

CPAT Project 2740




CPAT Report 1982

Old Market Hall, Llanidloes, Powys

Photographic Survey



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
CLWYD-POWYS ARCHAEOLOGICAL TRUST

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26/10/2023	30/10/2023	30/10/2023
Report Status	Final	
Confidential until	N/A	

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The Clwyd-Powys Archaeological Trust is a Registered Organisation
with the Chartered Institute for Archaeologists 2022-3

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Summary

In October 2023 the Field Services Section of the Clwyd Powys Archaeological Trust conducted a photographic survey of the Old Market Hall, Llanidloes, in advance of proposed stabilisation and repair works to the south wall,

The survey recorded considerable reconstruction and development of the building since it was built, in the early 17th century. With the exception of the repairs required to the south wall the remainder of the building was considered to be in good condition and that reconstruction work carried out in the past had not been unsympathetic to the original design and appearance of the building.

Crynodeb

Fis Hydref 2023, bu Adran Gwasanaethau Maes Ymddiriedolaeth Archaeolegol Clwyd Powys yn gwneud arolwg ffotograffig o Hen Neuadd y Farchnad, Llanidloes, ymlaen llaw i waith arfaethedig i sefydlogi ac atgyweirio'r wal ddeheuol.

Cofnododd yr arolwg ailadeiladu a datblygu sylweddol i'r adeilad ers ei adeiladu, ar ddechrau'r 17eg ganrif. Ac eithrio'r atgyweiriadau sy'n ofynnol i'r wal ddeheuol, ystyriwyd bod gweddill yr adeilad mewn cyflwr da ac nad oedd gwaith ailadeiladu a wnaed yn y gorffennol wedi bod yn ddiystyriol o ddyluniad a golwg gwreiddiol yr adeilad.

