

DYLASAU-ISAF, PADOG, BETWS-Y-COED, CONWY

[NPRN 26419]

Architectural Record



FINAL REPORT

October 2011



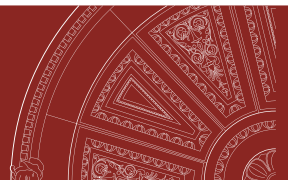
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TABLE OF CONTENTS

	<i>Summary</i>	1
1	INTRODUCTION	2
1.1	Background to the Project.....	2
1.2	Scope of Report	2
2	AIMS AND OBJECTIVES	3
3	METHODOLOGY	3
3.1	Documentary Research	3
3.2	Historic Building Record	3
4	BUILDING DESCRIPTION	4
4.1	Overview.....	4
4.2	The South-East Range.....	5
4.3	The North-West Range	7
4.4	The Kitchen Extension	9
4.5	Later Additions / Modifications.....	11
5	TREE-RING DATING	11
6	INTERPRETATION	12
6.1	The South-East Range.....	12
6.2	The North-West Range	13
6.3	The Kitchen Extension	14
6.4	Conclusion	14
7	ACKNOWLEDGEMENTS	14
8	SOURCES	15

APPENDIX A: Project Brief

APPENDIX B: Register of Project Drawings

APPENDIX C: Register of Project Photographs

List of Figures

- Figure 1: Site location.
 Figure 2: Detailed site location; aerial photograph.
 Figure 3: Undated historic aerial photograph.
 Figure 4: General layout with outline phasing (ground floor).
 Figure 5: South-east range; ground floor plan (as existing).
 Figure 6: South-east range; first floor plan (as existing).
 Figure 7: South-east range; roof plan (as existing).
 Figure 8: South-east range; transverse cross-section.
 Figure 9: North-west range; ground floor plan (as existing).
 Figure 10: North-west range; first floor plan (as existing).
 Figure 11: North-west range; roof plan (as existing).
 Figure 12: North-west range; transverse cross section (as existing).

List of Plates

- Plate 1: General view of farmhouse from south; early south-east range to right and north-west range to left.
 Plate 2: General view of farmhouse from north with kitchen extension to right.
 Plate 3: General view of farmhouse from north-west. **NB:** 19th-century dairy and cartshed to centre and right respectively.
 Plate 4: SE range from south-west.
 Plate 5: Secondary stair against west elevation.
 Plate 6: Mason's mark 'T' on quoin of SW angle.
 Plate 7: SE range; south elevation. **NB:** openings to GF/1F/attic (blocked)
 Plate 8: SE range; east elevation.
 Plate 9: Blocked primary window within east elevation (1F); see Plate 20.
 Plate 10: SE range, north elevation.
 Plate 11: Primary doorway (converted to window) to west of stack.
 Plate 12: Wide fireplace opening within north wall of [GF01] with inserted copper setting (r.) and range (l.).
 Plate 13: Primary doorway to west of stack.
 Plate 14: Primary ceiling within [GF01].
 Plate 15: Primary ceiling beam within [GF02]; **NB:** regular paired peg-holes evidence primary partition.
 Plate 16: Inserted brick partition.
 Plate 17: Doorway in west wall of [1F01] (**NB:** former window embrasure to left).
 Plate 18: Ceiling structure of [1F01], northern section looking east.
 Plate 19: Trimmers at SE corner denote location of former stair.
 Plate 20: Primary window in east wall (see Plate 9).
 Plate 21: Blocked fireplace with stop-chamfered lintel in north wall of [1F01].
 Plate 22: Blocked window in south gable.
 Plate 23: South-east range roof structure; central collar beam truss looking north (from 1F level).
 Plate 24: North-west range; south elevation (primary door to left of graded scale).

- Plate 25: Primary doorway converted to window. NB: massive stone lintel.
- Plate 26: Superimposed windows to [GF03] and [1F04], both reduced in width.
- Plate 27: Date inscription ('1620') to west of GF window serving [GF01] (see Figure 9).
- Plate 28: East elevation.
- Plate 29: Blocked window at 1F (S).
- Plate 30: North-west range, east elevation; blocked windows at attic level.
- Plate 31: Entrance lobby [GF02].
- Plate 32: Main stair, [GF02].
- Plate 33: Room [GF01] looking north-west.
- Plate 34: Fireplace recess, [GF02].
- Plate 35: Primary doorway converted to window.
- Plate 36: Plank and muntin partition forming south wall of [GF04], though situated within north-west range.
- Plate 37: Head of main stair, [1F01].
- Plate 38: Bracket to western transverse beam.
- Plate 39: Western transverse beam and southern secondary, longitudinal beam, [1F02].
- Plate 40: Room [1F03]; transverse and longitudinal ceiling beams
- Plate 41: Bathroom [1F05]; note stack projection.
- Plate 42: Roof over north-west range looking west, T2 in foreground, T1 with upper v-strutting beyond.
- Plate 43: Roof over north-west range, T3 with queen-struts cut off flush with soffit of collar.
- Plate 44: Kitchen extension, east elevation.
- Plate 45: Detail of windows.
- Plate 46: Kitchen extension, north gable.
- Plate 47: Corbelled stack at attic level.
- Plate 48: Blocked attic windows within north gable of kitchen extension.
- Plate 49: Room [GF04] within kitchen extension, looking north.
- Plate 50: Room [GF04] within kitchen extension, looking south-east.
- Plate 51: Ceiling structure to [GF04].
- Plate 52: Southern transverse beam of [GF04], note stonework above.
- Plate 53: Massive timber mantle beam to fireplace within north wall of [GF04].
- Plate 54: Date inscription 'T.P.Esq: 1735' at east end of fireplace bressumer.
- Plate 55: Date inscription '1751' to centre of bressumer.
- Plate 56: Daisy wheels, 'spectacles' and date inscription 'E.W. 16 1886' at east end.
- Plate 57: 'Spectacles' inscribed at west end of bressumer.
- Plate 58: Stone winder stair to east of fireplace, serving [1F06] (see also Plate 59).
- Plate 59: Plank and muntin partition, [1F06].
- Plate 60: Stone winder stair descends to [GF04].
- Plate 61: Roof structure over kitchen extension looking north from [1F04].
- Plate 62: Truss T5, cruck-like west principal, note SJ of blocked window in gable wall beyond.
- Plate 63: Truss T5, cruck-like east principal, note SJ of blocked window in gable wall beyond.
- Plate 64: Phase IV (?) dairy (19th century). NB: straight joints below window evidence former door.
- Plate 65: Phase IV Carthouse looking north-east.
- Plate 66: Phase IV Carthouse looking south-east.

DYLASAU-ISAF

Padog, Betws-y-Coed, Conwy

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Architectural Record

Summary

Dylasau-Isaf is located 2.1km north-east of Padog and 5.4km south-east of the town of Betws-y-Coed in the County Borough of Conwy, centred on NGR SH 8218 5259. The farmhouse and associated agricultural outbuildings occupy an isolated site on rising ground on the western side of the upper Conwy valley. It is a Grade II listed building and is included on the National Monuments Record of Wales. An architectural record of the farmhouse buildings was made in September 2011 as part of the North-West Wales Dendrochronology Project, undertaken in partnership with the Royal Commission on the Ancient and Historical Monuments of Wales, and following on from a programme of dendrochronological analysis.

The buildings of Dylasau-Isaf can be broken down into three distinct principal historical elements, with the two earliest elements being set 'corner-to-corner' in a plan characteristic of 'unit-system' development. The earliest (though undated) element of the complex would appear to be the range lying to the south-east, which originated as a modestly sized, stone-built house on a two-bay, end-chimney, gable entry plan, corresponding to Smith's two-unit 'Type B', a type rare in Caernarfonshire. Aligned perpendicularly to this early range, and touching the former at its north-west angle, is a secondary rectangular range, which now constitutes the principal dwelling. Opening off the north-east side of this secondary range, forming an 'L'-shaped plan, is a short two-storey kitchen extension. A cartshed and (?)dairy were introduced during the 19th century, within the angle of the secondary range and the kitchen extension and at the west end of the secondary range respectively.

Dylasau-Isaf constitutes a multi-phase farmhouse complex of considerable interest; each of the elements are individually of clear significance, though the significance of the complex as a whole is enhanced by the grouping together of the ranges in a classic 'unit system' development. Although the relative chronology of the farmhouse complex has been established with some degree of certainty, only the secondary, north-west range has been securely dated by dendrochronology; four timbers were felled in winter 1592/3 while a fifth timber had a felling date range spanning this date suggesting a construction date of 1593 or within a year or two of this date.

DYLASAU-ISAF

Padog, Betws-y-Coed, Conwy

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Architectural Record

1 INTRODUCTION

1.1 Background to the Project

- 1.1.1 Dylasau-Isaf, Padog, Betws-y-Coed, Conwy was recorded in September 2011 as part of the North-West Wales Dendrochronology Project,¹ undertaken in partnership with the Royal Commission on the Ancient and Historic Monuments of Wales (RCAHMW).
- 1.1.2 Dylasau-Isaf is located 2.1km north-west of Padog and 5.4km south-east of the town of Betws-y-Coed in the County Borough of Conwy; it is centred on NGR SH 8218 5259 (Figures 1 and 2). The farmhouse and associated agricultural outbuildings occupy an isolated site on rising ground at a height of c. 180mAOD on the western side of the upper Conwy valley.
- 1.1.3 Dylasau-Isaf is a Grade II listed building (CADW Listed Building ID 5889)² and is included on the National Monuments Record of Wales (NMRW), NPRN 26419.³
- 1.1.4 The building record follows on from a programme of dendrochronological sampling undertaken by Dr D Miles and Dr MC Bridge of the Oxford Dendrochronology Laboratory (Miles and Bridge, 2011; see section §.5).

1.2 Scope of Report

- 1.2.1 The Historic Building Record was undertaken in accordance with a 'Design Brief for Historic Building Recording' prepared by the Project Director; a copy of the brief is included below as **Appendix A**.
- 1.2.2 This report outlines the results of the building survey, and has been prepared in accordance with English Heritage guidelines as published in *Understanding Historic Buildings: A Guide to Good Recording Practice* (EH, 2006), the Institute for Archaeologists' *Standard and Guidance for the Archaeological Recording of Standing Buildings or Structures (IfA, 2008)* and the Association of Local Government Archaeological Officers' *Analysis and Recording for the Conservation of Works to Historic Buildings* (ALGAO, 1997).
- 1.2.3 This report has been prepared based upon information current and available as of September 2011.

¹ <http://www.datingoldwelshhouses.co.uk/>

² <http://www.britishlistedbuildings.co.uk/wa-5889-dylasau-isaf-bro-machno>

³ <http://www.coflein.gov.uk/en/site/26419/details/DYLASAU+ISAF+FARMHOUSE%3BDULASAU+ISAF/>

2 AIMS AND OBJECTIVES

- 2.1 The general objective of the architectural record, as outlined in the design brief, was to generate a drawn, photographic and written record of Dylasau-Isaf to supplement the dendrochronological survey.
- 2.2 Specific aims of the recording action are listed at Section §.5 of the project brief, reproduced at **Appendix A** below.

3 METHODOLOGY

3.1 Documentary Research

- 3.1.1 Documentary research into the historical background, origins and development of Dylasau-Isaf is to be undertaken by volunteers of the North-West Wales Dendrochronology Project. No programme of documentary research into the buildings has thus been undertaken as part of the current Historic Building Record. Historical notes prepared by WR Hughes for the National Trust Vernacular Building Survey in 1983 have, however, been referred to in the preparation of the present report. A plan and description have been previously published (RCAHMMW 1956, pp. 172b-173a. (mon. 616), fig. 165, pl. 65).

3.2 Historic Building Record

- 3.2.1 The Historic Building Record comprised an exterior and interior examination of the structure of the house and the compilation of drawn, photographic and written records as follows:

The Drawn Record

- 3.2.2 Measured plans were generated on site at principal floor levels, marking significant architectural and archaeological detail. Plans were prepared on site at a scale of 1:50, using pencil of archivally stable drafting film, measurements being captured by a combination of hand tape and hand-held laser measurement. In addition, two representative cross-sections were prepared, one each of the two principal ranges making up the farmhouse. A register of project drawings is included below as **Appendix B**.

The Photographic Record

- 3.2.3 The photographic record comprised high resolution digital photography using a Nikon D3000 digital single lens reflex camera (10MP) and was commensurate with a 'Level 3' record as defined by English Heritage (2006, 14), extending to include both general and detail shots, contextual views and accessible exterior elevations, visible structural and decorative details (interior and exterior), and general interior views of principal rooms and circulation areas. Where possible, photographs included graded photographic scales. All photographs were recorded on *pro-forma* recording sheets detailing subject, orientation, photographer and date. A register of project photographs is included below as **Appendix C**; digital copies of photographs in *.jpg format are included on CD appended to the rear cover of the report.

The Written Record

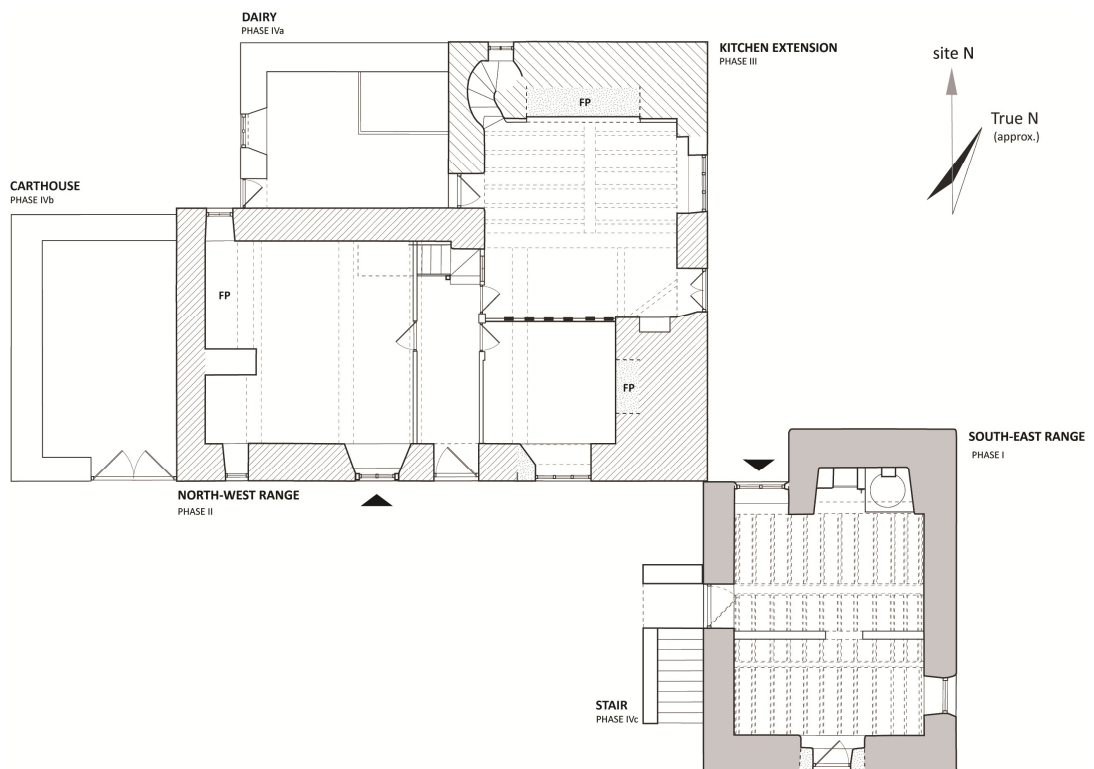
- 3.2.4 To accompany the drawn and photographic records, a written account of the farmhouse buildings was made as free text; this forms the basis of the following description.

4 BUILDING DESCRIPTION

NB: The buildings of Dylasau-Isaf are aligned to respect general north-west/south-west and north-east/south-west axes. To avoid overly long descriptions within the following section, these alignments will be assumed to be east-west and north-south such that the main front elevation of the north-west range faces to the south (see inset plan below).

