Historic Building Recording

The Dwelling at Hillside, Erbistock

For T Walker



Author: Blair Poole

Report Number: 24-1087-2

Dee Archaeological Services

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Crynodeb

Ymgymerwyd â rhaglen cofnodi adeiladau hanesyddol lefel 2 yn Hillside, Erbistock, ar ran T Walker. Gofynnodd Heneb am yr arolwg fel amod o Ganiatâd Cynllunio.

Adeiladwyd yr adeilad sy'n sefyll yn wreiddiol fel annedd dau i fyny, dau i lawr, cyn Map Degwm 1843, o bosibl ar ddiwedd y 18fed ganrif ar diroedd Manley Hall, neuadd o'r 16eg ganrif. Erbyn y 1840au roedd yr adeilad wedi'i ymestyn i'r de i ffurfio strwythur siâp T. Erbyn diwedd y 19eg ganrif roedd yr estyniad deheuol wedi'i ddymchwel ac ychwanegwyd estyniad unllawr i'r gogledd. Ychwanegwyd dau estyniad arall o'r 19eg ganrif at yr ochr orllewinol, yn cynnwys adeiladau allanol ar oledd. Yn ystod yr 20fed ganrif ychwanegwyd cynteddau dan orchudd i flaen a chefn yr eiddo.

Mae tystiolaeth fewnol o addasiadau i'w gweld yn Ystafelloedd 1 a 7. Mae'r rhain yn cynnwys gostwng y llawr yn Ystafell 1 a'r gohebydd yn gostwng y nenfwd yn Ystafell 7. Mae'n ymddangos bod y lle tân ar wal orllewinol Ystafell 7 yn lle tân ffermdy mawr o'r 18fed ganrif, a gafodd ei fricio i ffurfio lle tân llai yn y 19eg ganrif. Mae tystiolaeth o'r adeiladwaith tywodfaen cynnar i'w weld ar wal ddwyreiniol Ystafell 9.

Abstract

A level 2 historic building recording programme was undertaken at Hillside, Erbistock, on behalf of T Walker. The survey was requested by Heneb as a condition of Planning Consent.

The standing building was originally constructed as a two up, two down dwelling prior to the 1843 Tithe Map, possibly in the late 18th century on the lands of Manley Hall, a 16th century hall. By the 1840s the building had been extended to the south to form a T-shaped structure. By the late 19th century the southern extension had been demolished and a single storey extension added to the north. Two further 19th century extensions were added to the western side, comprising of lean to outbuildings. During the 20th century covered porches were added to the front and rear of the property.

Internally evidence of modifications can be seen in Rooms 1 and 7. These include the lowering of the floor in Room 1 and the correspondent lowering of the ceiling in Room 7. The fireplace on the western wall of Room 7 appears to be an 18th century, large, farmhouse fireplace, that was bricked up to form a smaller fireplace in the 19th century. Evidence of the early sandstone construction fabric can be seen on the eastern wall of Room 9.

1 Introduction

1.1 This report details the results of a level 2 historic building recording undertaken on the main dwelling at Hillside, Erbistock, by Dee Archaeological Services (DAS) on behalf of T Walker.

1.2 The survey has been advised by Heneb and forms a condition of Planning Consent (P/2024/0255) in order to adequately record the building before any changes or alterations are made to ensure its origins, use and development are understood and preserved by record. Historic research shows a structure was present on the site by the mid 19th century.

1.3 This document seeks to satisfy a planning condition attached to planning approval for the site. The survey was carried out by Blair Poole of DAS on the 4th February 2025.

1.4 The site is located in a rural area to the west of the River Dee and south of Erbistock Hall, at NGR 335112,342100 (Figure 1 & Figure 2). The site code allocated by DAS was 24-1087-2 and has been used to mark all site archive documents. An event number has been issued by Heneb prior to the survey works commencing (PRN 221223). The standing building is not listed, however, Heneb noted that it is of vernacular and local historic interest. As limited information exists for the building, the level 2 survey was deemed to be warranted prior to material changes.

1.5 The work was carried out in line with an approved written scheme of investigation (Poole, 2025), the Code of Conduct as set out by the Chartered Institute for Archaeologists (CIfA, 2022) and the CIFA's standard and guidance for the recording of standing buildings or structures (CIfA, 2020). All works were carried out in accordance with Historic England's Understanding Historic Buildings, a guide to good recording practice (Historic England, 2016) and Heneb's methodology for Level 2 Historic Building Recording (CPAT, 2023).