1 Introduction

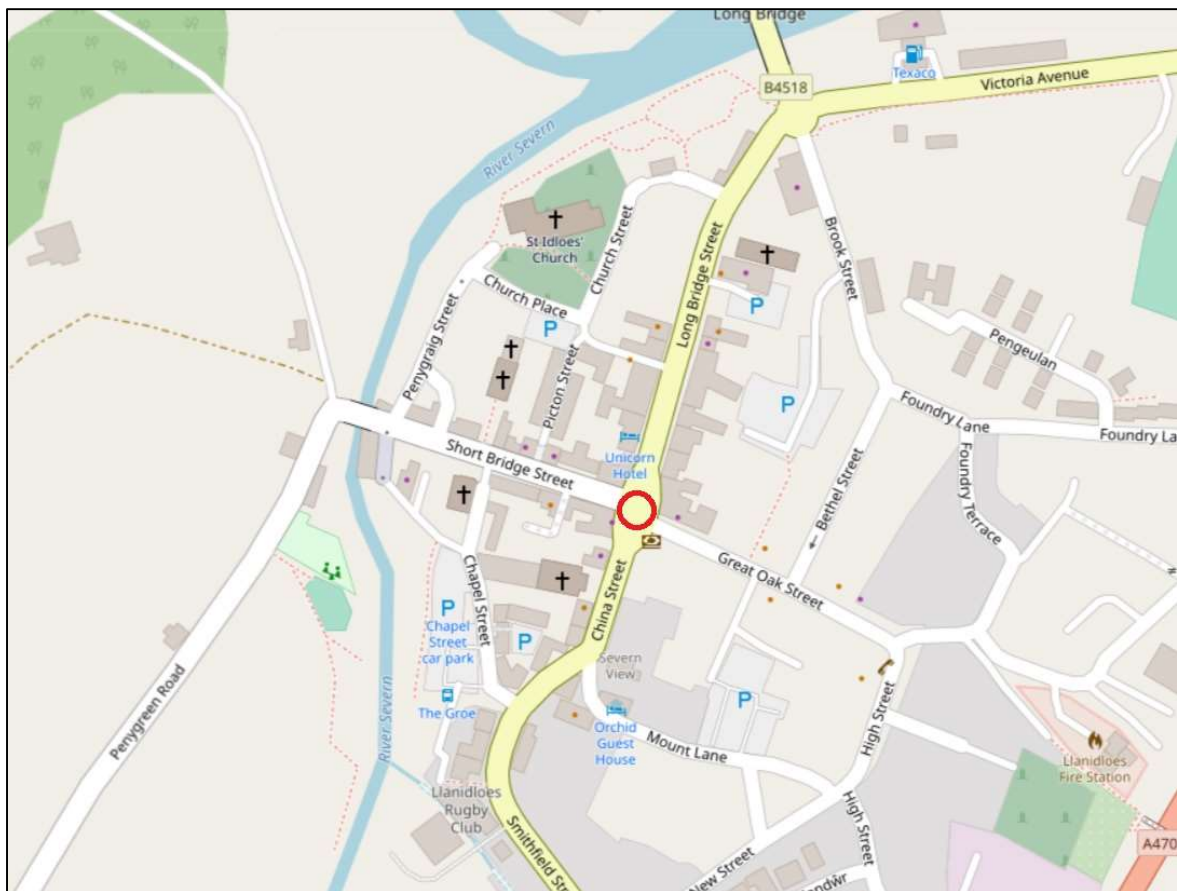
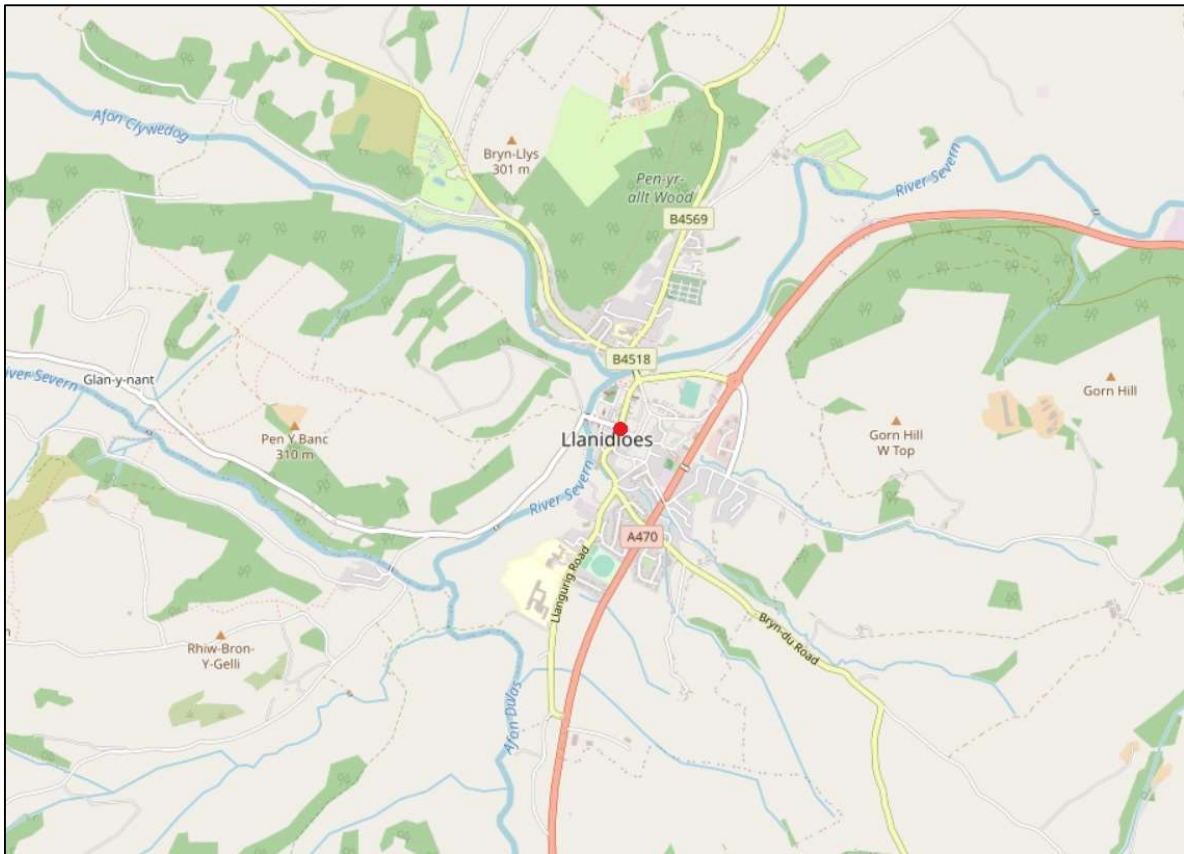
- 1.1. In October 2023 the Field Services Section of the Clwyd-Powys Archaeological Trust carried out a photographic survey on behalf of Powys County Council (as landowner) instructed by Ricky Fennesy of Hughes Architects in connection with permission for Listed Building Consent (23/1045/LBC) in respect of structural repairs and mortar repairs at Old Market Hall, Great Oak Street Llanidloes Powys SY18 6BN (SN 95420 84525) (Fig. 1).
- 1.2. The application for Listed Building Consent was approved in October 2023, subject to a number of conditions, including the following relating to historic environment:

