with white PVC plastic and provide views towards the east onto the garden. The fitted kitchen is modern in appearance with plywood counters, and pine cupboards and draws abutting the north and south-facing walls (seen in Plates 36&37). The southern counter has a fitted metal kitchen sink and draining board, and a gas oven is located next to it (seen in plate 37). There are other modern furnishings such a microwave and fridge.

Piano Lounge (Plates 31, 38-41):

5.5.14 The piano lounge is accessible from eastern wall of hallway 1 through double fire doors that have two reinforced glass panels (Plates 31&38). It is next to the kitchen in plan and is square in shape. The room contains maroon fibre bonded carpet with cream painted walls, and white painted ceiling with crown moulding (seen in Plate 39). Modern light fixtures are on the ceiling and walls as well as alarms and electricity boxes. The southern wall contains a white, wooden fire door that leads into the kitchen (Plate 40). The eastern wall contains double adjacent single hung sash windows each with 24 panels and set within a white PVC plastic frame (Plate 41). It is likely that the only surviving original features of this space are the positions of the windows and doors and the crown moulding. However, all features appear to have undergone modern renovation or decoration.

Ground Floor Hallway 2 (Plates 32, 42-43)

5.5.15 This hallway is accessible via hallway 1 on the western wall (Plate 32&42). It comprises of a narrow L-shaped corridor with adjoining rooms and modern fixtures and fittings. The floor consists of squared, laminate flooring and the walls are painted pale pink. The ceiling is painted white with modern light fixtures and alarms. The corridor provides access to a laundry room, a cupboard, bathroom, flat 2, and a boiler room. The laundry room, cupboard space (see Plate 42 and 43) and boiler room are accessed via the northern wall. Flat 2 is access at the western end wall (Plate 43), whereas the bathroom is accessed at the end of the L- shaped corridor in a little alcove to the east. The doors are all wooden, flush doors that have a white wooden frame. They are either cream or grey in colour.

The Laundry Room (Plates 42, 43&44)

5.5.16 The laundry room is accessed via a door on the northern wall of hallway 2 (first door on right in Plate 43). It is rectangular in plan and contains modern fixtures and fittings like those described in the hall. However, it has additions of a fitted wood countertop that contains modern appliances underneath it (Plate 44). No original features are apparent in this room.

Cupboard (Plates 42, 43 & 45)

5.5.17 The cupboard space is accessed via a door on the northern wall of hallway 2 (second door on right in Plate 43). It is rectangular in plan, lies between the laundry and toilet, and contains modern pipe work. The walls appear recently plastered which suggests that the space has recently been created, perhaps to conceal the pipework that was for the toilet or central heating/water works. The floor consists of exposed cement which further suggests this space was a recent inclusion to the layout of the overall building.

Bathroom (Plates 46&47)

5.5.18 The bathroom is accessed at the end of the L-shaped corridor via an eastern wall (Plate 46). It is rectangular in plan with two sections to the room. It contains a laminate floor and a half-painted, half-tiled wall with square white ceramic tiles. The room containing the toilet is separated from the room with sinks and contains the same laminate flooring, but the walls are painted pale pink (Plate 47). A single hung sash window with 12 frosted glass panels is located on the south facing elevation. The frame and windowsill appear to be constructed with white PVC plastic.

Boiler Room (Plate 48)

5.5.19 The boiler room is accessed at the end of the L-shaped corridor next to the toilet but on the northern wall. It is a small room that contains laminate flooring, white painted walls and a boiler presumably for flat 2. It is likely not an original feature but was created at a later date for storage of modern fittings and features.

Flat 2 (Plates 43, 49-56)

5.5.20 Flat 2 is mostly rectangular in plan and located within the NW corner of the ground floor. It can be accessed via a door on the western wall of hallway 2 (Plate 43). It contains a living room/bedroom, kitchen, toilet, and storage room. The doorway entering flat 2 comprises of a wooden fire door painted

white and it leads into a small corridor for the flat (Plate 49). The corridor contains maroon fibre bonded carpet and pale pink painted walls in a poor state of preservation. It also has a white painted ceiling with modern fixtures and fittings.

5.5.21 The bathroom is rectangular in plan and is accessed via a door on the northern wall of the flat's corridor (seen in left of Plate 49). The door is a white, wooden flush door. The bathroom contains a walk-in accessible shower and white porcelain bathroom fittings including a toilet and sink (Plate 50). The floor is laminated, and the walls are painted pale pink except for around the shower and sink which comprises of pink or white ceramic tiles respectively. The walls appear to be made of modern dry wall that created partitions when the original house was converted into flats.

5.5.22 The living room/bedroom area is rectangular in plan and is accessed via a door at the end of the flat's corridor (Plate 51). It is comprised of laminated brown flooring and pale-yellow painted walls. It contains modern fixtures and fittings such as a radiator and hanging ceiling light with lampshade. The north-facing wall contains a single panel fixed casement window with single panel awning at the top (Plate 52). The glass is frosted and double-glazed set within white PVC plastic, suggesting it is a modern renovation and unlikely to be original. The south-facing wall contains two adjacent single hung sash windows each with 12 glass panels, underneath which is a modern radiator (Plate 53). The western wall contains a doorway that leads into the flat's entrance corridor and another doorway that leads into the kitchen (Plate 54). Both doors are white, wooden flush doors.

5.5.23 The kitchen is rectangular in plan and is accessed via a door on the western wall of the living room/bedroom (Plate 54). It contains the same modern fixtures and fittings described in flat one except with the addition of laminated counter tops (Plate 55). The walls comprise of pale-yellow paint except for above the counter tops which contain three rows of pale pink ceramic tile. They also appear to be made of modern dry wall that created partitions when the original house was converted into flats. At the far western

end of the kitchen is another white, wooden flush door that leads into a small storage room.

5.5.24 The storage room contains laminated flooring and pale pink painted walls and a white ceiling (Plate 56). It has some white wooden shelving in the centre of the room. It was likely a later addition.

5.5.25 All the fixtures and fittings pertaining to the kitchen, cupboard, and bathroom of flat two are modern. This likely pertains to the time when the room was sub-divided with partition dry walls to create bounded living and utility spaces. As such, no original character survives within flat two except for the single hung sash window.

5.6 Building Interior First Floor (Plates 57-90; Figure 2, 10)

5.6.1 The first floor contains flats 3 and 4, and upstairs landing, a hallway with adjoining cupboards, a kitchen, and rooms A, B and C.

Upstairs Landing (Plates 57-60)

5.6.2 The landing is accessed via a staircase from the downstairs entrance hall and contains a wrap-around landing with wooden handrail and wrought iron balusters (Plates 57&58). The flooring comprises of fibre bonded brown carpet, with five adjoining doors. The walls comprise of scroll artex patterning painted pale pink. It has five doorways that give access to different areas of the first-floor interior.

5.6.3 At the top of the staircase on the northern wall is a doorway that leads into flat four, it is a white wooden flush door with a white wooden frame (Plate 58). Near this on the eastern wall is a doorway that gives access to a hallway that leads to a communal kitchen and bathroom, and rooms A, B and C (Plate 58). The door consists of a wooden, single panelled door with glass that is beige in colour. Surrounding it is a white wooden frame with two large, frosted glass panels located to the left of it. A small cupboard (Plate 58) is located on the southern wall, it is comprised of pink painted walls and laminated flooring (Plate 59). The door next to it was not accessible at the time of recording (Plate 58). Both doors on the southern wall were white, wooden flush doors

with white, wooden frames. Finally, on the western end, up some steps, is a doorway into flat three. This doorway consists of a wooden, orange/brown single panelled door with glass (Plate 60). Surrounding it is a white wooden frame with two panels of glass located to the right.

Flat 3 (Plate 60-69)

- 5.6.4 This flat can be accessed from the western end of the upstairs landing up a set of steps (Plate 60). Its entrance is via an orange/brown, single breadth plain wood door with a single reinforced glass panel. It is rectangular in plan and contains a bathroom, living room, bedroom, and kitchen. All the walls within the flat except for the external walls comprise of dry wall partitioning to create bounded spaces within the flat.
- 5.6.5 The entrance door leads into the living room area which is comprised of wooden panelled flooring, pale yellow painted walls, and a white painted ceiling. It has modern lighting and alarm fixtures. The north-west facing wall contains the entranceway door into the upstairs landing and a white, wooden flush door with a small vent at the top of it (Plate 61). This door leads into a small cupboard that contains the modern boiler and its fittings. The north-east facing wall consists of another white, wooden flush door with a small vent at the top of it that leads into the kitchen (Plate 62). Next to it is a white, wooden flush door surrounded by a wooden frame that leads into the bedroom. The south-east facing wall contains two adjacent single hung sash windows each with 18 square double-glazed panels set within a white PVC frame (Plate 63). Beneath it is a modern radiator. The south-west facing wall contains a white, wooden, half glass door that leads out down the fire escape and metal staircase (Plate 87). Next to this is another white, wooden flush door that leads into the bathroom. Besides the window position, no original features were noted in this space.
- 5.6.6 The kitchen of flat 3 accessed via the north-east facing wall of the living room, is slightly square in plan with cupboard in the living room slightly abutting it (Plate 62). It contains modern fitted cupboards and counter tops, the same as those noted in flats 1 and 2. The flooring comprises of thin pinewood slats

and the walls are painted blue and white (Plate 65). The space between the floating cupboards and counter tops comprises of three rows of white ceramic tiles. A large, rectangular ceiling light is fitted in the ceiling to bring a natural-light effect due to the absence of windows.

- 5.6.7 The bedroom is also accessed via the north-east facing wall of the living room (Plate 62) and is square and quite small in plan. It contains carpeted flooring in a poor state of repair with pale-yellow painted walls (Plate 66). The north facing wall contains two adjacent single hung sash windows that are set within white PVC plastic frame and have eighteen double glazed square glass panels (Plate 67).
- 5.6.8 The bathroom is accessed via the south-west facing wall of the living room and is rectangular in plan. It comprised of laminated flooring and blue painted walls. There are modern white porcelain fixtures including a toilet and a walk-in shower, which is bounded by square, pale yellow ceramic tiles (Plate 68). On the south-east facing wall is single hung sash window with twelve frosted, double-glazed glass panels fitted within it (Plate 69). It is surrounded by a white, wooden frame.
- 5.6.9 Overall, the only surviving original features of flat 3 are the window positions, however, the window frames have been replaced with modern PVC substitutes.

Flat 4 (58, 70-79)

- 5.6.10 Flat 4 can be accessed via a small corridor that leads from both the hallway and upstairs landing. The flat itself is rectangular in plan and contains an entrance hall, living room, kitchen, bathroom, and bedroom. All the internal wall that created bounded spaces for the kitchen, bedroom and bathroom comprise of partition dry walls.
- 5.6.11 The entranceway from the upstairs landing is located at the top of the staircase on the northern wall, it is a white wooden flush door with a white wooden frame (Plate 58). The accessway from the hallway and communal areas is via a flush, varnished brown, wooden door (Plate 70). The small corridor these lead into has a modern skylight fitted into the ceiling (Plate

71), greyish brown fibre bonded carpet and cream painted walls. The bedroom and bathroom of flat four is accessed via this small corridor on the north-east wall (door to left of Plate 71).

5.6.12 The bedroom is rectangular in plan and contains a bathroom and a fitted wardrobe with wooden double-opening doors (Plate 72). The bathroom door and the wardrobe are located on the north-west wall of the bedroom. Both are painted a teal colour with steel handle. These are likely a component of modern renovations when the building was converted into flats. All the walls are painted baby pink while the flooring comprises of beige fitted carpet. The north-east wall contains a single hung sash window with 12 double glazed square glass panels, and a large windowsill set into white PVC plastic (Plate 73). The walls of the room are superficially constructed with dry wall that likely conceal the original wall beneath.

5.6.13 The bathroom in the bedroom is rectangular in plan and consists of two separate area. The main area consists of laminated flooring and pale-yellow painted walls except for bounding the walk-in shower which contains square white ceramic tiles (Plate 74). The fittings of the bathroom are made with modern white porcelain. The separate room containing the toilet, which can be accessed via a painted wooden door, contains pale-pink painted walls and modern wall fixtures to aid mobility (Plate 75).

5.6.14 The entry into the rest of flat 4, from the small corridor, is through a varnished wooden, 2 panelled door with glass (Plate 76). It leads into another entrance hall of the flat which comprise of laminate flooring and baby pink painted walls. It also contains a large, rectangular ceiling light which provides a natural-light effect in the absence of windows within the space.

