



Llwyn Y Maen, Oswestry, Shropshire SY10 9DD

January 2018
V 2.0



aeon archaeology



Historic Building Record Level 2
Project Code: A0147.1
Report no. 0157



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Level 2 Historic Building Record

Aeon Archaeology
25, Mold Road
Broughton
Chester
CH4 0PQ

Written by: Josh Dean BA ACIfA

Checked by: Richard Cooke BA MA MCIfA



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info@aeonarchaeology.co.uk

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1.0 INTRODUCTION

Aeon Archaeology was commissioned by Carter Jonas LLP on behalf of Mr. Simon Charles (hereafter the Client) to produce a level 2 historic building record of Llwyn Y Maen, Trefonen Road, Oswestry, Shropshire (centred on **NGR SJ 27194 28325**) in advance of conversion.

The archaeological recording was completed as part of a planning condition (**Planning Reference: 17/02489/FUL**). Planning permission was secured by the client for the conversion of the stone building range to provide a 'Venue' (Bar/Restaurant/function room); living accommodation, 4 x guest accommodation; an office; revised access; a wood store, and associated hard landscaping/car parking. The following archaeological condition was assigned to the permission:

Condition 4

No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a phased programme of archaeological work in accordance with a written scheme of investigation (WSI). This written scheme shall be approved in writing by the Planning Authority prior to the commencement of works.

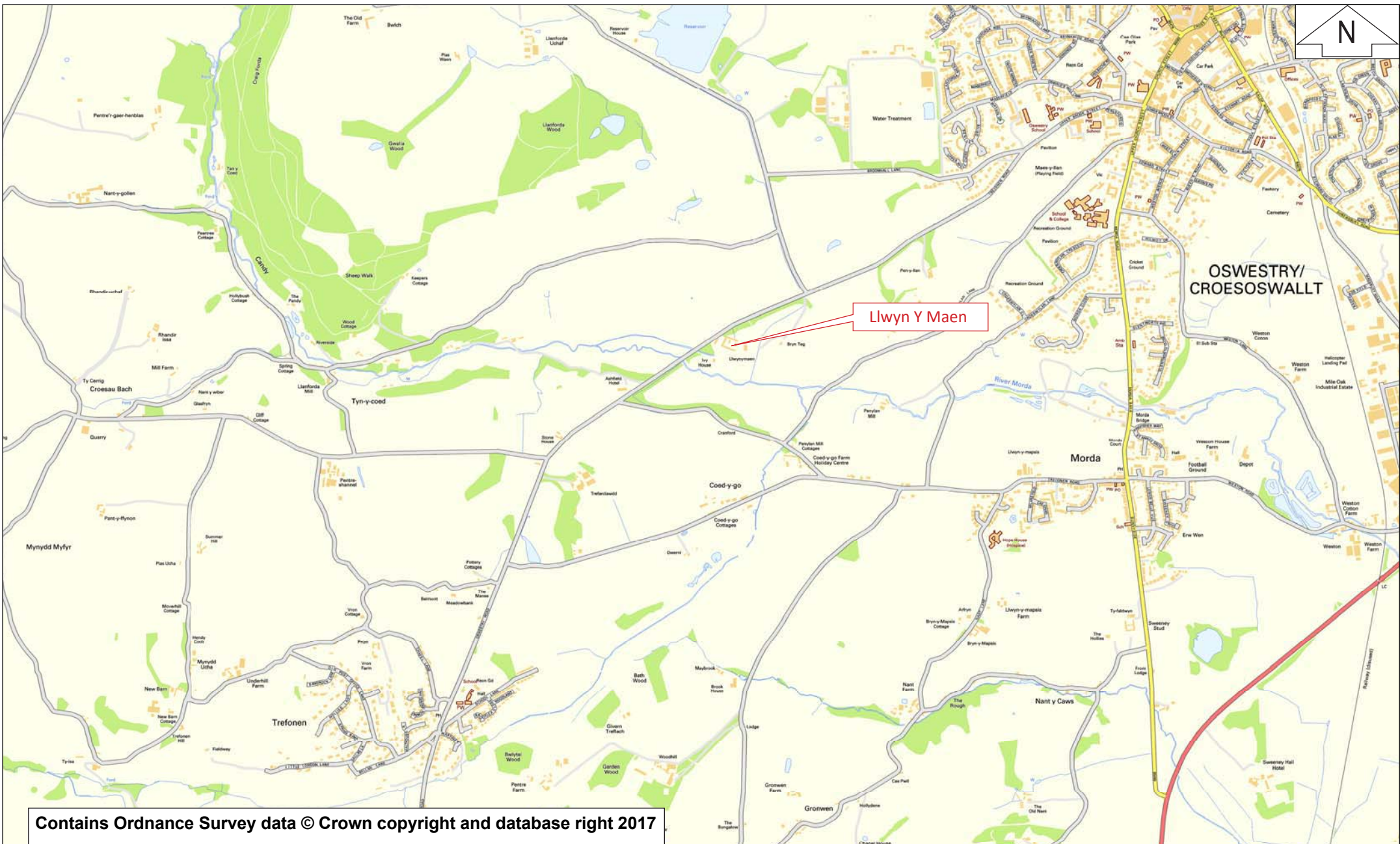
Reason

The site is known to hold archaeological interest.

The use of such a condition is in line with guidance set out in Paragraph 128 of the National Planning Policy Framework (NPPF) and Policy MD13 of the Shropshire Local Plan.

The Archaeological Advisor to Shropshire Council (Dr. Andy Wigley) did not prepare a mitigation brief for this project, but requested that a level 2 historic building survey be taken of the building prior to alteration.

This design and all subsequent mitigation will conform to the guidelines specified in Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) & '*Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*' (Chartered Institute for Archaeologists, 2014).