7. No development shall take place until a Photographic Survey has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation (WSI) which has been submitted and approved in writing by the local planning authority.

Reasons

- 1 Required to be imposed by Section 91 of the Town and Country Planning Act 1990.*
- 2. To ensure adherence to the approved plans in the interests of clarity and a satisfactory development.*
- 3. To safeguard the character and appearance of this Grade I Listed Building in accordance with TAN24 and Policy SP7 of the Powys Local Development Plan (2018).*
- 4. To safeguard the character and appearance of this Grade I Listed Building in accordance with TAN24 and Policy SP7 of the Powys Local Development Plan (2018).*
- 5. To safeguard the character and appearance of this Grade I Listed Building in accordance with TAN24 and Policy SP7 of the Powys Local Development Plan (2018).*
- 6. To safeguard the character and appearance of this Grade I Listed Building in accordance with TAN24 and Policy SP7 of the Powys Local Development Plan (2018).*
- 7. To secure a detailed photographic record of the original building internally and externally prior to conversion.*

- 1.3. This report has been prepared in response to Reason 7.



Contains Ordnance Survey data © Crown copyright and database right 2023

Fig. 1 Plan showing the location of the Old Market Hall (circled)

2 Historical Background

- 2.1. Paragraphs 2.2 -2.4 are reproduced from the Montgomery Historic Settlements survey entry for Llanidloes (Silvester, 1992).
- 2.2. The origin of Llanidloes is obscure but it can be assumed that the church positioned on the bank of the Severn is an early medieval foundation. It is said to have been a daughter church of the mother church or clas at Llandinam in the pre-Conquest era. As to whether a settlement grew up around the church in the centuries either side of the Norman Conquest will perhaps never be known, although it has recently been pointed out that the township (trefi) boundaries which should be of early date are quite angular in the neighbourhood of the church, as though they were respecting existing property boundaries. The name simply signifies 'the church of St Idloes' and was first set down in print as Lanidloes in 1254.
- 2.3. Little is known of the saint and this is the only church dedicated to him. Although the first borough charter does not seem to have been granted until 1344 when it became self-governing, a town was deliberately established at Llanidloes in the second half of the 13th century. Possibly it may have occupied the site of or was perhaps adjacent to a pre-existing manorial centre that may or may not have had a castle at its centre, although there seems to be no real evidence for this contention. The first mention of the planted town is said to be in 1263, but the leading expert on medieval Llanidloes considers that the town was probably established in 1280, the same year that the Crown granted a weekly market and a twice-yearly fair to the lord of Arwystli, Owain ap Gruffudd. Over the next twenty years its growth was rapid with 13 taxpayers in 1293 and 66 burgesses in 1309. At the same time trade thrived. In 1293 market revenues brought in three times the amount generated from burgage. and other rents, an unusual state of affairs at a time when market revenues in towns were generally lower. It has been claimed that the town was sufficiently important for defences to be built around it by the end of the 13th century, although the modern evidence of these is circumstantial.
- 2.4. During the later Middle Ages the population perhaps remained fairly static, confined within the medieval limits of the town. Yet, at some stage the suburb of Frankwell emerged on the north side of the river, the name a corruption of the Anglo-Norman term Frank ville meaning 'free town'. This expansion is undated, but is likely to have occurred in the Middle Ages. Llanidloes, along with many other urban settlements suffered during the Glyndŵr rebellion at the beginning of the 15th century and recovered but gradually. Only with the growth of the textile industry at the end of the later 18th century did Llanidloes expand, putting it among the top forty towns in Wales. At this time gardens and open land behind the main streets began to be infilled and groups of small houses, often arranged in courts, added to its distinctive character.
- 2.5. King Edward I of England granted a market charter to Llanidloes in 1280, with the market originally held round a market cross in the town centre. The Market Hall was constructed in the same location.
- 2.6. The Old Market Hall is, with the exception of the medieval church the oldest surviving building in Llanidloes. It was constructed in about 1600, and is the only remaining timber framed market hall in Wales. It hosted courts of assize early in the 17th century and housed a town gaol at its southern end. It was also a meeting place for Quakers, Methodists and other congregational Christian groups until the early 19th century.
- 2.7. Until the 19th century the hall was used in the mid-Wales woollen trade, where wool and flannel was brought to be taken to Welshpool. There were moves to demolish the building