4.1 Overview

- 4.1.1 The buildings of Dylasau-Isaf can be broken down into three distinct principal historical elements, with the two earliest elements being set 'corner-to-corner' in a plan characteristic of 'unit-system' development (see inset plan below; Plate 1). The earliest (though undated) element of the complex would appear to be that range lying to the south-east, stone-built of compact plan, aligned north-south and rising to two full storeys beneath a pitched roof, gabled to north and south with tall gable stack to the north elevation. Aligned perpendicularly to this early range, and touching the former at its north-west angle, a secondary rectangular range, now the principal dwelling, is aligned east-west; it is again stone-built of two storeys beneath a pitched roof, with gable stacks to east and west. Opening off the north-east side of the secondary range, forming an 'L'-shaped plan, is a short two-storey kitchen extension (Plate 2), gabled to the north with ridge stack (corbelled at attic level). A cartshed and (?)dairy were introduced during the 19th century, within the angle of the secondary range and the kitchen extension and at the west end of the secondary range respectively (Plate 3).



Dylasau-Isaf: sketch plan showing principal elements referred to in the text (see also Figures 4 - 12).

4.2 The South-East Range (Figures 5-8)*Exterior*

- 4.2.1 The south-east range is built on a compact, rectangular plan, aligned north-south, measuring a maximum 8.8m (c.29ft) long (N/S) by 6.5m (c.21ft) wide; it is stone built of coursed rubble, with some substantial blocks up to 4ft in length, of two full storeys (5.5m/18ft to eaves, 8.5m/28ft to ridge) beneath a pitched roof, gabled to north and south. It abuts the secondary north-west range at its north-east corner (Figure 4; Plate 1).
- 4.2.2 The **west elevation** overlooks the small enclosed yard formed in the angle of the two principal ranges (Plate 1). It is of stone rubble construction rising to two full storeys beneath a pitched, slate-clad roof, gabled to north and south (Plate 4); a number of stone blocks are of substantial size, in places up to 4ft in length and, at the quoins, mason's marks were noted in the form of an inscribed letter 'T' (Plate 6). A secondary external stair (Plate 5)⁴ rises from south to north against the southern section of the range; a passage beneath the stair gives access to the interior of the range via a central doorway, formed from an original window opening. At the head of the stair a further doorway, again converted from a primary window opening, gives onto the first floor of the structure; this door is furnished with a segmental head of stone voussoirs, a clear area of patching to the south indicating a somewhat wider original window opening, also evidenced internally. A tall, square stack rises at the north end of the elevation with water tabling to the ridge and base of the stack (here shouldered).
- 4.2.3 The **south elevation** (Plate 7) rises through two full storeys to a stone-built gable of moderate pitch with stone copings; central openings are evident at each level, a doorway at ground floor (converted from a primary window) and windows to first floor and attic levels (the latter blocked). The ground floor doorway and attic window have timber lintels, though the first floor window is furnished with a segmental head of stone voussoirs. The doorway and first floor window have been reduced in width as, it would appear, was the attic window before being blocked completely.
- 4.2.4 The **east elevation** is for the most part blind which, given its location on rising ground, presents an imposing 'tower-like' aspect (Plate 8) when viewed from this side. A single (reduced) window opening to the south end lights the ground floor level at the location of a former interior stair (see below) while a corresponding opening at first floor level has been blocked (Plate 9). The tall square stack rises at the north gable.
- 4.2.5 The **north elevation** (Plate 10) rises through two full storeys to a stone-built gable with tall square stack. To the west of the stack, the elevation is set back by 1.5m (5ft) from the principal wall line, the recess thus formed including the primary access doorway to the range, now partly blocked and housing a two-light timber casement window (Plate 11), the opening being spanned by a timber lintel.

Interior

- 4.2.6 Internally, the south-east range is arranged on a two-unit, end-chimney plan, the details of which remain easily discernible; at ground floor, an original timber transverse partition has been superseded by a brick wall on a different line while at first floor level, the range remains as a single open space. Evidence indicates that the attic level also formerly functioned as utilisable space.

Ground Floor (Figure 5)

- 4.2.7 **Ground floor** level is divided to form two rooms ([GF01/02]) by an inserted, transverse brick partition wall (Plate 16), set slightly off-centre to the south of the range; this replaces a former stud partition located further to the south, evidenced by paired peg-holes (@ c.18/19in. centres) within the southern of two original transverse ceiling beams (Plate 15), which would have thus delineated a large primary principal

⁴ The masonry of the external stair is not keyed into the fabric of the main range.

room, approaching square in plan (4m N/S x 4.75m E/W), with a narrow (1.75m wide) service /outer room to the south.

- 4.2.8 Room [GF01] to the north is accessed via a door in the west wall, accessed below the secondary stair rising externally to the elevation. The room is dominated by a wide original fireplace recess at the east end of the north wall (Plate 12), spanned by a heavy, stop-chamfered timber bressumer; the recess has had a brick-built setting for a copper inserted to the east and a small, early 19th-century iron range to the west. To the west of the stack, a two-light timber casement window has been inserted into the partially blocked primary doorway to the range (Plate 13). The ceiling of [GF01] is formed of 12 longitudinal joists, 4 x 5in. scantling and stop-chamfered, to either side of a principal transverse beam, 10in. wide x 11in. deep, again plain chamfered and stopped (Plate 14); the southern joists extend beyond the inserted brick partition and are carried to the south by a second primary transverse beam (Plate 15), the latter representing the location of the original internal partition (see above).
- 4.2.9 Room [GF02] occupies the space to the south of the inserted brick partition; that is, the full extent of the original service room and the southern part of the original main bay. The room is accessed via a doorway formed from a wider primary window opening at the centre of the south gable wall,⁵ and from [GF01] to the north via a break in the inserted brick partition. [GF02] is lit by a single window at the south end of the east wall, of six fixed-panes over a lower, bottom-hinged hopper. The ceiling of [GF02] is formed of 12 longitudinal joists, similar to those within [GF01], carried by the southern primary transverse beam; common joists (x3) to the south-east corner have been renewed and this arguably represents the location of an original stair access to first floor level. A single dendro sample from the ceiling structure of [GF02] (dyla01) failed to date (see §.5 below; Miles and Bridge, 2011).

First Floor (Figure 6)

- 4.2.10 **First floor** level of the range is currently accessed solely by means of the external stone stair rising south-north against the west elevation (Plate 5), though an internal stair of unknown form would appear to have formerly been located at the south-east corner of the block, within the outer room (see §.4.2.9 above). The external stair rises to a doorway formed from a primary window opening at the centre of the west elevation; the wider embrasure for the original window survives to the south of the current doorway (Plate 17).
- 4.2.11 First floor level of the range constitutes a single open space [1F01], fitted out with a number of bins for grain storage though not currently used as such. The room was originally heated by a single fireplace within the north wall, now blocked (Plate 21), and was lit by windows located centrally within the west and south walls and at the south end of the east wall. The western window has subsequently been converted to a door, previously described and the southern window has been reduced in width, while the window at the south end of the east wall has been blocked externally. The latter window is of particular note as the original, stout timber frame and single, central diamond-profile mullion survive, stylistically late 16th-century in date (Plate 20).
- 4.2.12 The ceiling of [1F01] is formed of 11 stop-chamfered joists to north and south of a central transverse beam, again stop-chamfered. Common joists survive intact to the north of the beam (Plate 18), though a number are missing to the south. An arrangement of trimmers at the south-east corner of the range (Plate 19) indicates the former existence of a stair rising to a utilisable attic level against the south and east walls.

⁵ The wider embrasure for the original window opening survives.

The Attic and Roof (Figures 7 and 8)⁶

- 4.2.13 The attic level of the range evidently formerly constituted utilisable space, evidenced by the remains of framing for a stair rising from first floor level (see above; Plate 19) and by a blocked window evident within the southern gable end (Plate 22), the latter originally of equal width to those primary windows at first floor and ground floor levels (see Plate 7).
- 4.2.14 The **roof** is of two roughly equal bays defined by a single, central collar beam truss (Figure 8; Plate 23), supporting two tiers of through purlins and square section ridge piece; side purlins are trenched over the principals, where they are scarfed with a simple splayed joint, and lodged in the masonry of the northern and southern gables. Principal rafters are stop-chamfered both below and above the level of the collar; the collar itself, cambered and triple pegged to principals to east and west, is also stop-chamfered to its lower arises.

4.3 The North-West Range (Figures 9-12)*Exterior*

- 4.3.1 The north-west range is built on a rectangular plan, aligned east-west, measuring 13.5m (c.44ft) long (E/W) by 7m (c.23ft) wide; it is stone built of coursed rubble, of two full storeys (5m/16½ ft to eaves, 8m/26½ ft to ridge) beneath a pitched roof, gabled to north and south. It abuts the secondary south-east range at its south-west corner (Figure 4; Plate 1).
- 4.3.2 The principal **south elevation** (Plate 24) overlooks an enclosed yard created in the angle between the north-west and south-east ranges and defined by a low stone wall (Plate 1). It is of stone rubble construction, rising to two full storeys beneath a pitched, slate-clad roof, gabled to east and west with ridge stacks rising above each gable end; that to the east is square, that to the west rectangular in section. The primary entrance doorway is located off-centre towards the western end of the range (Plate 25); now converted to a window opening housing a two-light timber casement, the opening displays a massive stone lintel reminiscent of 'Cyclopean' doorways, though it lacks the monumental slab-like jambs normally associated with such features. The current, flat-headed entrance door is set to the east of the original access, with a two-light casement over. Superimposed three-light timber casements light the ground and first floors to the east end of the elevation (Plate 26), both of which appear to be set within reduced openings, while to the west, a further two-light casement lights the upper floor and a small, single-light window lights the far west end of the ground floor. Window heads and cills have been generally renewed, though the narrow window to the west end of the ground floor retains its original timber lintel; a stone adjacent to this window bears the inscribed date '1620' (Plate 27), previously proposed as a possible construction date for the range (Hughes, 1983).
- 4.3.3 The **east elevation** (Plate 28) is stone-built rising to two full storeys beneath an asymmetrical gable with plain close verges and stone copings, topped by a short, square-section chimney with water tabling to north and south. The gable end is abutted to the north by the kitchen extension range (see Plate 2). The northern roof slope is set somewhat lower than that to the south, resulting in the asymmetrical profile, previously noted, such that the water tabling here stands proud of the gable, suggesting some modification at the time of the addition of the kitchen extension. The elevation is pierced by two extant openings to the north side of the flush stack, a double door at ground floor level (formerly a window) opens onto kitchen [1F04] while a single, small window at first floor level lights bathroom [1F05] internally. A blocked window opening with timber lintel is evident to the south at first floor level (Plate 29) while two possible further blocked windows are visible at attic level, located to either side of the stack (Plate 30); the proximity of the

⁶ Physical access to the roofspace of the south-east range was not feasible due to the dangerous condition of the upper floor timbers. The following description and drawings/plates included within this report are based upon a visual inspection from the first floor of the structure and upon limited measurements taken from this level.

northern window to the sloping roof line again suggests a modification/lowering of the northern roof slope at the time of the addition of the kitchen wing.

- 4.3.4 The **north elevation** is for the most part obscured by the kitchen extension to the east and by the 19th-century dairy to the east (Plate 3). A single small window at the far west end of the ground floor lights the fireplace recess within [GF01] internally.
- 4.3.5 The **west elevation** presents a blind gable end with plain close verges and projecting stone kneelers; the ground floor is obscured by the abutting 19th-century coachhouse (Plate 65/6). A wide, rectangular ridge stack rises above the gable, capped by two prominent clay pots.

Interior

Ground Floor (Figure 9)

- 4.3.6 **Ground floor** level is accessed via a secondary doorway approximately central to the southern elevation, which opens onto a narrow entrance lobby [GF02] (Plate 31) extending across the full width of the range with an inserted, 19th-century stair rising via a quarter turn to the west at the north end (Plate 32). To the west of the entrance lobby, room [GF01] (Plate 33) occupies the full extent of the original hall, the head beam of the renewed east wall (Beam C; Figure 9) retaining paired peg holes @ 18in. centres for an original stud partition. The primary entrance doorway, now converted to a window, was located at the south-east corner of the hall, evidenced by surviving splayed reveals and segmental-arched head (Plate 35). To the west, a fireplace recess is located to the north side of the range (Plate 34), furnished with a chamfered, steeply cambered bressumer.⁷ The recess is lit by a small fireplace window within the north wall, matched by a further window in the south wall, the latter being somewhat taller, with a dropped cill.
- 4.3.7 To the west of the entrance lobby, paired doorways give onto [GF03], which occupies the south-east corner of the range, and onto the southern part of [GF04], a single large space extending into the kitchen extension to the north. The two rooms are divided by a timber plank and muntin partition (Plate 36), exposed within [GF04] (described below), comprising six plain-chamfered timber muntins, c.11in. wide and double pegged to the head beam, with planks of 9-10in. width; to the east, the partition abuts the masonry of a substantial eastern stack. Room [GF03] retains little exposed detail, the fireplace of the east wall being blocked and obscured by office furniture at the time of survey.

First Floor (Figure 10)

- 4.3.8 **First floor** level is accessed via the straight flight stair rising from east to west against the north wall of the range from [GF02] and opening onto landing [1F01] (Plate 37); it is divided by a series of secondary stud partitions to form a range of three bedrooms ([1F02/03/04]) along the south side of the building, served by landing/corridor [1F01] which extends along the north side, with bathroom [1F05] opening off the west end. A series of three transverse stop-chamfered ceiling beams (A-C; Figure 10), one each visible within [1F02/03/04], and each extending over [1F01] to the north, span the range forming the tie beams for the roof trusses above, the two western transverse beams (A and B) are framed with paired longitudinal beams (D and E), though this arrangement is evidently not repeated within the eastern bays. The original arrangements at this level are difficult to ascertain with any degree of certainty, the ceiling beams being covered variously with coats of render / wallpaper/ thick paint. Where exposed (beam A within [1F02] and beam C within [1F04]), soffits show no evidence for primary partitions. The westernmost beam (A) is set slightly east of the western gable stack and is, unusually, supported by a curved timber bracket at the north wall within [1F01] (Plate 38).

⁷ The form and quality of the fireplace, together with the form of the chimney, have led to speculation that it may have been substantially rebuilt (Hughes 1983).

Roof (Figures 11 and 12)⁸

- 4.3.9 The **roof** of the north-west range is of three full bays, with a short terminal bay to the west, defined by three trusses (here numbered **T1** to **T3** from west to east) of collar beam form (Figure 12; Plate 42), corresponding to the three tie beams observed at first floor level. Trusses support two tiers of through purlins and square section ridge piece; side purlins are trenched over the principals, where they are scarfed with a simple splayed joint, and lodged in the masonry of the northern and southern gables. Trusses are of essentially similar form, with substantial principals and high collar (triple-pegged), though each displays individual, variant details. Truss **T1** to the west displays upper v-strutting, single-pegged, above collar level (visible in Plate 42) though the queen-struts, present at **T2**, have been removed, being evidenced by surviving peg-holes/mortices to the collar soffit. The collar itself would appear to have failed and seems to comprise two separate pieces of timber. The central section of the collar has been hollowed out to form a rudimentary rounded 'arch' profile, a feature also noted at **T2**. Truss **T2** is alone of the three trusses in retaining its original, paired queen-struts extending between tie and collar, single pegged at the upper mortice; the collar soffit between queen-struts is again fashioned into a simple arch, here of 'pointed' form (Plate 42). Truss **T1**, as with **T3**, has lost its queen-struts though these are clearly evidenced by cut-off, single-pegged tenons in the soffit of the collar (Plate 43); the collar is here plain with no 'arch' profile to the central section.
- 4.3.10 Blocked windows within the eastern gable, noted externally, were not visible internally due to limitations of access.

