

**CPAT Report No. 1789**

# **Lletty Maengwyn, Abermule, Powys**

**Building Survey**



**YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS  
CLWYD-POWYS ARCHAEOLOGICAL TRUST**



Client name: Elizabeth and Bob Broadhead  
CPAT Project No: 2528  
Project Name: Lletty Maengwyn, Abermule  
Grid Reference: SO 1520 9574  
County/LPA: Powys  
Planning Application: 21/0043/FUL  
CPAT Report No: 1789  
HER Enquiry No: N/A  
Event PRN: 140366  
Report status: Final

Prepared by:	Checked by:	Approved by:
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29 March 2021	31 March 2021	31 March 2021

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with the Chartered Institute for Archaeologists

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## Summary

In March 2021 the Clwyd-Powys Archaeological Trust carried out a building survey on behalf of the owners at Lletty Maengwyn, Abermule, Powys, in connection with a planning application for the demolition of the house, which had been subject to a fire.

The building survey comprised a written description and photographic survey of the building, combined with the use of existing site plans to produce a building survey to the equivalent of an Historic England level 2 building survey. The results demonstrated that the building had originally been a half-timbered house, possibly constructed in either the 17<sup>th</sup> or 18<sup>th</sup> century, but that only a portion of the original timber frame remained after the house had been the subject of major rebuilding work in both the 19<sup>th</sup> and 21<sup>st</sup> centuries.

The last phase of rebuilding was subject to a planning application and had taken place in about 2004, when the house was extended and all original internal features removed. A new roof and floors were constructed around steel girders that were attached to the shell of the house as it would have been in the later 19<sup>th</sup> century.

## Crynodeb

Ym mis Mawrth 2021 cynhaliodd Ymddiriedolaeth Archeolegol Clwyd-Powys arolwg adeilad ar ran perchnogion Lletty Maengwyn, Abermule, Powys, mewn cysylltiad â chais cynllunio ar gyfer dymchwel y tŷ, a oedd wedi bod yn destun tân.

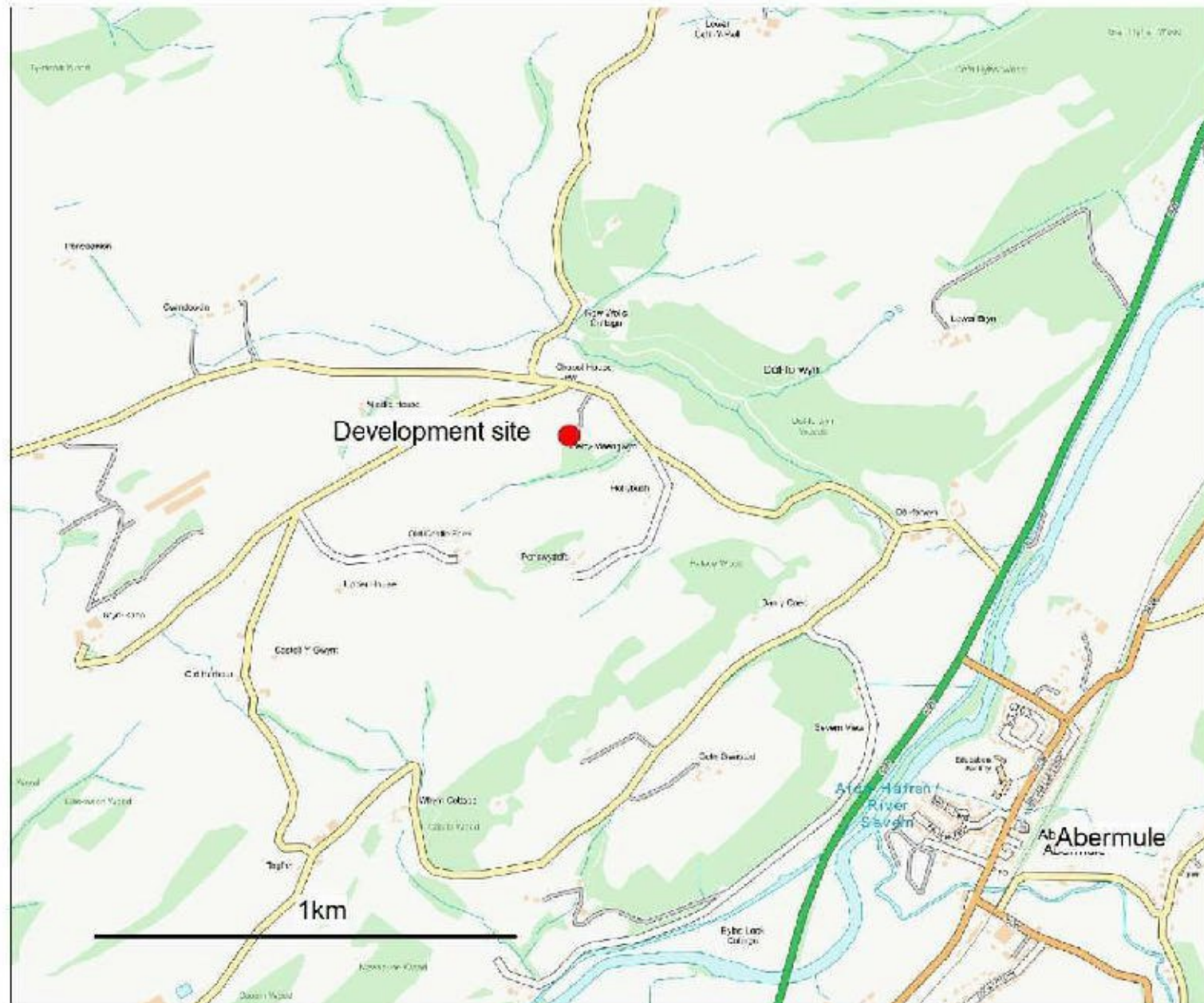
Roedd yr arolwg adeiladau yn cynnwys disgrifiad ysgrifenedig ac arolwg ffotograffig o'r adeilad, ynghyd â defnyddio cynlluniau safle presennol i gynhyrchu arolwg adeilad sy'n cyfateb i arolwg adeilad lefel 2 Historic England. Dangosodd y canlyniadau fod yr adeilad wedi bod yn dŷ hanner pren yn wreiddiol, a adeiladwyd o bosibl naill ai yn yr 17eg neu'r 18fed ganrif, ond mai dim ond cyfran o'r ffrâm bren wreiddiol oedd ar ôl ar ôl i'r tŷ fod yn destun gwaith ailadeiladu mawr yn y ddau 19eg a'r 21ain ganrif.