5.6.15 Immediately to the right of this entrance is a doorway leading into the kitchen. It is rectangular in plan and consists of laminate flooring and cream painted walls (Plate 77). It has modern fitted kitchen counters including a metal sink and draining board, and a gas cooker. Above the sink is a single hung sash window with 16 double glazed glass panels set into white PVC plastic frame. Above the counter tops are two rows of white ceramic tile which

borders the room. The kitchen can also be accessed via the living room on the south-east wall (Plate 76).

5.6.16 The living room is accessed at the north-west end of this entrance area and is square in plan (Plate 76). It comprises of a maroon-coloured carpet, pale pink painted walls, and a white painted ceiling with modern light fixtures. The north-east wall of the room contains two adjacent single hung sash windows, each containing 12 double glazed glass panels set into white PVC plastic (Plate 78). The south-west wall of the room contains a single hung sash window with 16 panels of double-glazed glass (Plate 79). There are modern fixtures in the room such as radiators and plug sockets. But other than the window positions, no original features are noted within the room.

5.6.17 Overall, flat 4 contains little evidence of original features besides the position and style of the windows.

Upstairs Hallway (Plate 58, 80-81):

5.6.18 This hallway is accessed from the upstairs landing via its eastern wall (Plate 58). The door consists of a wooden, single panelled door with glass that is beige in colour. Surrounding it is a white wooden frame with two large, frosted glass panels located to the left of it. This space provides access towards a communal bathroom, communal kitchen, and rooms A, B and C on the eastern side of the building. This section of the hallway runs from the south-west to the north-east (Plate 80). It then leads round towards the north-west to the small corridor and entrance of flat four (Plate 81). The walls comprise of pale-yellow paint while the floors comprise of beige carpet. Four white painted wooden doorways are located within the hall providing access to the abovementioned rooms.

Communal Kitchen (Plates 81&82)

5.6.19 To the south-east of flat 4 is a communal kitchen that can be accessed from the upstairs hallway and small corridor near flat 4 (Plate 81). It is rectangular in plan and consists of laminate flooring and pale-pink painted walls with a modern fitted kitchen in the same style as previous kitchens mentioned (Plate

82). Two rows of white ceramic tile border the room above the counter tops. A single hung sash window with 12 double glazed glass panels set in a white PVC frame is located on the north-east wall. The depth of the windowsill is similar to that observed in the bedroom of flat 4. This may suggest that the area is comprised of dry wall thereby concealing the original wall beneath.

Communal Bathroom (Plate 83)

5.6.20 The bathroom is located at the north-east end of the hallway and is accessed via a white wooden, flush door with a white wooden frame (Plate 83). It is rectangular in plan. It contains modern white porcelain fittings as well as a walk-in shower with modern fixtures on the wall to aid mobility. The floor comprises of laminate flooring and the walls are painted pale-yellow, except for within the shower which comprise of square white ceramic tiles. A single hung sash window with 12 frosted double-glazed square glass panels is located within the north-east wall of the room. The frame of the window is comprised of white PVC plastic, however, unlike the windows on the north-east wall of adjoining kitchen and flat 4 bedroom, the windowsill in this bathroom is not sunken back. This suggests that the wall may be original and not concealed by modern dry wall.

Room A (Plate 80, 84-85)

5.6.21 Room A is rectangular in plan and is accessed via the south-east wall of the upstairs hallway, near to the communal bathroom (Plate 80). The door comprises of a white wooden, flush door with a small vent located at the top of the door. A white wooden frame surrounds it. The room is comprised of a fitted beige carpet floor and cream painted walls. The south-west wall contains a sunken windowsill which comprises of a single hung sash window with 12 panels of double-glazed glass set in a white PVC frame (Plate 84). The south-east wall contains another sunken windowsill with a single hung sash window that has 24 panels of double-glazed glass set within a white PVC frame (Plate 85). There are a few modern fittings such as radiators and lighting fixtures. The room was devoid of furniture at the time of the survey

and the décor suggested it was newly renovated. Thus, the only surviving original features pertain to the position and style of the windows.

Room B (Plates 81, 86)

5.6.22 Room B can be accessed from the south-east wall of the upstairs hallway (Plate 81). It is rectangular and small in plan and contained two partition dry walls to the north-east and south-west. This suggests it was created later to the original building during modern renovation. The walls are painted cream while the floor comprises of blueish grey carpet. The ceiling is painted white and within it is a hatch, presumably proving access to a loft space. The south-east wall contains a single hung sash window that has 24 panels of double-glazed glass set within a white PVC frame (Plate 86). Below it is a radiator and other modern fixtures can be seen throughout the room.

Room C (Plates 81, 87- 90)

5.6.23 Room C is rectangular in plan and is located at the south-western end of the upstairs hallway (Plate 81). It is accessed via a single-breadth white wooden, flush doorway with two abutting frosted single panel lights on the western side. Room C is comprised of modern beige carpet, similar to room A, and pale-yellow painted walls with a white painted ceiling. In the centre of south-east wall is a sunken windowsill that contains a single-hung sash window with 24 square glass panels set into a white PVC frame (Plate 87). Another sunken windowsill is located to the right of the south-west wall, and it contains a single hung sash window with 24 double glazed glass panels (Plate 88). This is set into a white PVC frame with a white PVC windowsill. The left side of the south-west wall is sunken whereas the section containing the window is set into the room at a greater depth. This suggests that the area of the wall surrounding the window comprises of a dry partition wall concealing the original wall beneath. This wall is also wallpapered with a beige pattern and the repeated faded images of trees.

5.6.24 The north-west wall of room C contains a single-breadth, white, wooden flush doorway which provides access to an L-shaped storage room (Plate 89). In

the plan of the building, this room is set behind the storage cupboard and inaccessible room of the upstairs landing. Two steps descend into the room via its access from room C. It is comprised of pale-pink painted walls, laminated flooring, and a white painted ceiling with modern light fittings. A bay window is located on the south-west walls, providing views out towards the south-facing elevation (Plate 90). The window comprises of three adjacent single hung sash windows. The central window contains 16 panels of double-glazed square glass panels, while the peripheral windows contained only 12 panels of glass. The frame comprises of white PVC plastic and no windowsill is present. The room was also likely another later addition created during modern renovations. The original aspects of the room is likely only the bay window.

6. Discussion and Conclusion

- 6.1 Research undertaken previous to this report indicates that this building was built as a residential house in the 19th century. It is first seen in the Tithe map of 1841 and overtime the building was renovated and extended numerous times. By the late 20th century, it converted into the Glanwern care home complex. The modern-day building differs quite moderately to its original layout of the 19th century. The numerous modern renovations and extensions to the property has majorly affected the historical integrity of the building. These extensions include the modern additions of an extension corridor projecting from the northern facing elevation. This connects the building to a larger red brick building complex to the north-east.
- 6.2 The exterior has been renovated drastically for modern disability and emergency access which include fire escapes and mobility features. The building itself has new materials covering its original character, these include the pebbledash render walls and concrete tile roofs. The interior has likely changed vastly in its layout due to the multiple additions and separations of rooms via partition walls. These were created for the four flats and communal areas of the care home. Most of the original features of the 19th century building are likely only seen in windows, some doorways, and staircase locations.

7. Archive

- 7.1 The present report and the entire digital archive will be deposited into the National Monuments Record of Wales (NMR). A high-resolution copy of the report will also be deposited in the regional Historic Environment Record (HER).

8. References

8.1 General

Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2020)

Understanding Historic Buildings: A Guide to Good Recording Practice (2016)

Standards and guidance for the creation, compilation, transfer and deposition of archaeological archives (2020)

Written Scheme of Investigation: Level 3 Building Recording at Glan y Wern House, Bryngwyn Road, Pontypool, Torfaen, NP4 6EP

8.2 Historic Maps

Tithe Map of the Parish of Pontypool (1841)

Ordnance Survey County Series, Monmouthshire XXIII.NE, 6-inch (1882)

Ordnance Survey County Series, Monmouthshire XXIII.NE, 6-inch (1888)

Ordnance Survey County Series, Monmouthshire XXIII.NE, 6-inch (1901)

Ordnance Survey County Series, Monmouthshire XXIII.NE, 6-inch (1920)

Ordnance Survey County Series, Monmouthshire XXIII.NE, 6-inch (1954)

Ordnance Survey Plan, 1:2, 500, (1962)

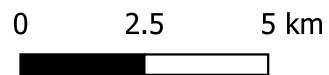
National Grid map SO20SE (1965)

8.3 Websites

British Geological Survey, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/> (accessed 18/10/21)

Elevation Finder, 2021. Elevation Finder. [online] Freemaptools.com. Available at: <<https://www.freemaptools.com/elevation-finder.htm>> (Accessed 18 October 2021)

RCAHMW, 2013. Glan Y Wern House, Sowhill, Pontypool. [online] Coflein.
Available at: <<https://coflein.gov.uk/en/site/418380?term=pontypool&pg=9>>
(Accessed 18 October 2021)



ARCHAEOLOGY WALES



0 25 50 m

Figure 2. Location of surveyed structure.