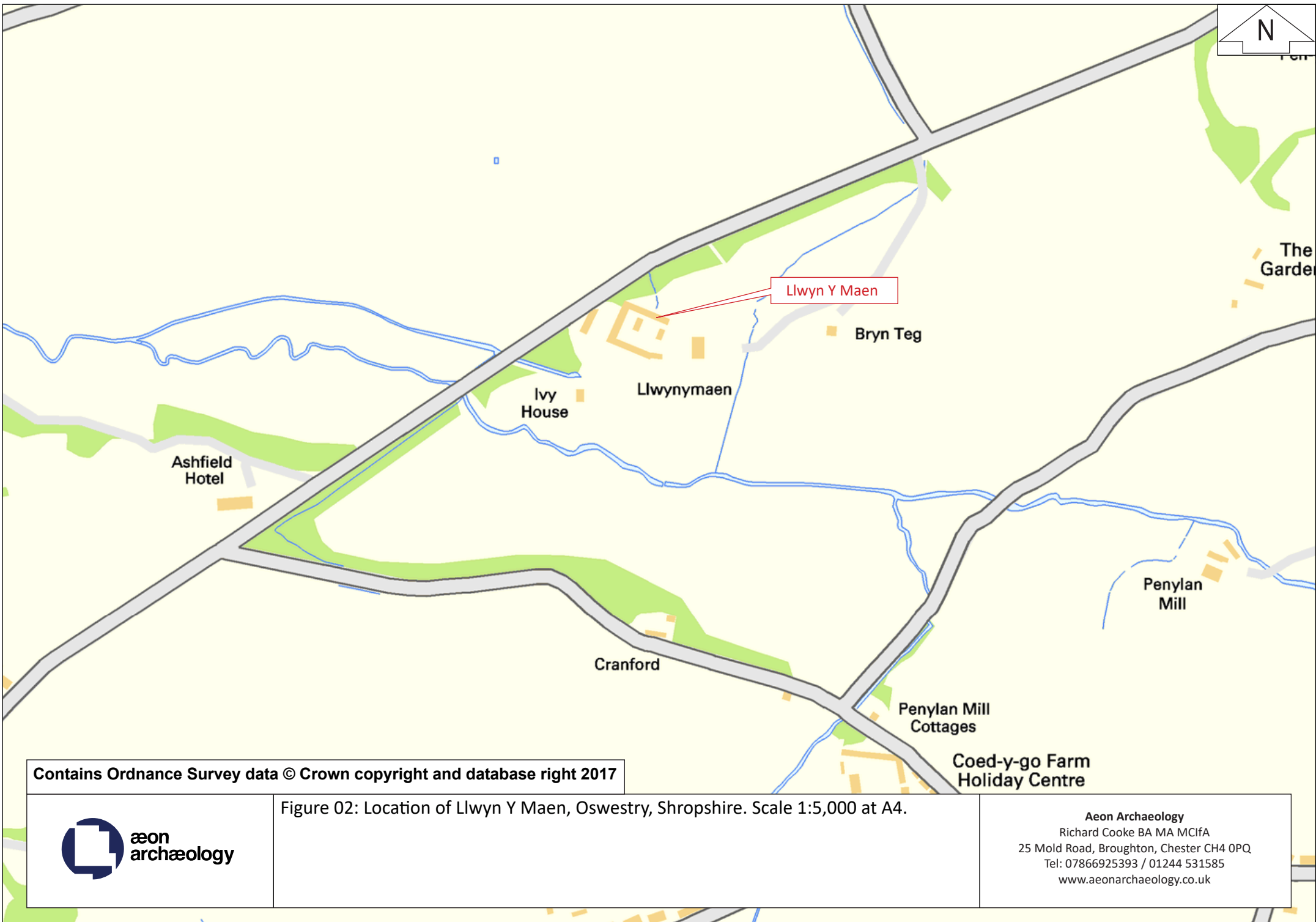


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Figure 01: Location of Llwyn Y Maen, Oswestry, Shropshire. Scale 1:20,000 at A4.



Aeon Archaeology
 Richard Cooke BA MA MCifA
 25 Mold Road, Broughton, Chester CH4 0PQ
 Tel: 07866925393 / 01244 531585
www.aeonarchaeology.co.uk



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Figure 02: Location of Llwyn Y Maen, Oswestry, Shropshire. Scale 1:5,000 at A4.

Aeon Archaeology
Richard Cooke BA MA MCifA
25 Mold Road, Broughton, Chester CH4 0PQ
Tel: 07866925393 / 01244 531585
www.aeonarchaeology.co.uk

2.0 REQUIREMENTS

2.1 Building Record

The requirements were for an archaeological building record to be prepared of the stone outbuildings at Llwyn Y Maen, prior to the alteration and refurbishment work, however should observations or desk-based research suggest the potential for significant features to be encountered during the renovation and site clearance/ground work, the archaeological contractor should make arrangements to undertake any appropriate supplementary recording work during the development. The Archaeological Advisor to Shropshire Council had requested that the building record be roughly commensurate with the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2016) **Level 2**.

Both the exterior and the interior were viewed, described and photographed. The record presents conclusions regarding the building's development and use, but does not discuss in detail the evidence on which these conclusions are based.

The detailed photographic record consisted of English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2016) elements:

- written account: 1-3, 6
- drawings: sometimes 1, sometimes one or more of 2-7
- photographs: 1,2,4

3.0 METHOD STATEMENT

3.1 Level 2 Record

3.1.1 Written Account

The written account included:

- The building's precise location as a National Grid Reference and address form;
- A note of any statutory designation and non-statutory designation;
- The date of the record, name(s) of the recorder(s) and archive location;
- A summary of the building's form, function, date, and sequence of development.

3.1.2 Photographs

The photographic record included:

- A general view or views of the building;
- The building's external appearance. Typically a series of oblique views will show all external elevations of the building and give an impression of its size and shape;
- The overall appearance of the principal rooms and circulation areas.

A Digital SLR (Canon 600D) set to maximum resolution was used throughout.

3.1.3 Drawings

The drawn record included:

- A site plan showing the location and orientation of photographs. This will label all room spaces and indicate any architectural features of note.

3.2 Processing data, illustration, report and archiving

Following completion of the record as outlined above, a report was produced incorporating the following:

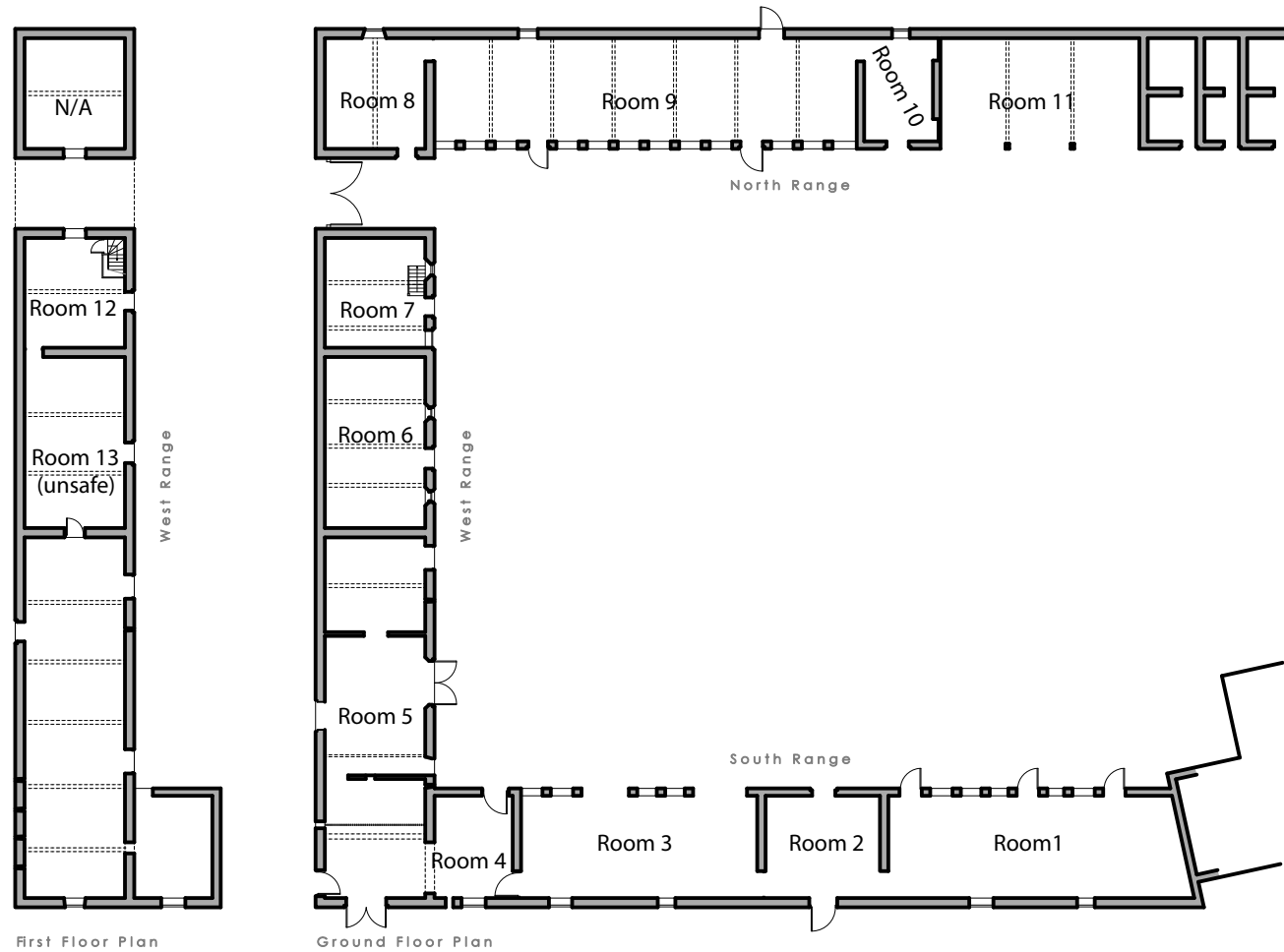
- A copy of the design brief and agreed specification
- A site location plan
- A plan illustrating the location and direction of photographs
- Basic background and relevant historical, descriptive or analytical detail
- A full bibliography of sources consulted
- Illustrations, including plans and photographs, will be incorporated within the report.