4.4 The Kitchen Extension (Figures 9-12)*Exterior*

- 4.4.1 The kitchen extension extends northwards from the east end of the north-west range measuring 6.6m (21½ ft) E/W x 4.25m (14ft)N/S; it is stone-built of two full storeys beneath a pitched, slate-clad roof, gabled to the north and abutting the north-west range to the south. A square-section ridge stack rises above the northern gable being corbelled out, unusually, at attic level.
- 4.4.2 The **east elevation** (Plate 44) represents a northward extension of the east gable end of the north-west range, the stone work being clearly distinct, though the junction between the two elements is not marked by a clear straight joint (Plate 2). The elevation is pierced by two superimposed window openings (Plate 45), each housing three-light timber casements; that to ground floor level has clearly been reduced in width, evidenced by an area of patching to the north. Heads and cills have been renewed.
- 4.4.3 The **north elevation** presents a tall, imposing gable end (Plate 46), accentuated by the falling away of the natural ground level to this side of the house. A small, square single-light window is located to the west side of the elevation between ground and first floor levels, lighting an internal winder stair to the west of the stack, otherwise the elevation is blind. Two possible blocked windows are traceable at attic level (Plate 48) set to either side of the gable stack which is corbelled out at this level (Plate 47). The western side and the area below the western roof slope are rendered.

*Interior**Ground Floor* (Figure 9)

- 4.4.4 The **ground floor** of the kitchen extension comprises a single room [**GF04**] (Plates 49/50) which extends into the north-eastern angle of the north-west range to the south, the junction between the two elements being

⁸ As with the south-east range (see fn.6), physical access to the roofspace of north-west range and kitchen extension was restricted, due in part to the absence of crawling boards and in part to the presence of active bats. The description here and cross section reproduced at Figure 12 are thus based upon observations made from the single access hatch within room [**1F04**].

defined by a substantial (14in. wide x 16in. deep) east-west aligned, ceiling beam (Beam **F**, Figure 9; Plate 51), chamfered but not stopped; the beam supports stonework which may represent the relic north wall of the north-west range.⁹ To the north of beam **F**, the ceiling structure over [**GF04**] is formed of east-west aligned, stop-chamfered common joists (5in wide x 6in. deep @18in. centres) carried by a stop-chamfered axial beam (1ft. wide x 9in. deep), aligned north-south and offset slightly to the east of the centreline of the range (Beam **G**, Figure 9; Plate 52). To the south, transverse beam **F** has clearly been inserted beneath the north end of transverse beam **D** of the north-west range and a further, north-south aligned beam (**E**) to the east (Plate 51), the latter being supported to the south by the stonework of the eastern stack of the north-west range. The south wall of [**GF04**] is formed of the plank and muntin wall forming a (?)primary partition of the north-west range and described above (§.4.3.7).

- 4.4.5 Room [**GF04**] is lit by a three-light timber casement window at the north end of the east wall, set within a wider primary embrasure while, to the south, a set of double-doors have been formed from a former window opening (Plate 50). The north wall of the room is dominated by a wide fireplace recess (Plate 49), spanned by a massive timber bressumer (16in. deep) which rests on projecting, rounded stone corbels to east and west (Plate 53). The fireplace is of particular interest for a wealth of inscribed graffiti; to the east end the dated inscription 'T.P. Esq^r: 1735' is carefully carved in serif-script in letters c.3in tall within lightly scored guidelines (Plate 54) while above the eastern corbel a further date inscription, more crudely executed and less easily legible, reads 'E.W. 16 1886' and is set within an area of scored 'daisy wheels' and 'spectacle' designs (Plate 56).¹⁰ The mid-section of the mantel includes a possible rudimentary 'M', a number of further 'spectacle' motifs and daisy wheels and the date '1751' (Plate 55) while further 'spectacles' are located above the western corbel (Plate 57), the latter incorporating double scored circles. The bressumer is deeply chamfered with plain runouts to east and west (see Plates 54/7); the chamfering appears secondary and cuts through a number of the inscribed circles. To the west of the fireplace, a stone winder stair rises to first floor level (Plate 58).

First Floor (Figure 10)

- 4.4.6 **First floor** level is reached by the stone winder stair adjacent to the ground floor fireplace within the north gable end (Plate 60). It comprises single room [**1F06**] lit by a secondary three-light timber casement within the east wall and was formerly heated by a fireplace in the north gable (blocked and currently obscured by fitted wardrobes). The ceiling is carried on a single longitudinal beam aligned north-south (boxed in), the common joists also being currently obscured. The sole feature of interest within the room is the surviving plank and muntin partition which forms the southern wall (Plate 59), located directly above principal beam **F** at ground floor level and defining the boundary between the north-west range and kitchen extension.¹¹

Roof (Figures 11)¹²

- 4.4.7 The roof of the kitchen extension comprises two trusses carrying two tiers of through purlins and a square section ridge piece (Plate 61). Both are of collar beam form though they vary in quality of construction, that to the south (**T4**) being of stouter construction than that to the north (**T5**); the principals of **T5** display a marked curve to the base in a manner akin to cruck construction (see Plates 62/3). Possible straight joints visible within masonry of the north gable may evidence low attic level windows, though this could not be ascertained with certainty due to restricted access.

⁹ The beam and stonework support a plank and muntin partition at first floor level, see §.4.4.6; Plate 59.

¹⁰ Such marks are commonly held to represent apotropaic (literally 'evil-averting') marks, often referred to as 'witch marks', and are commonly found in the properties of the 17th century, a period when the fear of witchcraft was at its height in Britain and continental Europe. They were believed to protect a building from evil spirits, preventing their entry via available openings; doorways, windows and especially fireplaces were seen as key points of entry and are thus often the focus for concentrations of such marks (Hall 2005, 150-51; fig. 5.33).

¹¹ This partition was sampled but failed to date (see §.5; Miles and Bridge 2011)

¹² See fn.8.

4.5 Later Additions / Modifications

4.5.1 The dairy, which occupies the angle between north-west range and kitchen extension (Plate 64), and the carhouse which forms an in-line extension of the former range (Plates 65/6) are later additions dating to the 19th century, both post-dating an estate map of 1813 (Hughes, 1983). Both are stone-built, of a single storey with pent roofs.

5 TREE-RING DATING

5.1 A programme of tree-ring dating was undertaken by the Oxford Dendrochronology Laboratory prior to the current study (Miles and Bridge, 2011). Three phases were sampled, *viz.* the north-west range, the kitchen extension and the south-east range. Samples from the south-east range and kitchen block failed to date, though the seven samples taken from the north-west range matched together well. Four timbers were found to have been felled in winter 1592/3 while a fifth timber had a felling date range spanning this date. Two timbers with felling dates of c.1570 and winter 1587/8 probably represent stockpiled timber with a construction date of 1593 likely for the north-west range, or within a year or two of this date (*ibid.*).

5.2 A summary of the details from the report is included below as Table 1; approximate sample locations are indicated on Figures 5, 9 10 and 11 below.

Sample number	Timber and position	Date of series	H/S boundary date	Sapwood complement	No. of rings	Felling date range
DETACHED STOREYED BLOCK (south-east range)						
<i>dyla01a</i>	2 nd joist from E, ground floor			---	76	
<i>dyla01b</i>	<i>ditto</i>			H/S	60	
<i>dyla01</i>	Mean of <i>dyla01a</i> and <i>b</i>	undated	---	H/S	81	unknown
Sample number	Timber and position	Date of series	H/S boundary date	Sapwood complement	No. of rings	Felling date range
MAIN E-W RANGE (north-west range)						
* <i>dyla11</i>	1 st transverse beam from W, GF (A)	1443-1592	1557	35C	150	Winter 1592/3
* <i>dyla12</i>	2 nd transverse beam from W, GF (B)	1454-1592		38C	139	Winter 1592/3
* <i>dyla13</i>	3 rd transverse beam from W, GF (C)	1422-1587	1554	39C	166	Winter 1587/8
* <i>dyla14</i>	4 th transverse beam from W, GF (D)	1412-1569	1548	43C?	158	c.1570
* <i>dyla15</i>	1 st tiebeam from W, 1F (A)	1421-1592	1526	52C	172	Winter 1592/3
<i>dyla16a</i>	Lower S purlin, 2 nd bay from E	1464-1592	1540	14C	129	
<i>dyla16b</i>	<i>ditto</i>	1475-1592	1578	14C	118	
* <i>dyla16</i>	Mean of <i>dyla16a</i> and <i>b</i>	1464-1592	1578	14C	129	Winter 1592/3
* <i>dyla17</i>	Upper N purlin, E bay	1433-1572	1578	H/S	140	1583-1613
*= included in site master DYLASAU1		1412-1592	1572		181	
Sample number	Timber and position	Date of series	H/S boundary date	Sapwood complement	No. of rings	Felling date range
KITCHEN WING (kitchen extension)						
<i>dyla21a</i>	S transverse beam under N wall (F)			24	122	
<i>dyla21b</i>	<i>ditto</i>			39C	77	
<i>dyla21</i>	Mean of <i>dyla21a</i> and <i>b</i>	undated	---	---	127	unknown
<i>dyla22</i>	1 st muntin E of post, 1F	undated	---	24C	114	unknown
<i>dyla23a1</i>	1 st muntin W of post, 1F			H/S	116	
<i>dyla23a2</i>	<i>ditto</i>			+25C	25	
<i>dyla23b1</i>	<i>ditto</i>			H/S	118	
<i>dyla23b2</i>	<i>ditto</i>			+29C	29	
<i>dyla23</i>	Mean of <i>dyla23a1</i> and <i>b1</i>	undated	---	H/S	122	unknown

TABLE 1: Summary of dendrochronology samples (from Miles and Bridge, 2011).

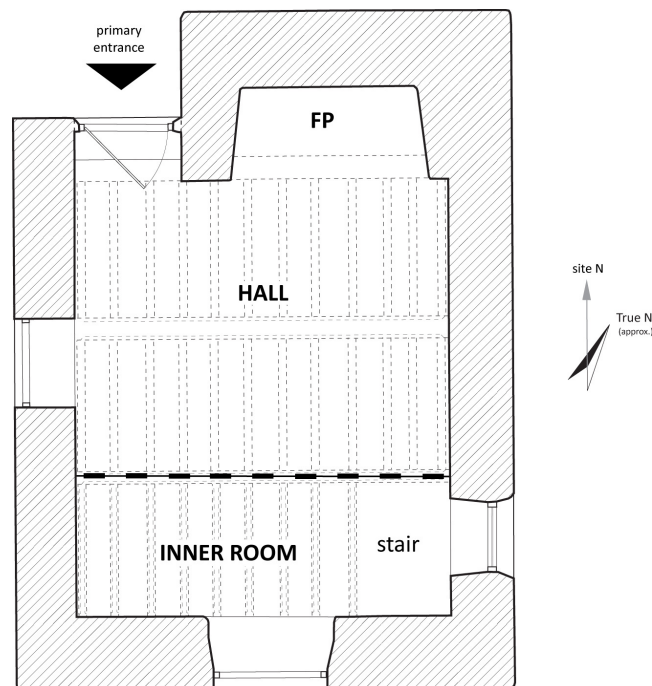
Key: H/S bdy = heartwood/sapwood boundary - last heartwood ring date; C = complete sapwood, winter felled; ½C = complete sapwood, felled the following summer.

6 INTERPRETATION

6.1 The South-East Range

Origins

- 6.1.1 The south-east range would appear to have originated as a modestly sized house, built on a two-bay, end-chimney, gable entry plan, corresponding to Smith's two-unit 'Type B' (1988, 160; fig.79); Smith asserts that this plan type is far more common in south Wales than in the north and notes that in Caernarfonshire it is extremely rare (*ibid.* 160-61). The principal entry to the house was set within the recessed section of the north gable to the west of the projecting stack. This originally have opened onto a large ground floor hall/kitchen with a wide fireplace recess in the north wall and lit by a single window in the west wall. The south wall of the hall was originally defined by a timber stud partition which would have included a doorway through to a small service bay / inner room to the south, lit by a window in the south gable end. A stair rose at the south-east corner to first floor level, this being lit by a small window in the east wall. The first floor comprised a single unencumbered space, heated by a fireplace in the north wall and lit by windows in the south and west walls. A further stair rose at the south-east corner to a utilisable attic space, lit by a wide window opening in the southern gable the stair was lit by a small window within the south end of the east wall, of diamond-mullion type which survives intact.



SE Range: sketch plan of primary layout

- 6.1.2 Stylistically, the south-east range would appear to be the earliest element of the farmhouse complex, possibly dating to the middle years of the 16th century; dendrochronological sampling of the range was hindered by restricted access and the one sample taken, **dyla01a/b** from a common joist at ground floor level, failed to date. If it is accepted that the range is the earliest element of the farmhouse, then the firm

dating of the north-west range at 1593 establishes a *terminus ante quem* for the building of the stylistically earlier block.

- 6.1.3 A recently recorded mid-late 16th-century range at nearby Dylasau Uchaf (Tyler, 2011) is of similar proportions and style, though the principal entrance in the latter was located in the gable end opposite the principal chimney, Smith's 'Type H' (1988, 163), a plan-type previously unrecorded in north Wales.¹³

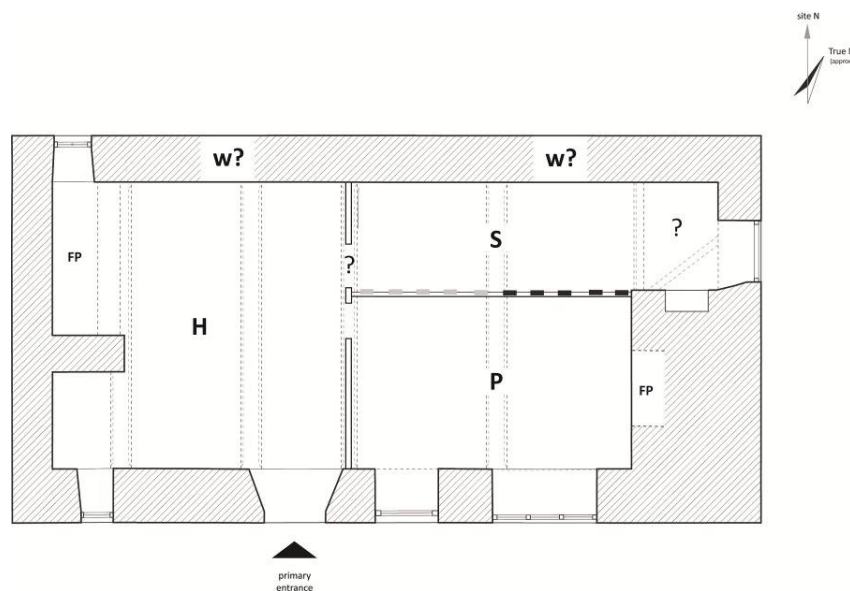
Later Developments

- 6.1.4 At some point, the south-east range was lowered in status from a residence to an agricultural outbuilding. The upper storey was converted to storage and provided with independent access via an external stair rising against the west elevation, opening onto the upper floor via a doorway formed from an original window. At ground floor level, the northern primary door adjacent to the fireplace recess was converted to a window while original windows in the west and south walls were enlarged to form doorways. The original transverse partition was removed and replaced with a brick wall somewhat to the north, while a copper and small range were inserted into the primary fireplace recess.

6.2 The North-West Range

Origins

- 6.2.1 The north-west range abuts the south-east range 'corner-to-corner' in a manner characteristic of 'unit-system' development (Smith 1988, 166-8; Suggett and Stevenson 2010, 64-5); the units clearly remained as separate dwellings with independent access and no internal communication. That the north-west range is both larger and better appointed would suggest that newly built range became the principal residence with the status of the older, simpler house being modified to constitute the secondary, 'Dower house' element of the complex. Dendrochronology has established a construction date of c.1593 for the north-west range (Table 1, section §.5 above; Miles and Bridge 2011).



NW Range: sketch plan of primary layout

¹³ Smith states that, in 1988, the form was localised to Monmouthshire and Glamorgan only (Smith 1988, 164)

6.2.2 The range was furnished with a substantial ground floor hall to the west end, accessed directly from the exterior via a doorway in the south elevation, heated by a fireplace in the west wall and presumably with a window in the north wall (see sketch plan, above). To the east end were located a sizeable parlour to the south, heated by the eastern stack, and a narrow service room to the north.¹⁴ The original arrangements of the first floor remain unclear.