2 Planning Background

2.1 Planning Framework

2.1.1 The Historic Environment (Wales) Act (Welsh Government, 2016) is the most recent legislation for the management of the Historic Environment in Wales and amends two pieces of UK legislation — the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act has three main aims:

- to give more effective protection to listed buildings and scheduled monuments;
- to improve the sustainable management of the historic environment; and
- to introduce greater transparency and accountability into decisions taken on the historic environment.

2.1.2 When considering a planning application, Wrexham County Borough Council (WCBC) is bound by Planning Policy Wales (Welsh Government, 2024) Section 6.1, and Technical advice note (TAN) 24: the historic environment (Welsh Government, 2017).

2.1.3 On matters concerning archaeology and the historic environment WCBC take impartial advice from Heneb.

2.1.4 Planning application P/2024/0255 has been submitted for the erection of a replacement dwelling on the site. With respect to this application Heneb submitted the following comment, noting that the building was:

> "*shown on the 1st edition Ordnance Survey mapping of the 19th century. The building, 'Hillside' is of at least vernacular and local historical interest and there is currently little information on it, and prior to its demolition an appropriate level of building recording should be completed to record it before work commences.*"

2.1.5 WCBC attached a condition to planning consent, which states:

> Condition 17
>
> No development shall take place until a programme of building recording and analysis, equivalent to a Historic England Level 2 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The survey will be completed by a professional archaeological contractor.
>
> The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures.

A copy of the resulting report should be submitted to the local planning authority and the development control archaeologist, Heneb: Clwyd-Powys Archaeology

2.1.6 This report seeks to address the requirements for the level 2 survey. Discharge of condition will only be secured following approval of the resultant report and uploading of relevant data to the Royal Commission on the Ancient and Historic Monuments of Wales (RCAHMW) and the regional HER.

2.1.7 The structure is not a Listed Building, nor does it lie within a Conservation Area or Registered Park and Garden. The site lies to the south of Erbistock Hall and Park, a Georgian mansion, and to the north of Manley Hall, a 16th century hall.

2.2 Previous Work

2.2.1 A previous historic building recoding was undertaken in November 2024 on the barn to the rear of the dwelling as part of a separate planning application, and a report has already been submitted on those works to Heneb (Poole, 2024a).

2.3 Topography

2.3.1 The site is located to the north of the village of Erbistock, between the village and Erbistock Hall (Figure 1). The area is rural in character with fields and gardens surrounding the site area (Figure 2). The site lies to the north of an un-named road, north of the river Dee. The site lies at approximately 55m above Ordnance Datum (aOD).

2.3.2 Historically the site lies at the junction between the lands of Erbistock Hall to the north and Manley Hall to the south. Tithe apportionments from the 19th century and rental particulars from the early 19th century show the landowner as John Manley esq., indicating the site lay within the northern extent of the Manley Hall lands.

3 Archaeological & Historic Background

3.1 This section is based on the historic research carried out in November-December 2024 during the survey for the barns to the north of the dwelling (Poole, 2024a). This section should be seen as a summary of the history of the site to address the construction and development of the structure.

3.2 The site area lies in what was historically a very rural landscape and little is recorded of this area to the north of Erbistock. The core settlement at Erbistock was established within a parcel of land bounded by the River Dee to the north, east and south. The settlement was centred at a crossing point to the south at Erbistock Ford.

3.3 The crossing of the river at this location is likely early medieval. At that time it may have fallen within the parish of Eyton, which was mentioned as early as AD1043, when it was given by *Leofric*, earl of Mercia, to the minster he had founded at Coventry. At the time of the Domesday survey Eyton was held by the bishop of Lichfield (Palmer, 1910).

3.4 The settlement of Erbistock appears in the Domesday Book as *Erpestoch* falling within the hundred of Exestan in the county of Cheshire (Morris, 1978). The name derives from the Old English for *Erp*'s Place (Pevsner and Hubbard, 1986). The settlement comprised one villager, one smallholder, one rider and land for one plough, with a value of 9 shillings. Prior to the Domesday survey the lord holding Erbistock is recorded as Rhys, with the lordship passing to Reginald the Sheriff in 1086 (Morris, 1978).

3.5 Erbistock is recorded as *Erbystock* by 1291 and is thought to have been a small settlement along the river, with high quality farmland in the surrounding area. The site area would have lay within the agricultural lands to the north of the small settlement at this time.

3.6 Although it was part of Cheshire in the 11th century it later became one of the Maelor Cymraeg parishes of Denbighshire, with a further part lying within Flintshire's Maelor Saesneg (Palmer, 1910). This division may stem from Edward I trying to strengthen English influence in the border borough of Overton. In April 1300 a writ was issued to Richard de Massey, the justice of Chester, to bargain with "*certain Welshmen*" holding lands in Overton with the offer of exchanging them with parts of the king's demesne lands in Erbistock (Palmer, 1910).