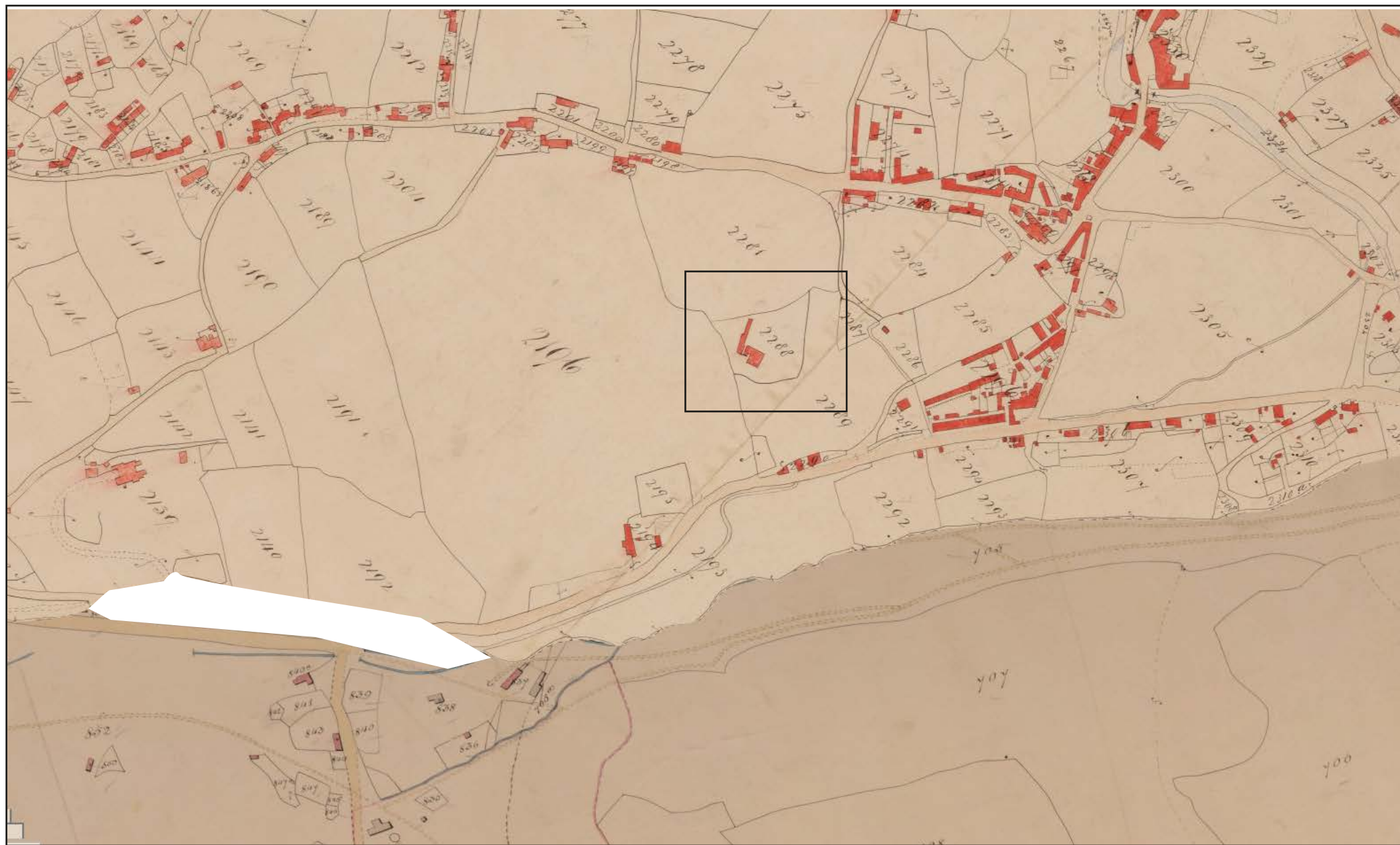


Figure 3. Tithe map 1841

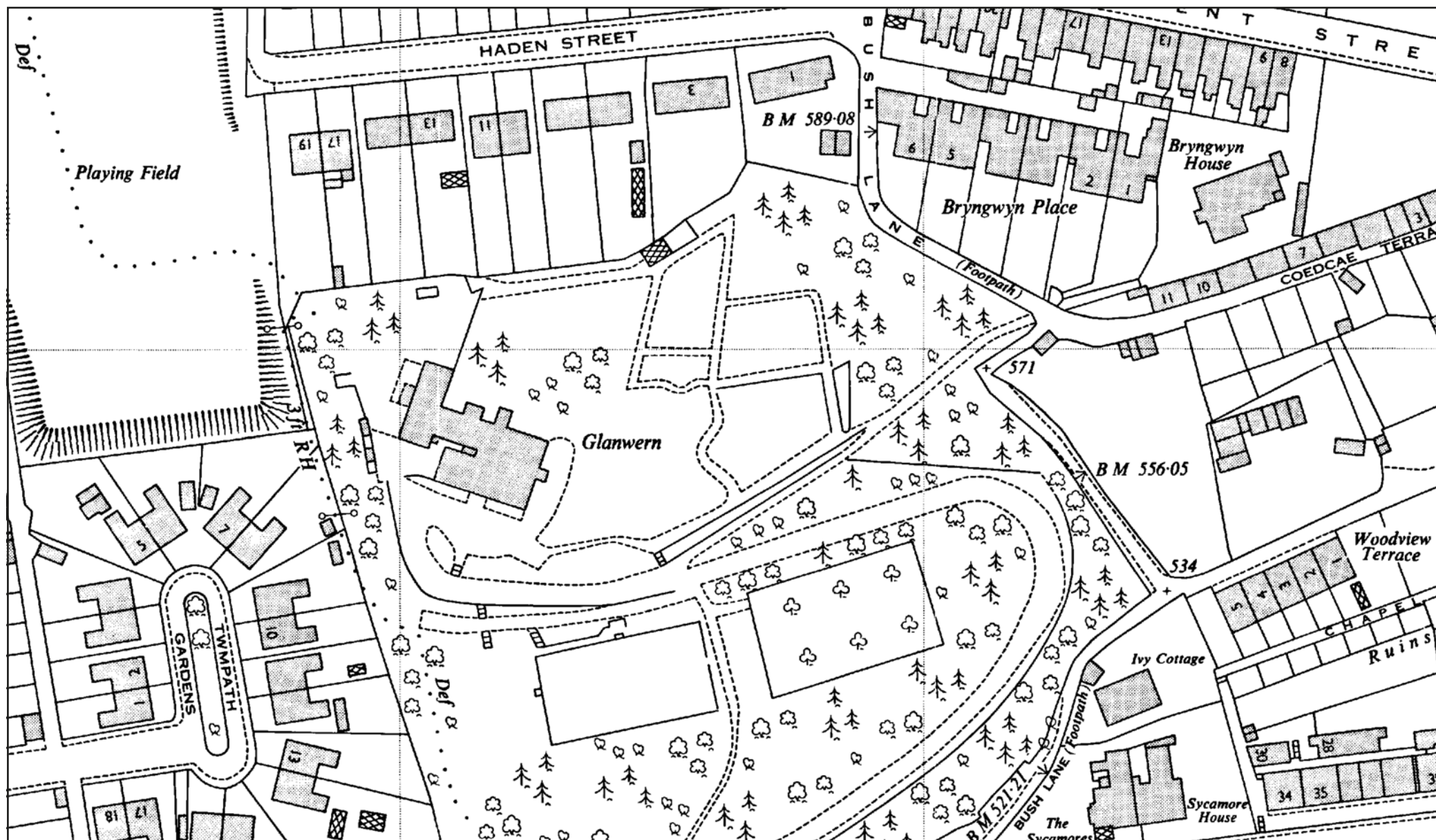


Figure 4. OS plan map of 1962 .

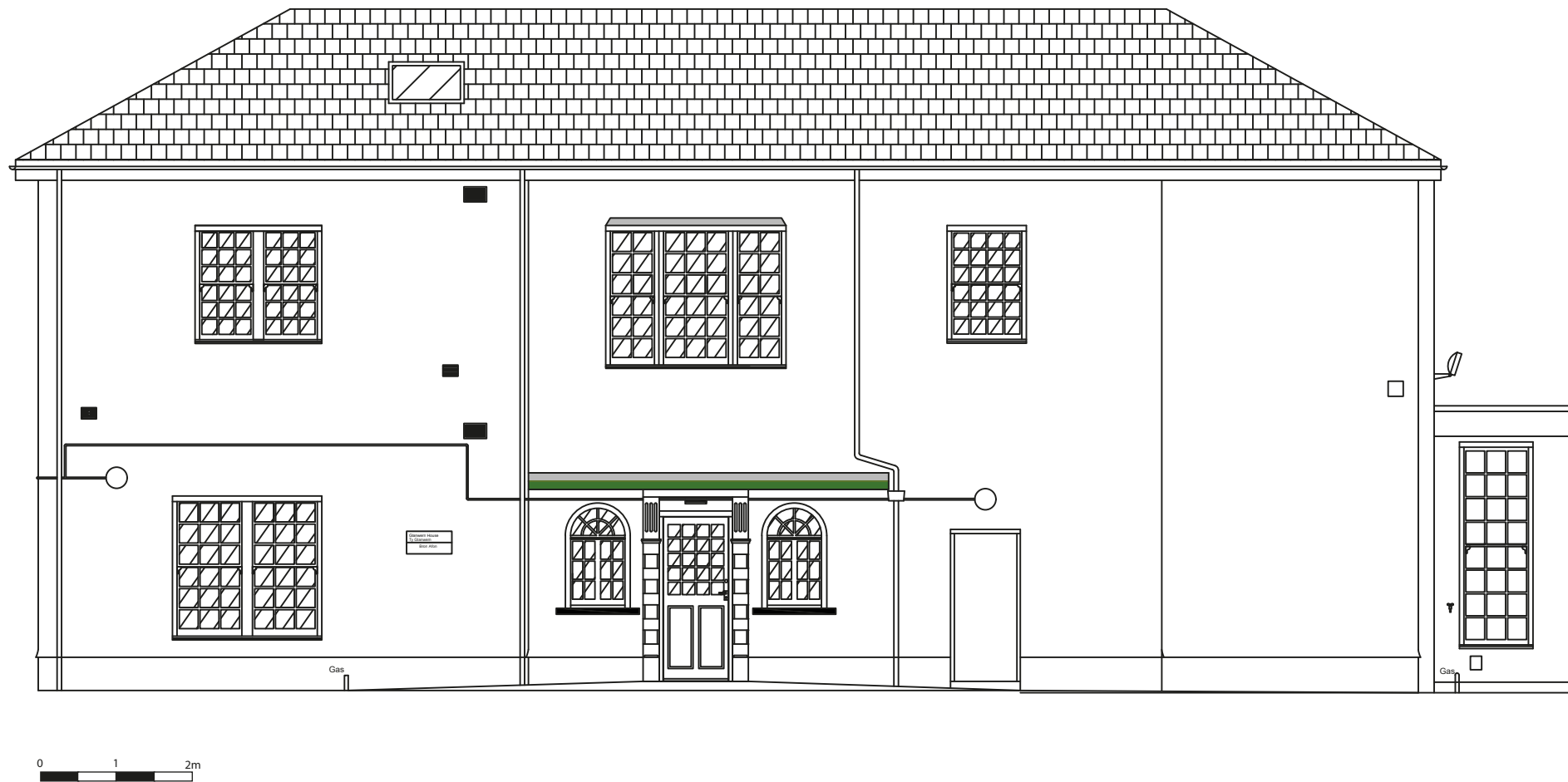


Figure 5. Building's facade.

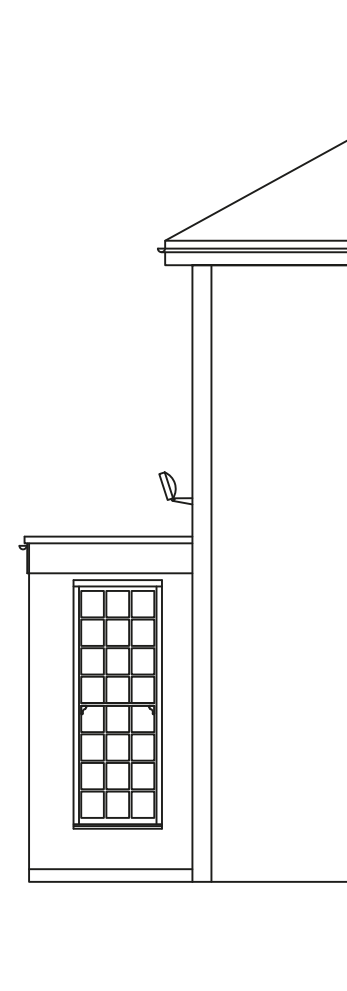
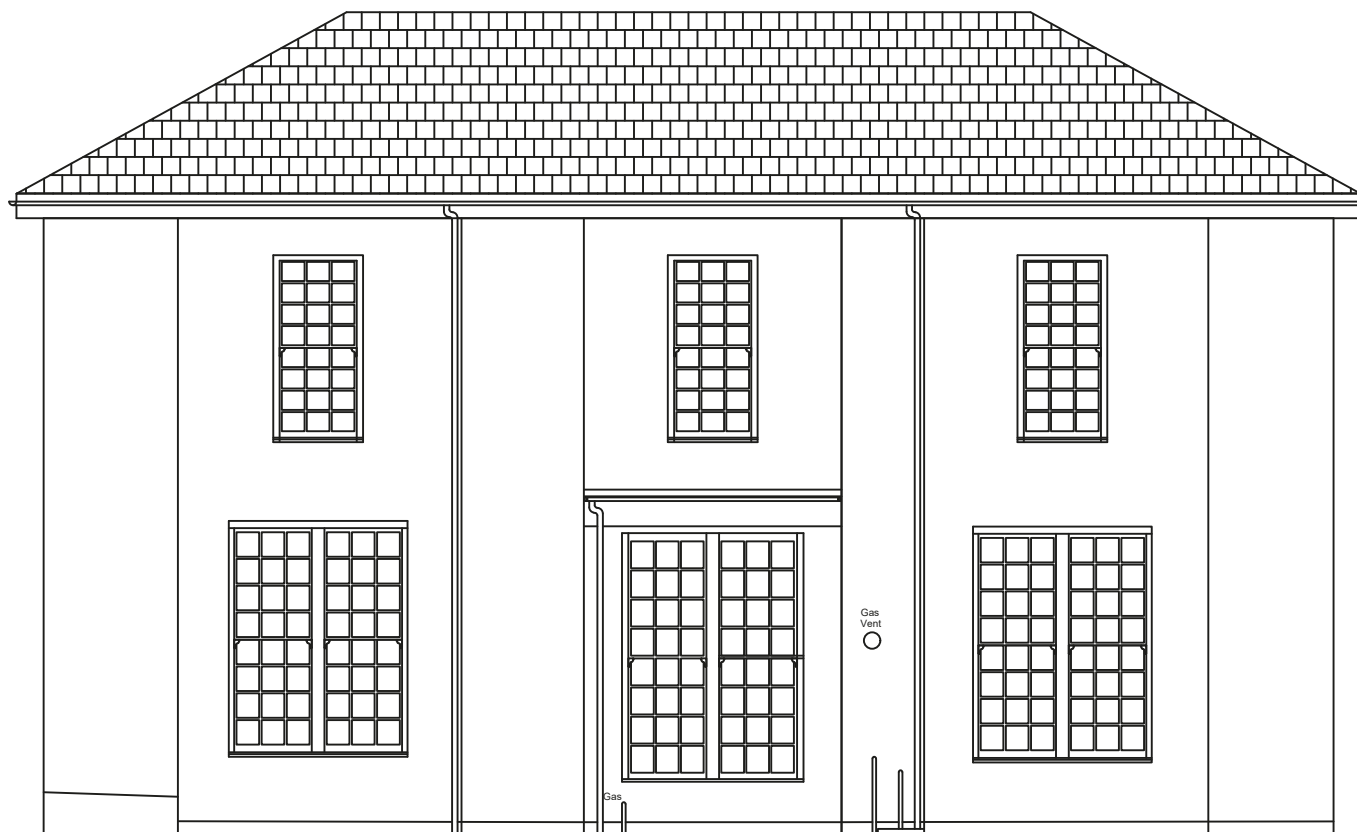


Figure 6. East facing elevation.