6.3 The Kitchen Extension

6.3.1 The northern kitchen extension was appended to the east end of the north-west range to increase the domestic accommodation of the house. It is clearly a secondary addition, as illustrated by the variant nature of the exterior stonework and by the evidence for the insertion of the ground floor ceiling structure. The range remains undated, though it retains a number of characteristically early features, for example the winder stair to the west of the fireplace recess, and the 18th-century date inscriptions to the fireplace bressumer may well be secondary.

6.4 Conclusion

6.4.1 Dylasau-Isaf constitutes a multi-phase farmhouse complex of considerable interest; each of the elements are individually of clear significance, though the significance of the complex as a whole is enhanced by the grouping together of the ranges in a classic 'unit system' development. Although the relative chronology of the farmhouse complex has been established with some degree of certainty, only the secondary north-west range has been securely dated through dendrochronology (Miles and Bridge 2011).¹⁵ As noted in the conclusions of the dendrochronology report, further sampling has the potential both to more clearly establish an absolute chronology for the development of the complex, and to refine/revise the relative chronology proposed here. Observations during any refurbishment work at the property has the potential to expose evidence for the early layout of the structures, in particular the north-west range.

7 ACKNOWLEDGEMENTS

7.1 The project was commissioned by Mrs Margaret Dunn, Project Director of the North-West Wales Dendrochronology Project, to whom thanks are given for help and cooperation throughout. Dylasau-Isaf is a property of the National Trust, part of their Ysbyty Ifan estate; grateful thanks are also extended to Mr and Mrs Davies and family, tenants of Dylasau-Isaf, for their understanding and hospitality during the course of work. Thanks also to Richard Suggett of the RCAHMS for comments on the draft text of the current report.

7.2 Site recording and assessment were undertaken by Mr Ric Tyler AlFA who also wrote, collated and illustrated the current report.

¹⁴ The proportions of the implied service room are unusual and the precise arrangements remain unclear, as do certain details of the ground floor plan, for example the location of the original stair access.

¹⁵ Sampling was limited in a number of areas in the current programme of work due to difficulty of physical access to suitable timbers.

8 SOURCES

a) Published Sources

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b) Unpublished Sources

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Miles D and Bridge MC, 2011. 'The Tree-ring Dating of Dylasau-Isaf, Betws-y-Coed, Caernarfonshire'. Oxford Dendrochronology Laboratory, Report No. **2011/13**.

Tyler R, 2011. 'Dylasau-Uchaf, Padog, Betws-y-Coed, Conwy: Architectural Record'. Report Number **2011-009b** undertaken for the North-West Wales Dendrochronology Project.

c) Online Sources

- <http://www.britishlistedbuildings.co.uk>
- www.coflein.gov.uk
- <http://datingoldwelshhouses.co.uk>

APPENDIX A: Project Brief

**DATING OLD WELSH HOUSES
NORTH WEST WALES DENDROCHRONOLOGY PROJECT
DESIGN BRIEF FOR HISTORIC BUILDING RECORDING.**

1 Project Background

- 1.1 The North West Wales Dendrochronology Project (2009-2012) aims to identify, sample and date using dendrochronology, and record Tudor buildings with suitable original timber. Volunteers will undertake documentary research and the results will be widely disseminated and deposited in regional Historic Environment Records (HERs) and Coflein. The copyright of all project reports and materials will belong to the Project.
- 1.2 Project Phase 1 [September 2009 - June 2010] will include buildings in the following areas i) parts of south Denbighshire; ii) Anglesey; iii) parts of Arfon & Dwyfor in Gwynedd. Project Phase 2 [April 2010 – March 2012] will include buildings in iv) Conwy, v) parts of Merioneth in Gwynedd and vi) some possibly other buildings across the region.
- 1.4 Grants have been obtained for the Project costs from a wide range of organisations, each with their own conditions. In order to meet these conditions it was necessary as part of the grant application to identify potential buildings and obtain the owner's written permission. A long list of potential buildings has been drawn up for each area, with a short list in order of potential priority.

2 Site Locations

- 2.1 The dendrochronologists will block several days work in an area. They will visit the buildings on the short list for that area in order of priority and will determine whether or not there are sufficient suitable timbers to sample. They will move down the priority short list visiting and sampling buildings until the money allocated for dendrochronology in that area has been used.
- 2.2 As it will not be certain beforehand how many building phases are contained within any particular building, it cannot be stated how many buildings will be involved. See the accompanying letter. There may be additional buildings located elsewhere.
- 2.3 Most of the buildings are scattered farmhouses, but in some areas town houses will be included.
- 2.4 Some may have already been surveyed in detail by RCAHMW or others.

3 Background of each Site

- 3.1 As part of 1.4., existing sources of information were consulted. This included the RCAHMW inventories and records, Cadw listed building schedules and local knowledge. All buildings were visited. Most but not all buildings are listed grade II or II*.
- 3.2 The teams of trained volunteers will be undertaking further documentary research whilst the professional dendrochronology and building recording work proceeds.

3.3 Some recording may take place alongside the dendrochronologists and / or the volunteers.

4 General Requirements

4.1 The building recording must be undertaken by an appropriately qualified individual or organisation, fully experienced in work of this character. Access to small awkward loft spaces may be necessary.

4.2 Contractors and sub-contractors are expected to

- i) conform to standard professional guidelines;
- ii) meet all Health and Safety requirements, including the Project's risk assessments;
- iii) possess current adequate insurance cover

4.3 If contingencies arise, such as the need for additional work to record unexpected and important features, the Project Director should be contacted immediately and before any additional work is undertaken.

4.4 Many people in North Wales speak Welsh as their first language, and many of the archive and documentary references are in Welsh. Contractors should therefore give due consideration to their ability to understand and converse in Welsh.

5 Building Detail Record of each Building

5.1 The amount of recording required will depend on what has already been undertaken by RCAHMW or others. The aim is to provide sufficient information of the early historic features to identify their significance. Detailed recording will be reserved for components which have been dendro-dated during this Project. Because of the nature of the timber samples required (certain numbers of rings) it is likely that the timbers will be structural timbers and probably, mostly, roof trusses and ceiling/floor beams.

5.2 An important component of the dating programme will include a detailed, measured and drawn, record of the timbers to be dated.

5.3 Particular attention should be paid to diagnostic features, detail and structure, as the association of dendrochronological dates with the shape or style of the timbers has the potential to contribute to the development of a dated typology of such features.

In particular, attention should be paid to details such as:

- i) the scale and positioning of collar beams and tie beams
- ii) the detail of major joints, for example, mortice and tenon, lap-joints, scarf joints
- iii) the presence or otherwise of struts springing from collars or king-posts
- iv) the number and position of peg holes at joints and any re-pegging
- v) the presence, or indication, of panelling between the spaces of structural members of trusses (seen as grooves/dowel holes)
- vi) the presence of decorative features, such as cusping, bosses, chamfering and fancy stops; and mortices below collars, tie-beams or floor/ceiling beams to accommodate stud partitions
- vii) the presence, or indication (seen as mortices), of arched braces and wind braces;
- viii) that some collar beam trusses with arched braces exhibit an arched profile at the level of the collar - some are more pointed than others and this is likely to be a chronological feature

- ix) the number of purlins (distinguish between butt purlins and through-purlins with scarfed joints); re-cutting of purlin slots and positioning and re-pegging of joists could be an indication of a reset truss or a re-vamped roof.

5.4 The minimum requirement for recording of dendrochronologically-dated timbers should include:

5.4.1 Contextual Information

- i) Brief description of the building from which the sample is taken.
- ii) Summary of period phases represented in the building.
- iii) Brief description of the relationship to other contemporary features and other relevant, non-contemporary features within the building. (Written description, preferably supplemented by sketch plans/elevations and/or photographs)

5.4.2 Detailed Recording

Structural features being dated require measured drawings, in elevation and cross section, including associated components. That is, if part of a truss is being dated, the complete truss should be recorded. Similarly, if a ceiling/floor beam is recorded, the style of chamfer/chamfer stops, cross section of beam and style and spacing of joists should be recorded.

5.4.3 Brief Written Statement of Possible Potential for Future Recording.

5.5.1 **Photographs** should be used not only to show the appearance of the building but also to record the evidence on which the analysis of its historic development is based. Each print should be clearly labelled with the subject, orientation and the date taken, and cross-referenced to its negative and or digital file.

5.5.2 If utilising digital technology, high resolution images (preferably in tiff. format) must be produced. These should be presented within the report as a hard copy and a compact disc must be included as an archive to accompany the report.

6 Time Scale

It is expected that the dates when the dendrochronologists will be in each area will be known by late January 2011. It is hoped that the building recording can take place very soon after the results of the dendrochronological sampling has been received, with further visits arranged with the owner of a building as necessary.

7 Reports

Reports will be required by the deadline (given in advance) for each block of work, usually within 3-4 weeks of site visits.

8 Monitoring

The Project will be monitored by experienced members of the Project to ensure the fulfilment of the brief and specifications.

9 Payment

- 9.1 Only a finite amount of money has been allocated to this aspect of the project.
- 9.2 Once the work has been satisfactorily completed, invoices, including VAT etc, should be sent to the Project Director.

10 Summary re. Surveys & Reports:

1. Follow the attached RCAHME Recording Historic Buildings Specification. It has to be adjusted to for digital survey. Copies are available from Margaret Dunn.
2. The emphasis should be on SURVEY & DRAWINGS and PHOTOGRAPHY. By and large others cover the history and interpretation though sometimes detailed descriptions are needed.
3. A ground-floor plan is always needed, simplified first-floor plan with position of roof trusses and fireplaces, cross-sections with the key historic trusses; architectural detail. Location of samples if possible.
4. Photography – as RCAHME specification.
5. Each site is different and some have been recorded before. There will to be a different specification for each site.
6. Final report in digital format is essential with hard copies including plans at relevant scale, with summary: i) Description. ii) Ground-floor plan, roof plan, cross-section of historic trusses (= level 3); iii) Photography (= level 3.) ; iv)Final report in digital form and hard copy.
7. **Copyright:** North-west Wales Dendro Project with agreement to put the report as PDF on Coflein RCAHME's on-line database as part of partnership.
8. **Archive.** Archive to be deposited in RCAHME's archive (National Monuments Record for Wales) as part of partnership.
9. **Logos.** Partnership with RCAHME to be noted on cover of report.

APPENDIX B: Register of Project Drawings

NB: All site drawings were prepared in pencil on archivally stable drafting film at a scale of 1:50 and/or 1:20 as appropriate.

Drg. No.	Subject	Format	Scale	Date	Recorder
2011-009a/001	North-west range; ground floor plan	A3	1:50	09.09.11	R Tyler
2011-009a/002	North-west range; first floor plan	A3	1:50	09.09.11	R Tyler
2011-009a/003	North-west range; roof plan	A3	1:50	09.09.11	R Tyler
2011-009a/004	North-west range; transverse cross-section	A3	1:50	09.09.11	R Tyler
2011-009a/005	South-east range; ground floor plan	A3	1:50	09.09.11	R Tyler
2011-009a/006	South-east range; first floor plan	A3	1:50	09.09.11	R Tyler
2011-009a/007	South-east range; roof plan	A3	1:50	09.09.11	R Tyler
2011-009a/008	South-east range; transverse cross section	A3	1:50	09.09.11	R Tyler

APPENDIX C: Register of Project Photographs

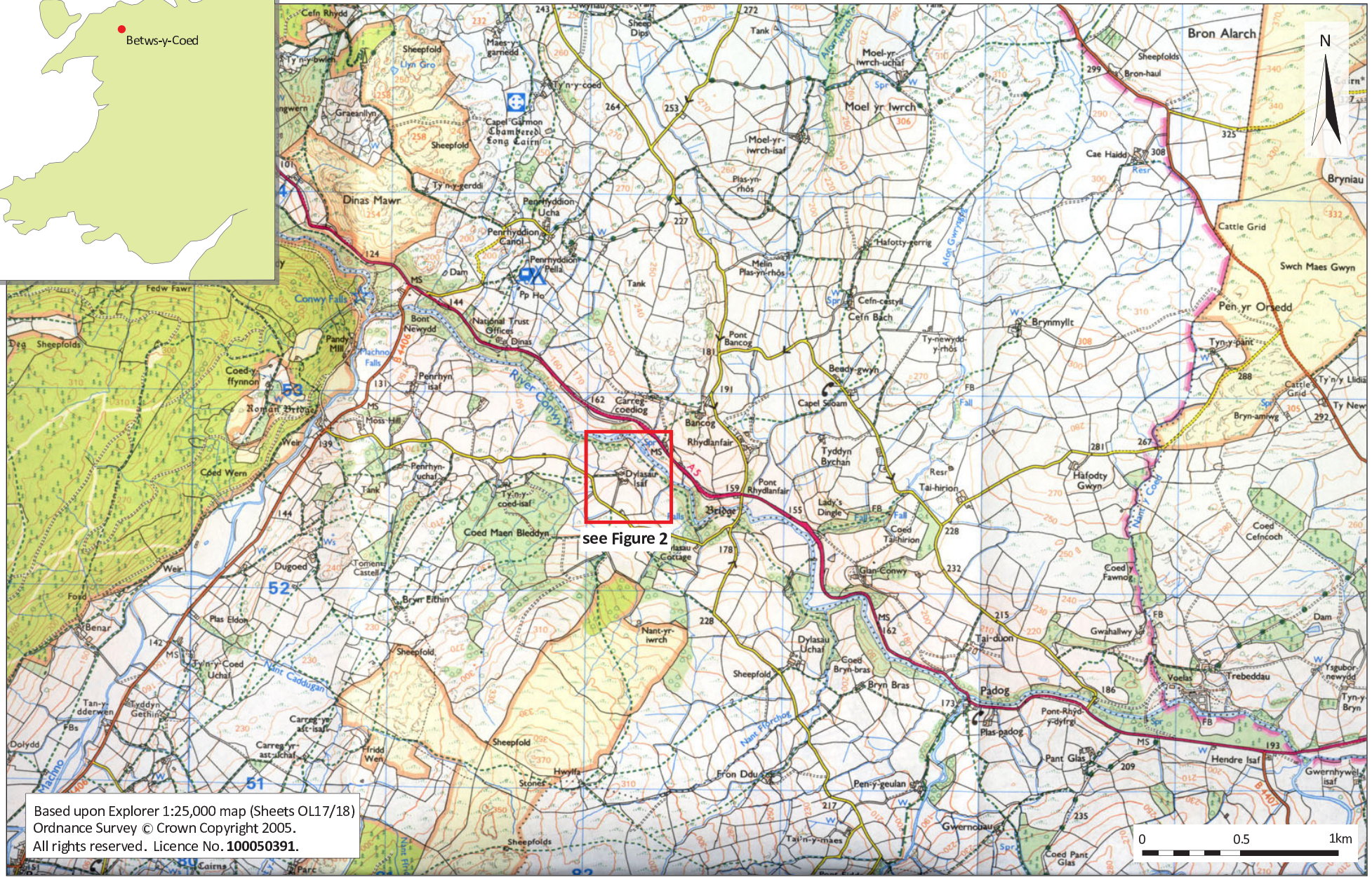
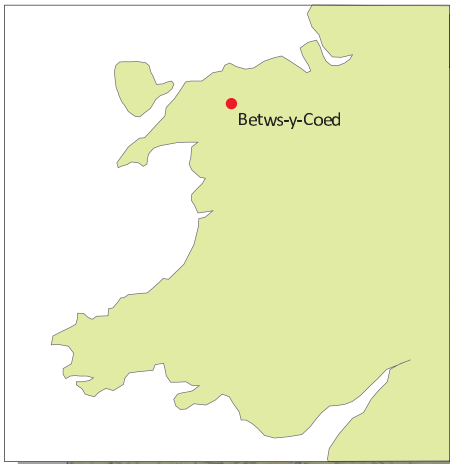
NB: All photographs taken with Nikon D3000 digital SLR camera, 10 mega-pixels. Files are included in .jpg format on the CD appended at the back of this report. Photos marked with an asterisk (*) are reproduced as plates within the current document.