3.7 A parish church dedicated to Saint Erbin was mentioned as far back as the 13th century, however, the present church dedicated to Saint Hilary was constructed in 1860 (Pevsner and Hubbard, 1986). It is thought that the settlement built up around the lanes leading to the north, which lead to Eyton, Ruabon and Overton.

3.8 Around 1520 a branch of the Manley family, a prominent Cheshire family, moved to Erbistock (Ormerod, 1882). The Manley estate was based around the hall, situated close to the river crossing 500m south of the site. The current hall is thought to retain 16th

and 17th century elements, with 19th century alterations and additions, remodelled in the Vernacular Revival style in the later 19th century (Cadw listing description).

3.9 Erbistock Hall, located approximately 370m north of the site, dates from the early 18th century, dating to around 1720 and built for the Wynn family of Wynnstay as a Georgian mansion. The Wynn family purchased lands in the area, likely from the Manley estate.

3.10 The site lies between Manley Hall and Erbistock Hall in what would historically have been Manley Hall lands. The earliest reference for the study structure comes from the 1843 tithe map (Figure 3). The apportionment for the fields show they are still held by the Manley family and leased to John Price as a house and pasture.

Plot	**Owner**	**Occupier**	**Name**	**Cultivation**
263	John Shaw Maley Esq	John Price	Homestead	House and garden
261	John Shaw Maley Esq	John Price	Croft	Pasture
262	John Shaw Maley Esq	John Price	Meadow Croft	Pasture
264	John Shaw Maley Esq	John Price	House Croft	Pasture

3.11 A T-shaped building can be seen on the tithe map extending to the road line to the south, which appears to represent an antecedent structure. The T-shape likely relates to extensions being added, suggesting the dwelling had some age by this time, potentially dating from the late 18th century. The east-west aligned body of the T-shaped building likely forms the core of the standing dwelling, recorded as rooms 1,2 and 7 (Figure 15).

3.12 By the 1872 Ordnance Survey (OS) map of Flintshire (XXII) the T-shape structure has been replaced by a rectangular plan building (Figure 4). This appears to be within the footprint of the core two storey element of the standing building, as well as, the single storey extension on the northern elevation.

3.13 The 1898 OS map of Shropshire (V-4) shows the dwelling in more detail with the division of the two storey and single storey elements clearly marked (Figure 5). It is likely the southern wing represented a dwelling, with the northern wing forming a scullery and utilitarian area. This layout is repeated on the 1901 OS map of Shropshire (V-4) with the addition of extensions on the western elevation (Figure 6). These represent the single storey coal store and out building noted as rooms 8 and 9 at the time of survey (Figure 15).

3.14 A plan of lands for rent by Colonel EC Manley to Denbighshire County Council, dated March 1909, depicts the dwelling in a similar manner to the 1901 OS map (Figure 7). There is a gap in historic mapping for this area until 1962, where the OS map of Shropshire (V-4) shows the building occupying the same footprint as the 1901 OS map (Figure 8).

3.15 By the time of the 1994 OS map of Shropshire (V-4) the footprint can be seen to match that seen at the time of survey and is repeated on the 2003 OS Mastermap (Figure 9 & Figure 10).

3.16 Both front and rear porches do not appear on the OS maps and it may be that this is an oversight due to the nature of the porches and the location. Based on materials and form it is thought they are both late 20th century in date, likely post 1994.

4 Aims & Objectives

4.1 Aims

4.1.1 The aims of the survey were to:

- Provide an understanding of the form, function and any phasing of the standing building.
- Provide a description and photographic record of the exterior and the interior of the structure
- To determine, where possible, past and present use and relationship with setting
- Identify original fabric
- Develop conclusions regarding the building's development and use
- To provide an illustrated report with photographic, written and drawn record of the historic elements of the building, prior to any further works taking place

4.2 Objectives

4.2.1 The objectives of the project were:

- To undertake historic research on the site at relevant repositories;
- To make a detailed record to Level 2 standard of the elements noted above as per Historic England standard and guidance (2016);

4.2.2 To produce a formal report on the results of the survey, which will be fully illustrated.

5 Methodology

5.1 The survey was carried out in line with the agreed WSI (Poole, 2024b) for a Level 2 record based on Historic England in Understanding Historic Buildings: a guide to good recording practice (Historic England, 2016) and Heneb's methodology (CPAT, 2023). Records produced on site were in the form of pro-forma recording sheets which have been used to produce the conclusion to this final report. Site recording comprised of a combination of handwritten notes, total station survey, photographic recording and drawn record.