4.0 ARCHAEOLOGICAL AND HISTORICAL RECORD

The creation of model farm's in the late 18th and 19th centuries owes much to the enlightenment in the 1700's and the scientific revolution that followed it. These farm complexes were designed for the purposes of research and to demonstrate the improvements that had been achieved in modern agricultural practice. Model farms were partly intended to provide education to the urbanised populations of the Industrial age and in order to encourage an improved welfare standard for agricultural workforces. Furthermore the buildings were intended to be aesthetically pleasing as well as utilitarian.

The traditional farm buildings at Llwyn Y Maen (HER PRN 26510) are understood to have been constructed as a 'model farm' in 1844 by Sir Watkins Williams Wynne for Edward Lluyd of Llanforda Hall. As such they are considered to be non-designated heritage assets. The proposed car-park on the western side of the site will be located on the site of a number of ancillary ranges associated with this farmstead and will also involve the demolition of the remaining standing elements of these buildings.

The period 1750-1880 has been recognised as the most important period of farm building development in England (Historic Farmsteads: Preliminary Character Statement – North West region, English Heritage 2006, p. 6); the Council for British Archaeology's 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy' (Brennand 2007) has indicated that farm buildings are “an important historical research resource” (p. 140), that "there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" so that "a regional database of farm buildings can be derived and variations across the region examined." (ibid.).



Drawing by Design Forum Architectural Workshop



Figure 03: Existing floorplan of buildings at Llwyn Y Maen, Oswestry, Shropshire.
Scale 1:400 at A4.

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Richard Cooke BA MA MCifA
25 Mold Road, Broughton, Chester CH4 0PQ
Tel: 07866925393 / 01244 531585
www.aeonarchaeology.co.uk

5.0 BUILDING DESCRIPTION

5.1 External description of Llwyn y Maen's ranges (plates 1-20)

The stone buildings constituting the model farm complex are located at Llwyn Y Maen, Trefonen Road, Oswestry and are situated within an area of countryside southwest of Oswestry. The property is bordered to the north and west by Trefonen Road, to the south by the River Morda and by grazing fields to the east. The model farm complex lies approximately 2.20km south-west of Oswestry town centre centred on **NGR SJ 27194 28325** and will be referred to as the model farm complex throughout this section of the report.

The model farm complex is comprised of three separate ranges which form a C-shape when viewed in plan. The arrangement of the model farm complex allows for an open courtyard to be formed within the centre of these three ranges. The complex is orientated northwest to southeast and approximately measures 36.0m in length by 32.2m in width. All elevations have double-pitched roofs with either slate or asbestos roofing material (these will be specified below). The walls are built of dressed limestone (the masonry is generally of high quality) bonded by mortar. The south-eastern elevation consists of a single limestone built wall and has a dwelling; *Laundry Cottage*, situated at the south-western end. The south-eastern elevation and dwelling were not included as part of the historic building record.

The north-western elevation of the range is considered to be the principle elevation as it has a first-floor storey while the other ranges do not; furthermore this face is orientated towards Trefonen Road and therefore has provision for access to the inner courtyard via a north-eastern archway through the range. The north-eastern range is single-storey and consists of three rooms with a pig sty at the south-eastern end. The south-western range is also single storey with the exception of the north-western milling room which stands at $\frac{3}{4}$ height, with a hatch allowing for the handling of grain on the upper floor. The range consists of three rooms and is bounded to the southeast by the dwelling, *Laundry Cottage*.

External north-western range

North-western elevation

The north-western range is the tallest range and forms gable ends at both its north-eastern and south-western ends. This range is roofed in slate with ceramic ridge tiles running the length of the building. At the north-eastern end of the elevation there is an archway which permits access to the interior courtyard. To the left of the archway the elevation is comprised of angular and sub angular limestone bonded by mortar, this is mid-grey in colour, near the top of this elevation in the centre is a single stone which appears to have been carved with a stylised face and the date "1884" (**Plate 12B**).

To the immediate right of the archway the wall is also of mid-grey limestone bonded by mortar, however in the central portion of the wall there is a red/pink colour of stone used, six equally spaced circular vents are located halfway up the wall in this section. The right-hand third of the building is of a slightly different construction to the two left hand thirds; although the stonework appears continuous, the mortar appears older. Furthermore there are two doors located on the ground floor level at the right-hand third of the elevation, an unpainted double wooden door located (to the right of centre) with stone voussoirs and stone quoins and at the right hand end is a single doorway with a wooden frame and a red brick arch. Also there is an access hatch on the first floor (to the left of centre). The primary characteristic of the right hand third of the elevation are the three rows of vertical ventilation embrasures on the right hand third of the elevation arranged from top to bottom in rows of eight.

External south-western range

South-western elevation

The far left hand end of the elevation is bounded by the gable of the north-western range, which forms a double pitch at its apex. This gable end wall is of limestone bonded by mortar. Centralised within the first floor is a square hatch window with a wooden frame, this window aperture is formed from rectangular dressed stone surrounds and is flanked either side by narrow vertical embrasures (as seen on north-western elevation). On the ground floor just to the left of centre there is a wooden double door with a wooden lintel. To the immediate right of this is another narrow embrasure.

Immediately to the right of the gable the south-western range proper begins. The elevation steps down from the full height north-western range to a one and a half storey and then to single storey thereafter, furthermore the orientation of the roof pitch changes falling towards the southeast along this elevation. The roof is comprised of slate and has ceramic ridge tiles that run along its length. Centralised within the upper portion of the $\frac{3}{4}$ height elevation is a four pane wooden window, with a red brick sill. Centralised on the ground floor is another four pane wooden window, with redbrick sill and red brick arch above. In the bottom left hand corner of this portion of the elevation is a small opening which may be for ventilation.