Photo No.	Subject	Orientation	Date	Photographer
<i>Exterior</i>				
DSC_0001*	General view from south	→ N	08.09.2011	R Tyler
DSC_0002	North-west range; south elevation	→ N	08.09.2011	R Tyler
DSC_0003*	South-east range; oblique view of west and south elevations	→ E	08.09.2011	R Tyler
DSC_0004*	North-west range; south elevation	→ N	08.09.2011	R Tyler
DSC_0005*	North-west range; primary doorway (converted to window)	→ N	08.09.2011	R Tyler
DSC_0006	North-west range; primary and current doorway	→ NE	08.09.2011	R Tyler
DSC_0007	North-west range; window at west end south elevation	→ N	08.09.2011	R Tyler
DSC_0008*	North-west range; Graffiti adjacent to DSC_0007 ('1620')	→ N	08.09.2011	R Tyler
DSC_0009	South-east range; west elevation	→ E	08.09.2011	R Tyler
DSC_0010	South-east range; west elevation	→ E	08.09.2011	R Tyler
DSC_0011*	South-east range; detail of secondary external stair	→ SE	08.09.2011	R Tyler
DSC_0012	South-east range; west elevation 1F door (former window)	→ E	08.09.2011	R Tyler
DSC_0013	South-east range; stack to north gable	→ E	08.09.2011	R Tyler
DSC_0014	North-west range; main door and window over	→ N	08.09.2011	R Tyler
DSC_0015*	North-west range; GF/1F windows at east end	→ N	08.09.2011	R Tyler
DSC_0016	Junction of NW and SE ranges	→ NE	08.09.2011	R Tyler
DSC_0017	Stack at west end NW range	→ NW	08.09.2011	R Tyler
DSC_0018	South-east range; secondary external stair	→ N	08.09.2011	R Tyler
DSC_0019*	South-east range; south gable elevation	→ N	08.09.2011	R Tyler
DSC_0020	South-east range; south elevation doorway	→ N	08.09.2011	R Tyler
DSC_0021	South-east range; south elevation 1F window	→ N	08.09.2011	R Tyler
DSC_0022	South-east range; south elevation 2F (attic) window (blocked)	→ N	08.09.2011	R Tyler
DSC_0023*	South-east range; east elevation	→ W	08.09.2011	R Tyler
DSC_0024*	General view looking west	→ W	08.09.2011	R Tyler
DSC_0025	South-east range; east elevation GF window	→ W	08.09.2011	R Tyler
DSC_0026*	South-east range; east elevation, blocked 1F window	→ W	08.09.2011	R Tyler
DSC_0027	South-east range; east elevation, eaves detail	↑	08.09.2011	R Tyler
DSC_0028*	South-east elevation; north elevation	→ S	08.09.2011	R Tyler
DSC_0029	South-east elevation; north elevation	→ S	08.09.2011	R Tyler
DSC_0030	South-east elevation; north elevation	→ SW	08.09.2011	R Tyler
DSC_0031	South-east range; north elevation former doorway (window)	→ S	08.09.2011	R Tyler
DSC_0032*	South-east range; north elevation former doorway (window)	→ S	08.09.2011	R Tyler
DSC_0033*	North-west range; east gable end	→ W	08.09.2011	R Tyler
DSC_0034*	Kitchen extension; east elevation	→ W	08.09.2011	R Tyler
DSC_0035	NW range/kitchen extension; east elevation	→ W	08.09.2011	R Tyler
DSC_0036*	Kitchen extension, east elevation windows.	→ W	08.09.2011	R Tyler
DSC_0037*	Kitchen extension, north gable end	→ S	08.09.2011	R Tyler
DSC_0038	Kitchen extension, north gable end; corbelled stack at attic level	↑	08.09.2011	R Tyler
DSC_0039	Kitchen extension, north gable end; corbelled stack at attic level	↑	08.09.2011	R Tyler
DSC_0040*	Kitchen extension, north gable end; corbelled stack at attic level	↑	08.09.2011	R Tyler
DSC_0041*	General view of farmhouse from north-west	→ SE	08.09.2011	R Tyler
DSC_0042*	Phase IV (?) Dairy extension	→ E	08.09.2011	R Tyler
DSC_0043	Phase IV (?) Dairy extension	→ E	08.09.2011	R Tyler
DSC_0044	Phase IV (?) Dairy extension (detail of door converted to window)	→ E	08.09.2011	R Tyler
DSC_0045	Phase IV cartshed	→ SE	08.09.2011	R Tyler

DSC_0046*	Phase IV cartshed	→ SE	08.09.2011	R Tyler
DSC_0047	North-west range; window to north side of west FP	→ S	08.09.2011	R Tyler
DSC_0048*	Phase IV cartshed	→ N	08.09.2011	R Tyler
DSC_0049	Phase IV cartshed	→ N	08.09.2011	R Tyler
DSC_0050	SJ between north-west range and Phase IV cartshed	→ NE	08.09.2011	R Tyler
DSC_0051	South-east range stack	→ E	08.09.2011	R Tyler
South-east range, interior				
DSC_0052	Door to south elevation (former window)	→ SE	08.09.2011	R Tyler
DSC_0053*	Transverse ceiling beam within [GF02]; primary partition	↑	08.09.2011	R Tyler
DSC_0054	Transverse ceiling beam within [GF02]; primary partition	↑	08.09.2011	R Tyler
DSC_0055	Transverse ceiling beam / common joist within [GF02]	↑	08.09.2011	R Tyler
DSC_0056	Transverse ceiling beam / common joist within [GF02]	↑	08.09.2011	R Tyler
DSC_0057	Window in east wall of [GF02]	→ E	08.09.2011	R Tyler
DSC_0058*	[GF01] fireplace recess with copper setting and range	→ N	08.09.2011	R Tyler
DSC_0059	Detail of brick-built copper setting [GF01]	→ N	08.09.2011	R Tyler
DSC_0060	Detail of inset range [GF01]	→ N	08.09.2011	R Tyler
DSC_0061*	Primary doorway (converted to window), west of FP [GF01]	→ N	08.09.2011	R Tyler
DSC_0062*	[GF01] ceiling structure	↑	08.09.2011	R Tyler
DSC_0063*	Inserted brick partition between [GF01/02]	→ SE	08.09.2011	R Tyler
DSC_0064	[GF01]; entrance door (former window)	→ W	08.09.2011	R Tyler
DSC_0065	Stone segmental head to 1F door, west elevation (exterior)	→ E	08.09.2011	R Tyler
DSC_0066	1F door, west elevation (former window)	→ SW	08.09.2011	R Tyler
DSC_0067*	1F door, west elevation (former window)	→ NW	08.09.2011	R Tyler
DSC_0068	[1F01]; window to south elevation	→ S	08.09.2011	R Tyler
DSC_0069	[1F01]; Primary window at south end of east wall	→ E	08.09.2011	R Tyler
DSC_0070*	[1F01]; Primary window at south end of east wall	→ E	08.09.2011	R Tyler
DSC_0071*	[1F01]; blocked FP in north wall	→ N	08.09.2011	R Tyler
DSC_0072*	[1F01]; ceiling structure (north)	↑	08.09.2011	R Tyler
DSC_0073	[1F01]; central truss, west side	↑	08.09.2011	R Tyler
DSC_0074*	[1F01]; ceiling structure, SE corner; trimmers for former stair	↑	08.09.2011	R Tyler
DSC_0075	[1F01]; ceiling structure, SE corner; trimmers for former stair	↑	08.09.2011	R Tyler
DSC_0076	[1F01]; central collar beam truss	→ N	08.09.2011	R Tyler
DSC_0077*	[1F01]; central collar beam truss	→ N	08.09.2011	R Tyler
DSC_0078	[1F01]; central collar beam truss	→ N	08.09.2011	R Tyler
DSC_0079	[1F01]; central collar beam truss; purlin scarf	↑	08.09.2011	R Tyler
DSC_0080	[1F01]; central collar beam truss, west side purlins	↑	08.09.2011	R Tyler
DSC_0081	[1F01]; central collar beam truss; apex detail	↑	08.09.2011	R Tyler
DSC_0082	[1F01]; central collar beam truss; collar/apex detail	↑	08.09.2011	R Tyler
DSC_0083	[1F01]; central collar beam truss; detail at west wall	↑	08.09.2011	R Tyler
DSC_0084*	[1F01]; blocked attic window to south gable	↑	08.09.2011	R Tyler
DSC_0085	[1F01]; blocked attic window to south gable	↑	08.09.2011	R Tyler
DSC_0086	[1F01]; central transverse ceiling beam	↑	08.09.2011	R Tyler
North-west range and kitchen extension, interior				
DSC_0087*	North-west range roofspace looking west (T2 in foreground)	→ W	09.09.2011	R Tyler
DSC_0088	<i>ditto</i> (T2 in foreground, upper v-struts of T1 visible beyond)	→ W	09.09.2011	R Tyler
DSC_0089	<i>ditto</i> (arch cut to lower edge of T2 collar + queen struts)	→ W	09.09.2011	R Tyler
DSC_0090	<i>ditto</i> (arch cut to lower edge of T2 collar + queen struts)	→ W	09.09.2011	R Tyler
DSC_0091	North-west range roofspace looking west (T2 in foreground)	→ W	09.09.2011	R Tyler
DSC_0092	North-west range roofspace looking west (T2 in foreground)	→ W	09.09.2011	R Tyler
DSC_0093	<i>ditto</i> (detail of collar/queen strut/purlin)	→ W	09.09.2011	R Tyler
DSC_0094	<i>ditto</i> T3, cut off queen-strut (S)	↑	09.09.2011	R Tyler
DSC_0095*	<i>ditto</i> T3, cut off queen-strut (S)	↑	09.09.2011	R Tyler
DSC_0096*	Kitchen extension roofspace, T4 in foreground	→ N	09.09.2011	R Tyler
DSC_0097	<i>ditto</i> , T4 west principal	→ NW	09.09.2011	R Tyler

DSC_0098*	<i>ditto</i> , T5 western, cruck-like principal	→ N	09.09.2011	R Tyler
DSC_0099	<i>ditto</i> , T5 western, cruck-like principal	→ N	09.09.2011	R Tyler
DSC_0100	<i>ditto</i> , T5 eastern, cruck-like principal	→ N	09.09.2011	R Tyler
DSC_0101	<i>ditto</i> , T5 eastern, cruck-like principal	→ N	09.09.2011	R Tyler
DSC_0102*	<i>ditto</i> , T5 eastern, cruck-like principal	→ N	09.09.2011	R Tyler
DSC_0103*	Room [GF01] looking NW	→ NW	09.09.2011	R Tyler
DSC_0104	Room [GF01], western fireplace	→ W	09.09.2011	R Tyler
DSC_0105*	Room [GF01], western fireplace	→ NW	09.09.2011	R Tyler
DSC_0106	Room [GF01], western fireplace; detail	→ N	09.09.2011	R Tyler
DSC_0107	Room [GF01], western fireplace; detail	→ S	09.09.2011	R Tyler
DSC_0108	Room [GF01], window to south of FP	→ SW	09.09.2011	R Tyler
DSC_0109*	Room [GF01], primary doorway, converted to window	→ S	09.09.2011	R Tyler
DSC_0110	Room [GF01], soffit of stair at NE corner	→ N	09.09.2011	R Tyler
DSC_0111	Room [GF02] (entrance lobby/passage)	→ N	09.09.2011	R Tyler
DSC_0112*	Room [GF02] (entrance lobby/passage)	→ S	09.09.2011	R Tyler
DSC_0113	Room [GF02], beam at head of west wall	→ NW	09.09.2011	R Tyler
DSC_0114*	Room [GF02], stair detail	→ NW	09.09.2011	R Tyler
DSC_0115*	Room [GF04] looking NE	→ NE	09.09.2011	R Tyler
DSC_0116*	Room [GF04]; inscription to fireplace bressumer 'TP Esqr 1735'	→ N	09.09.2011	R Tyler
DSC_0117	Room [GF04]; inscription to fireplace bressumer 'TP Esqr 1735'	→ N	09.09.2011	R Tyler
DSC_0118	Room [GF04]; inscription to fireplace bressumer 'TP Esqr 1735'	→ N	09.09.2011	R Tyler
DSC_0120*	Room [GF04]; daisy wheels and 'spectacles'; east end of bressumer	→ N	09.09.2011	R Tyler
DSC_0121	Room [GF04]; 'Esqr' + circles cut by chamfer	→ N	09.09.2011	R Tyler
DSC_0122	Room [GF04]; daisy wheels and circles to mid section of FP bressumer	→ N	09.09.2011	R Tyler
DSC_0123	Room [GF04]; 'M' to mid section of FP bressumer	→ N	09.09.2011	R Tyler
DSC_0124*	Room [GF04]; 'spectacles' to west end of bressumer	→ N	09.09.2011	R Tyler
DSC_0125	Room [GF04]; bressumer resting on stone corbel	→ NE	09.09.2011	R Tyler
DSC_0126	Room [GF04]; detail of stone corbel (east)	→ NE	09.09.2011	R Tyler
DSC_0127*	Room [GF04]; FP bressumer	→ NW	09.09.2011	R Tyler
DSC_0128	Room [GF04]; detail of stone corbel (west)	→ NW	09.09.2011	R Tyler
DSC_0129*	Room [GF04]; winder stair to west of FP	→ NW	09.09.2011	R Tyler
DSC_0130	Room [GF04] looking NE	→ NE	09.09.2011	R Tyler
DSC_0131*	Room [GF04] looking E	→ E	09.09.2011	R Tyler
DSC_0132	Room [GF04]; plank and muntin partition to S	→ S	09.09.2011	R Tyler
DSC_0133	Room [GF04]; plank and muntin partition to S	→ S	09.09.2011	R Tyler
DSC_0134*	Room [GF04]; plank and muntin partition to S	→ S	09.09.2011	R Tyler
DSC_0135	Room [GF04]; SE corner	→ SE	09.09.2011	R Tyler
DSC_0136	Room [GF04]; SE corner - niche	→ S	09.09.2011	R Tyler
DSC_0137	Room [GF04]; SE corner - niche	→ S	09.09.2011	R Tyler
DSC_0138	Room [GF04]; SE corner, ceiling	↑	09.09.2011	R Tyler
DSC_0139	Room [GF04]; main transverse beam	↑	09.09.2011	R Tyler
DSC_0140*	Room [GF04]; main transverse beam (supporting stonework)	↑	09.09.2011	R Tyler
DSC_0141*	Room [GF04]; roof structure	↑	09.09.2011	R Tyler
DSC_0142	Room [GF04]; roof structure	↑	09.09.2011	R Tyler
DSC_0143	Room [GF04]; roof structure	↑	09.09.2011	R Tyler
DSC_0144	Room [GF04]; roof structure; common joist (stop-chamfered)	↑	09.09.2011	R Tyler
DSC_0145	Room [GF04]; roof structure; common joist (stop-chamfered)	↑	09.09.2011	R Tyler
DSC_0146	Room [GF04]; roof structure	↑	09.09.2011	R Tyler
DSC_0147	Room [GF04]; roof structure	↑	09.09.2011	R Tyler
DSC_0148	Room [GF03]; window to S elevation	→ S	09.09.2011	R Tyler
DSC_0149	Room [GF03]; window to S elevation	→ S	09.09.2011	R Tyler
DSC_0150	Room [GF03]; transverse ceiling beam	↑	09.09.2011	R Tyler
DSC_0151	Room [GF03]; transverse ceiling beam	↑	09.09.2011	R Tyler