Roedd cam olaf yr ailadeiladu yn destun cais cynllunio ac wedi digwydd tua 2004, pan estynnwyd y tŷ a thynnwyd yr holl nodweddion mewnol gwreiddiol. Adeiladwyd to a lloriau newydd o amgylch gwregysau dur a oedd ynghlwm wrth gragen y tŷ fel y byddai wedi bod ar ddiwedd y 19eg ganrif.



# 1 Introduction

- 1.1 The Field Services Section of the Clwyd-Powys Archaeological Trust was engaged by Elizabeth and Bob Broadhead to undertake an archaeological building survey in connection with a planning application (21/0043/FUL) for the demolition of the house at Lletty Maengwyn, Abermule, Powys (Fig. 1; NGR SO 1520 9574) and erection of a replacement dwelling. The house had been subject to a fire and it was this that had prompted the planning application for its demolition.



*Contains Ordnance Survey data © Crown copyright and database right 2018*

*Fig. 1: Location of Lletty Maengwyn*

- 1.2 The response to the application by Mark Walters, who provides advice to Powys County Council on archaeological matters related to planning, was that a building survey would be required. The wording of the response was as follows:

No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The survey will be completed by a professional archaeological contractor. The programme of building analysis and recording must meet the standards

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laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the resulting report should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record and a copy of the report and whole project archive should also be sent to the National Monuments Record, RCAHMW

Reason:

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

- 1.3. The nature of the work to be undertaken was detailed in a written scheme of investigation (WSI) that was approved by Mark Walters and is reproduced in Appendix 1 of this report. The house had been the subject of a planning application in 2004 relating to alterations and the construction of an extension (Ref WPPF/2004/0191) and evidence of this work, possibly unfinished, was clearly evident when the building was examined on 15 March 2021.

## **2 Historical Background**

- 2.1. This section provides a brief summary of the history of the dwelling from readily available sources, to enable the findings of the assessment to be placed in a wider context. It is possible that some earlier cartographic sources are available but these could not be accessed owing to the impact of coronavirus restrictions on the relevant repositories.
- 2.2. The earliest depiction of the house and buildings that could be accessed was on the Ordnance Surveyors drawing of 1817, though both this and the resulting old series Ordnance Survey 1 inch: 1 mile map of 1836 are at too small a scale to see any detail.
- 2.3. The Bettws Tithe map of 1840 (Fig. 2) shows that the house was called 'Thimble Hall' at the time and is described as a tenement, occupied by Richard Williams and owned by the Powis Estate. The name suggests that this was a rather small building to be described as a hall and may have been a tongue-in-cheek reference to its size. The building appears to be rectangular and aligned approximately north/south, with what could have been a small extension to the east. Only a short time later, in 1853, there is a documentary reference to 'Thimble Hall' whereby a life interest in the property was sold by the Glansevern Estate to Richard Rogers, the then occupier.
- 2.4. The first accurate depiction of the house is on the first edition Ordnance Survey mapping of 1886 (Fig. 3), where it is called 'Lletty-llwyd', the name 'Lletty-maen-gwyn' being used for another building to the north of the public road. It seems clear from this map that there were additional structures appended to its north and south ends. Some of these must have had an agricultural function as there were no detached buildings present that would have been large enough to fulfil the usual requirements of a farmstead. These additions would no doubt post-date the original building. By the time the second edition mapping was produced in 1902 (Fig. 4), a detached building had been added to the farmstead to the north of the house and on a different alignment, though the main building seems to have stayed broadly the same.