The remainder of the elevation continuing to the right (north-east) is lower in profile and single-storey. The left and central portions of the roof in this area are formed from asbestos sheets with clear corrugated plastic roof lights at regular intervals, with the right hand portion of the roof being slated and ridged with ceramic tiles. The wall is of limestone bonded by mortar with substantial dressed stone quoins at the right-hand end of the elevation.

The single-storey portion of the elevation appears to be characterised as having three separate sections of stonework when viewed from the southeast. At the left-hand end the elevation has two small hatches set above the ground level by approximately 1.0m, these hatches have wooden doors and wooden frames. The central area of stonework appears to be quite narrow and can be characterised as having a centralised doorway, with a wooden door and lintel with metal hinges on the left hand side. The right-hand portion of stonework has two equally spaced small windows located below the eaves of the roof. To the right of this the barn is apparently connected to Laundry Cottage which technically forms the far right hand end of the elevation.

External north-eastern range

North-eastern elevation

The north-western end of the elevation is formed by the gable of the north-western range, which forms a double pitch at its apex. The wall is of limestone bonded by mortar. Centralised within the ground floor is a single window opening which no longer has a frame. To the left of this is the north-eastern range which is single-storey for the remainder of the elevation. As with the south-western elevation the north-eastern elevation can be characterised as being formed from three separate stonework sections. The majority of this single-storey portion is roofed with slate and ridge tiles; from the right-hand end to just to the left of centre, at the far left hand end asbestos roof sheeting is used.

The right hand portion of the range's stonework dominates the elevation with only a single dual-paned wooden window frame at the right-hand end of this section (close to the north-western gable) and a single wooden door at the left-hand end. The central section appears to be quite narrow and appears to have been re-roofed with modern slate. Centralised within the elevation at this point is a small dual-paned wooden window set just below the eaves. To the



Plate 01: Llyn y Maen, Oswestry, Shropshire. North-eastern range, north-east elevation - From the north-east - scale at 1m



Plate 02: Llwyn y Maen, Oswestry, Shropshire. South-eastern range, south-east elevation - From the east - scale at 1m



Plate 03: Llwyn y Maen, Oswestry, Shropshire. South-eastern range, south-east elevation right hand end - From the south-east - scale at 1m



Plate 04: Llwyn y Maen, Oswestry, Shropshire. South-eastern range, south-east elevation central portion - From the south-east - scale at 1m



Plate 05: Llwyn y Maen, Oswestry, Shropshire. South-eastern range, south-east elevation (Room 4 - Mill Room) - From the south-east - scale at 1m



Plate 06: Llwyn y Maen, Oswestry, Shropshire. South-eastern range, south-east elevation (south-west range gable end) - From the south-east - scale at 1m



Plate 07: Llwyn y Maen, Oswestry, Shropshire. South-west and south-east elevations - From the south- scale at 1m



Plate 08: Llwyn y Maen, Oswestry, Shropshire. South-western range, south-west elevation right hand end - From the south - scale at 1m



Plate 09: Llwyn y Maen, Oswestry, Shropshire. South-western range, south-west elevation right hand end - From the west - scale at 1m



Plate 10: Llwyn y Maen, Oswestry, Shropshire. South-western range, south-west elevation right of centre - From the south-west - scale at 1m



Plate 11: Llwyn y Maen, Oswestry, Shropshire. South-western range, south-west elevation left of centre - From the south-west - scale at 1m



Plate 12A: Llwyn y Maen, Oswestry, Shropshire. South-western range, south-west elevation left hand end - From the south-west - scale at 1m



Plate 12B: Llwyn y Maen, Oswestry, Shropshire. South-western range, Stone Mason's portrait and date '1884' at upper left hand end - From the south-west - no scale



Plate 13: Llwyn y Maen, Oswestry, Shropshire. South-west and north-west elevations - From the west- scale at 1m



Plate 14: Llwyn y Maen, Oswestry, Shropshire. North-western range, northwest elevation (south-east range gable end) - From the north-west - scale at 1m



Plate 15: Llwyn y Maen, Oswestry, Shropshire. North-western range, northwest elevation right hand end - From the west - scale at 1m



Plate 16: Llwyn y Maen, Oswestry, Shropshire. North-western range, northwest elevation right hand end - From the north-west - scale at 1m



Plate 17: Llwyn y Maen, Oswestry, Shropshire. North-western range, northwest elevation, right of centre - From the north-west - scale at 1m



Plate 18: Llwyn y Maen, Oswestry, Shropshire. North-western range, northwest elevation, left of centre - From the north-west - scale at 1m



Plate 19: Llwyn y Maen, Oswestry, Shropshire. North-west and north-east elevations - From the north - scale at 1m



Plate 20: Llwyn y Maen, Oswestry, Shropshire. North-western range, north-east gable, Pig-sties - From the north-west - scale at 1m

left of this a stream runs underneath the model farm via a culvert, this is probably the water source that feeds the underground water wheel. The range wall is featureless beyond this point to the left hand end with large quoin stones forming the end of the elevation.

The gable end of the north-eastern elevation is the gable end of the pig sties. At the left-hand end the roof is single-pitch, sloping to the north-east. Centralised within the elevation is a single wooden window frame. Projecting outwards from the gable end, to the southwest is a low limestone wall with a gatepost; this forms the south-eastern access to the interior courtyard of the model farm complex from the nearby farmhouse.

The south-eastern extent of the complex constitutes a limestone rubble stone wall bonded by mortar. At its left-hand end this wall then abuts onto laundry cottage and on the right-hand end a modern shed has been constructed.

5.2 Description of Courtyard externals of Llwyn y Maen's ranges (Plates 21A–26; 62–65)

Courtyard – north-east range

South-western elevation

At the right-hand end of the elevation are the pigsties (access to the interior of these was not possible due to obstructions). This portion of the elevation is formed from three separate doorways at the ground floor level, leading to three separate stys. The elevation was composed of cut limestone bonded by mortar with substantial quoin stones at the right-hand end. Approximately one third of the way up the elevation was a stone ledge. Immediately above this ledge were two small ventilation holes. The elevation is set back from the rest of the elevation as this area forms a small yard in front of the stys (assumedly this was once walled in with a low stone wall but is now absent. Also located within the central portion of the elevation near the eaves, is a commemorative date stone with the inscription “W W W 1884” (Plate 21B).

To the left of this, the elevation projects out once more to form a dual pitch roof. This portion of the roof is constructed from asbestos sheet. The elevation at this point is open and divided into three equally sized bays (Room 11) by two timber uprights supporting the roof.

To the immediate left of this is the same narrow cell of the range as seen on the north-eastern side (the stonework appears slightly different with some darker stones visible on the right hand side). The elevation is of limestone bonded by mortar. This portion has a modern slate roof and ridge tiles. Centralised within this part of the elevation is a single wooden door (which permits access to Room 10) with metal hinges on its right hand side.

To the left of this narrow portion of the range is the most substantial part of the elevation. The elevation is comprised of limestone bonded by mortar (of a lighter colour than the smaller cell to the right). This portion of the range is characterised by 14 equally sized and spaced openings just below the eaves of the roof. Furthermore below the fourth and eleventh of these openings (from the right hand end) are wooden stable doors permitting access to the interior (Room 9).