DSC_0152	Room [GF02]; doors to [GF04/03]	→ E	09.09.2011	R Tyler
DSC_0153	Room [GF02]; stopped frame of door architrave [GF03]	→ E	09.09.2011	R Tyler
DSC_0154	Room [1F01] (landing)	→ W	09.09.2011	R Tyler
DSC_0155	Room [1F01] (landing); skylight at head of stair	↑	09.09.2011	R Tyler
DSC_0156*	Room [1F01] (landing); head of stair	→ E	09.09.2011	R Tyler
DSC_0157*	Room [1F01] (landing); bracket supporting westernmost transverse beam (N end)	→ W	09.09.2011	R Tyler
DSC_0158	Room [1F01] (landing); western transverse beam + northern longitudinal beam	→ SW	09.09.2011	R Tyler
DSC_0159	Room [1F01] (landing); western transverse beam (w. Bracket) + northern longitudinal beam	→ W	09.09.2011	R Tyler
DSC_0160*	Room [1F02]; western transverse beam + southern longitudinal beam	→ W	09.09.2011	R Tyler
DSC_0161	Room [1F02]; window to south wall	→ S	09.09.2011	R Tyler
DSC_0162	Room [1F02]; western transverse beam + southern longitudinal beam	→ NW	09.09.2011	R Tyler
DSC_0163	Room [1F02]; western transverse ceiling beam	→ N	09.09.2011	R Tyler
DSC_0164	Room [1F02]; western transverse ceiling beam	→ S	09.09.2011	R Tyler
DSC_0165*	Room [1F03]; transverse beam and southern longitudinal beam	→ S	09.09.2011	R Tyler
DSC_0166	Room [1F03]; transverse ceiling beam	→ W	09.09.2011	R Tyler
DSC_0167	Room [1F04]; transverse ceiling beam	→ S	09.09.2011	R Tyler
DSC_0168	Room [1F04]; transverse ceiling beam	→ W	09.09.2011	R Tyler
DSC_0169	Room [1F04]; transverse ceiling beam	→ NW	09.09.2011	R Tyler
DSC_0170*	Room [1F05] looking east	→ E	09.09.2011	R Tyler
DSC_0171	Room [1F06]; plank and muntin partition	→ SW	09.09.2011	R Tyler
DSC_0172*	Room [1F06]; plank and muntin partition	→ SW	09.09.2011	R Tyler
DSC_0173	Room [1F06]; plank and muntin partition	→ SE	09.09.2011	R Tyler
DSC_0174	Room [1F06]; plank and muntin partition	→ SW	09.09.2011	R Tyler
DSC_0175	Room [1F06]; door to winder stair	→ NW	09.09.2011	R Tyler
DSC_0176*	Room [1F06]; winder stair descends to [GF04]	↓	09.09.2011	R Tyler
DSC_0177	Room [1F06]; winder stair descends to [GF04]	↓	09.09.2011	R Tyler
DSC_0178	Room [1F06]; winder stair descends to [GF04]	↓	09.09.2011	R Tyler
DSC_0182*	Room [GF04]; inscription to fireplace bressumer '1751'	→ N	09.09.2011	R Tyler
DSC_0183	Room [GF04]; circles and spectacles to fireplace bressumer	→ N	09.09.2011	R Tyler
Exterior				
DSC_0184*	Masons mark 'T' to south-east range, south-west angle	---	09.09.2011	R Tyler
DSC_0185	North-west range, east gable end	→ W	09.09.2011	R Tyler
DSC_0186*	North-west range, east gable end, blocked window at 1F level (S)	↑	09.09.2011	R Tyler
DSC_0187	North-west range, east gable end, blocked window at attic level (N)	↑	09.09.2011	R Tyler
DSC_0188*	North-west range, east gable end, blocked windows at attic level (N)	↑	09.09.2011	R Tyler
DSC_0189	North-west range, east gable end	→ W	09.09.2011	R Tyler
DSC_0190	South-east range, north gable end	→ S	09.09.2011	R Tyler

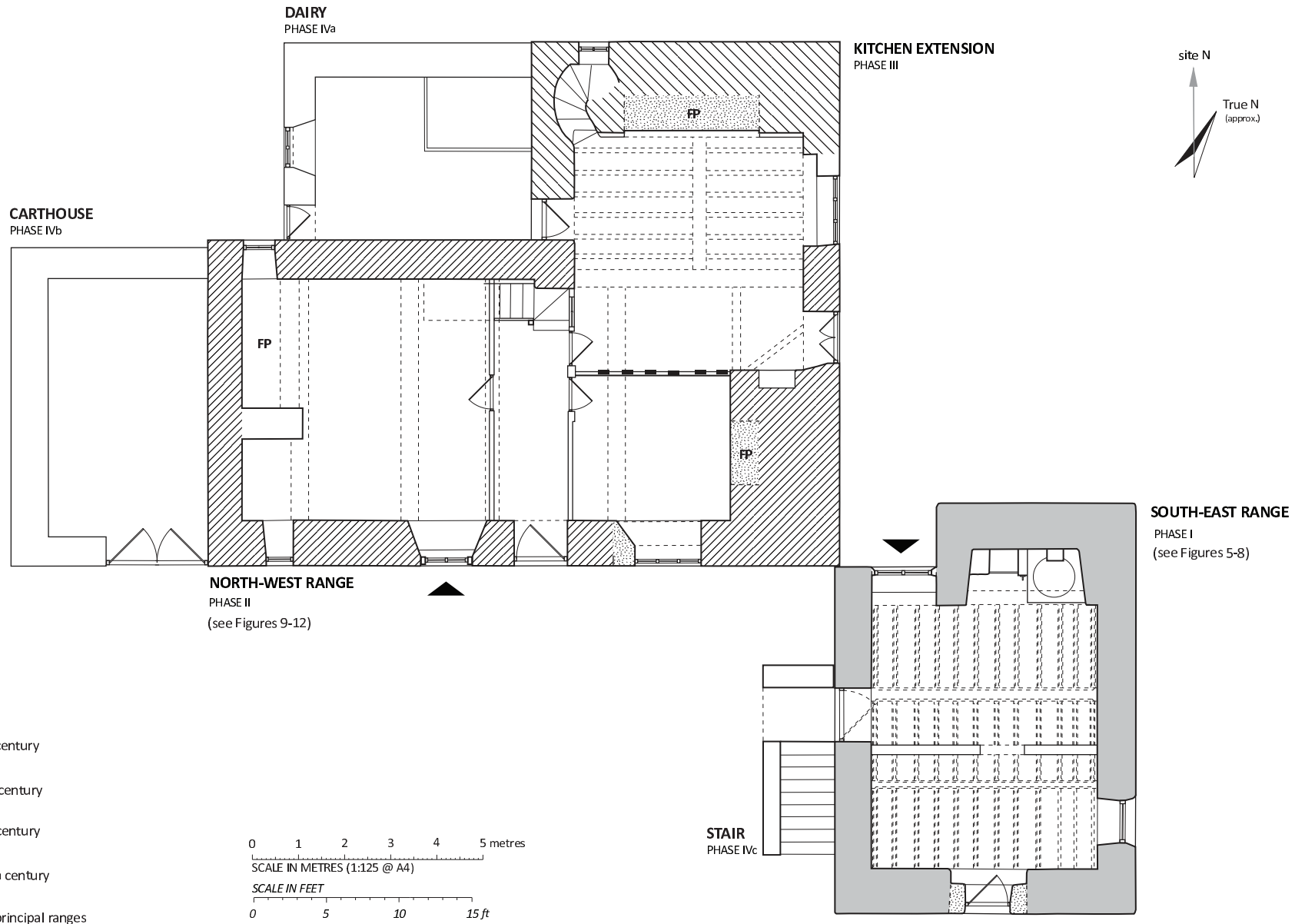


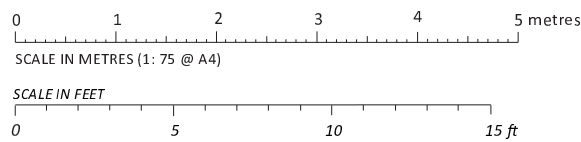
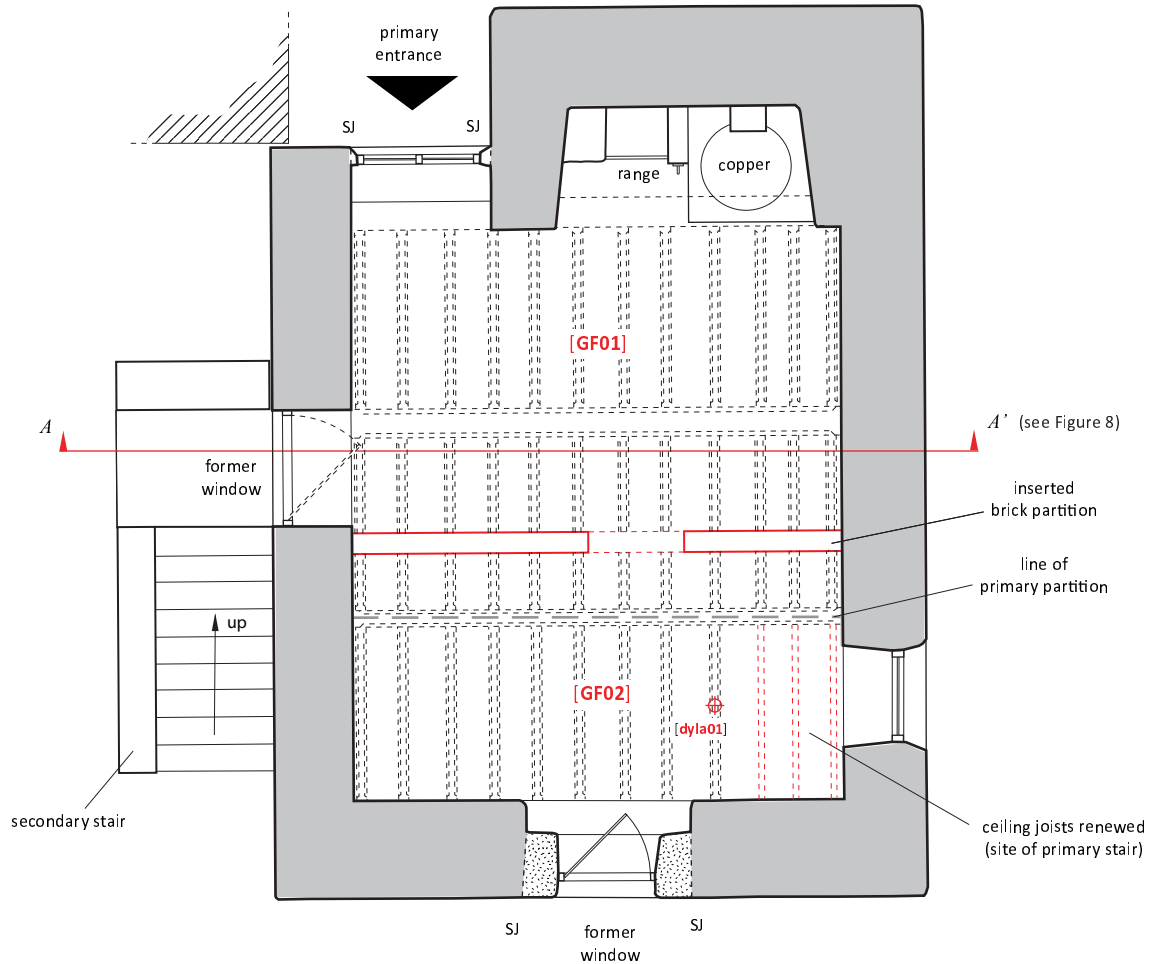
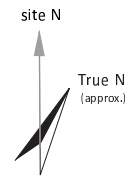
Based upon Explorer 1:25,000 map (Sheets OL17/18)
 Ordnance Survey © Crown Copyright 2005.
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

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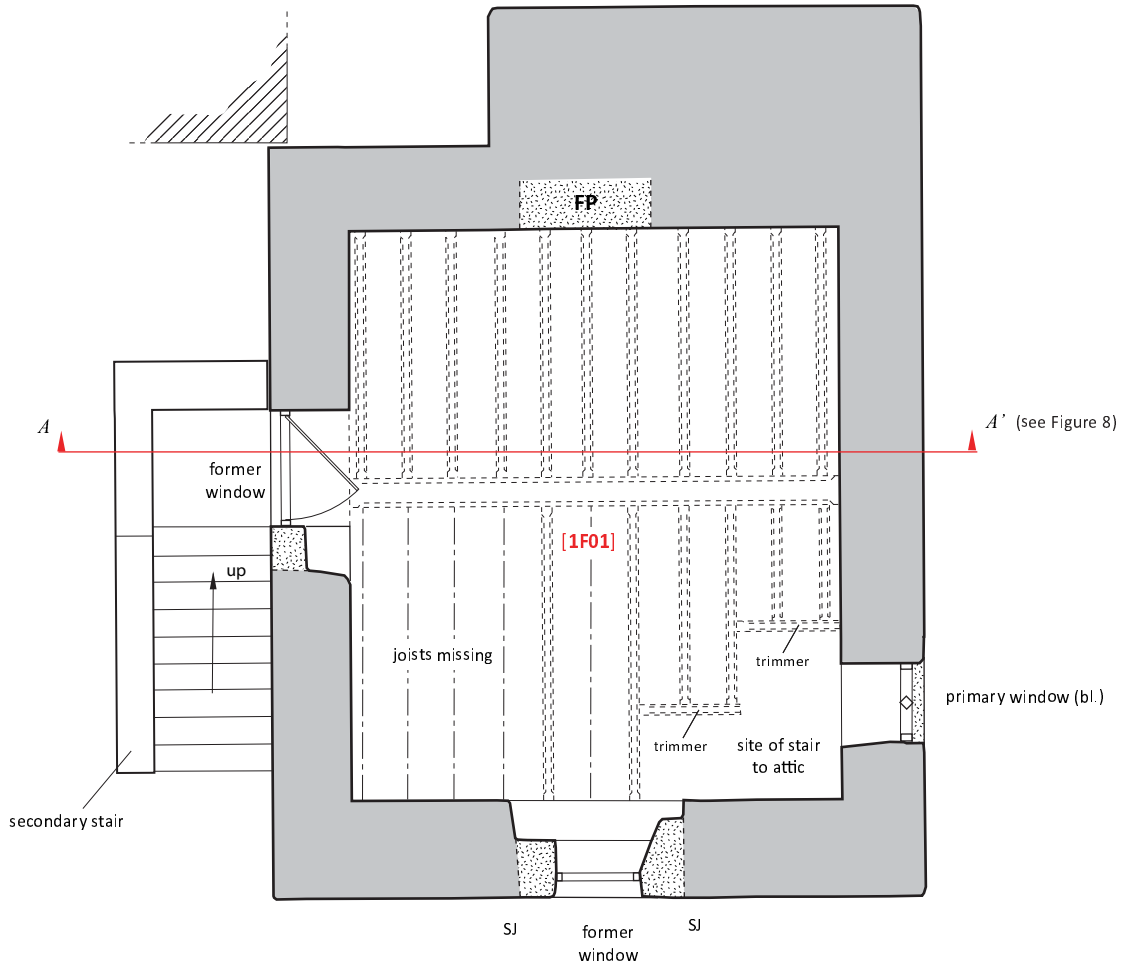
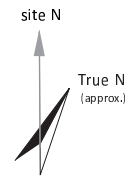






KEY

-  location of dendro sample
-  blocking
-  inserted features
- SJ straight joint