5.2 The main house was the only structure recorded as part of this survey.

5.3 To satisfy the requirements of the project, and in line with the guidance (2016), the following information was recorded:

- The information contained in the record for the most part have been obtained through an examination of the structure itself.
- The documentary sources used are those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources.
- The precise location of the building as an address and in the form of a national grid reference.
- The note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area), where applicable. Non-statutory designations (local lists) may be added.
- The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
- A longer summary statement which summarises the structure's form, function, date, and sequence of development. The names of architects, builders, patrons, and owners were given where known. Its purpose is to describe the structure when no fuller record is necessary.

5.4 All photographs were taken using a digital camera at a minimum of 12mp. An appropriate, graduated scale was used in all relevant photographs and where necessary artificial light sources were also used. A full photographic index and record is kept, and a plan showing the location photographs were taken from and the direction facing will be kept and included into the body of this report. All photographs will be given a unique number to be used for identification. This unique number will be used in the labelling of digital images. Photograph locations and directions of view will be marked on plans of the sturcture.

5.5 The photographs taken include the following:

- A general view or views of the structure (in its wider setting or landscape). The precise location of the structure as an address and in the form of a national grid reference.
- Typically, a series of oblique views demonstrating all external elevations of the structure, and give an overall impression of its size, shape, and immediate setting. Where individual elevations include complex historical information, views at right-angles were taken better enhance the detail of the elevation.
- The overall appearance of the principal areas of the lock gate and circulation areas.
- Any structural or decorative detail, which is relevant to the structures design, development, and use, with scale where appropriate.

6 Results

6.1 A site visit was undertaken on the 4th of February 2025 by Blair Poole of DAS on behalf of T Walker. The study structure is located to the north of Cae Adda Lane, north of the village. Hillside is situated in a rural setting and only visible from the road to the west and south (Plate 1).



Plate 1: The setting of the structure, looking north from Cae Adda Lane



Plate 2: The setting of the structure, looking northwest from Cae Adda Lane

6.2 The view of the building from Cae Adda Lane is partially obscured by the garden hedge and trees (Plate 2). However, the view represents essentially the same view of the property since the latter part of the 19th century.

6.3 The structure is formed of three main elements. A two storey southern element, a single storey northern element, and two lean to structures butting the western wall (Figure 15). The whole structure is rendered white.

6.4 Exterior

6.4.1 **The western elevation** (Figure 11) displays all three main elements of the structure with the two storey gabled dwelling to the south, single storey extension to the north, with pitched roof, and western extensions at ground floor level, with differing roof pitches demonstrating that these are not contemporaneous extensions (Plate 3).



Plate 3: The western elevation

6.4.2 All roof faces are of slate with ceramic ridge tiles. Only the main dwelling has chimneys present, one at each gable, which are of red brick in a stretcher course, with a single protruding brick course for decoration forming the penultimate course.

6.4.3 The southern element has a gable at first floor level, with a single course kneeler at wall plate level (Plate 4). At ground floor level, adjoining the southern element, is a single storey lean to, with pitched slate roof. This is used as both coal store and boiler room, and was likely constructed as a coal and wood store. A single wooden door gives access to this room (Room 9), which is thought to date to between 1898 and 1901 based on cartographic research (Figure 5 & Figure 6). To the north of this lean to, is a second lean to, whose roof has been integrated into the northern extension (Plate 4).



Plate 4: The western elevation, 2m scale

6.4.4 The body of the northern extension is not visible on the western elevation, however the hipped roof is, which can be seen to slope from the gable of the two storey southern element to a height of approximately 2m above ground level on it's northern elevation. Tied into this is the roof is the pitched roof of the lean to (Room 8). An awkward change in pitch from the hipped roof to the lean to pitch is visible identifying the point at which the two roofs meet (Plate 5).

6.4.5 There are no windows on this elevation.



Plate 5: The western elevation showing roofing elements, 2m scale

6.4.6 **The southern elevation** (Figure 12) represents the main facade of the dwelling, and is formed by the two storey element dating from the late 18th to early 19th century (Plate 6).



Plate 6: The southern elevation, 2m scale

6.4.7 The elevation is a symmetrical facade with central doorway and matching windows to east and west on both ground floor and first floor (Plate 6). As with the other elevations this has been rendered, obscuring the construction fabric. Located centrally, in front of a gothic arched entrance and wooden door (Plate 7).



Plate 7: The southern entrance porch and gothic arched wooden door

6.4.8 The porch is of brick construction, rendered to match the rest of the structure, with wooden roof system and slate roof. The brick walls and wooden roof are not keyed into the facade, with the brickwork butting the elevation and wooden

roof structure affixed to the elevation. The entrance porch is undated, however, it is thought to date to the latter part of the 20th century.