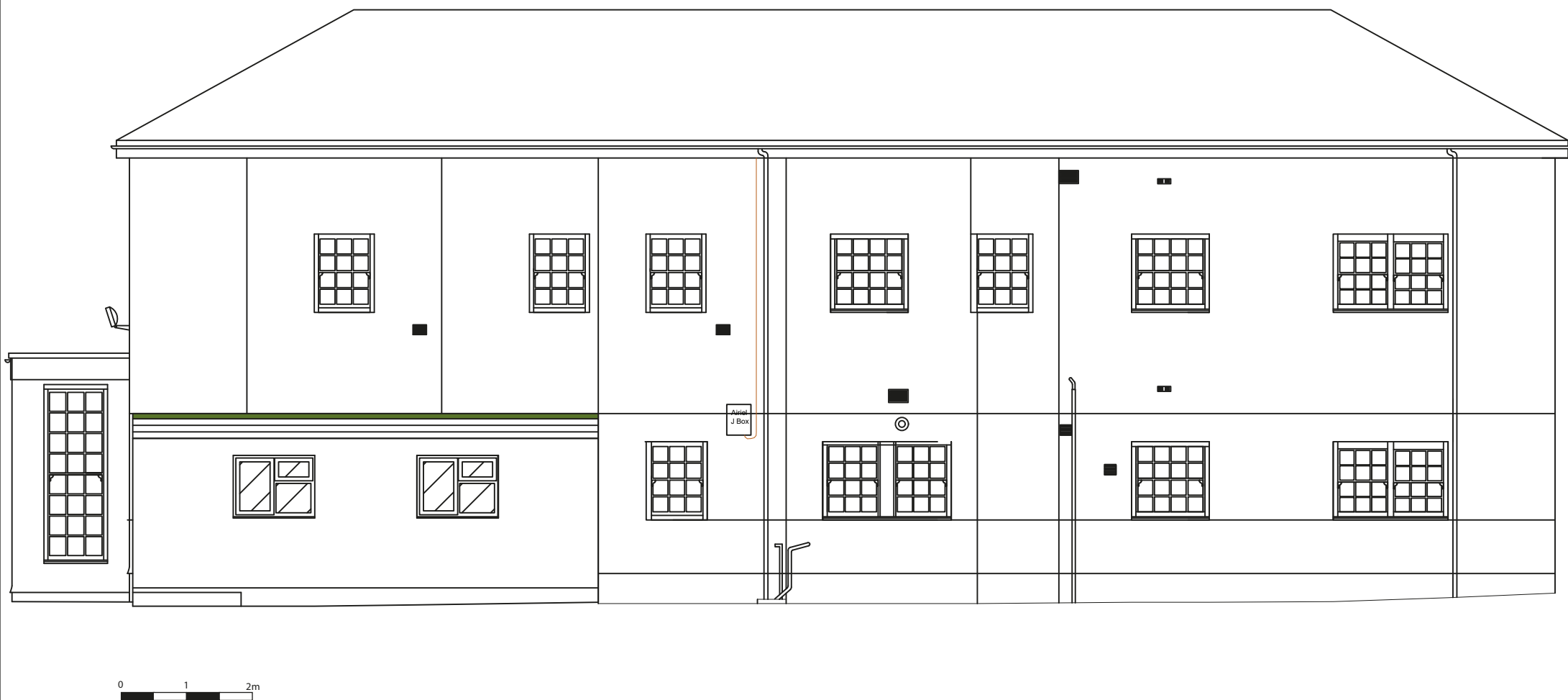


Figure 7. N facing elevation.

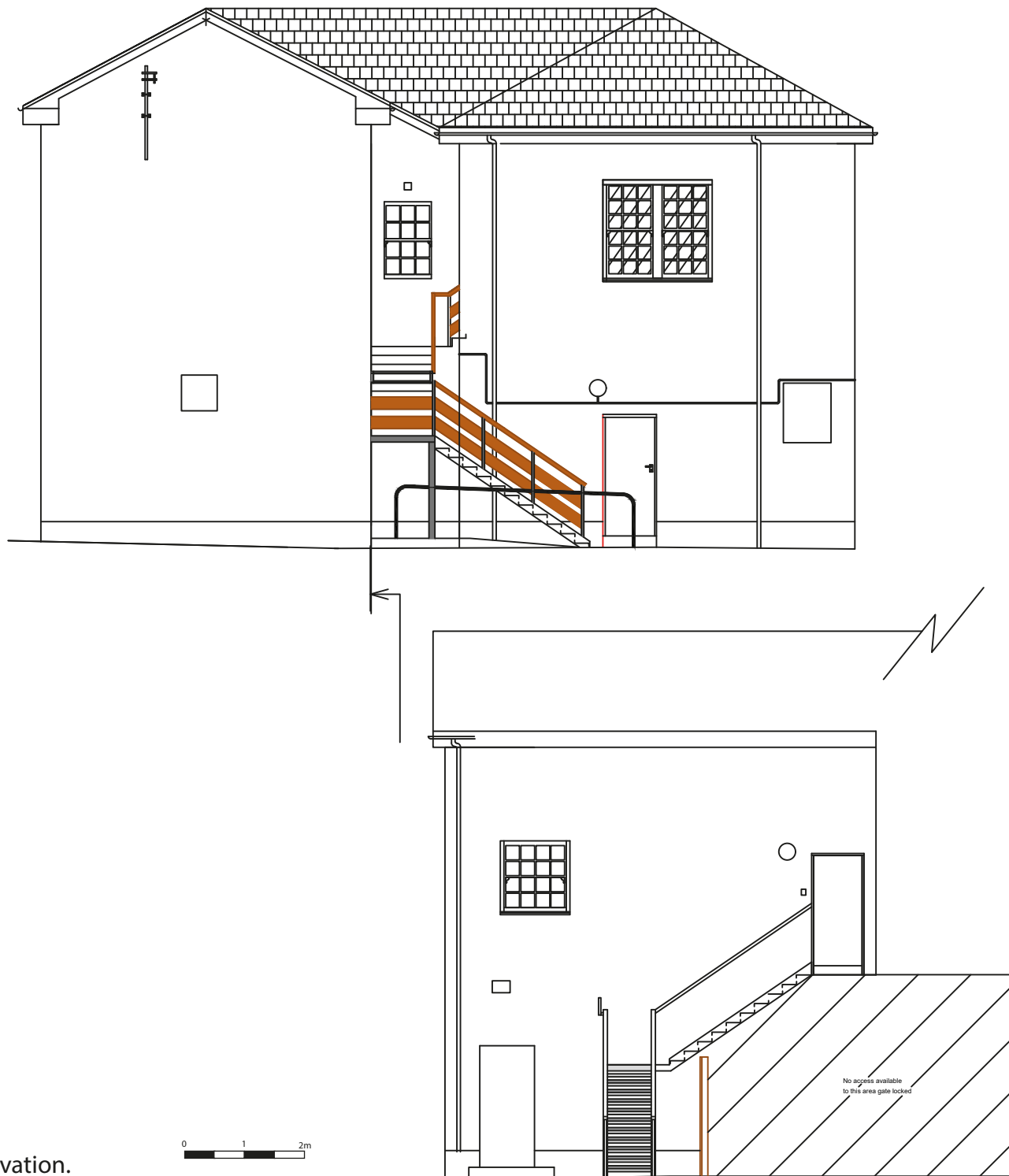


Figure 8. W facing elevation.

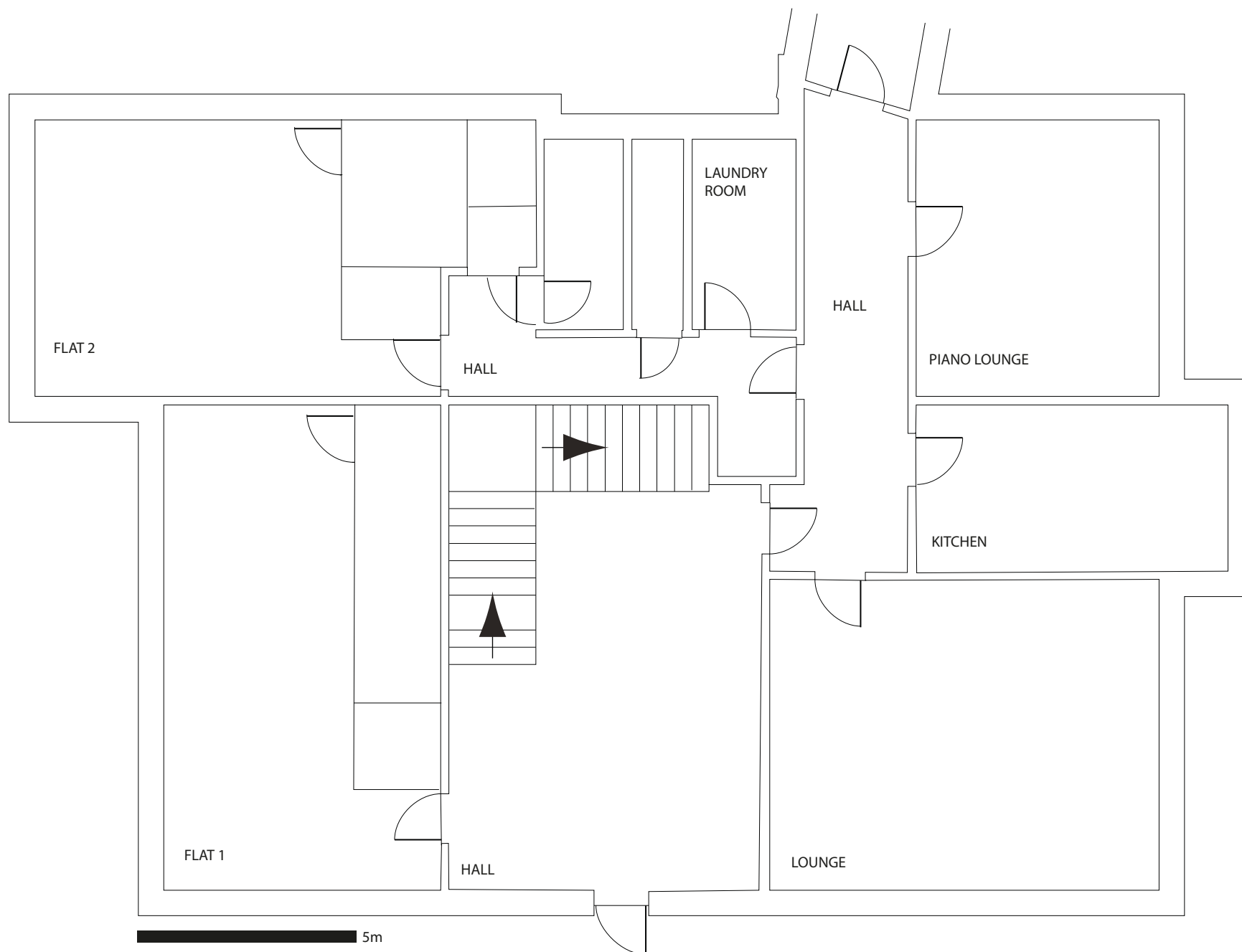


Figure 9. Ground floor.