during the mid-19th century and to relocate it during the mid-20th century but these came to nothing. The building was Grade I listed (8317) in 1950.

3 Photographic Survey

- 3.1. The Photographic Survey was conducted on 18th October 2023 in accordance with the Chartered Institute for Archaeologists' (CIfA) (2020) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* and Historic England's (2016) *Understanding Historic Buildings- A Guide to Good Recording Practice*.
- 3.2. The Old Market Hall is located at the junction of Long Bridge Street which runs broadly from north to south, with the road bifurcating to either side of the building, Short Bridge Street to the west and Great Oak Street to the east. The original structure dates to about 1600. The building comprises five bays with a covered market below and a hall accessed via a staircase at the south-east corner on the upper floor. The hall measures 16.5m by 6.5m.



Fig. 2 South and west elevation of the hall looking north along Long Bridge Street. Photo CPAT 5096-002



Fig. 3 North and west elevations of the hall viewed from the west. Photo CPAT 5096-001

- 3.3. The northern gable end of the hall was rebuilt in 1765, using brick laid to a Flemish bond with string courses (Fig. 4). The date of this work is recorded by a stone inset in the upper elevation.



Fig. 4 North elevation of the hall viewed from the north Photo CPAT 5096-006

- 3.4. The bell cupola was built in 1838 and rebuilt with slating during the early 19th century (Fig. 5). The stone roof slabs were replaced with slate during the same phase of renovations.



Fig. 5 Bell cupola viewed from the north-east Photo CPAT 5096-007



Fig. 6 Hall viewed from the east Photo CPAT 5096-004

- 3.5. The windows in the east and west elevations are of a similar type with protruding framework comprising a mixture of fixed and horizontally sliding frames (Fig. 6). The two windows in the north elevation are larger sash type windows (Fig. 4). The close framed timber superstructure is largely original and tar painted with white infill panels.



Fig. 7 View north-east across the covered market. Photo CPAT 5096-014

- 3.6. The covered market place was laid with cobbled flooring and accessed from the north, east and west via wide arched openings. The timber vertical posts along the east and west elevations had rotted at the bases, so the affected material had been cut away and the shortened posts mounted on stone blocks. The posts, support members for the ceiling beams and the archways were massive and hand cut and likely original in date, the joists for the upper floor were machine cut and probably modern (Fig. 7).
- 3.7. There was little evidence relating to the use of the area as a market. A single large hanging hook was located on a ceiling beam towards the southern end of the building (Fig. 8).



Fig. 8 Hook attached to beam at southern end of covered market. Photo CPAT 5096-019

- 3.8. At the southern end of the covered market was an enclosed staircase to the upper floor, accessed via a doorway on the internal facing side (Fig. 9). This had been inset into the earlier fabric and was probably constructed as part of the early 19th century remodelling of the

building. The staircase itself was modern and was rebuilt during the mid-20th century renovations.