Plate 8: The southern elevation window form

6.4.9 The fenestration of the facade is homogenous with stone cills, painted black, with metal framed, eight pane casement windows (Plate 8). The render obscures any potential lintel that may be present.

6.4.10 **The eastern elevation** (Figure 13) overlooks the garden area and is partially visible from the road to the south (Plate 9).



Plate 9: The eastern elevation

6.4.11 The two storey gable end of the dwelling area has no windows present and is a rendered solid wall. At the southeastern corner of the elevation a concrete footing

can be seen (Plate 10). This appears to be a later phase of underpinning, dating to the late 20th century.



Plate 10: The eastern elevation underpinning

6.4.12 The single storey extension to the north is represented on this elevation by the hipped slate roof and rendered wall (Plate 11).



Plate 11: The eastern elevation showing main dwelling and northern extension

6.4.13 A wooden famed window is present in the extension facade formed by a fixed window, with casement and awning windows to the south. This is thought to be a later 20th century modification, either a replacement for an earlier window or an insertion (Plate 12).



Plate 12: The eastern elevation northern extension

6.4.14 **The northern elevation** (Figure 14) is only visible from the field to the west and north, and is partially obscured by the outbuildings (Plate 13).



Plate 13: The northern elevation

6.4.15 The elevation clearly shows the upper section of the two storey southern dwelling element, northern 19th century single storey extension, northern lean to, and late 20th century rear porch entrance (Plate 13). As with the other elevations this is rendered, obscuring the construction fabric.



Plate 14: The northern elevation

6.4.16 The pitched roof of the two storey structure and hipped roof of the northern extension are of slate, with the porch roof of corrugated plastic sheet. The porch is of a late 20th century light coloured decorative brick lower wall in stretcher courses, with glazed wooden upper. The porch is affixed to the north wall of the building.

6.4.17 A 20th century wooden door, set in a wooden doorframe with transom light, is situated centrally to the elevation. The frame appears to be a replacement for an earlier entrance. To the west of the doorway is a wooden frame window, with casement and awning windows housing frosted glass. As with the eastern elevation this is either a replacement or inserted window. At the western end of the elevation is the wooden doorway to Room 8, a narrow store room. This is a wooden doorway with wooden frame, whose lintel is sloped from east to west, not quite in line with the pitch of the roof.

6.5 Interior

6.5.1 The structure comprised a series of 9 distinct rooms, with 7 rooms present inside the dwelling area, and two external rooms forming a coal/wood store and a narrow storeroom (Figure 15). Within the dwelling two main zones were identified comprising the original late 18th to early 19th century two storey dwelling and the mid 19th century northern extension. The first floor was only represented in the southern element as Rooms 1 and 2.

First floor

6.5.2 **Room 1** was a square bedroom located at the southwestern corner of the dwelling. The ceiling incorporated part of the pitch of the roof, with angled areas to north and south (Plate 15).



Plate 15: Room 1 looking west

6.5.3 The western wall houses the chimney breast and likely covers an earlier fireplace. A radiator has been placed in the approximate location of the earlier fireplace. To the south a cupboard has been erected to level off the wall, and to the north the hot water tank has been boxed into a cupboard (Plate 15). Within the cupboard to the south, no fabric is exposed, however, within the water tank cupboard seven courses of brick of the north wall of the chimney breast are visible (Plate 16).



Plate 16: Exposed chimney breast in Room 1

6.5.4 A carpet covered the majority of the flooring of the room, although some areas had been pulled back to expose floorboards, of rough softwood approximately 200mm wide. These are not thought to be original fabric, but a later 19th or early 20th century replacement (Plate 17).



Plate 17: Room 1 floorboards

6.5.5 The north wall of Room 1 was a plain wall, painted cream. At between 250mm above floor level what is thought to be a beam set into the wall has been painted over. This may represent part of the original structure and sits approximately level with the flooring in Room 2. This may indicate that the floor of Room 1 has been lowered from the original level to give more head height. This is likely a 20th century modification.

6.5.6 The eastern wall houses the doorway to the landing and stairs, as well as access to Room 2 (Plate 18). This doorway steps up to the landing and Room 2 floor level and is likely the original doorway location, with a later frame of door inserted.



Plate 18: Room 1 looking east

6.5.7 The southern wall of Room 1 houses the only widow to the room, which is located at the western corner of the room (Plate 19).