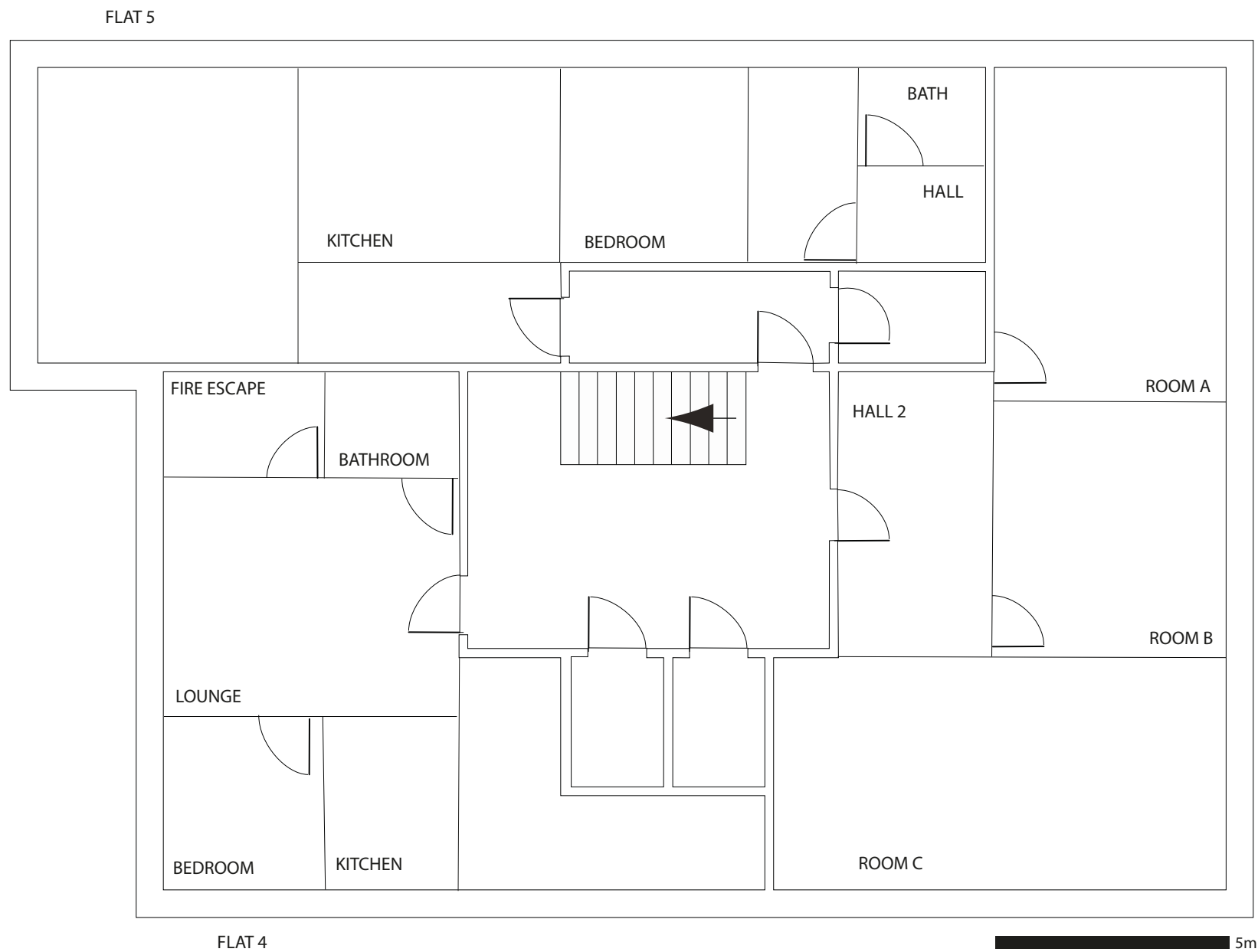


Figure 10. First floor plan

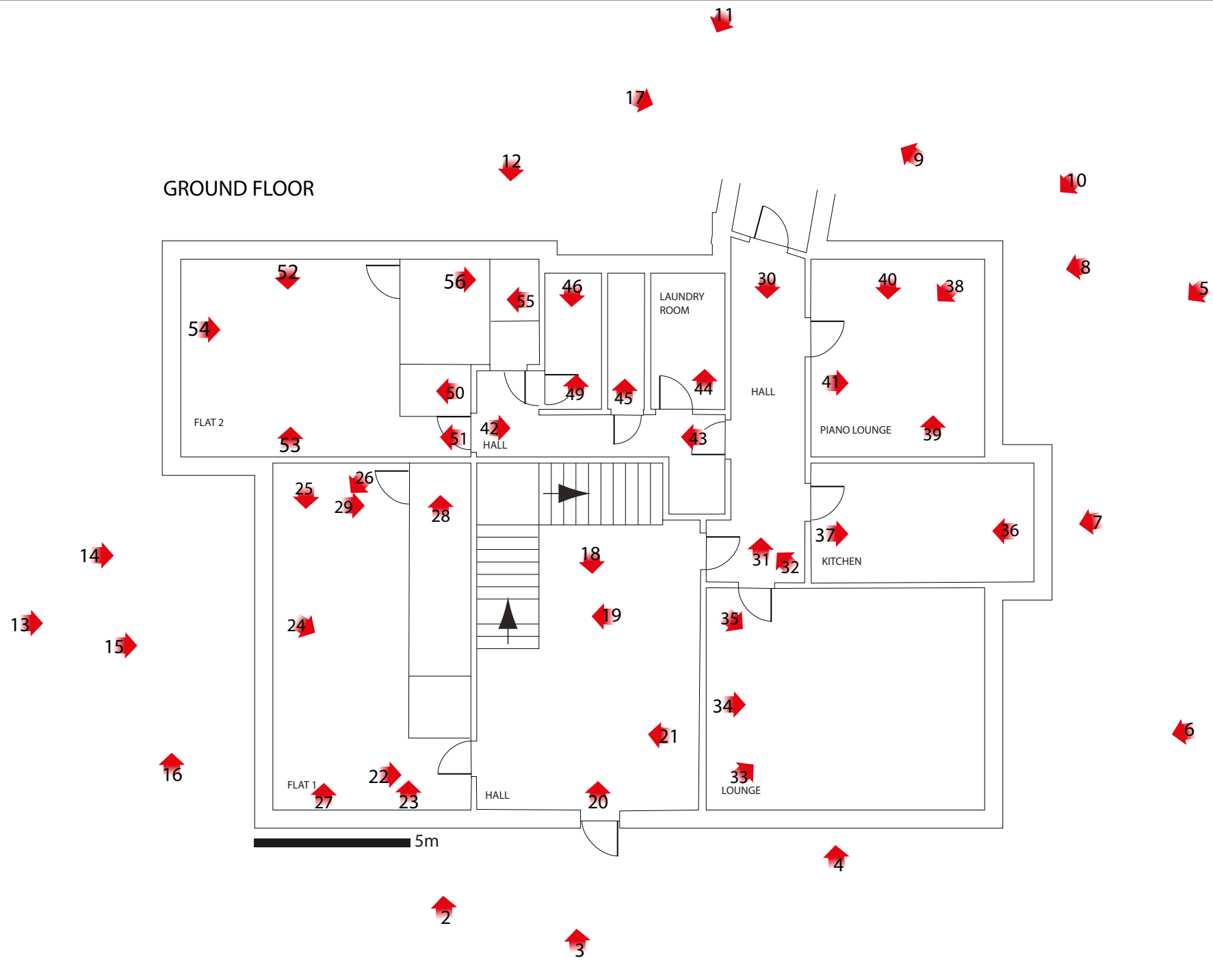


Figure 11. Direction of shot ground floor

FIRST FLOOR

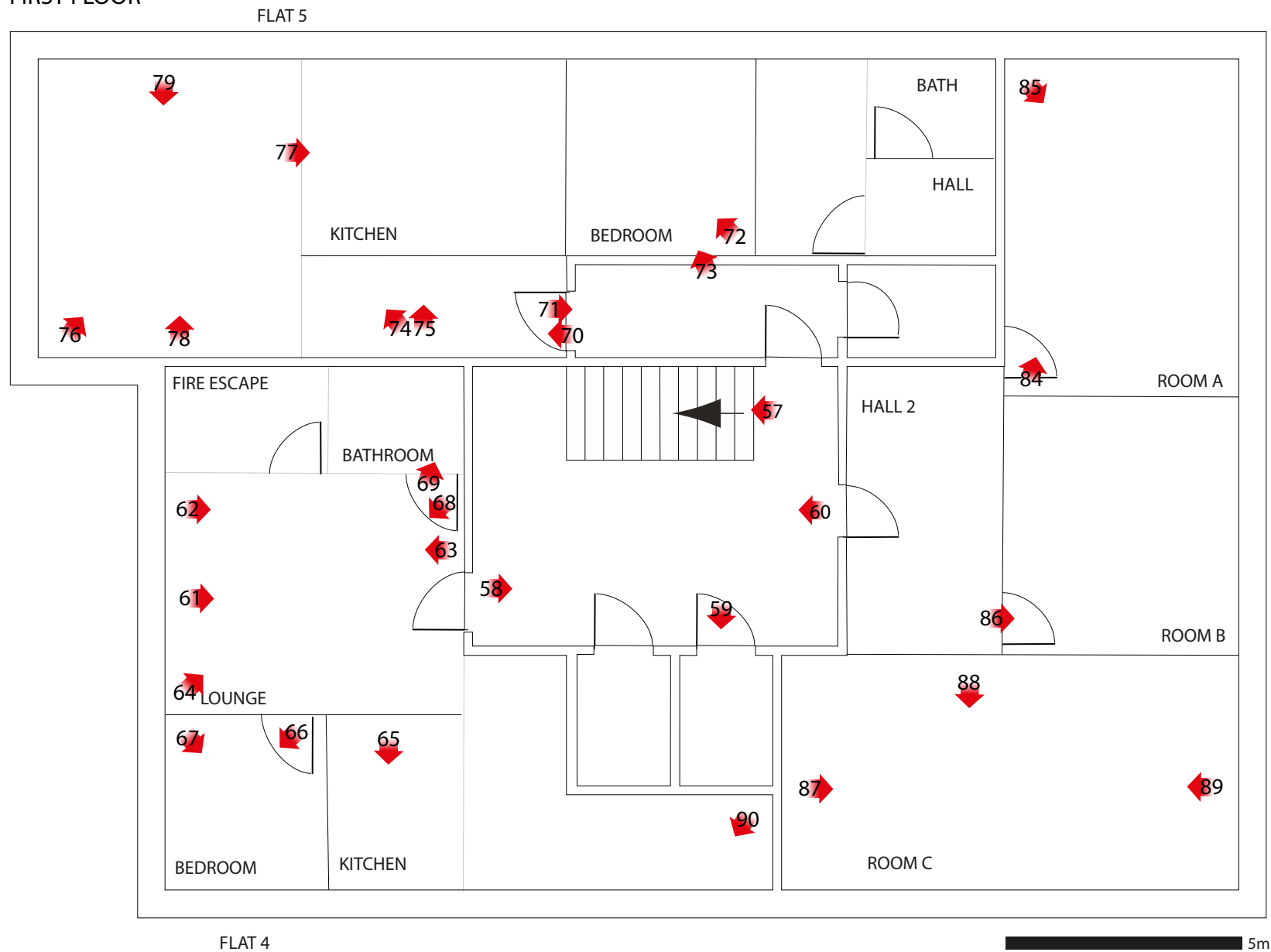


Figure 12. Direction of shot first floor



Plate 1. North-east facing shot of southern elevation. 2x2m scale.



Plate 2. First bay of southern elevation. 2x2m scale.

Plate 3. Central (second) bay of southern elevation with overhanging porch. 2x2m scale.



Plate 4. Third bay of southern elevation. 2x2m scale.



Plate 5. North-west facing shot of eastern elevation. 2x2m scale.



Plate 6. First bay of eastern elevation. 2x2m scale

Plate 7. Second (central) bay of eastern elevation with box bay window. 2x2m scale.



Plate 8. Third bay of eastern elevation. 2x2m scale.



Plate 9. Eastern elevation of corridor extension. 2x2m scale.



Plate 10. Oblique shot facing south which shows eastern and northern elevations. 2x2m scale.



Plate 11. Southern end of northern elevation. 2x2m scale.



Plate 12. Close up of double hung sash window on northern elevation. 2x2m scale.



Plate 13. South-east facing shot of western elevation. 2x2m scale.



Plate 14. Close up shot of L-shaped metal staircase fire escape. 2x2m scale.



Plate 15. View of double hung sash window and blue flush door on western elevation. 2x2m scale.



Plate 16. View of southern facing side of western elevation. 2x2m scale.



Plate 17. Western elevation of extension corridor. 2x2m scale.



Plate 18. View of ground floor entrance hall doorway facing south. 2x2m scale.