Fig. 9 View east towards enclosed staircase. Photo CPAT 5096-020

- 3.9. The stone built southern gable end of the building was of uncertain date. It was constructed from random rubble stone blocks laid to courses with quoins at the corners. A wide arched doorway with a stone arch was set somewhat asymmetrically in the elevation. On the internal facing side of the doorway was a hand worked timber lintel. The door itself was no longer present and had been boarded over (Fig. 10).



Fig. 10 South facing elevation of the Hall Photo CPAT 5096-003

- 3.10. The gable end was attached to the timber framing via large metal brackets (Fig. 11).



Fig. 11 Bracket attaching stonework of the south elevation to the timber frame Photo CPAT 5096-048

3.11. The upper floor of the hall comprised a large open plan area open to the roof across the south four bays. The northernmost bay had been formed into a separate ceilinged room or office. The internal plasterwork or rendering on the southern gable had blown and the mortaring on the stonework was friable and had fallen out from between the stones (Fig. 12).



Fig. 12 Internal face of the south gable. Photo CPAT 5096-039

3.12. The roof frame and probably the infill panelling in the wall frames was modern, although one of the struts in Roof Truss 2 (Dwg. 1, Fig. 13) was hand cut and presumably a reuse. Roof Truss 1 was of the queen strut type (Fig. 14), Roof Trusses 2, 3 and 4 were common with angled struts. The roof was open with visible battening which had been torched, presumably with lime render. The flooring was hardwood and also dated to the 20th century reconstruction. The interior framework of the bell cupola and bell rope were visible in the upper roof structure.



Fig. 13 View north of Roof Truss 2 Photo CPAT 5096-027



Fig. 14 View south of Roof Truss 1 Photo CPAT 5096-026

3.13. The room at the north end of the building was separated from the hall via an infilled wooden partition wall (Fig. 15). The door aperture was characteristically pre classical in form with a gently peaked jamb. The ceiling and walls had been painted in various colours and designs presumably during the 20th century. The ceiling beam looked like an original feature but the joists were later replacements.



Fig. 15 View south of the doorway and timber framed partition between the room at the north end of the building and the main hall Photo CPAT 5096-033

4 Conclusions

- 4.1. The survey recorded considerable reconstruction and development of the building since it was built, in the early 17th century. With the exception of the repairs required to the south wall the remainder of the building was considered to be in good condition and that reconstruction work carried out in the past had not been unsympathetic to the original design and appearance of the building.

5 Sources

Online sources
















<https://britishlistedbuildings.co.uk/300008317-old-market-hall-llanidloes>

Unpublished sources

Silvester, R. J, 1992 , *Montgomeryshire Historic Settlements*, Clwyd Powys Archaeological Trust

6 Archive Selection Strategy

2740-Old Market Hall, Llanidloes (SN 95420 84525) Photographic Survey 18 th October 2023 Selection Strategy v2.0	
CPAT Project Management	
Project Manager	Tim Malim
Project Supervisor	Will Logan
Archives Manager	Sophie Watson
Project Stakeholders	
Project Lead / Project Assurance	Mark Walters, Development Control Archaeologist for Clwyd-Powys Archaeological Trust
Client / Landowner	Hughes Architects
Other	
Collecting Institutions	
Regional HER	Clwyd-Powys Archaeological Trust
HER Enquiry Number	N/A
HER Event PRN	215582
Digital Archive Repository	Royal Commission on the Ancient and Historical Monuments of Wales
Documentary Archive Repository	N/A
Finds Archive Repository	N/A
Museum Accession Number	N/A

Digital Project Data			
Project sub-folders	Data	Retained	Selected for Archive
 Admin			
 H&S - RAMS	Risk Assessment	Y	N
 WSI	Written Scheme of Investigation	Y	Y (as report appendix 1)
 Client Data	Planning documents/other files provided by the client.	Y	N
 Correspondence	Correspondence records relevant to the project	Y	N
 Drafting	Working site drawings/illustrations	Y	N
 Finds data	Finds catalogues/specialist reports etc	N/A	N/A
 GIS data	Survey data	N/A	N/A
 Metadata	Metadata report for all files submitted as part of the archive.	Y	Y
 Photography	50 digital photographs (.tif)	N	Y
 Report	CPAT Report 1982 (.docx/.pdf)	Y	Y
 Report Illustrations	Illustrations generated for inclusion within the project report	Y	N
 Research Data	Research data – always secondary sources and available elsewhere	Y	N
 Site data	Scanned site records	N/A	N/A
 Temporary	Temporary storage for temporary files – always deleted at project completion	N	N