Courtyard – north-west range

South-eastern elevation

This elevation is two storeys with a ground floor level and first floor. The walls are comprised of limestone bonded by mortar. The elevation seems to comprise of two distinct buildings according to the appearance of the stonework. The left-hand building is characterised by the same embrasures that were visible on the north-western elevation (nine are visible on this

elevation). At the right-hand end of the elevation there is the same archway which permits access to the exterior of the model farm complex towards Trefonen Road. To the left of the archway there are two single doorways with dressed limestone surrounds and thresholds. These doorways permit access to two stables on the ground floor (Rooms 6 & 7). These doorways are both flanked by two narrow single pane window openings (the window to the right of the right hand door is of a differing design; it is wider and shorter with four small window panes in its upper portion and a wooden grate below). Above both the doorways on the first floor (right hand building) are two equally sized wooden hatches that allow access to haylofts above (Room 12/13).

The left hand building is characterised by the narrow vertical embrasures. On the ground floor of this building there is a large centralised double doorway (which permits access to Room 5), with wooden doors (presumably this was a cart door). Flanking this main doorway are two smaller single doorways to the left and right. The right-hand doorway has a wooden stable door and the right hand side doorway is open. On the first floor offset from the two flanking doors, slightly towards the centre are two wooden hatches permitting access to interior of the building. In the upper right hand corner of the building there is a wooden roost of some description, possibly for pigeons.

Courtyard – south-west range

North-eastern elevation

The walls of this elevation are all comprised of limestone bonded by mortar. This elevation seems to comprise of four distinct buildings, with a small a one and a half storey building at the right-hand end which houses the mill machinery room (Room 4). It has a modern slate roof with a modern skylight and the ridge of this roof meets with the lowest part of the north-western range's roof pitch. At ground level to the left of the one and a half storey building is a large single doorway (which permits access to Room 4), this door has a brick archway above. In the upper right hand corner is an average sized opening which permits access to the upper portion of the mill machinery.

To the left of the one and a half storey building the roof height drops to single-storey and is constituted from asbestos sheets with two clear corrugated plastic roof lights. The elevation of this second building is dominated by two large openings (both permit access to Room 3), one at the left hand end and one to the right of centre. Furthermore below the eaves inbetween these door openings are four small horizontal window openings (similar to those 14 openings directly opposite on the north-eastern range). These window openings are surrounded by very well dressed cut limestone block work.

The third building along to the southeast is quite narrow and also has asbestos roof sheeting. The walls are of limestone bonded by mortar and characterised by a single large wooden doorway in the centre (permitting access to Room 2). To the left of this is the fourth and final building which has a slate roof, in a poor state of repair. At its left-hand end it abuts with Laundry Cottage. The walls here are of limestone bonded by mortar. The elevation can be characterised as having three almost equally spaced single doorways (permitting access to Room 1) with wooden doors. The central door is towards the left of centre. In the area between the central door and the right hand door are three small window openings just below the eaves, while there are two small window openings to the left. These window openings and the central doorway are surrounded by well-dressed limestone blocks which are of a lighter colour than the walls themselves (these surrounds are a stand-out feature of the model farm complex courtyard elevations).



Plate 21A: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - north-eastern and south-eastern elevations - Pig sties - From the east - scale 1.0m



Plate 21B: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - south-eastern elevation - Pig sties - Date stone with recoded date - From the east - scale 1.0m



Plate 22: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - south-eastern elevation of Pig sties - From the south-east - scale 1.0m



Plate 23: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - south-eastern elevation of Room 11 - From the south-east - scale 1.0m



Plate 24: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - south-eastern elevation of Room 10 & 9 - From the south-east - scale 1.0m



Plate 25: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - south-eastern elevation of Room 9 (left hand end) - From the south-east - scale 1.0m



Plate 26: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - south-western entrance & door to Room 8 - From the east - scale 1.0m



Plate 27: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - south-western entrance & hatch to Room 12 - From the south-east - scale 1.0m



Plate 28: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - north-eastern elevation of north-western range (doors Rooms 7 & 8) - From the south-east - scale 1.0m



Plate 29: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - north-eastern elevation of north-western range (door to Room 7) - From the south-east - scale 1.0m



Plate 30: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - north-eastern elevation of north-western range (door to Room 6) - From the south-east - scale 1.0m



Plate 31: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - north-eastern elevation of north-western range (centre of range showing doors to Rooms 5 & 6) - From the south-east - scale 1.0m



Plate 32: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - north-eastern elevation of north-western range (left hand end showing cart doors to Room 5) - From the south-east - scale 1.0m



Plate 33: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - north-eastern elevation of north-western range (cart doors to Room 5) - From the south-east - scale 1.0m



Plate 34: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - north-western elevation of south-eastern range (door to Rooms 4 & 3) - From the south-east - scale 1.0m



Plate 35: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - north-western elevation of south-eastern range (doors to Room 10 & 11) - From the south-east - scale 1.0m



Plate 36: Llwyn y Maen, Oswestry, Shropshire. Courtyard elevations - north-western elevation of south-eastern range (door to Room 11) - From the south-east - scale 1.0m

5.3 Internal descriptions of the rooms within Llwyn Y Maen's ranges (plates 37-61)

South-western range interiors

Room 1

This room is rectangular and measures 16.6m in length by 5.4m in width, orientated northwest to southeast, and was presumably a barn or storage area. The roof is comprised of wooden batons upon which slates have been hung. The roof is supported by four horizontal purlins which are in turn supported by four king post trusses which have been recessed into the top of the walls. The elevations comprise of stone rubble bonded by mortar and have been painted white. The north-eastern elevation has three almost equally spaced doorways with wooden doors. Two window openings are located to the right of the central door and three window openings are located to its left. The south-eastern wall is featureless. The south-western elevation has two equally spaced small window hatches and the north-western elevation has a single doorway on the left hand side which permits access to Room 2. The floor is of compacted earth.

Room 2

Room 2 is rectangular in plan and measures 6.0m in length by 5.4m in width, orientated northwest to southeast. The roof is comprised of batons upon which the asbestos sheets have been hung. These batons are supported by four purlins, as in Room 1, however only a single A-frame is visible. On the north-eastern elevation is a single wooden door which permits access to the courtyard area. On the south-eastern elevation on the right hand side there is a single opening which permits access to Room 1. On the south-western elevation there is a single wooden door which permits access to the exterior of the farm complex and on the north-western elevation to the left hand side there is a single opening which permits access to Room 3.

Room 3

This room is rectangular and measures 12.7m in length by 5.4m in width, orientated northwest to southeast, and was presumably a sheep shed or storage area. The roof is comprised of timber batons upon which asbestos sheets have been hung. The roof is supported by four horizontal purlins which are in turn supported by three king-post trusses which have been recessed into the walls. The elevations comprise of stone rubble bonded by mortar and painted white. The north-eastern elevation consists of two large openings which permit access to the courtyard area. In between these openings are four small window openings. On the south-eastern elevation to the right hand side is a single doorway which permits access to Room 2. On the south-western elevation are two equally spaced square windows and on the north-western elevation there is a single doorway on the left hand side which permits access to Room 4. The floor is of compacted earth.