Plate 19: Room 1 looking south

6.5.8 The window is an eight pane, metal farmed, casement window (Plate 20).



Plate 20: Room 1 window, looking south

6.5.9 **Room 2** was a narrow room at the southeastern corner of the property (Figure 15). The eastern wall housed the chimney breast, which extended into the room creating an awkward space (Plate 21). The room had been painted cream, which was peeling in areas. The dividing wall between the room and landing was of brick construction and is thought to be original. Carpet was present obscuring the flooring, however, where visible at the northeastern corner, this appeared to match the floorboards seen in Room 1.



Plate 21: Room 2 looking north



Plate 22: Room 2 chimney breast

6.5.10 The south wall of Room 2 housed a metal framed, eight pane, casement window matching that seen in Room 1 (Plate 23).



Plate 23: Room 2 looking south

6.5.11 The landing was a plain space at the top of the stairs and is thought to occupy the original stairwell location, which had been modified when the northern extension was added (Plate 24). It is likely the stairs were originally located in Room 7





Plate 24: Landing looking north and south respectively

6.5.12 Evidence of the original stairwell could be seen on the eastern wall of the current stairwell, formed of angled wooden broads topped by a wooden plank (Plate 25).



Plate 25: Original stairwell wall, looking southeast, 0.5m scale

6.5.13 The northern extension roof space was visible via the hatch on the landing step. The roof was of roughly sawn timbers with late 20th century felting showing later roof repair had been undertaken (Plate 26).



Plate 26: Northern extension roof system

6.5.14 Ground floor

6.5.15 **Room 3** was a square bathroom at the northwestern corner of the property in the northern extension (Figure 15). The room had been painted yellow, obscuring construction materials (Plate 27).



Plate 27: Room 3, looking west

6.5.16 The northern wall contained the wooden framed window seen on the north elevation, and at the northwest corner of the room part of the roof construction extended into the room (Plate 27 & Plate 28).



Plate 28: North wall of Room 3

6.5.17 The southern wall had been boxed in to form a cupboard, obscuring any fabric. The eastern wall contained the wooden doorway into the hallway, Room 4 (Plate 29).



Plate 29: Room 3, eastern wall

6.5.18 **Room 4** was the hallway, accessed via the northern porch doorway, and giving access to Rooms 3, 5 and 7, as well as the stairs (Plate 30).



Plate 30: Room 4, looking south from entrance

6.5.19 The doorway on the south wall of Room 4 marks the joint of the original building and the northern extension. This is a heavy wooden doorway set in a 0.4m thick wall and is thought to be an inserted doorway, with tile infill above the lintel.

6.5.20 The northern part of Room 4 had a quarry tile entrance, which transitioned to carpet across the rest of the room. The ceiling above the entrance had a radial profile attributed to accounting for the roof structure (Plate 31).



Plate 31: Room 4, radial profile of ceiling



Plate 32: Porch, looking east

6.5.21 The porch was located to the north of Room 4 and was formed of a brick lower wall, with glazed wooden upper section and plastic roof. The floor was of quarry tile (Plate 32).

6.5.22 **Room 5** formed the kitchen and was located in the northeastern corner of the property (Figure 15). The modern kitchen fittings covered the north and east walls, however, the wooden framed casement window could be seen on the eastern wall and is clearly late 20th century in style (Plate 33).



Plate 33: Room 5, east wall

6.5.23 At the northeastern corner, the roof structure was visible as a boxed in, painted blue, feature (Plate 34).



Plate 34: Room 5, roof structure

6.5.24 The western elevation was split into two sections, with the northern part containing the doorway and southern part formed by under stairs cupboards, creating an L-shaped room (Plate 36 & Plate 37). The doorway into Room 5 was a simple wooden frame and 20th century door.



Plate 35: Room 5, western wall, northern section

6.5.25 The under stairs cupboards created two area, a small storage area 1.2m high and a cloakroom, both of which had a tiled floor and painted wooden walls (Plate 36).



Plate 36: Room 5, under stairs cupboard

6.5.26 The southern wall of Room 5 gave access to Room 6 via an inserted door with simple wooden frame and 20th century door (Plate 37).



Plate 37: Room 5, looking south

6.5.27 **Room 6** was located at the southeastern corner of the property and formed one of the two original ground floor rooms of the building (Figure 15). The entrance to the room was via the kitchen (Room 5) (Plate 38).



Plate 38: Room 6, looking north

6.5.28 The east wall of Room 6 contained the chimney breast, which had been blocked up, and the recesses on each side of the chimney breast modified to add arched uppers (Plate 39). These are not original and are thought to be later 20th century modifications.



Plate 39: Room 6, looking east

6.5.29 The south wall of Room 6 contained the eight pane, metal framed, casement window, seen on the southern elevation (Plate 40).