Physical Project Data (Documentary)			
Not applicable (N/A)			
	Quantity	Retained by CPAT	Selected for Archive
Context register	N/A	N/A	N/A
Drawings register	N/A	N/A	N/A
Finds register	N/A	N/A	N/A
Levels register	N/A	N/A	N/A
Photo register	N/A	N/A	N/A
Context sheets	N/A	N/A	N/A
Finds/samples record	N/A	N/A	N/A
Skeleton record forms	N/A	N/A	N/A
Staffing record form	N/A	N/A	N/A
Trench record forms	N/A	N/A	N/A
Watching brief forms	N/A	N/A	N/A
A1 plans	N/A	N/A	N/A
A2 plans	N/A	N/A	N/A
A3 plans	N/A	N/A	N/A
A4 plans	N/A	N/A	N/A
Other	N/A	N/A	N/A

Physical Project Data (Materials)

Not applicable (N/A)

Finds Deposition Agreement obtained
Archive Repository
Accession Number

N/A
N/A
N/A

Pottery/Ceramics

	<i>collected</i>	<i>processed</i>	<i>catalogued</i>	<i>specialist</i>	<i>conserved</i>	<i>discarded</i>
Prehistoric	N/A	N/A	N/A	N/A	N/A	N/A
Roman	N/A	N/A	N/A	N/A	N/A	N/A
Medieval	N/A	N/A	N/A	N/A	N/A	N/A
Post-medieval	N/A	N/A	N/A	N/A	N/A	N/A
Modern	N/A	N/A	N/A	N/A	N/A	N/A
Undated	N/A	N/A	N/A	N/A	N/A	N/A
CBM	N/A	N/A	N/A	N/A	N/A	N/A
Clay Pipe	N/A	N/A	N/A	N/A	N/A	N/A
Other (specify)	N/A	N/A	N/A	N/A	N/A	N/A

Stone

	<i>collected</i>	<i>processed</i>	<i>catalogued</i>	<i>specialist</i>	<i>conserved</i>	<i>discarded</i>
Stone Artefacts	N/A	N/A	N/A	N/A	N/A	N/A
Roofing Tile/Slate	N/A	N/A	N/A	N/A	N/A	N/A
Building Materials	N/A	N/A	N/A	N/A	N/A	N/A
Flint/Chert	N/A	N/A	N/A	N/A	N/A	N/A
Other (specify)	N/A	N/A	N/A	N/A	N/A	N/A

Metalwork

	<i>collected</i>	<i>processed</i>	<i>catalogued</i>	<i>specialist</i>	<i>conserved</i>	<i>discarded</i>
Ironwork	N/A	N/A	N/A	N/A	N/A	N/A
Copper Alloy	N/A	N/A	N/A	N/A	N/A	N/A
Lead	N/A	N/A	N/A	N/A	N/A	N/A
Silver	N/A	N/A	N/A	N/A	N/A	N/A
Metalworking Residues	N/A	N/A	N/A	N/A	N/A	N/A
Other (specify)	N/A	N/A	N/A	N/A	N/A	N/A

Bone/Animal Remains

	<i>collected</i>	<i>processed</i>	<i>catalogued</i>	<i>specialist</i>	<i>conserved</i>	<i>discarded</i>
Animal Bone	N/A	N/A	N/A	N/A	N/A	N/A
Human Skeletal Material	N/A	N/A	N/A	N/A	N/A	N/A
Shell	N/A	N/A	N/A	N/A	N/A	N/A
Other (specify)	N/A	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A