Fig. 2: Bettws Tithe map of 1840

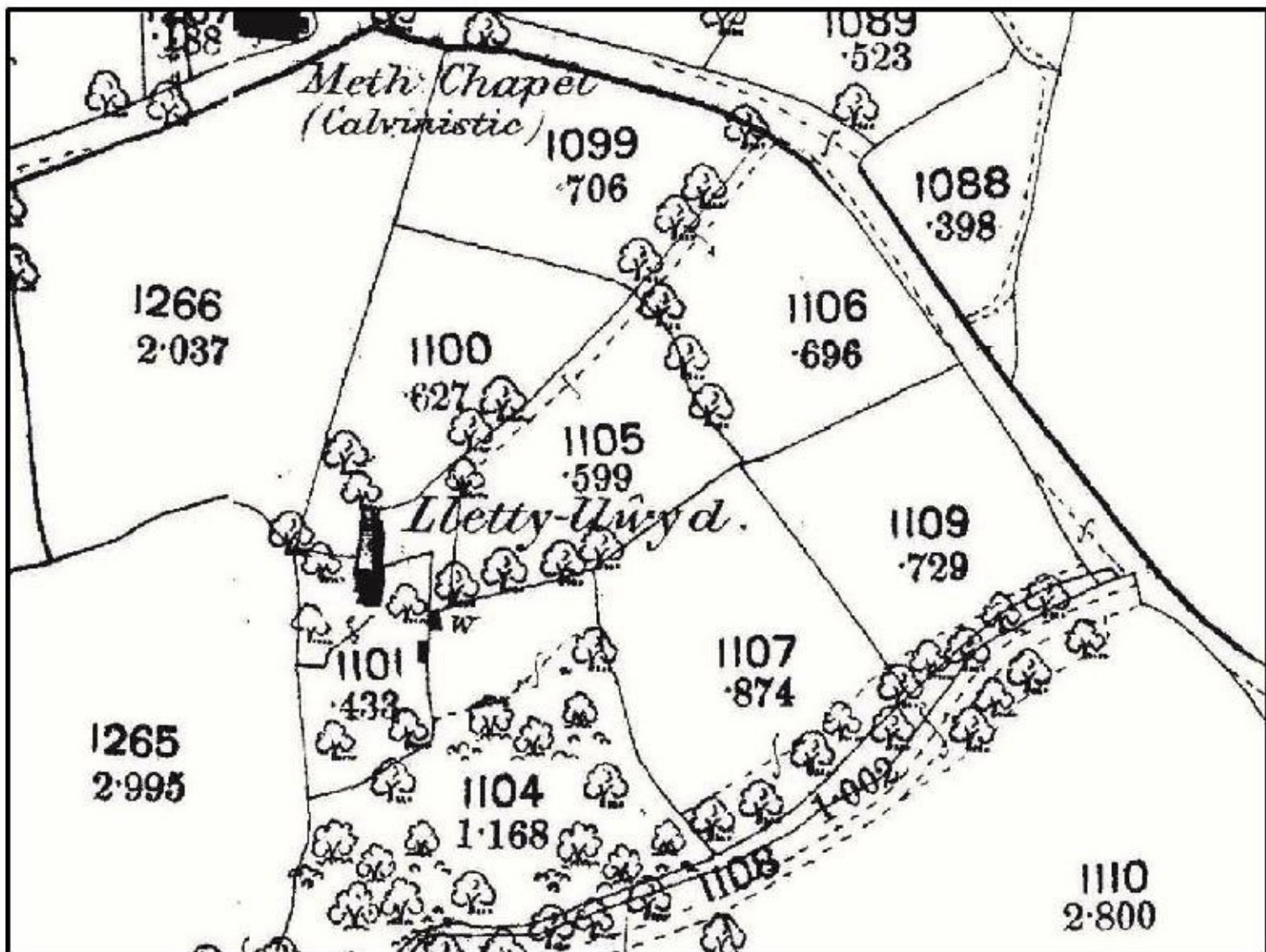


Fig. 3: First edition Ordnance Survey 1:2500 map of 1886



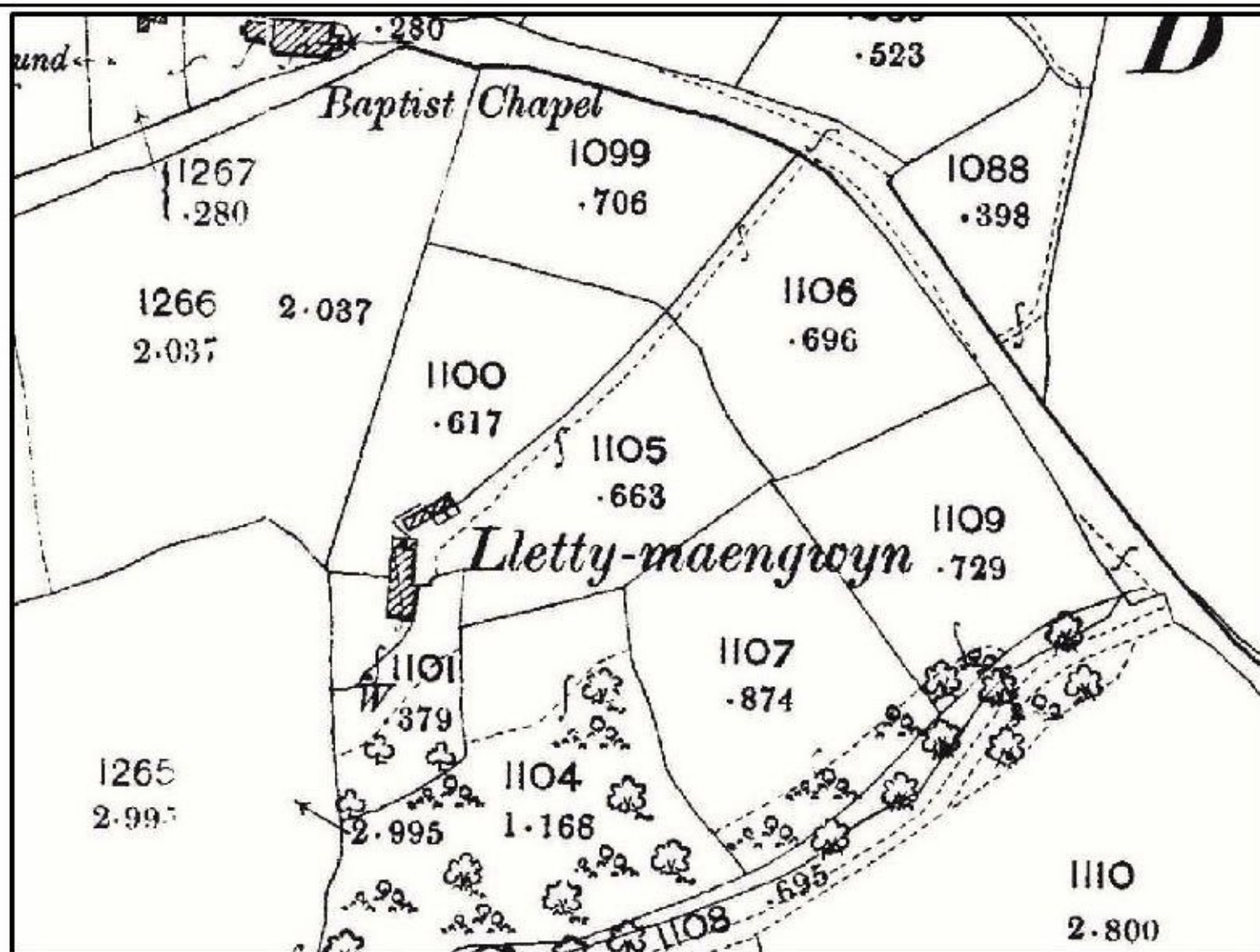


Fig. 4: Second edition Ordnance Survey 1:2500 map of 1902

- 2.5. When the provisional edition of the Ordnance Survey 1:10560 mapping was produced in 1952 (not reproduced), the additional building seems to have been joined up to the main range, but no other changes are apparent.

### 3 Building Survey

- 3.1. The site recording was carried out on 15 March 2021 in accordance with the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2020)* and to a level equivalent to an Historic England Level 2 Building Survey (Historic England 2016). The plans and photographs to which the following text refers are reproduced in Appendices 2 and 3, respectively, at the end of this report.

#### General

- 3.2. It was clear that the structure of the dwelling at the time of the survey had been substantially modified in relatively recent times and it is now understood that this was in relation to alterations and an extension that commenced in 2004 (see Figs 62-63), though it does not seem that these works were completed. Any possibility of determining the interior arrangement and the location of the entrance was lost in this process as all internal features were removed. Despite this, a series of phases were still evident within the fabric of the building and these will be dealt with separately, in as much as that is possible, below.

#### The original house

- 3.3. The original house was no doubt of half-timbered construction, based on a box frame of two panels in height along the sides and with end (north and south) walls of the same design,



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having queen post trusses supporting the steeply-pitched roof (see Figs. 5, 23, 38), and with the whole resting on a plinth formed by sleeper walls (Fig. 26), though these seem to have been repaired in brick later. The original length of the building is difficult to determine but it survived to 5.5m long and was 4.4m wide. This could have been its original extent, as the sill beam had either been cut or terminated at that point, but it is more likely that it extended further south and was of two units with a central fireplace.

- 3.4. The steepness of the pitch identified in the only surviving roof truss at the north end of the original building suggested it once had a thatched roof and there was probably some form of loft above the ground floor. A 17<sup>th</sup> or 18<sup>th</sup> century date seems probable for this structure and there was clear evidence of the subsequent raising of the roof, at which time an upper floor was probably inserted; this was accomplished by the insertion of an additional row of panels above the box frame on both long sides of the building and was probably accompanied by the re-roofing of the building in slate as the pitch does not then need to be quite as steep to be effective.