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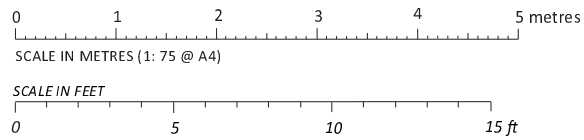
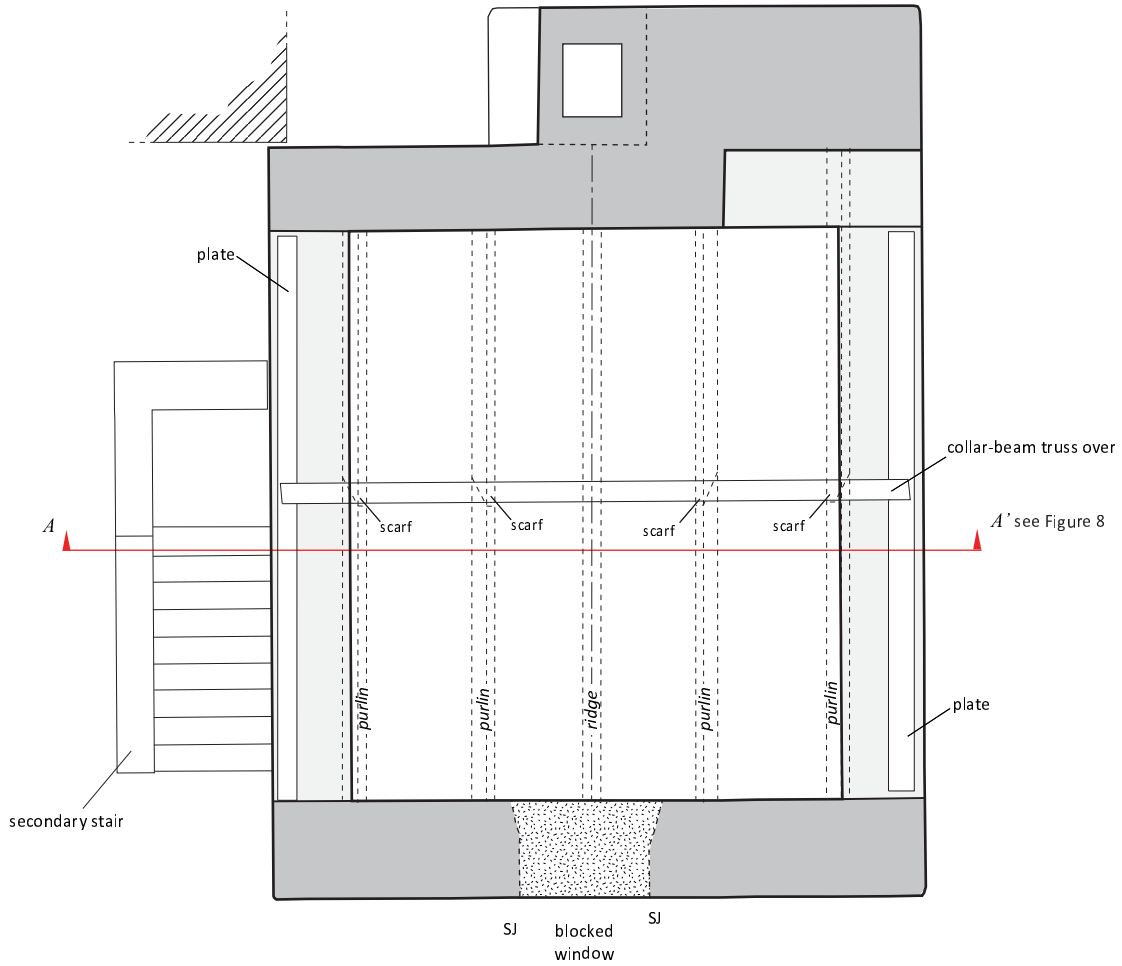
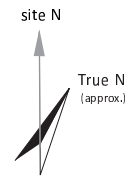
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SCALE IN FEET





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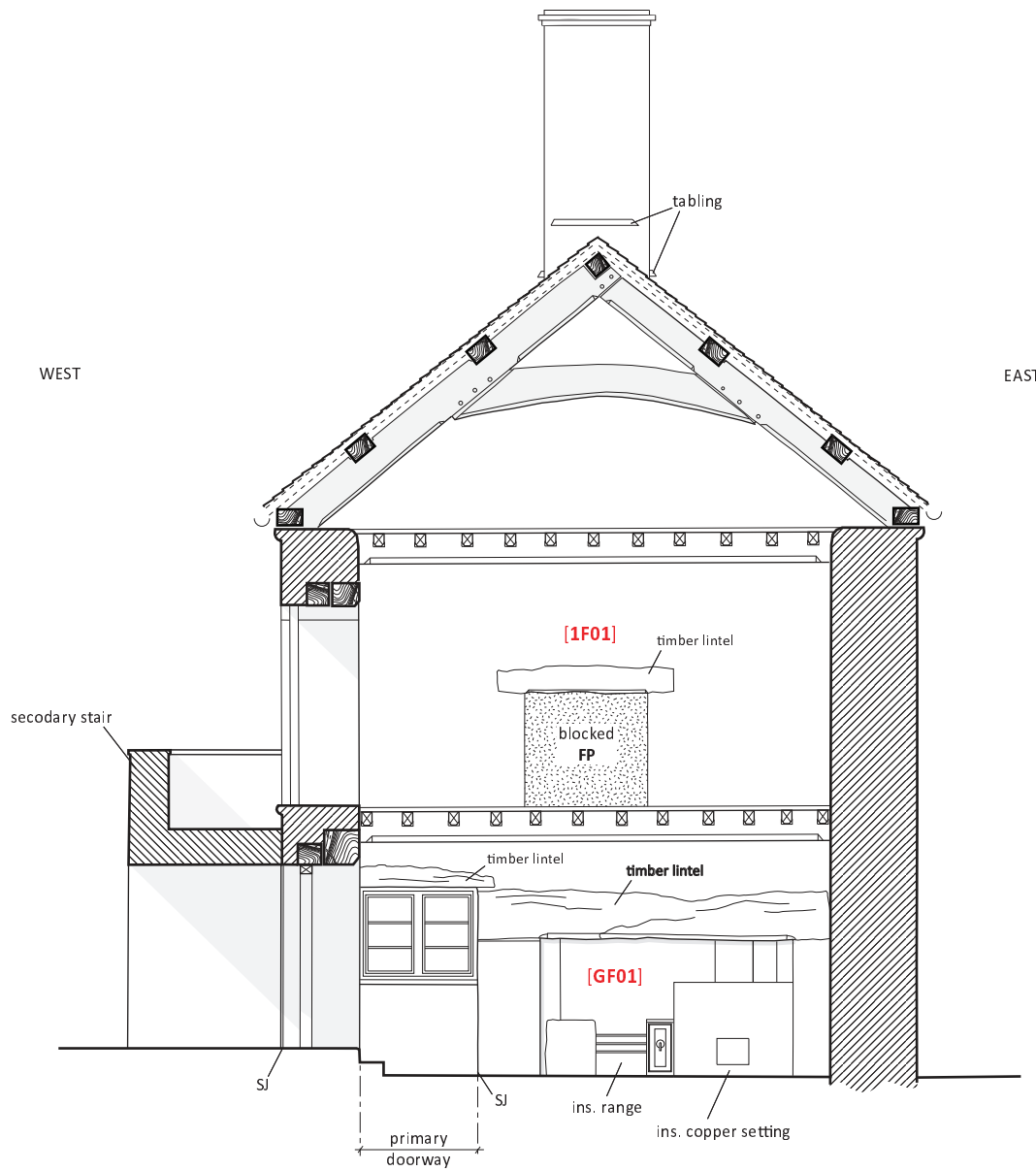
KEY

-  location of dendro sample
-  blocking
-  inserted features
-  straight joint

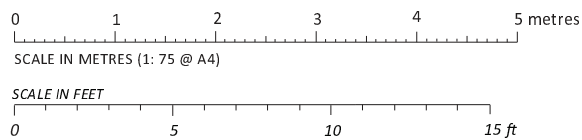


KEY

-  location of dendro sample
-  blocking
-  inserted features
-  straight joint



NB: Roof details based on limited measurement and observation from 1F level only due to instability of ceiling structure



0 1 2 3 4 5 metres

SCALE IN METRES (1: 75 @ A4)

SCALE IN FEET

0 5 10 15 ft

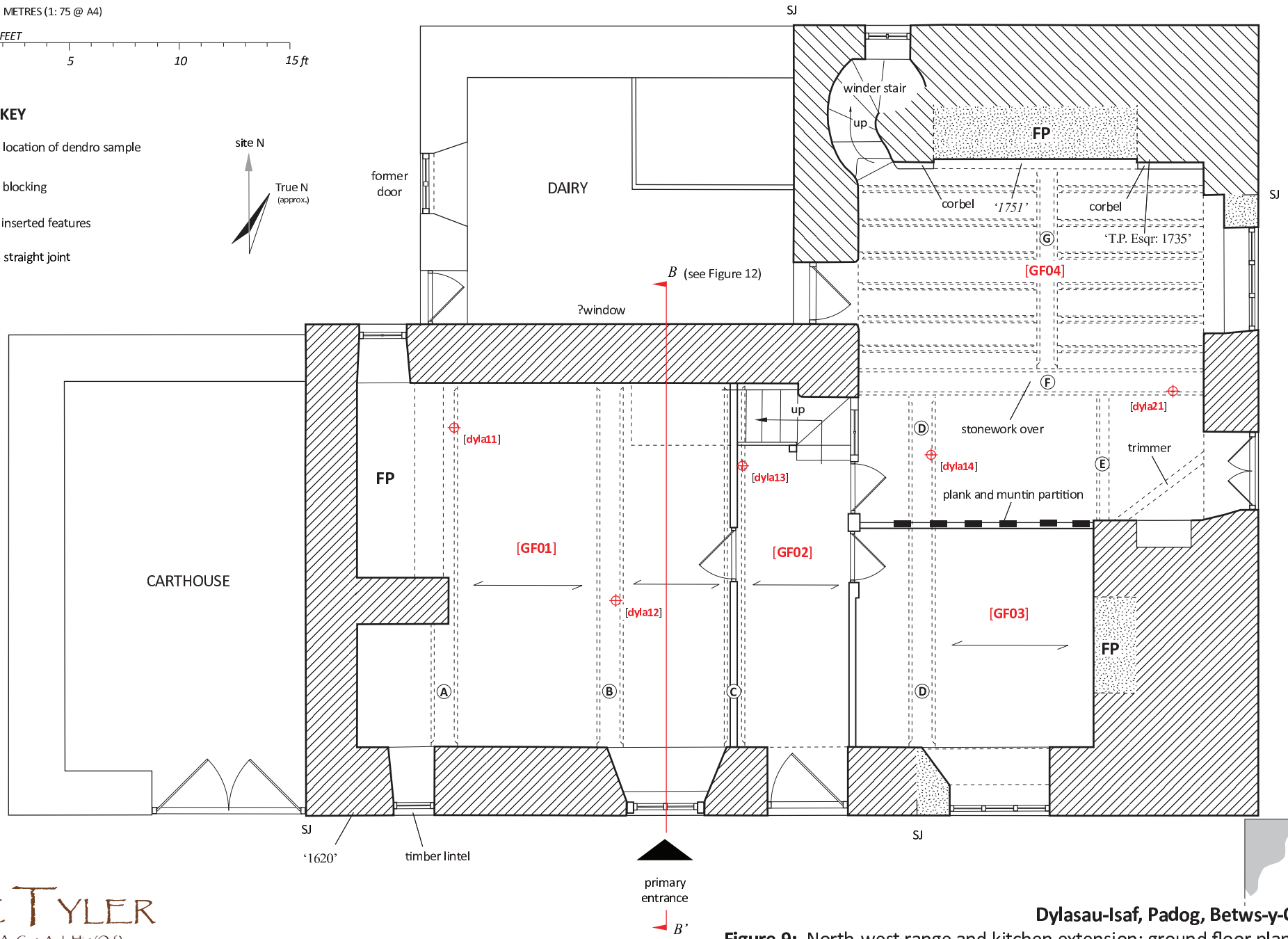
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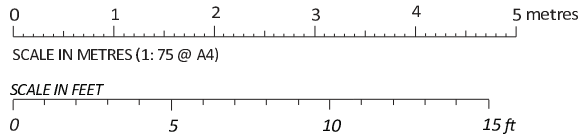
⊕ location of dendro sample