Room 4

Room 4 is rectangular in plan and measures 5.4m in length by 4.1m in width, orientated northwest to southeast. The roof is comprised of timber batons upon which modern felt has been attached. These batons are supported by four purlins. The walls are comprised of limestone bonded by mortar with certain areas being augmented by yellow/tan brickwork. The north-eastern elevation has a large opening on the right hand side. The left hand side of the elevation is dominated by the workings of mill machinery, on the first floor level there is another opening which permits access to a belt which is in turn attached to the machinery. On the south-eastern elevation there is a single doorway to the right hand side which permits access to Room 3. The south-western elevation has a single centralised window and a smaller ventilation hole off to the right hand side. The north-western elevation is dominated by a large opening which permits access to Room 5 in the north-western range. This large opening is

supported by means of a substantial horizontal timber lintel. Above this doorway offset to the right hand side on first floor is a small hatch, also permitting access to Room 5.

Mill Machinery in Room 4 (See figure 5)

The mill machinery is comprised of cast iron components and is supported by a purpose-built wooden frame (**Plates 44-46**) that is attached to the north-western, north-eastern and south-eastern elevations. A single wooden upright supports the bulk of the machinery at the north-western end. Projecting into Room 4 from the opening on the first floor of the north-eastern elevation; there is a conveyor belt mechanism which appears to be connected to a vertical cast iron shaft. The shaft has a singularly large gear which may have a one-time driven a belt. The bottom of the shaft is attached to what appears to be a flat cast iron press; the lower half of which appears to be supported by a separate cast iron frame which has been attached to the wooden frame via large coaching bolts. On the north-western elevation there is a hatch which may have at one time permitted access to the top of the machinery, perhaps where a hopper was located to receive processed grain.

North-western range interiors

Room 5

This room is rectangular and measures 19.4m in length by 5.3m in width, orientated northeast to southwest, and was presumably a cart barn with associated hayloft. The room is two storeys in height and open to the roof space. The roof is comprised of timber batons upon which modern roofing felt has been attached. The roof is supported by two horizontal roof purlins, which are in turn supported by four king-post trusses which have been recessed into the walls. The elevations are of limestone rubble bonded by mortar, which has been partially rendered. On either side (north-western & south-eastern elevations) this room has been liberally fitted with embrasures. Also visible about halfway up these elevations are beam slots located into the stonework which appear to suggest the presence of a former floor level or hayloft.

The north-eastern elevation is featureless on its lower portion however there is a single doorway located on the first floor. The south-eastern elevation is dominated by a large cart door to the left of centre on the ground floor and a large opening on the right hand side which permits access to Room 4. Either side of the large cart door there are two smaller single doorways and offset above these doorways, slightly towards the centre, are two smaller square hatches which look out over the courtyard area.

The Shropshire HER entries on Llwyn y Maen make reference to an '*underground waterwheel dated 1851*', this water wheel (**Plates 66-69**) is located under the floor level near to the entrance to Room 4. There is a brick lined wheel pit that is situated 0.20m from the wall face and runs parallel to the south-eastern elevation; the opening to this chamber measures approximately 0.25m in width and is 1.60m in length (it appears wider below the opening, perhaps 1m or more and appears to be quite deep, perhaps 2.50-3.00m but obscured with debris); to its northeast there is a brick and concrete base measuring 3.20m long by 1.20m wide; it is likely that this is where a steam engine was located. Within the brick lined chamber there is a cast-iron water wheel – this subterranean wheel is approximately 3.00m in diameter and fed by an underground stream or leat (there is a leat located to the northeast of room 10 which is apparently channelled underneath the farm complex). On the south-eastern elevation towards the entrance to Room 4 there appears to be a linkage mechanism embedded within the wall which connects to the mill machinery in Room 4 – this is presumably where the engine was connected to the mill machinery, possibly via a long push rod or some other method.

On the south-eastern elevation there is a large double door on ground level with a hatch located above it on the first floor. Flanking this door and the hatch above are two vertical

embrasures. On the south-western elevation on the bottom left hand side is a small single doorway permitting access to the exterior of the farm complex. Further on towards the right hand side of the elevation, also on the ground floor, is another single doorway and above this to the right hand side is a small hatch with a wooden door. The floor is of compacted earth.

Room 6

This room is only accessible from the courtyard. The room is rectangular and measures 9.1m in length by 5.3m in width, orientated northeast to southwest, and was presumably a stable or storage area. The ceiling is comprised of four horizontal beams and 15 floor joists which support a wooden floor above. The elevations comprise of stone rubble bonded by mortar and are partially painted white. The north-eastern elevation consists of a single window with 16 glass panes in the upper right hand corner. The south-eastern elevation consists of a single doorway with wooden door flanked by two narrow vertical embrasures either side. The south-western and north-western walls are featureless.

Room 7

This room is only accessible from the courtyard. The room is rectangular and measures 5.8m in length by 5.3m in width, orientated northeast to southwest, and is currently an old stable and storage area. The ceiling is comprised of four horizontal beams and 15 floor joists which support a wooden floor. The elevations comprise of limestone rubble bonded by mortar, rendered and painted white. The north-eastern elevation has a stable byre and wooden stair case projecting from it. The south-eastern elevation consists of a single doorway with wooden door flanked by two windows either side. The south-western wall is featureless. And the north-western wall is characterised by the embrasures observed elsewhere on the elevation along the building length. The floor consists of broken concrete and compacted earth.

North-eastern range interiors

Room 8

The room is rectangular and measures 6.0m in length by 5.3m in width, orientated northeast to southwest and is currently in use as an old byre and storage area. The ceiling is comprised of four horizontal beams and 15 floor joists which support a wooden floor. The elevations comprise of stone rubble bonded by mortar, rendered and painted white. The north-western elevation has a stable byre and wooden stair case projecting from it. The north-eastern elevation consists of a single window with a wooden frame with a wooden ladder which permits access to the room above (This access was obstructed by stored materials). The south-eastern wall is featureless. The south-western wall is characterised by a centralised wooden door that permits access to the area below the archway which in turn permits thoroughfare between the inner courtyard and the exterior of the model farm complex. The south-western wall is characterised by a wooden byre that has been constructed and projects outwards from that elevation. The floor consists of broken concrete and compacted earth.

Room 9

This room is rectangular and measures 22.7m in length by 5.4m in width, orientated northwest to southeast, and was presumably a barn or sheep shed. The roof is comprised of timber batons upon which slates of been hung. The roof is supported by two horizontal purlins which are in turn are supported by nine king-post trusses which have been recessed into the walls. The elevations comprise of stone rubble bonded by mortar, rendered and painted white. The north-eastern elevation has a window at the left-hand and a wooden door at the right-hand end which permits access to the exterior of the farm complex. The south-eastern wall has a doorway on either side permitting access to Room 10. The south-western elevation has two equally spaced stable doors and 14 small horizontal window openings along the length of its elevation. The north-western elevation has a single doorway to the right hand

side which permits access to Room 8 (This door was not visible in Room 8). The floor is of compacted earth.