#### **The 19<sup>th</sup> century house**

- 3.5. Subsequent to the early alterations, there was a phase of rebuilding in the 19<sup>th</sup> century, when the west and south walls of the core of the house were built out of lime-mortared brick to form a rectangular building 9.0m in length. These most likely replaced parts of the timber-framed structure which could have become unsound and at one point the brick had been painted with black lines masquerading as timber beams (see Fig. 20). The wattle and daub infill of the box frame was probably replaced by bricks at the same time and it may be that this was the time when the sleeper walls were repaired in brick, which could imply ground-up rebuilding. It is possible that this followed the sale to Richard Rogers in 1853.
- 3.6. The building to the north of the original house may have been constructed at the same time that the house was rebuilt; the brick wall (Fig. 42) forming its west side and the bricks in the plinth on the north and east sides had the same appearance as those in the house. On top of the plinth, the walls were of timber-framed construction with weatherboard cladding (Figs 15, 16), though this was markedly different to the original house. This structure would typically have been a byre and the internal floor seemed to have retained an east/west drain (Fig. 46) at its north end. The overall structure (Figs 45, 47) was fairly simple with wooden roof trusses in the centre (Fig. 43) and at the northern end (Fig. 44); the south end being supported by the north end wall of the house, though this was slightly offset.

#### **The modern house**

- 3.7. A series of later additions were readily apparent, all or most of which were likely to date to the improvements following 2004. These included a brick extension on the south end of the house (Fig. 8); a bay window on the east side (Figs 19, 20) and a porch (Fig. 21) to its north in a mixture of bricks and concrete blocks; and, most prominently, a first floor extension (Figs 7, 9, 11) to the west containing two bedrooms, a bathroom and with the associated landing and stairs sited alongside the west wall of the 19<sup>th</sup> century house. As has already been stated, the interior of the house (Figs 29-35) retained none of its original features after the 2004 rebuilding, which had involved the insertion of steel beams and the reconstruction of the entire roof in softwood (Figs 48-61).

## 4 Conclusions

- 4.1. The building survey demonstrated that the building had originally been a half-timbered house, probably constructed in either the 17<sup>th</sup> or 18<sup>th</sup> century. It was subsequently modified using similar materials to increase its living space by the insertion of an upper floor, though only a portion of the timber frame remained so the exact dimensions of the original building remained uncertain.
- 4.2. At some point in the 19<sup>th</sup> century the house was rebuilt in brick, with the south and west walls being entirely replaced. Some of the timber frame was retained on the east and north, though brick was used to infill the panels in place of the original wattle and daub. Additions were made to the building that are evident on cartographic sources, some of which are likely to have had an agricultural function.
- 4.3. The last phase of rebuilding was subject to an earlier planning application and had taken place in about 2004, when the house was extended and all original internal features removed. A new roof and floors were constructed, largely supported by steel girders that were attached to the shell of the house as it would have been in the 19<sup>th</sup> century.

## 5 Sources

### Published sources

Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*.

Smith, P., 1988. *Houses of the Welsh Countryside*, London: HMSO.

### Documentary sources

1840 Tithe apportionment for Bettws Cedewain Parish

1853 Memorandum of an agreement to sell the life interest remaining in a tenement called Thimble Hall (National Library of Wales (National Library of Wales Glansevern 11788))

### Cartographic sources

1817 Ordnance Surveyors Drawing No 198

1836 Old series Ordnance Survey 1 inch: 1 mile map Sheet 60

1840 Tithe map for Bettws Cedewain parish

1886 Ordnance Survey 1:2500 1<sup>st</sup> edition Montgomeryshire 36.08

1902 Ordnance Survey 1:2500 2<sup>nd</sup> edition Montgomeryshire 36.08

1886 Ordnance Survey 1:2500 1<sup>st</sup> edition Montgomeryshire 37.05

1902 Ordnance Survey 1:2500 2<sup>nd</sup> edition Montgomeryshire 37.05

1952 Ordnance Survey 1:10560 provisional edition Montgomeryshire 37NW



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Note that there are likely to be enclosure and estate maps for this locality at the National Library of Wales but these were not available at the time of the survey. It is not known whether any of these cover the area of the study.

## **6 Archive deposition Statement**

- 6.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the *CIfA Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance (2020)*. The archive is entirely digital and will be deposited jointly with the Historic Environment Record, Clwyd-Powys Archaeological Trust and the National Monuments Record (RCAHMW).