█ blocking

— inserted features

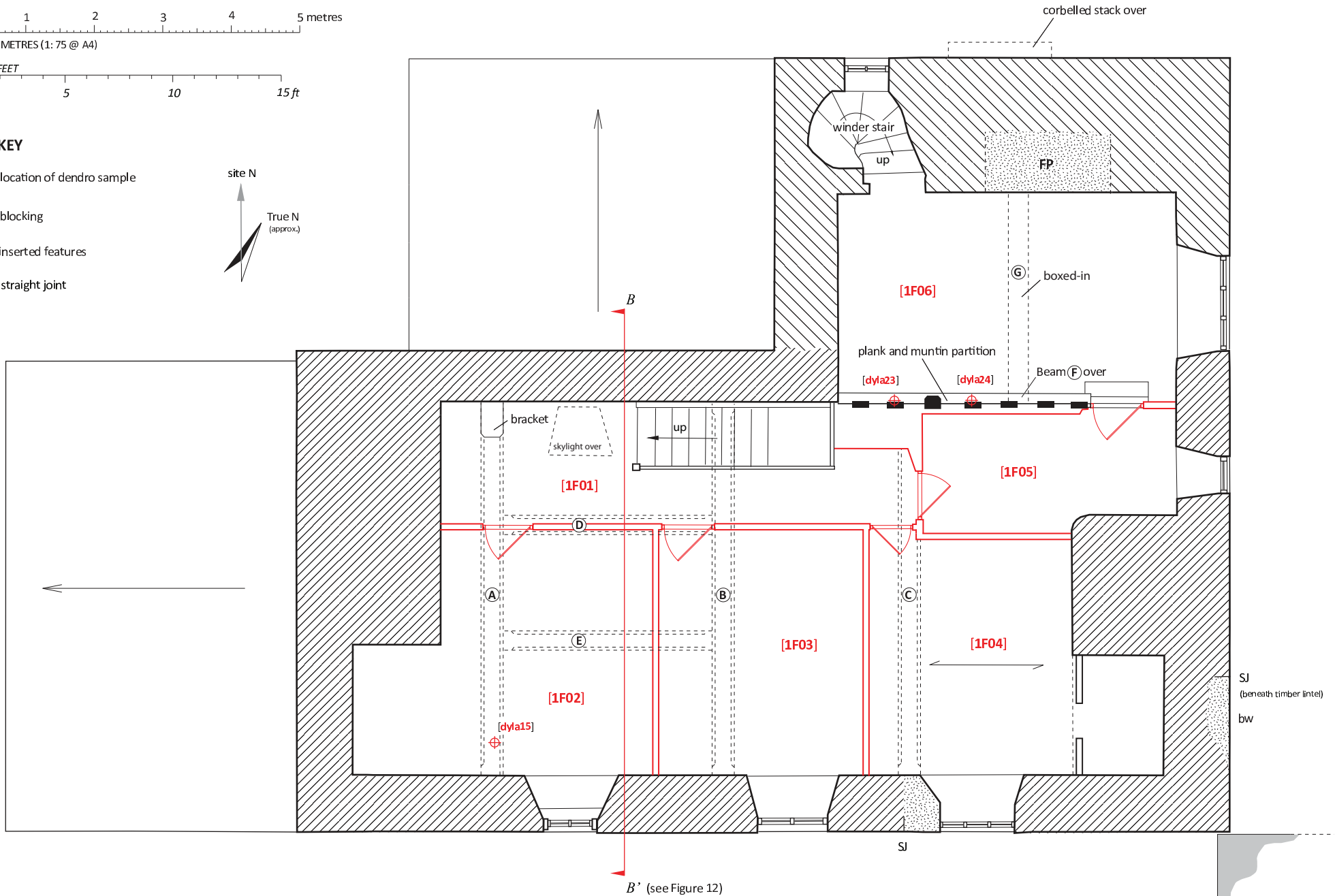
SJ straight joint



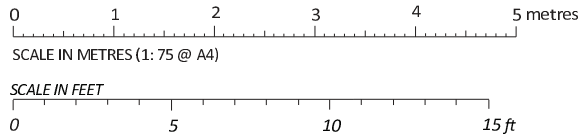


KEY





- location of dendro sample
- blocking
- inserted features
- straight joint

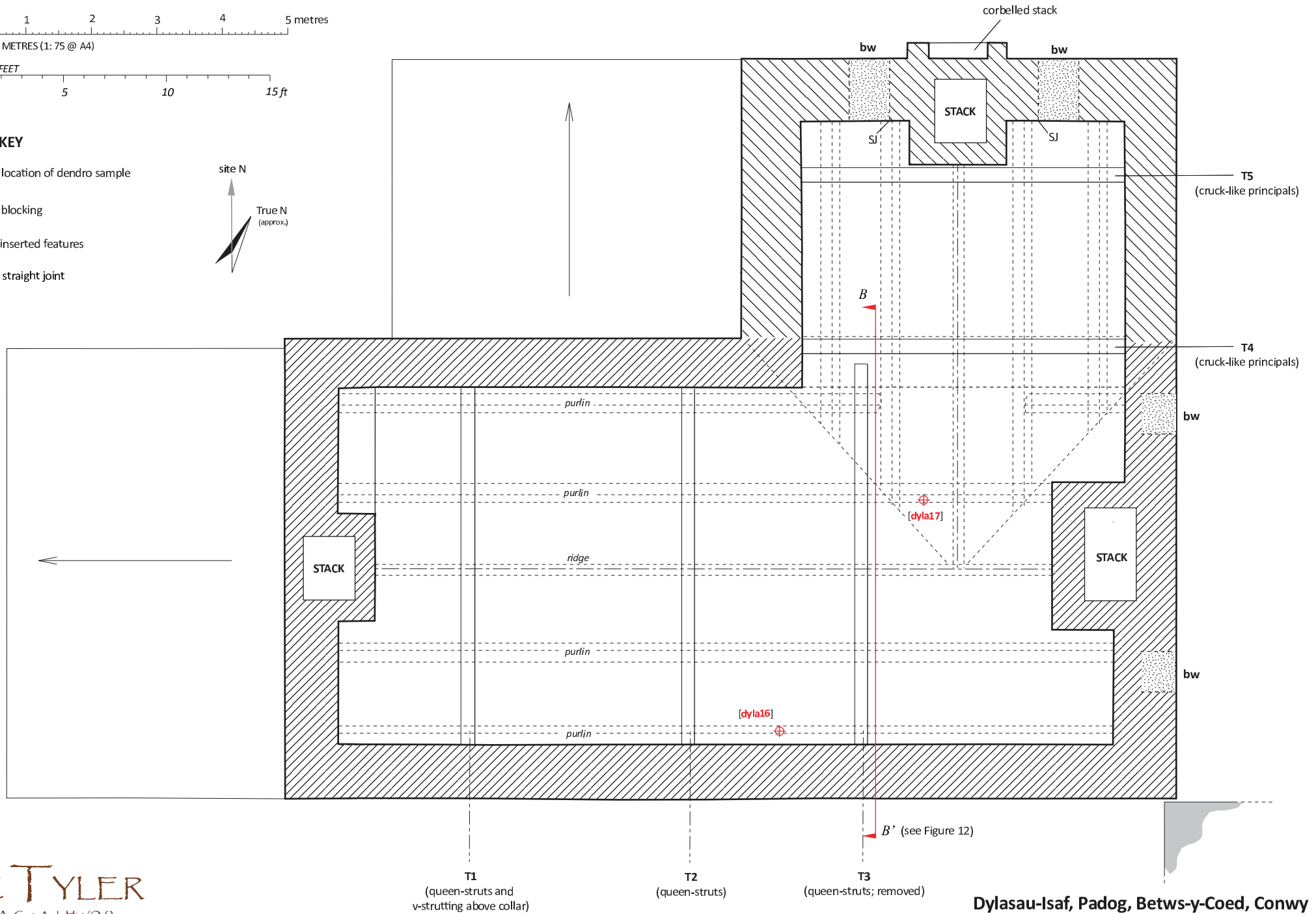


Dylasau-Isaf, Padog, Betws-y-Coed, Conwy
Figure 10: North-west range and kitchen extension; first floor plan (as existing)

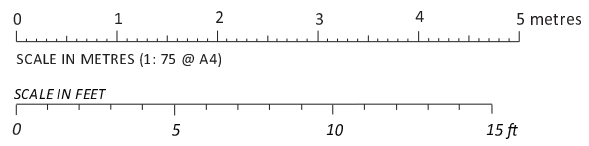
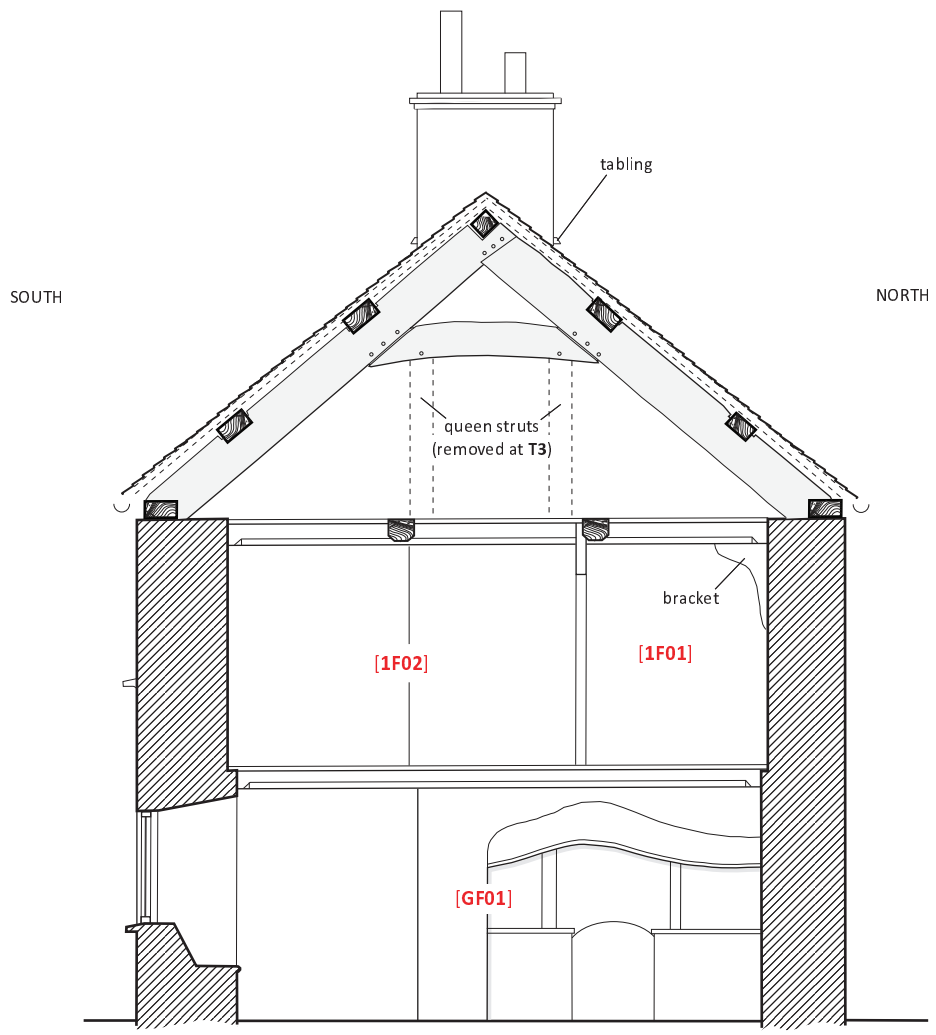


KEY

-  location of dendro sample
-  blocking
-  inserted features
-  straight joint



Dylasau-Isaf, Padog, Betws-y-Coed, Conwy
Figure 11: North-west range and kitchen extension; roof plan (as existing)



NB: Roof details based on limited measurement and observation from east end of 1F level only due to active bats



Plate 1: General view of farmhouse from south; early south-east range to right and north-west range to left.



Plate 2: General view of farmhouse from north with kitchen extension to right.



Plate 3: General view of farmhouse from north-west. **NB:** 19th-century dairy and cartshed to centre and right respectively.



Plate 4: SE range from south-west.



Plate 5: Secondary stair against west elevation.



Plate 6: Mason's mark 'T' on quoin of SW angle.



Plate 7: SE range; south elevation. **NB:** openings to GF/1F/attic (blocked)



Plate 8: SE range; east elevation.

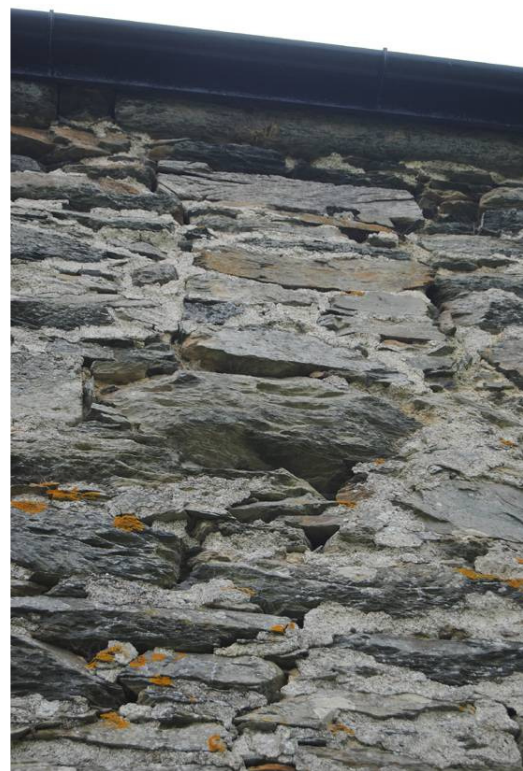


Plate 9: Blocked primary window within east elevation (1F); see Plate 20.



Plate 10: SE range, north elevation.



Plate 11: Primary doorway (converted to window) to west of stack.



Plate 12: Wide fireplace opening within north wall of [GF01] with inserted copper setting (r.) and range (l.).



Plate 13: Primary doorway to west of stack.



Plate 14: Primary ceiling within [GF01].



Plate 15: Primary ceiling beam within [GF02]; NB: regular paired peg-holes evidence primary partition.



Plate 16: Inserted brick partition.



Plate 17: Doorway in west wall of [1F01]
(NB: former window embrasure to left)



Plate 18: Ceiling structure of [1F01], northern section looking east.



Plate 19: Trimmers at SE corner denote location of former stair.



Plate 20: Primary window in east wall (see Plate 9).



Plate 21: Blocked fireplace with stop-chamfered lintel in north wall of [1F01].



Plate 22: Blocked window in south gable.



Plate 23: South-east range roof structure; central collar beam truss looking north (from 1F level).



Plate 24: North-west range; south elevation (primary door to left of graded scale).



Plate 25: Primary doorway converted to window.
NB: massive stone lintel.



Plate 26: Superimposed windows to [GF03] and [1F04], both reduced in width.



Plate 27: Date inscription ('1620') to west of GF window serving [GF01] (see Figure 9).

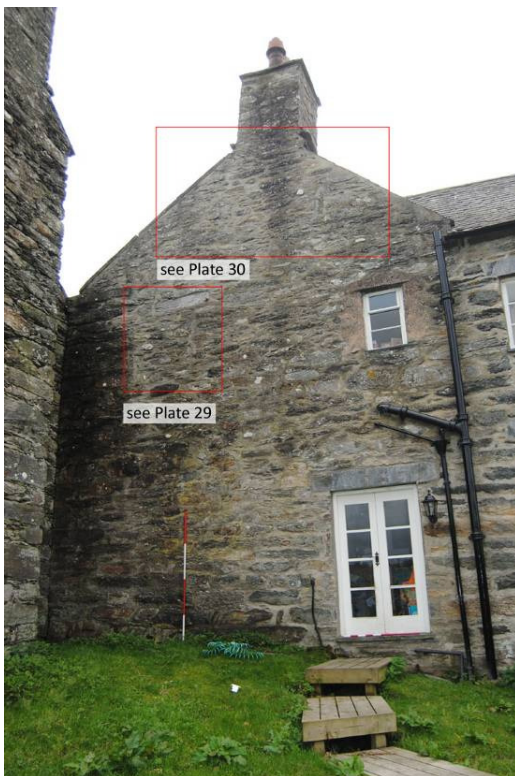


Plate 28: East elevation.



Plate 29: Blocked window at 1F (S).



Plate 30: North-west range, east elevation; blocked windows at attic level.



Plate 31: Entrance lobby [GF02].



Plate 32: Main stair, [GF02].



Plate 33: Room [GF01] looking north-west.



Plate 34: Fireplace recess, [GF02].



Plate 35: Primary doorway converted to window.



Plate 36: Plank and muntin partition forming south wall of [GF04], though situated within NW range.



Plate 37: Head of main stair, [1F01].



Plate 38: Bracket to western transverse beam.



Plate 39: Western transverse beam and southern secondary, longitudinal beam, [1F02].



Plate 40: Room [1F03]; transverse and longitudinal ceiling beams

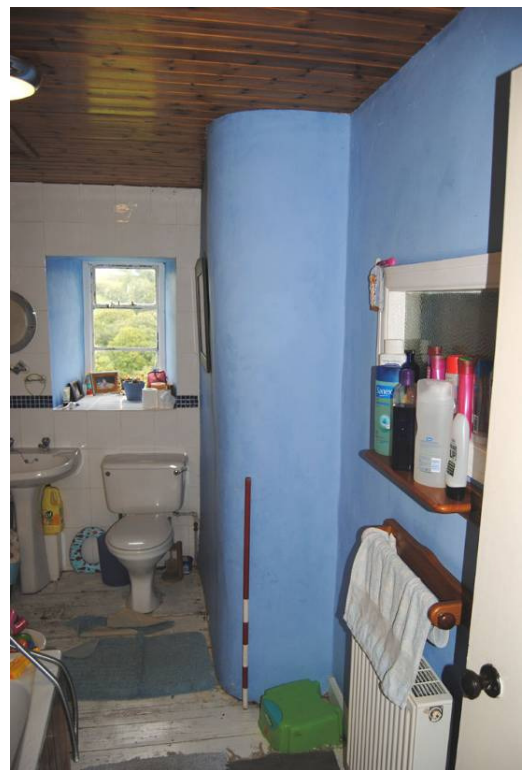


Plate 41: Bathroom [1F05]; note stack projection.



Plate 42: Roof over north-west range looking west, T2 in foreground, T1 with upper v-strutting beyond



Plate 43: Roof over north-west range, T3 with queen-struts cut off flush with soffit of collar.



Plate 44: Kitchen extension, east elevation.



Plate 45: Detail of windows.



Plate 46: Kitchen extension, north gable.



Plate 47: Corbelled stack at attic level.



Plate 48: Blocked attic windows within north gable of kitchen extension.



Plate 49: Room [GF04] within kitchen extension, looking north.



Plate 50: Room [GF04] within kitchen extension, looking south-east.



Plate 51: Southern transverse beam of [GF04], note stonework above.



Plate 52: Ceiling structure to [GF04].



Plate 53: Massive timber mantle beam to fireplace within north wall of [GF04] (note stone corbels).



Plate 54: Date inscription 'T.P.Esq: 1735' at east end of fireplace bressumer.



Plate 55: Date inscription '1751' to centre of bressumer.



Plate 56: Daisy wheels, 'spectacles' and date inscription 'E.W. 16 1886' at east end.



Plate 57: 'Spectacles' inscribed at west end of bressumer.



Plate 58: Stone winder stair to east of fireplace, serving [1F06] (see also Plate 59).



Plate 59: Plank and muntin partition, [1F06].



Plate 60: Stone winder stair descends to [GF04].



Plate 61: Roof structure over kitchen extension looking north from [1F04].



Plate 62: Truss T5, cruck-like west principal, note SJ of blocked window in gable wall beyond.



Plate 63: Truss T5, cruck-like east principal, note SJ of blocked window in gable wall beyond.



Plate 64: Phase IV (?) dairy (19th century). NB: straight joints below window evidence former door.



Plate 65: Phase IV Carthouse looking north-east.



Plate 66: Phase IV Carthouse looking south-east