Plate 19. Close up of entrance hall's staircase handrails and iron balusters. 1mx0.5m scale.



Plate 20. Staircase of entrance hall leading up to the first-floor landing. 2x2m scale.



Plate 21. View of access into Flat 1 on eastern wall of entrance hall. 2x2m scale.



Plate 22. Entrance hallway of Flat 1. 2m&0.5m scale.



Plate 23. Bathroom of Flat 1. 2m scale.



Plate 24. Doorway into living room/bedroom area of Flat 1 from hallway. 2x2m scale.



Plate 25. North facing wall of flat 1 containing double hung sash windows. 2x2m scale



Plate 26. East facing wall of flat one showing fire escape door. 2x2m scale



Plate 27. Shot showing south and west facing walls with entrance into kitchen on the right. 2x2m scale



Plate 28. South facing wall of kitchen in flat 1 showing window and sink features. 2x1m scale.



Plate 29. West facing wall of kitchen in flat 1 showing modern kitchen features. 2x1m scale.



Plate 30. South-west facing shot of ground floor hallway 1. 2x2m scale.



Plate 31. North-east facing show of ground floor hallway 1 showing access into piano lounge and extension corridor. 2mx1m scale.



Plate 32. North-west facing show of ground floor hallway 1 showing access into hallway 2 and extension corridor. 2x2m scale.



Plate 33. South facing wall of lounge showing exist into hallway 1.2m scale.



Plate 34. West facing wall of lounge showing window and window seats. 2x2m scale.



Plate 35. North facing wall of lounge showing exit outside. 2x2m scale.



Plate 36. Plate 36: South-east facing shot of kitchen showing exit into ground floor hallway 1 and piano lounge to the right. 1mx2m scale.



Plate 37. North-west facing shot of kitchen showing bay window. 1mx2m scale.



Plate 38. Entrance of piano lounge into ground floor hallway 1. 2x2m scale.



Plate 39. Northern wall of piano lounge showing exit into ground floor hallway 1 to the west. 2 x 2m scale.



Plate 40. White fire door on southern wall of piano lounge. 2mx1m scale.



Plate 41. Double hung sash windows on eastern wall of piano lounge. 2x2m scale.



Plate 42. South-east facing shot of ground floor hallway 2. 1mx2m scale.



Plate 43. North-west facing shot of ground floor hallway 2 showing entrance into flat 2. 1mx2m scale.

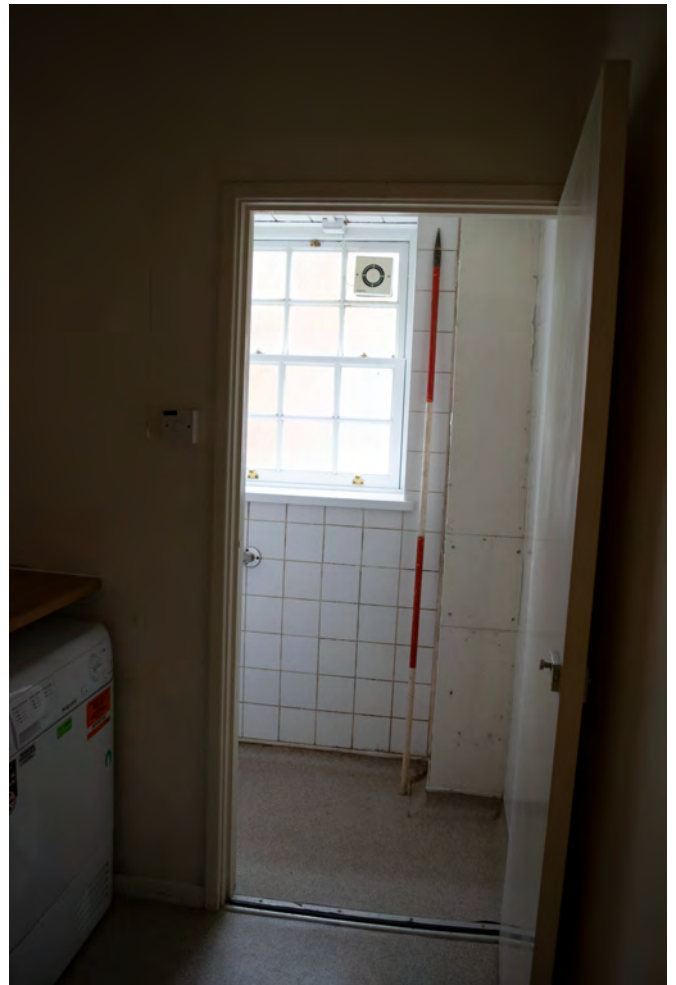


Plate 44. Shot inside laundry room of ground floor hallways 2. 2m scale.



Plate 45. Inside cupboard space of ground floor hallway 2. 2m scale.



Plate 46. Communal toilet access from ground floor hallway 2. 2m scale.



Plate 47. Separate area of bathroom containing toilet. 2m scale.

Plate 48. View inside boiler room located in ground floor hallway 2. 1mx2m scale.





Plate 49. South-east facing shot of small corridor in flat 2. 2mx 0.5m scale.



Plate 50. View into bathroom of flat 2. 2m scale.



Plate 51. Access into living room/bedroom area of flat 2 from small corridor. North-west facing. 2mx0.5m scale.



Plate 52. View of north-facing wall of living room/bedroom area in flat 2. 2x2m scale.



Plate 53. View of south-facing wall of living room/bedroom area in flat 2. 2x2m scale.



Plate 54. Plate 54: View of western-facing wall of living room/bedroom area in flat 2. Showing doorways into kitchen (left) and into small corridor (right).



Plate 55. View of kitchen into living room/bedroom area. 2mx0.5m scale.



Plate 56. View into storage room of kitchen in flat 2. 2mx1m scale.



Plate 57. View looking down the staircase to ground floor. 2mx1m scale.



Plate 58. East facing view of upstairs landing and staircase. 2mx1m scale.



Plate 59. View inside small cupboard on upstairs landing. 2m scale.

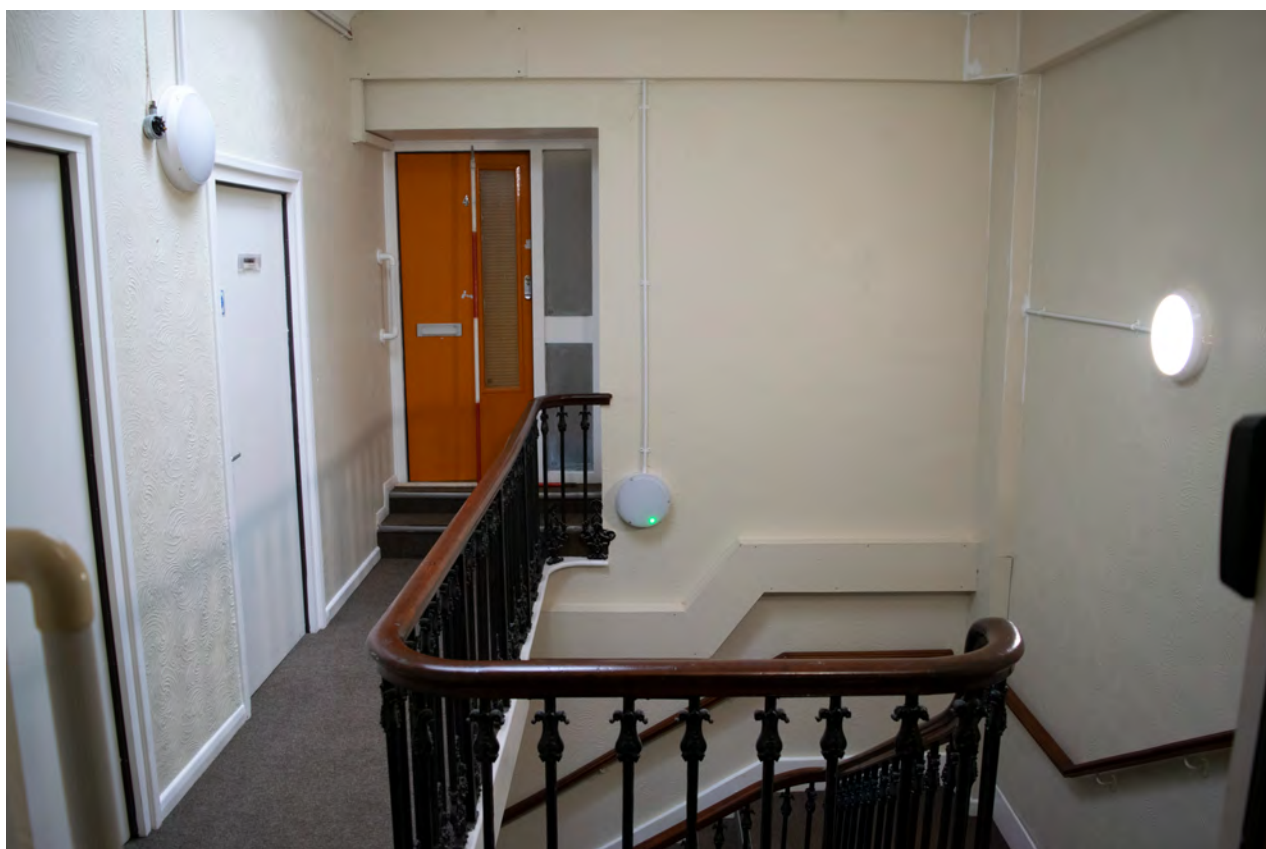


Plate 60. West facing viewing of upstairs landing and staircase. 2mx1m scale.



Plate 61. North-west facing wall of living room in flat 3. 2x2m scale.



Plate 62. North-east facing wall of living room in flat 3. 2x2m scale.



Plate 63. South-east facing wall of living room in flat 3. 2x2m scale.



Plate 64. : South-west facing wall of living room in flat 3. 2x2m scale.



Plate 65. Kitchen in flat 3. 2m scale.

Plate 66. South-west facing view into bedroom of flat 3. 2m scale.

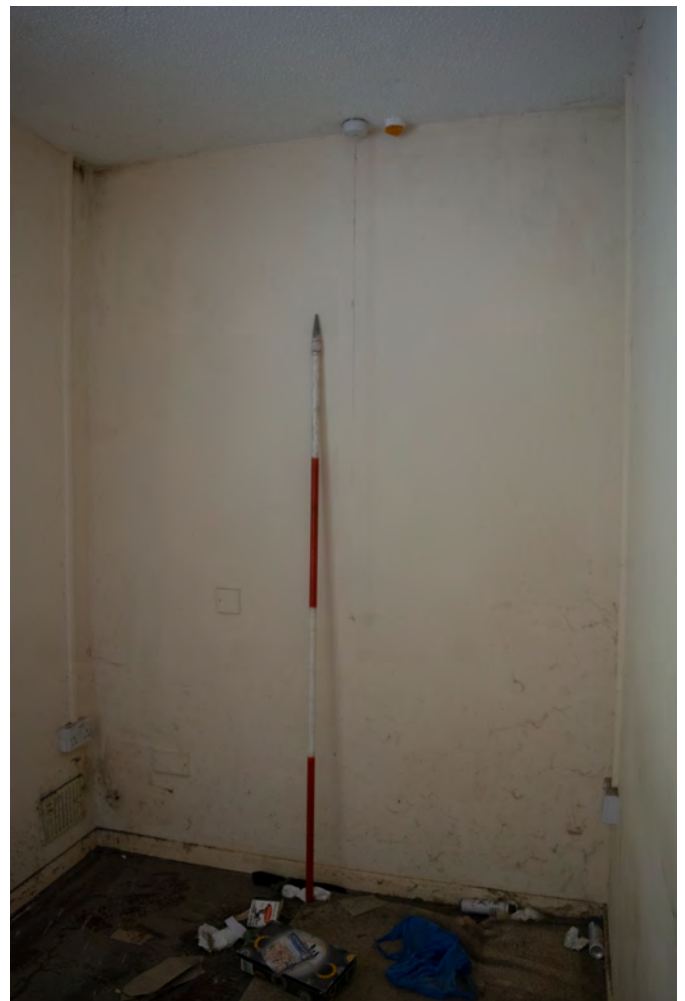




Plate 67. South-east facing wall of bedroom in flat 3.
2m scale.



Plate 68. Walk-in shower area of bathroom in flat 3.
2m scale.