### **Archive summary**

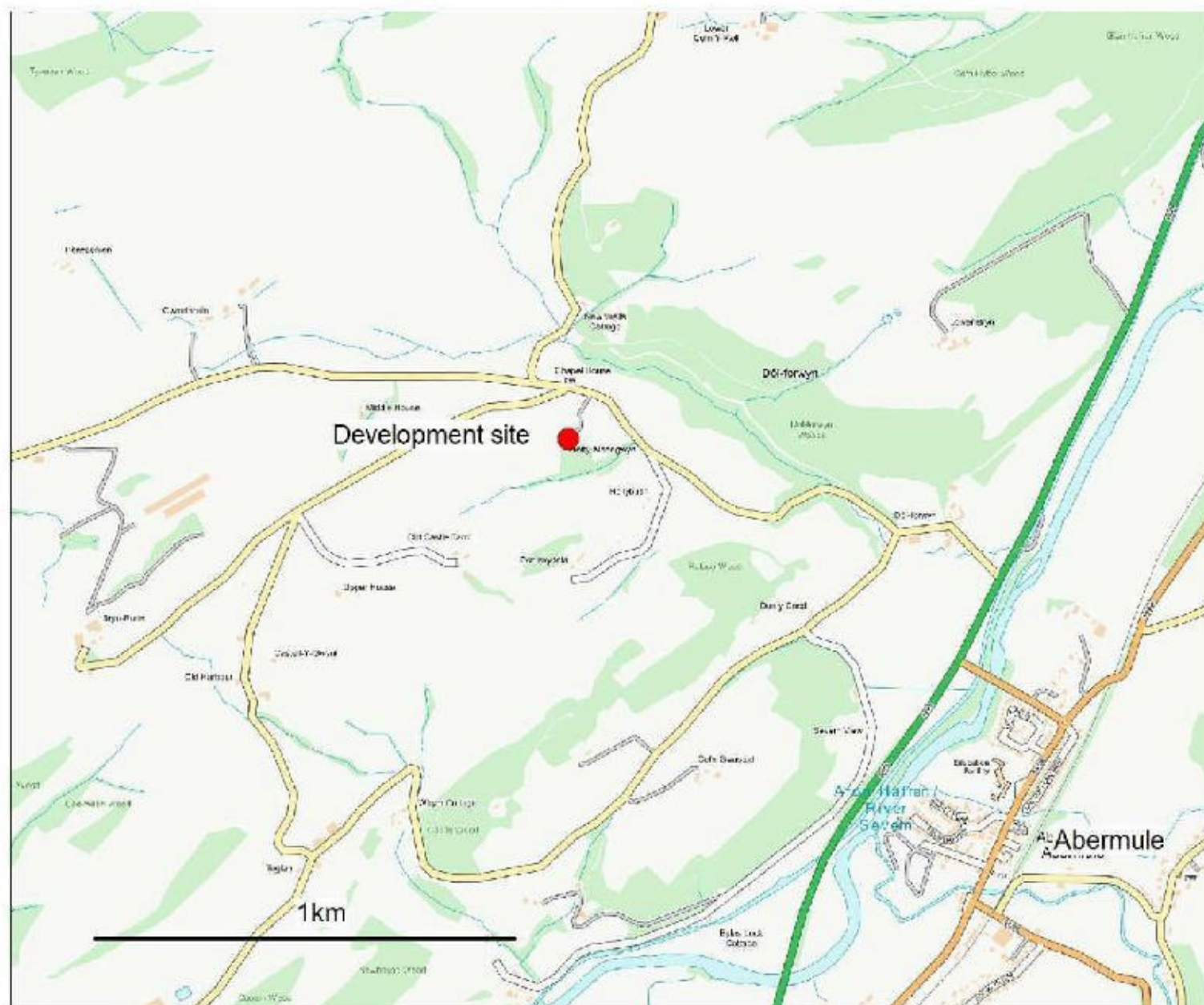
CPAT Event PRN: 140366

57 digital photographs, CPAT film no 4900

## Appendix 1: CPAT WSI 2315

### 1 Introduction

- 1.1 The Field Services Section of the Clwyd-Powys Archaeological Trust has been invited by Elizabeth and Bob Broadhead to undertake an archaeological building survey in connection with a planning application (21/0043/FUL) for the demolition of the house at Lletty Maengwyn, Abermule, Powys (NGR SO 1520 9574) and erection of a replacement dwelling.



*Contains Ordnance Survey data © Crown copyright and database right 2018*

*Fig. 1: Location of Lletty Maengwyn*

- 1.2 The response to the application by Mark Walters, who provides advice to Powys County Council on archaeological matters related to planning, was that a building survey would be required. The wording of the response was as follows:

No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The survey will be completed by a professional archaeological contractor. The programme of building analysis and recording must meet the standards



laid down by the Chartered Institute for Archaeologists in their *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the resulting report should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record and a copy of the report and whole project archive should also be sent to the National Monuments Record, RCAHMW

Reason:

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

## 2 Objectives

- 2.1. The objectives of the survey are:
- to provide a descriptive and photographic record of the building demonstrating its architectural style and present state prior to demolition.
  - 2.2.
  - to prepare a digital plan of the building, a copy of which will identify the direction and location of all photographs.

## 3 Methodology

- 3.1. The archaeological works will be conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (2020)*, *Standard and Guidance for Historic Environment Desk-based Assessment (2020)*.