Samples

	<i>collected</i>	<i>processed</i>	<i>catalogued</i>	<i>specialist</i>	<i>conserved</i>	<i>discarded</i>
Bulk soil	N/A	N/A	N/A	N/A	N/A	N/A
Charcoal	N/A	N/A	N/A	N/A	N/A	N/A
Other (specify)	N/A	N/A	N/A	N/A	N/A	N/A

Finds Catalogues

Box Catalogue

N/A N/A
N/A N/A

Number of boxes

N/A

7 Appendix 1: CPAT WSI 2740

1 Introduction

- 1.1 The Field Services Section of the Clwyd-Powys Archaeological Trust has been invited by Ricky Fennessy of Hughes Architects to undertake a photographic survey in connection with an application for Listed Building Consent (23/1045/LBC) in respect of structural repairs and mortar repairs at Old Market Hall, Great Oak Street Llanidloes Powys SY18 6BN (SN 95419 84524).
- 1.1 The application for Listed Building Consent was approved in October 2023, subject to a number of conditions, including the following relating to historic environment:

7. No development shall take place until a Photographic Survey has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation (WSI) which has been submitted and approved in writing by the local planning authority.

Reasons

- 1 Required to be imposed by Section 91 of the Town and Country Planning Act 1990.*
- 2. To ensure adherence to the approved plans in the interests of clarity and a satisfactory development.*
- 3. To safeguard the character and appearance of this Grade I Listed Building in accordance with TAN24 and Policy SP7 of the Powys Local Development Plan (2018).*
- 4. To safeguard the character and appearance of this Grade I Listed Building in accordance with TAN24 and Policy SP7 of the Powys Local Development Plan (2018).*
- 5. To safeguard the character and appearance of this Grade I Listed Building in accordance with TAN24 and Policy SP7 of the Powys Local Development Plan (2018).*
- 6. To safeguard the character and appearance of this Grade I Listed Building in accordance with TAN24 and Policy SP7 of the Powys Local Development Plan (2018).*
- 7. To secure a detailed photographic record of the original building internally and externally prior to conversion.*

2 Objectives

- 2.1. The objective of the survey is:
- To secure a detailed photographic record of the original building internally and externally prior to conversion.

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) and *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 1 Building Survey – (Understanding Historic Buildings, 2016, 5.2, p.25), and will include:

-
- External photographs, with some internal photographs if necessary to record significant details
 - Sketch drawings, if required to record any additional architectural details.
- 3.3. 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 (if necessary)
 - elevations and structural detail
 - overall appearance
 - fixtures, fittings etc

Report

- 3.4. Following the on-site work an illustrated report will be prepared containing conventional sections to include:
- Non-technical summary
 - Location and NGR
 - Statutory designations
 - Date of record, recorder and archive deposition
 - Introduction
 - Site location
 - Methodology
 - Summary of the form, function, date and development of the building
 - Desk-based study, including copies of historic maps and photographs where permitted
 - Summary description of the building
 - Past and present usage
 - Evidence for former existence of demolished structures, removed fittings etc
 - Conclusions
 - References
- 3.5. The report summary will be provided in English and Welsh, in accordance with the Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1 (July 2018).

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 (2014) 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). The final reports will include a Data Management Plan and Archive Selection Strategy.
- 4.2 The paper and digital archive will be deposited with the National Monuments Record (NMR), RCAHMW, including a copy of the final report. 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