Plate 69. South- east facing wall of bathroom in flat 3. 2m scale.

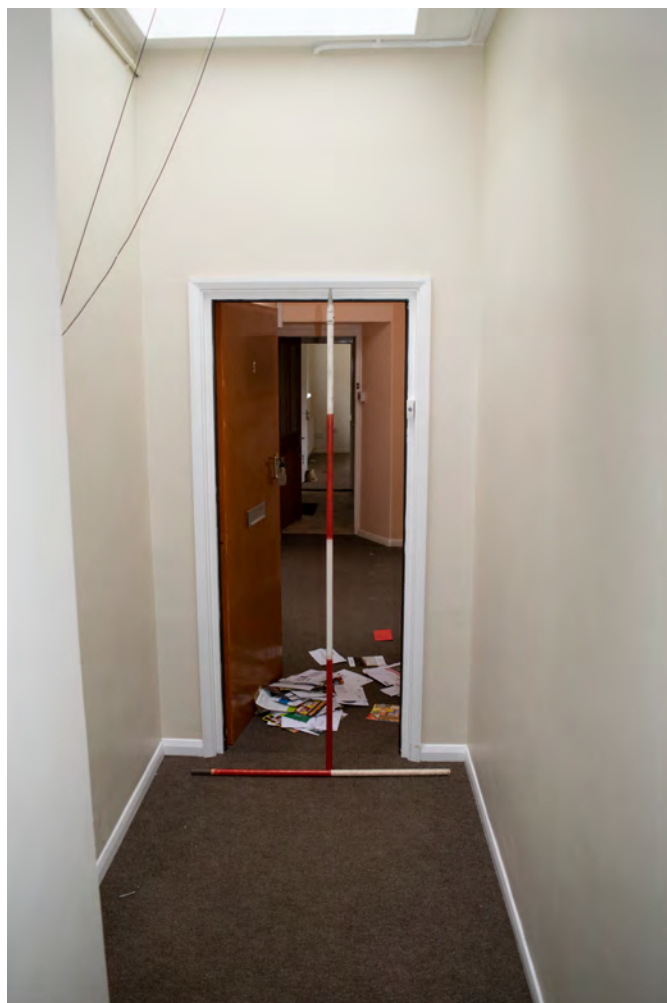


Plate 70. Doorway into flat 4. 2mx1m scale.



Plate 71. View looking down small corridor of flat 4. Entrance into bedroom seen to the left.



Plate 72. View into flat 4 bedroom showing fitted wardrobe and doorway into bathroom.
2x2m scale



Plate 73. North-east wall of bedroom in flat 4. 2x2m scale.



Plate 74. Walk-in shower of bathroom in flat 4. 2m scale.



Plate 75. Toilet area of bathroom in flat 4. 2m scale.



Plate 76. South-east wall of living room in flat 4. 2x2m scale.



Plate 77. View into kitchen of flat 4. No scale.



Plate 78. North-east wall of living room in flat 4. 2x2m scale.



Plate 79. South-west wall of living room in flat 4. 2x2m scale.



Plate 80. South-west facing shot of upstairs hallway. 2mx1m scale.



Plate 81. North-east facing shot of upstairs hallways. 2mx0.5m scale.



Plate 82. Communal Kitchen accessed from upstairs hallways. 2mx1m scale.



Plate 83. Communal bathroom accessed from upstairs hallway. 2mx1m scale.



Plate 84. South-west wall of Room A. 2mx1m scale.



Plate 85. South-east wall of Room A. 2m scale.



Plate 86. South-east wall of Room B. 2mx1m scale.



Plate 87. South-east wall of Room C. 2mx1m scale.



Plate 88. South-west wall of Room C. 2mx1m scale.



Plate 89. North-west wall of Room C showing doorway into L-shaped storage room. 2mx1m scale.



Plate 90. Bay window in L-shaped storage room. 2mx1m scale.

Archaeology Wales

APPENDIX I: Written Scheme of Investigation

Written Scheme of Investigation

Level 3 Building Recording

at

Glan y Wern House, Bryngwyn Road Pontypool Torfaen NP46EP

Prepared For: Becky Davies

Project No: 2937

September 2021



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Figure 1. Location of site

Figure 2. Proposed development design

Summary

This Written Scheme of Investigation (WSI) details a programme of archaeological mitigation that consists of a Level 3 Building Recording of Glan y Wern house, situated within the western area of the development site, to be undertaken by Archaeology Wales (AW) at the request of Becky Davies.

The archaeological building recording will consist of a Level 3 standard according to Historic England Understanding Historic Buildings guidelines. This will be undertaken prior to the commencement of works.

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

1. Introduction & Planning Background

1.1.1. This WSI details the methodology a Level 3 Building Recording to be undertaken specifically on Glan y Wern House in association within the proposed development at the Glanwern House care home complex, Bryngwyn Road, Pontypool Torfaen, NP4 6EP - SO 27787 00587. The associated planning application number is 20/P/0774/FUL.

1.1.2. As part of the pre-planning application consultation Glamorgan Gwent Archaeological Trust (GGAT) provided the following recommendation:

The proposed application also includes the demolition of the 19th century Glan y Wern House and it is considered that this will have a detrimental impact upon the historic environment, resulting in the loss of a building of local historic interest and mitigation will be required.

As a result, in order to preserve Glan y Wern by record we recommend that a survey is made prior to work commencing. We would recommend that this takes the form of a Level 3 survey as set out in "Understanding Historic Buildings: A Guide to Good Recording Practice", Historic England, 2016. The building survey should include; a photographic survey with measured scales and a directional plan, and a supportive written description of the building, to meet best practice for deposition in the Historic Environment Record.

1.1.3. This WSI has been prepared by Irene Garcia Rovira MCIfA of Archaeology Wales Ltd (henceforth - AW) at the request of Becky Davies (henceforth - the client).

1.1.4. 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.

- 1.1.5. 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 ClfA.

2. Site Description

- 2.1.1. The site is situated in a residential area, close to the centre of Pontypool. It comprises of a complex of residential care accommodation which comprises of Glan y Wern house, a 19th century, three storey house with central porch, currently divided into four flats and ancillary accommodation. The house sits to the west of the rest of the care home complex, with woodland to the south.

3. Historical Background

- 3.1.1. Information provided by GGAT in the pre-planning application consultation document indicates that the house was built in the 19th century, with the footprint of the house first displayed on the 1882 First Edition Ordnance Survey map. This map shows the house to have been larger than its current footprint with additional structures or outbuildings present to the north and west of the main building. OS mapping from 1901 and 1920 shows this layout remained until at least 1920.
- 3.1.2. The mapping also indicates that the house was surrounded by open space, bush and mixed woodland to the south and east, which was cleared within the immediate vicinity of the house by the 1901 mapping. Any further archaeological evidence within the vicinity of the site has been considered unlikely to have survived following the disturbance caused by clearance and landscaping of the area during the early 20th century.

4. Objectives

- 4.1.1. This WSI sets out a program of works to ensure that the Building Recording Level 3 will meet the standard required by The Chartered Institute for Archaeologists (ClfA'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).
- 4.1.2. 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.

- 4.1.3. 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.
- 4.1.4. 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.
- 4.1.5. Other recent structures existing on the site will be recorded by means of digital photography.
- 4.1.6. 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

- 5.1.1. The Level 3 Archaeological Building Recording will be undertaken prior to the commencement of works associated with the proposed development. AW will update GGAT-APM with the exact date.

5.2. Report Delivery

- 5.2.1. 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

- 6.1.1. The archaeological works will be conducted according to ClfA's *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2014).
- 6.1.2. The 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. This level of survey is intended to create an analytical record of the building, and will include:
 - Description and photographic record of the exterior and the interior
 - Detailed account of type, construction, form, function

- Phasing
- Past and present use and relationship with setting
- Identification of original timbers
- Conclusions regarding the building's development and use

6.1.3. 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

6.1.4. 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.

6.1.5. A site plan and measured plans of the buildings will be produced. 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.

6.1.6. All features identified will be tied into the OS survey grid and fixed to local topographical boundaries.

6.1.7. Photographs will be taken in digital format with an appropriate scale, using a 12mp camera with photographs stored in Tiff format.

7. Monitoring

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

7.1.2. 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.

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

8. Archive & Reporting Programme

8.1. Site Archive

- 8.1.1. An ordered and integrated site archive will be prepared in accordance with The management of research projects in the historic environment (MORPHE) (Historic England 2006) upon completion of the project.
- 8.1.2. The site archive will be subjected to selection to establish those elements that will be retained for long term curation. The selection strategy will be agreed with all stakeholders and will be detailed in the Selection Strategy and Data Management Plan. The Selection Strategy and Data Management Plan will be prepared in accordance with: Archaeological Archives: Selection, Retention and Disposal Guidelines For Wales (National Panel for Archaeological Archives in Wales, 2019) and the Chartered Institute for Archaeologists Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives (ClfA, 2020).
- 8.1.3. 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).

8.2. Analysis

- 8.2.1. 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 as outlined in Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016): :
- Non-technical summary in English and Welsh
 - A contents list; a list of illustrations or figures.
 - The precise location of the building as an address and in the form of a National Grid reference.
 - A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area). Non-statutory designations (local lists) may be added.

- The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
- A longer summary statement summarising the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners if known.
- An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints. The written Scheme of Investigation will be appended.
- Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced.
- A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
- An account of the building's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
- An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations. An analysis of a circulation pattern or of a decorative or liturgical scheme. An account of any fixtures, fittings, plant or machinery associated with the building, and their purpose. In an industrial building, a sequential account of the way in which materials or processes were handled.
- Any evidence for the former existence of demolished structures or removed plant associated with the building.
- Location plan showing the building/s assessed by the building recording, with all structures and features investigated.
- A discussion of the building's past and present relationship to its setting: its relationship to local settlement patterns or other man-made features in the landscape; its part in a larger architectural or functional group of buildings; its visual importance as a landmark, etc.
- An assessment of the potential for further investigative or documentary work, and of the potential survival of below-ground evidence for the history of the building and its site.
- Copies of other records of the building, including specialist reports (again with any necessary permissions), or a note of their existence and location.
- Any further information from documentary sources, published or unpublished, bearing on any of these matters, or bearing on the

circumstances of its building, designer, craftsmen, ownership, use and occupancy, with a note on the sources of the information.

- Plan and elevation drawings with ground level, ordnance datum and vertical and horizontal scales.

8.3. Reports & Archive Deposition

Report to Client

- 8.3.1. 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).

Additional Reports

- 8.3.2. 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.

Summary Reports for Publication

- 8.3.3. 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.

Notification of Important Remains

- 8.3.4. 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.

Archive Deposition

- 8.3.5. 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.
- 8.3.6. 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.
- 8.3.7. Copies of all reports, the digital archive and an archive index will be deposited with the National Monuments Record, RCAHMW, Aberystwyth.

8.3.8. 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

9.1.1. The project will be managed by Irene Garcia Rovira MCIfA (AW Project Manager) and the fieldwork undertaken by AW staff. Any alteration to staffing before or during the work will be brought to the attention of GGAT-APM and the client.

10. Health & Safety

10.1. Risk Assessment

10.1.1. 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

10.2.1. 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).

10.3. Covid-19 Guidelines

10.3.1. If an AW Staff member believes they are at an increased risk from the virus they are to contact management.

- If anyone is showing symptoms of Covid-19 they are to go home immediately and notify the appropriate people.
- Staff will drive to site in a private vehicle alone or with someone from their household only. If sites require multiple staff members to attend, they will travel separately and will try to avoid the use of public transport (walking, cycling etc).
- Staff will stay at least 2m away from any person, who does not live within their own household, AT ALL TIMES. This includes on site, within office space, in the canteen and all other parts of the compound.

- Staff will wash hands regularly and thoroughly, especially on arriving to site, leaving site and before eating.
- The staff members should take their own food and drink to site.
- Once returning home, appropriate care should be taken to ensure that contamination does not spread (change clothes, shower etc)
- Staff will avoid touching surfaces if possible. If they have to touch a surface, such as a door handle or toilet seat, staff must either wear gloves or wash their hands/ relevant body part with sterilising hand wash immediately afterwards. DO NOT touch your face after touching any surface. Staff should also disinfect surfaces before and after touching. Staff must bring their own sterilising handwash, wipes and gloves and dispose of them safely after use.
- All staff will read, sign, and adhere to the separate AW Covid-19 risk assessment AND Site Operating Procedures for full details and work in accordance with them.
- If any AW staff, contractor, or any other persons on site are not abiding by these rules, the staff member will remove themselves from the risk and contact the Project Manager immediately.