### Building Survey

- 3.2. The survey will take the form of the equivalent to an Historic England Level 2 Building Survey - *Understanding Historic Buildings, 2016, 5.2, p.26*), and will include:
- Description and photographic record of the exterior and the interior
  - A plan and sometimes other drawings but the drawn record will normally not be comprehensive.
- 3.3. The survey will be based on the architect's plans of the building. The end result will include:
- Floor plans, including the locations of photographs
- 3.4. The photographic survey will be conducted using digital photography with a minimum resolution of 12 mega pixels to include:
- general views
  - external appearance
  - internal views
  - elevations and structural detail
  - overall appearance

- 
- fixtures, fittings etc

## 4 Site archive

- 4.1. The overall archive will conform to guidelines described in Management of Research Projects in the Historic Environment (MoRPHE), Historic England 2015, the CIfA (2020) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* and *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales* (NPAAW, 2017) and *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1* (July 2018).
- 4.2. The archive will be deposited with the National Monuments Record (NMR), RCAHMW. This archive will include all written, drawn, survey and photographic records relating directly to the investigations undertaken. NMR Digital archives will follow the standard required by the RCAHMW (RCAHMW 2015). A copy of the digital archive only will also be lodged with the Historic Environment Record, Clwyd-Powys Archaeological Trust.

### ***Data management plan***

- 4.3. The project will be conducted in accordance with CPAT's data management policy. All paper records will be collated, catalogued and labelled with the unique project code. All digital data will follow strict file naming, to include the unique project code, and be sorted into a standard series of sub-folders. The digital data will be catalogued, including a list of file types and relevant software.

## 5 Resources and programming

- 5.1. The survey will be undertaken by a single skilled archaeologist under the overall supervision of Nigel Jones, CPAT's Principal Archaeologist who is also a member of the Chartered Institute for Archaeologists (CIfA). CPAT is also a CIfA Registered Organisation and as such agrees to abide by their *Code of Conduct* (2019).
- 5.2. All report preparation will be completed by or with the assistance of the same field archaeologist(s) who conducted the fieldwork.
- 5.3. At present CPAT would be in a position to undertake the survey during February 2021, subject to the receipt of sufficient advanced notice from the client.
- 5.4. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 5.5. CPAT is covered by appropriate Public and Employer's Liability insurance, as well as Professional Indemnity insurance. A project-specific Risk Assessment and Method Statement (RAMS) will be prepared prior to the commencement of fieldwork.