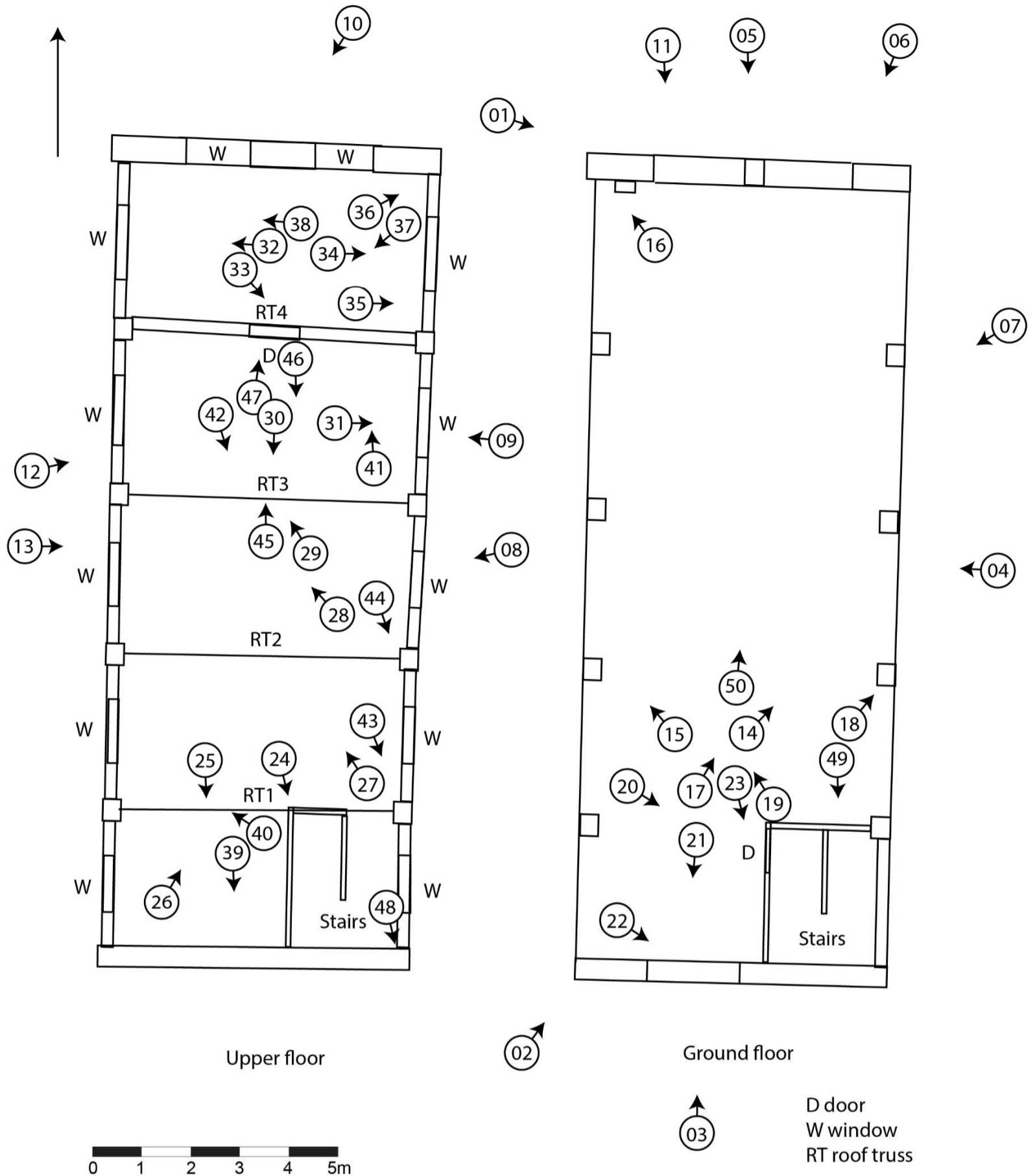
- 4.3 The project will be conducted in accordance with CPAT's data management policy. All paper records will be collated, catalogued and labelled with the unique project code. All digital data will follow strict file naming, to include the unique project code, and be sorted into a standard series of 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 Tim Malim, 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* (2020).
- 5.2. All report preparation will be carried out by, or with the assistance of, the same field archaeologist(s) who conducted the fieldwork and completed within two months of the commencement of the survey.
- 5.3. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 5.4. 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.

W Logan

13th October 2023



Dwg. 1 Annotated Photograph Plan



5096_001.jpg



5096_002.jpg



5096_003.jpg



5096_004.jpg



5096_005.jpg



5096_006.jpg



5096_007.jpg



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5096_010.jpg



5096_011.jpg



5096_012.jpg



5096_013.jpg



5096_014.jpg



5096_015.jpg



5096_016.jpg



5096_017.jpg



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5096_026.jpg



5096_027.jpg



5096_028.jpg



5096_029.jpg



5096_030.jpg

Dwg. 2 Contact Sheet 1



5096_031.jpg



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Dwg. 3 Contact Sheet 2