Plate 40: Room 6, looking south

6.5.30 The west wall of Room 6 contained a doorway at the southern end, leading to Room 7, which had been blocked up via the insertion of frosted glass (Plate 41). Again, this is thought to be part of the later 20th century modifications.

6.5.31 The ceiling of Room 6 was of foam tiles in a suspended farmework.



Plate 41: Room 6, looking southwest

6.5.32 **Room 7** was the main living room of the property and was located at the southwest corner of the building (Figure 15). This room contained the most significant historic elements, suggesting an 18th century origin of the building.

6.5.33 The south wall of Room 7 contained the Gothic arched doorway, a heavy wooden doorway set in a wooden frame that formed the arch, rather than it being integral to the brickwork (Plate 42). It is likely the original doorframe was rectangular, and the arched entrance a 19th century modification.



Plate 42: Room 7, looking south

6.5.34 To the west of the doorway was the eight pane, metal framed, casement window.

6.5.35 The top of the doorway arch and window frame connected with the ceiling of the room, further supporting the suggestion that the floor of Room 1 had been lowered at some point (Plate 42).

6.5.36 The eastern wall of Room 7 contained the blocked doorway to Room 6, which had been infilled with a frosted glass pane in the 20th century (Plate 43).



Plate 43: Room 6, looking east

6.5.37 The north wall of Room 7 contained the doorway to the hallway, Room 4 (Plate 44).



Plate 44: Room 6, looking north

6.5.38 The doorway between Rooms 4 and 7 is thought to be an inserted doorway dating to the 19th century.

6.5.39 The beams within Room 7 appear to be a combination of re-used fabric and 19th century material. Joints between the materials can be seen at the northeast corner and along the western wall above the fireplace (Plate 45 & Plate 46).



Plate 45: Room 7, joist joint at northeastern corner



Plate 46: Room 7, joist joint above fireplace

6.5.40 The western wall is taken up, almost wholly, by a significantly large fireplace (Plate 47). The scale of the fireplace is incongruous with a 19th century cottage and is more likely part of an 18th century structure.



Plate 47: Room 7, western wall and fireplace

6.5.41 The fireplace had been heavily modified, with a 19th century brick infill to reduce it's size, which created two decorative recesses either side of the inserted chimney breast (Plate 48).



Plate 48: Room 7 fireplace

6.5.42 Subsequently an electric fire was inserted in the later 20th century. The earlier heart can be seen to extend under the brickwork (Plate 49) indicating the brickwork is a later modification.



Plate 49: Room 7 fireplace

6.5.43 **Room 8** had no access, however, a view through a gap in the doorway showed this room to be a simple brick outbuilding at the northwestern corner of the property (Plate 50).



Plate 50: Room 8, looking south

6.5.44 **Room 9** was the coal shed and wood store located at the southwestern corner of the property (Figure 15). The fabric of Room 9 was of rough estate brick in stretcher courses butting the western wall of Room 7, not keyed into the wall. The western wall of Room 7 was of a combination of sandstone block, estate brick in stretcher courses and wooden framework (Plate 52). This shows multiple

construction events relating to the property. The sandstone is thought to form the original structure, with the brickwork, and timber, dating to the 19th century modifications.



Plate 51: Room 9, eastern wall

6.5.45 The roof of Room 9 was a simple machine cut wooden framework, and is likely a 20th century replacement (Plate 52).



Plate 52: Room 9 roof form, looking south

7 Trafodaeth a Chasgliad

7.1 Mae'r adroddiad hwn yn manylu ar ganlyniadau lefel 2 o gofnodion adeiladau hanesyddol a wnaed yn Hillside, Erbistog, gan Dee Archaeological Services (DAS) ar ran T Walker. Gofynnodd Heneb am yr arolwg fel amod caniatâd cynllunio (P/2024/0255).

7.2 Mae'r safle wedi ei leoli mewn ardal wledig i'r gorllewin o Afon Dyfrdwy ac i'r de o Erbistog Hall. Nid yw'r adeilad yn adeilad rhestredig, nac ychwaith o fewn ardal gadwraeth.

7.3 Cyflawnwyd y gwaith yn unol â chynllun ymchwilio ysgrifenedig cymeradwy (Poole, 2025), y Cod Ymddygiad fel y'i nodir gan Sefydliad Siartredig yr Archeolegwyr (CIfA, 2022) a safon a chanllawiau'r CIFA ar gyfer cofnodi adeiladau neu strwythurau sy'n sefyll (CIfA, 2020). Cyflawnwyd yr holl waith yn unol â Understanding Historic Buildings gan Historic England, canllaw i arferion cofnodi da (Historic England, 2016) a Heneb – methodoleg ar gyfer Lefel 2 Cofnodi Adeiladau Hanesyddol (CPAT, 2023).