R Hankinson

10 March 2021



### Appendix 2: Building Plans

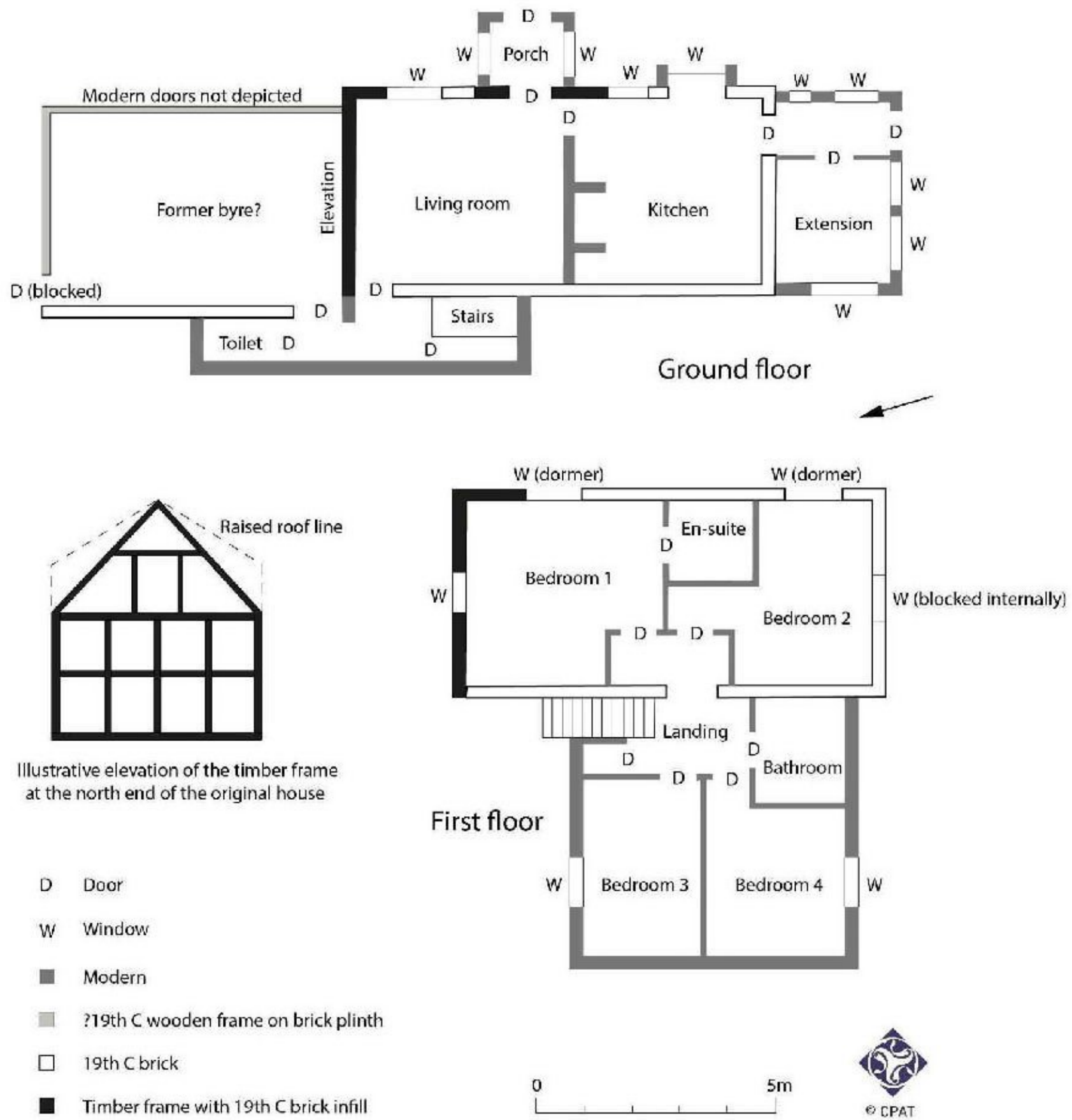


Fig. 5: Building plans

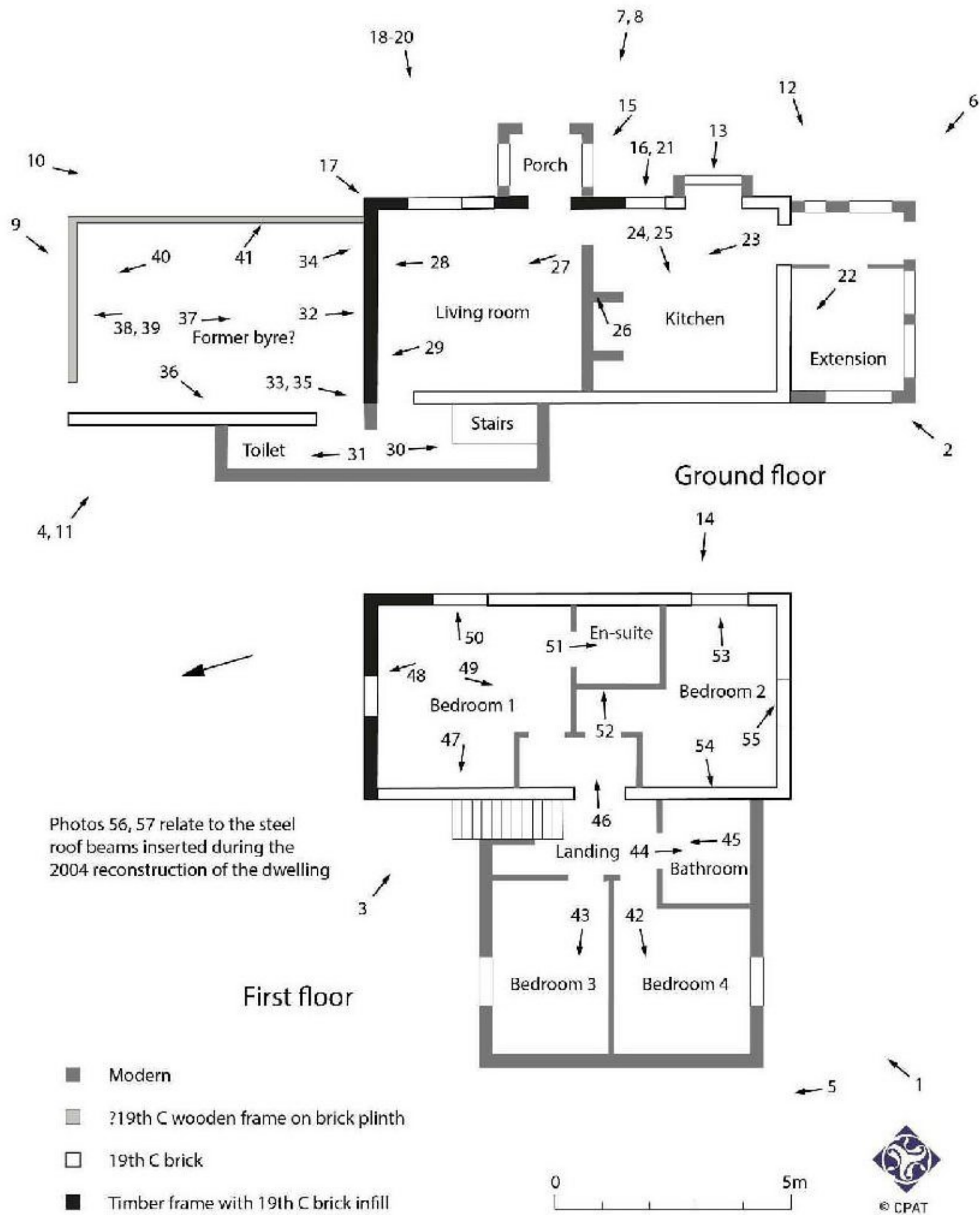


Fig. 6: Photo locations (all prefixed by 4900-00 in Appendix 3)