11. Community Engagement & Outreach

- 11.1.1. 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.
- 11.1.2. 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

- 12.1.1. AW is fully insured for this type of work and holds insurance with Aviva Insurance Ltd and Hiscox Insurance Company Limited through Townergate Insurance. Full details of these and other relevant policies can be supplied on request.

13. Quality Control

13.1. Professional Standards

- 13.1.1. AW works to the standards and guidance provided by ClfA. AW fully recognise and endorse ClfA's *Code of conduct, code of approved practice for the regulation of contractual arrangements in field archaeology, the standard and guidance for archaeological building investigation and recording* currently in force. All employees of AW, whether corporate members of ClfA or not, are expected to adhere to these codes and standards during their employment.

13.2. Project Tracking

- 13.2.1. 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

- 14.1.1. 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

British Geological Survey, 2021.

http://mapapps.bgs.ac.uk/geologyofbritain/home.html?&_ga=2.134993009.1099046521.1612947201-2012226724.1601977855

Chartered Institute for Archaeologists, 2014 (updated 2020). Standard and guidance for the archaeological investigation and recording of standing buildings or structures.

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Welsh Archaeological Trusts, 2018. Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)

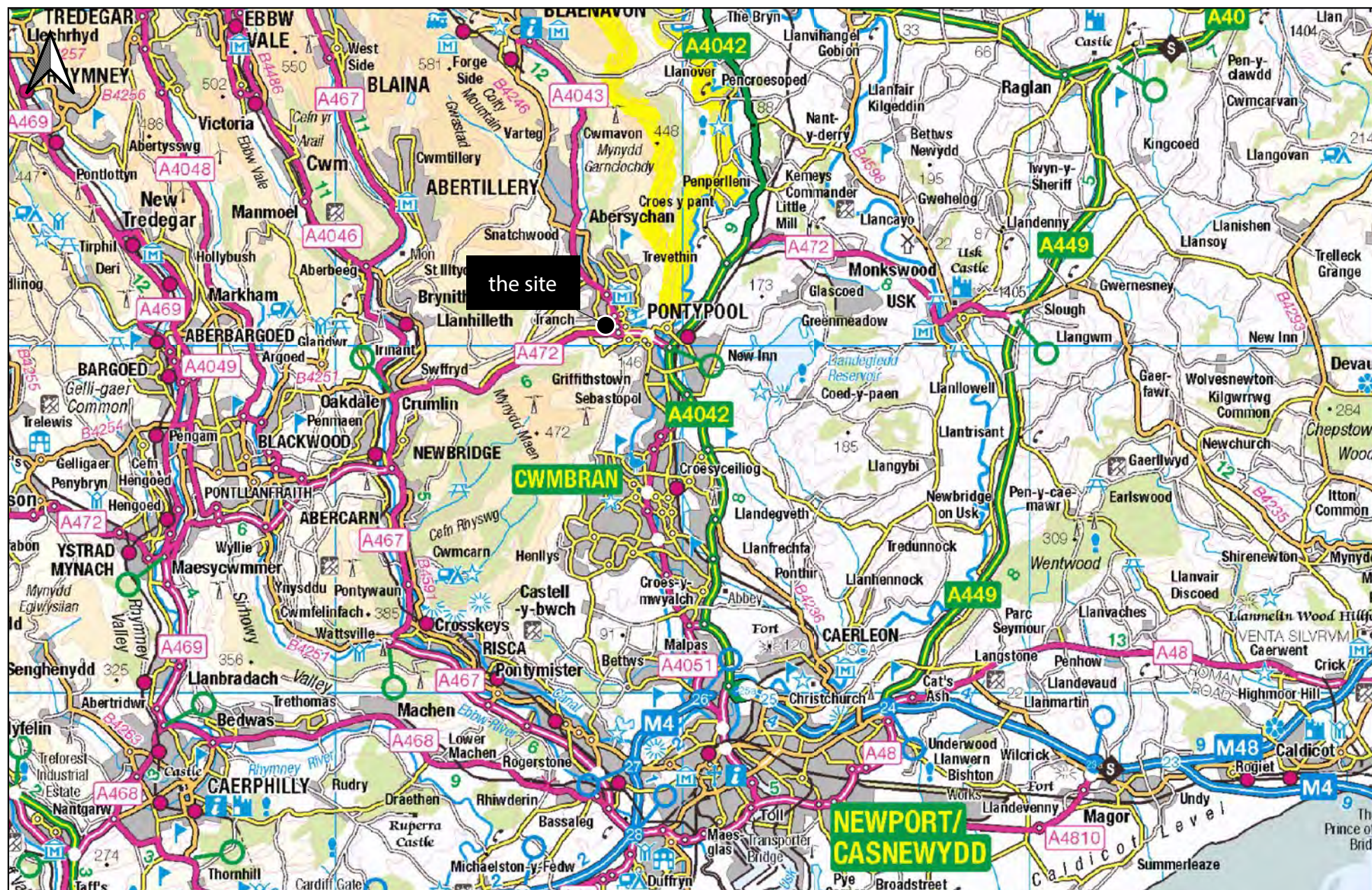


Figure 1. Site location.



SITE LAYOUT
Scale 1:250



SITE SECTION A-A

KEY SCHEDULE
REFER TO BOUNDARY TREATMENTS DRAWING & LANDSCAPING SCHEDULE FOR FURTHER DETAIL

- DENOTES SITE APPLICATION BOUNDARY
- - - DENOTES 1800MM HIGH TREATED CLOSE BOARDED FENCE
- - - DENOTES 900MM HIGH GALVANISED BALL TOP STYLE CAPPING RAILINGS
- DENOTES > 0.5m HIGH RETAINING WALL
- DENOTES > 1m HIGH RETAINING WALL
- DENOTES min PARKING BAYS IN TOBERMORE HYDROPAVE PEDESTA SYSTEM - COLOUR: HEATHER
- DENOTES AREA IN TOBERMORE HYDROPAVE PEDESTA BLOCK PAVING SYSTEM TO ADOPTABLE STANDARDS - COLOUR: CHARCOAL
- DENOTES AREAS OF P.C CONC. PAVING SLABS TO FORM PATIO AREAS AND 900MM MIN FOOTPATHS TO CURTLAGE OF REAR HOUSES / 1200MM WIDE TO TO CURTLAGE OF FLATS
- DENOTES 5.5M MIN WIDE ACCESS ROAD IN TOBERMORE HYDROPAVE PEDESTA BLOCK PAVING SYSTEM TO ADOPTABLE STANDARDS - COLOUR: GREY - REFER TO ENGINEER DRAWINGS FOR FULL DETAILS
- DENOTES 2.0M / 1.0MIN WIDE FOOTPATHS IN TOBERMORE HYDROPAVE PEDESTA BLOCK PAVING SYSTEM TO ADOPTABLE STANDARDS - COLOUR: DARK GREY TO ADOPTABLE STANDARDS - REFER TO ENGINEER DRAWINGS FOR FULL DETAILS
- DENOTES AREAS OF LANDSCAPE INCORPORATING SHRUBS/NATIVE SHRUB SPECIES AS PER LANDSCAPING SCHEDULE
- DENOTES AREAS OF TURFED GRASS TO REAR GARDENS OF HOUSES AND FRONTING SITE BOUNDARY
- DENOTES AREAS OF TURFED GRASS FRONTING SITE BOUNDARY
- DENOTES 1.8M HIGH - 900MM WIDE STEEL FRAMED GATES AND POSTS WITH TIMBER CLADDING TO MATCH SURROUNDING FENCING WITH A SBD STANDARD KEY OPERATED SECURITY LOCK, IN COMPLIANCE WITH BS8300 - NOTE GATE TO BE SIMILAR HEIGHT TO ADJACENT WALL/GATE IF APPLICABLE. SUFFOLK LATCH / SLIDING BOLT TO INNER FACE.
- DENOTES 1100MM HIGH METAL BALL TOP PARKING SECURITY GATES. GATES TO PROVIDE MIN 2.4M BETWEEN POSTS WHEN IN OPEN POSITION. SBD APPROVED LOCKING AND LASP SYSTEM - (REFER TO CLIENTS SPEC ALSO)
- DENOTES 2.9M DIAMETER ROTARY DRYER SET IN CONCRETE. - PROVIDING 4M MIN. OF LINE FOR 1 & 2 BED DWELLINGS, 6M MIN. FOR 3 BED DWELLINGS
- DENOTES 2NO. 0.8 X 0.8M CONCRETE HARDSTANDING FOR 2NO. 240LTR WHEELIE BIN (GENERAL & GARDEN WASTE)
DENOTES 2NO. 520 X 400 RECYCLING BOXES
DENOTES 1NO. FOOD CADDY & BAG FOR PLASTIC RECYCLING
- DENOTES 1500 X 2200MM ROBUST TREATED TIMBER FRAMED SHED WITH 1NO. SHEFFIELD OR SIMILAR TYPE STEEL FRAMED BIKE RACK, BOLTED TO 150MM THICK CONCRETE BASE - PROVIDING SPACE FOR 1NO BICYCLE AND 1M² GARDEN STORE SPACE. PERMANENT LOCK TO BE PROVIDED TO SHED DOOR, CONFORMING TO BS 3621:2004
- DENOTES NEW TREE PLANTING (REFER TO LANDSCAPE DRAWING FOR TYPES AND SCHEDULES)
- DENOTES EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWING FOR TYPES AND SCHEDULES)
- DENOTES EXISTING TREE TO BE REMOVED (REFER TO LANDSCAPE DRAWING FOR TYPES AND SCHEDULES)
- DENOTES WINDOWS TO OVERLOOK CAR PARK SPACES
- DENOTES POSITION OF IBSTOCK OR SIMILAR SWIFT BOX IN SMOOTH RED - TO BE INSTALLED AT MIN. 5M FROM EXTERNAL GROUND LEVEL - TO BE APPROVED BY LOCAL AUTHORITY.
- DENOTES POSITION OF IBSTOCK BAT BRICK (TYPE A) OR SIMILAR - REFER TO INDIVIDUAL ELEVATIONS FOR EXACT LOCATION - TO BE APPROVED BY LOCAL AUTHORITY
- DENOTES POSITION OF PROPRIETARY TAWNY OWL BOXES TO BE LOCATED WITHIN EXISTING TREE BELT - REFER TO ECOLOGISTS REPORT FOR ACTUAL LOCATIONS

LTH DENOTES 'LIFE TIME HOME' COMPLIANT PARKING SPACE

PLOT SCHEDULE			
PLOT NO.	DWELLING TYPE	GROSS INTERNAL FLOOR AREA (M ²)	GARDEN AREA (M ²)
01	2 PERSON 1 BEDROOM FLAT	50	105
02	2 PERSON 1 BEDROOM FLAT	50	
03	2 PERSON 1 BEDROOM FLAT	50	
04	2 PERSON 1 BEDROOM FLAT	50	48.
05	4 PERSON 2 BEDROOM HOUSE	83	
06	4 PERSON 2 BEDROOM HOUSE	83	
07	4 PERSON 2 BEDROOM HOUSE	83	47
08	4 PERSON 2 BEDROOM HOUSE	83	
09	4 PERSON 2 BEDROOM HOUSE	83	
10	5 PERSON 3 BEDROOM HOUSE	94	55

PLOT SCHEDULE			
4 PERSON 2 BEDROOM HOUSE TYPE (DQR - 83m.sq)	-	-	-
5 PERSON 3 BEDROOM HOUSE TYPE (DQR - 93m.sq)	-	-	1
2 PERSON 1 BEDROOM FLAT TYPE (DQR - 50m.sq)	-	-	4
TOTAL		-	10

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A0 DRAWING SHEET

Do not scale from this drawing
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Revisions	Scale	Revision	Date	Checked
REV P1 JUN 20 REV P2 JUL 21 REV P3 JUL 21 REV P4 NOV 20 REV P5 JAN 21 REV P6 MAR 21 REV P7 OCT 20 REV P8 OCT 20 REV P9 APR 21 REV P10 APR 21 REV P11 SEP 21	1:250 @ A1	P12	Jan 20	KWL

Drawing Purpose	Drawing No	Client	Job Title
PLANNING	LT2001.04.01	Bron Afon HA	Glanvern House, Pontypool

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