Room 10

This room is rectangular and measures 5.4m in length by 3.6m in width, orientated northwest to southeast. The room was possibly a workshop. The roof is comprised of batons upon which modern roofing felt has been attached. The roof is supported by two horizontal purlins. The elevations comprise of stone rubble bonded by mortar and painted white. The north-eastern elevation has a single centralised window with a wooden painted shutter. The north-western elevation has two single doorways to the left and right and a small, centralised wooden hatch set above the floor level. The south-western elevation has a single centralised wooden door. The south-eastern elevation has two doors to the left and right that permit access to Room 11. The floor is a combination of blue/grey bricks and concrete.

Room 11

This room is rectangular and measures 10.6m in length by 5.4m in width, orientated northwest to southeast. It is currently a log store and general storage area. The roof is comprised of batons upon which asbestos sheets have been hung. The roof is supported by two horizontal purlins which are in turn supported by two king-post trusses. The north-western, north-eastern and south-eastern elevations are featureless and comprise of stone rubble bonded by mortar and painted white. The south-western elevation is not present and is open to the courtyard; two timber uprights from three bays. The floor is of concrete.

Room 12

Room 12 formed a small rectangular room at the north-western end of the western range at first floor level. This room was inaccessible due to weak floors and as such was not included within the building record.

Room 13

Room 13 formed a long rectangular room at the south-eastern end of the western range at first floor level. This room was inaccessible due to weak floors and as such was not included within the building record.



Plate 37: Llwyn y Maen, Oswestry, Shropshire. Room 1 - From the south - scale 1.0m



Plate 38: Llwyn y Maen, Oswestry, Shropshire. Room 1 - From the north - scale 1.0m



Plate 39: Llwyn y Maen, Oswestry, Shropshire. Room 2 - From the east - scale 1.0m



Plate 40: Llwyn y Maen, Oswestry, Shropshire. Room 2 - From the north - scale 1.0m



Plate 41: Llwyn y Maen, Oswestry, Shropshire. Room 3 - From the east - scale 1.0m



Plate 42: Llwyn y Maen, Oswestry, Shropshire. Room 3 - From the south-west - scale 1.0m



Plate 43: Llwyn y Maen, Oswestry, Shropshire. Room 4 through to Room 5 - From the south - scale 1.0m



Plate 44: Llwyn y Maen, Oswestry, Shropshire. Room 4 - From the south-east - scale 1.0m



Plate 45: Llwyn y Maen, Oswestry, Shropshire. Room 4 - From the north-east - scale 1.0m



Plate 46: Llwyn y Maen, Oswestry, Shropshire. Room 4 - From the east - scale 1.0m



Plate 47: Llwyn y Maen, Oswestry, Shropshire. Room 5 - From the south-east - scale 1.0m



Plate 48: Llwyn y Maen, Oswestry, Shropshire. Room 5 - From the north-west - scale 1.0m



Plate 49: Llwyn y Maen, Oswestry, Shropshire. Room 6 - From the east - scale 1.0m



Plate 50: Llwyn y Maen, Oswestry, Shropshire. Room 6 - From the north - scale 1.0m



Plate 51: Llwyn y Maen, Oswestry, Shropshire. Room 7 - From the north-east - scale 1.0m



Plate 52: Llwyn y Maen, Oswestry, Shropshire. Room 7 - From the east - scale 1.0m



Plate 53: Llwyn y Maen, Oswestry, Shropshire. Room 7 - From the south-east - scale 1.0m



Plate 54: Llwyn y Maen, Oswestry, Shropshire. Room 12 above Room 7 - From the north - scale 1.0m



Plate 55: Llwyn y Maen, Oswestry, Shropshire. Room 8 - From the east - scale 1.0m



Plate 56: Llwyn y Maen, Oswestry, Shropshire. Room 9 - From the south-west - scale 1.0m



Plate 57: Llwyn y Maen, Oswestry, Shropshire. Room 9 - From the north-east - scale 1.0m



Plate 58: Llwyn y Maen, Oswestry, Shropshire. Room 10 - From the south - scale 1.0m



Plate 59: Llwyn y Maen, Oswestry, Shropshire. Room 10 - From the north-west - scale 1.0m



Plate 60: Llwyn y Maen, Oswestry, Shropshire. Room 11 - From the south - scale 1.0m



Plate 61: Llwyn y Maen, Oswestry, Shropshire. Room 11 - From the east - scale 1.0m



Plate 62: Llwyn y Maen, Oswestry, Shropshire. No access to Pig Sties- From the south-east - scale 1.0m



Plate 63: Llwyn y Maen, Oswestry, Shropshire. View across courtyard - Context shot - From the east - no scale



Plate 64: Llwyn y Maen, Oswestry, Shropshire. View across courtyard - Context shot - From the north - no scale



Plate 65: Llwyn y Maen, Oswestry, Shropshire. View across courtyard - Context shot - From the south - no scale



Plate 66: Room 5 - showing the subterranean water wheel and wheel pit - From the south-west- scale at 1m



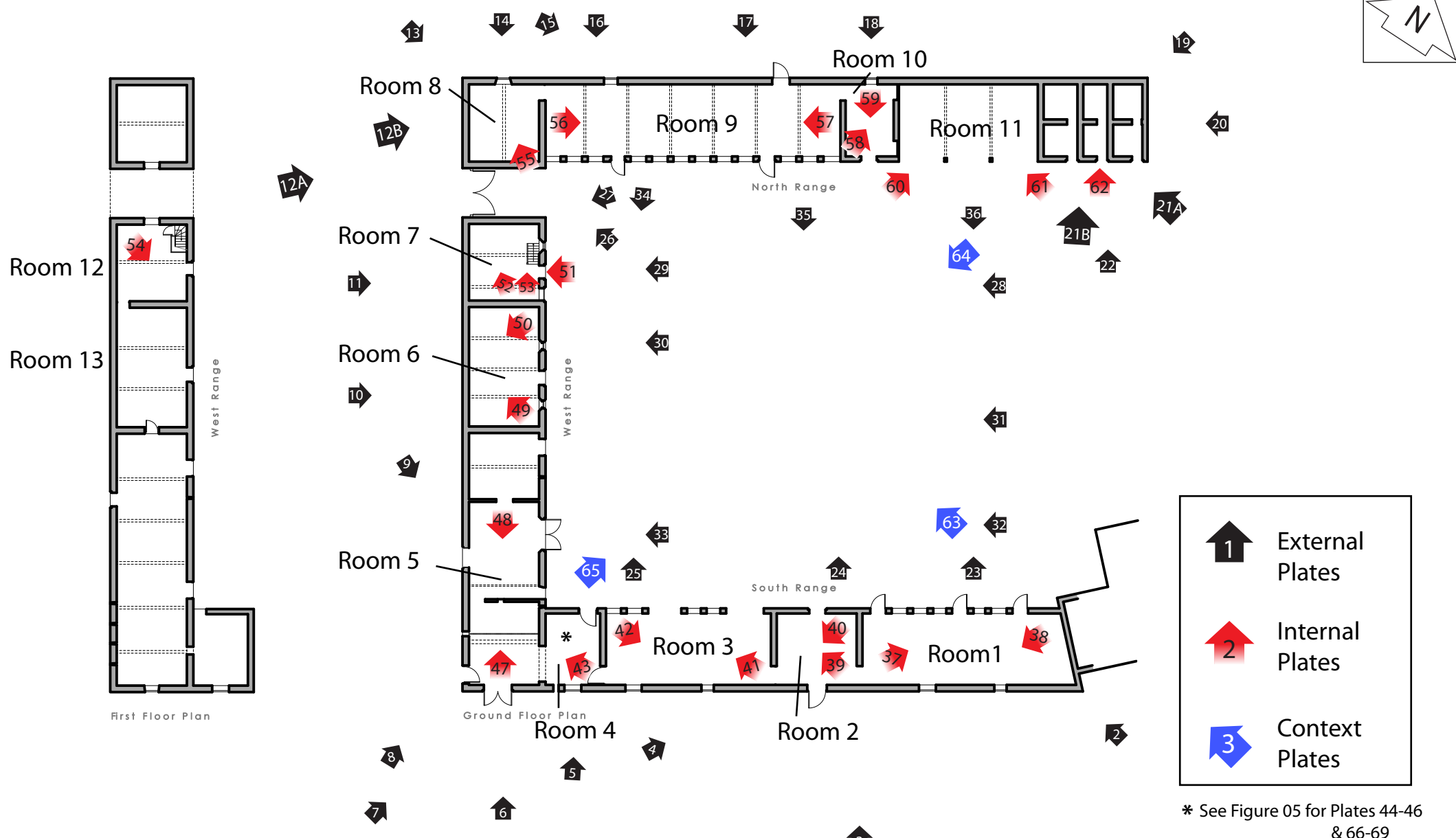
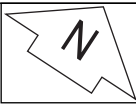
Plate 67: Room 5 - focus on cast iron water wheel in brick lined wheel pit - From the south-west- no scale



Plate 68: Room 5 - south eastern elevation showing linkage mechanism within wall (Room4 to right) - From the north-west - at 1m scale



Plate 69: Shot illustrating the distance between the wheel pit (Room 5) and the mill-machinery (Room4) - From the south-west- at 1m scale



Drawing by Design Forum Architectural Workshop



Figure 04: Plan of Llwyn Y Maen Farm Complex showing angles of photography
Scale 1:400 @ A4

Aeon Archaeology
Richard Cooke BA MA MCIFA
25 Mold Road, Broughton, Chester CH4 0PQ
Tel: 07866925393 / 01244 531585
www.aeonarchaeology.co.uk

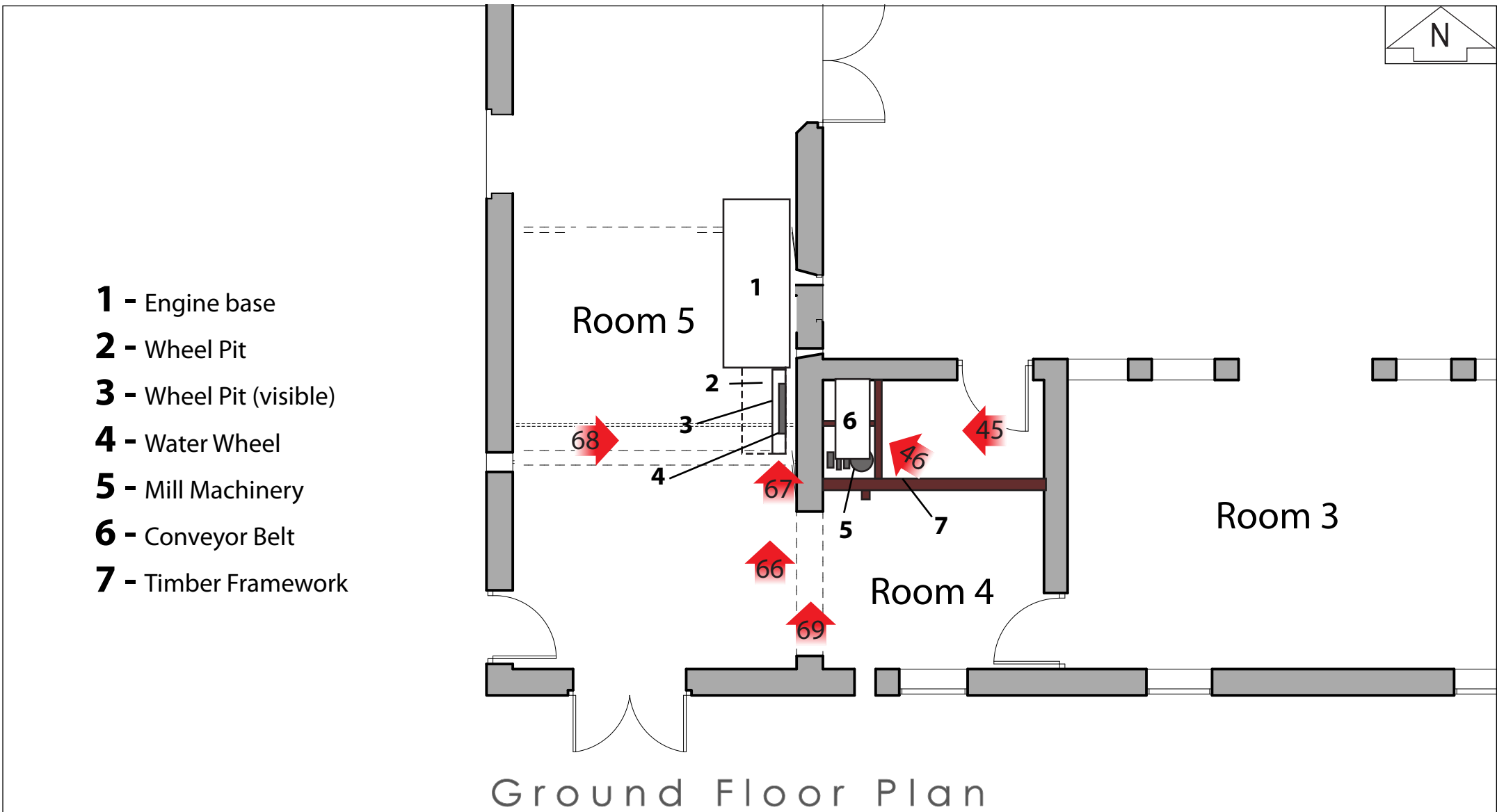


Figure 05: Ground Plan showing the location of the Wheel Pit & Mill Machinery in rooms 4 & 5. Scale 1:100 @ A4

6.0 CONCLUSION

The buildings associated with the Llwyn Y Maen model farm complex can be considered an important historical asset in accordance with its type and classification. The farm buildings that are to undergo adaptation have been subject to a level 2 building record. The information gathered by this record will complement the regional database of farm buildings in the Shropshire region. Furthermore it will allow for a more complete impression of the character and type of late Victorian buildings present within the county; from such work it is possible to maintain or enhance local/regional identities and repeat existing narratives that could otherwise disappear.

The level 2 building record at Llwyn Y Maen, Oswestry, Shropshire has met the aims and objectives of planning condition 4 of application 17/02489/FUL in that it has produced a time-stamped photographic and descriptive record of the property in advance of the conversion of the stone building range. As such it is the recommendation of this report that the condition be discharged.

7.0 SOURCES

Maps.

Ordnance Survey Open Data maps SJ NE22, NW22, SE22, SW22.

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