7.4 Mae'r safle o ddiddordeb gan ei fod yn agos at bentref Erbistog, y credir ei fod yn tarddu o'r 11eg ganrif o leiaf, o fewn tiroedd hanesyddol neuadd o'r 16eg ganrif, Manley Hall. Mae plasty Sioraidd Erbistog Hall i'r gogledd o'r safle.

7.5 Mae'r strwythur i'w weld am y tro cyntaf ar fap Degwm 1843 Erbistog, sy'n meddiannu ôl troed siâp T, sy'n awgrymu bod y strwythur yn ddigon oed ar yr adeg hon i fod wedi cyfiawnhau ei ymestyn. Mae'n bosibl bod craidd yr elfen ddeulawr yn dyddio o ddiwedd y 18fed ganrif, a'i fod wedi'i hen sefydlu erbyn dechrau'r 19eg ganrif.

7.6 Erbyn argraffiad cyntaf map yr OS, dyddiedig 1872, roedd y strwythur siâp T blaenorol wedi'i addasu eto i ffurfio sail yr adeilad sy'n sefyll ar adeg yr arolwg, yn cynnwys craidd deulawr, gydag estyniad unllawr i'r gogledd. Adeiladwyd ychwanegiadau dilynol ar ddiwedd y 19eg ganrif ar ffurf adeiladau allanol unllawr ar oledd i'r gorllewin. Ymddengys mai diwedd yr 20fed ganrif yw cam olaf y gwaith addasu gydag ychwanegu cynteddau ar ddrychiadau gogleddol a deheuol.

7.7 Yn Ystafell 7, mae'r lle tân wedi'i addasu ar hyd y wal orllewinol yn cynrychioli un o'r ychydig awgrymiadau o fywyd cynnar yr adeilad. Byddai lle tân sylweddol wedi cael ei ddefnyddio ar gyfer gwresogi a choginio. Byddai aelwyd o'r maint hwn wedi bod yn fwy cyffredin mewn ffermdai o'r 18fed ganrif a chyn hynny. Mae newidiadau o'r 19eg ganrif a'r 20fed ganrif yn cuddio ffurf wreiddiol y lle tân.

7.8 Mae pren yn Ystafell 7 hefyd yn dangos addasiadau, gydag elfennau o drawstiau cynharach yn dal i fodoli ar gyffyrdd ar y waliau dwyreiniol a gorllewinol. Gan fod llawr Ystafell 1, a leolir uwchben, wedi'i ostwng, rhaid i'r prennau cyfnewid hyn fod yn dyddio o ddiwedd yr 20fed ganrif ond gallant gynnwys elfennau gwreiddiol.

7.9 Er bod darnau o'r adeilad gwreiddiol yn parhau o fewn y ffabrig, mae addasiadau o ddiwedd y 19eg ganrif a'r 20fed ganrif i'w gweld drwyddi draw. Mae'n bosibl iawn bod y

bwthyn o'r 18fed ganrif wedi bod yn ffermdy dau i fyny dau lawr, gyda man byw i lawr y grisiau ac ystafelloedd gwely i fyny'r grisiau. Byddai ychwanegu'r adain unllawr i'r gogledd wedi cyflwyno ardal iwtilitaraidd ar gyfer storio neu weithgareddau swyddogaethol eraill. Troswyd y rhain yn ddiweddarach yn gegin ac ystafell ymolchi ar ddiwedd yr 20fed ganrif.

7.10 Nodwyd cyfanswm o chwe cham adeiladu yn ystod yr arolwg.

7.11 Graddoli

1 – Bwthyn fferm deulawr o ddiwedd y 18fed ganrif i ddechrau'r 19eg ganrif, a ffurfiwyd gan ystafelloedd 1, 2, 6 a 7.

2 – 1843 i 1872 – Estyniad unllawr i'r gogledd wedi'i ffurfio gan ystafelloedd 3, 4 a 5. Yn debygol o fod yn ardal gerflunwaith ac iwtilitaraidd.

3 - 1898 i 1901 – Ychwanegu adeilad croes unllawr at adeilad allanol yn y gornel ogledd-orllewinol, ystafell 8.

4 - 1898 i 1901 – Ychwanegu adeilad croes unllawr at adeilad allanol yn y gornel dde-orllewinol, ystafell 9.

5 – Ar ôl 1994 ychwanegu porth cefn ar y drychiad gogleddol.

6 – Cyntedd pren o ddiwedd yr 20fed ganrif ar y drychiad deheuol.

7.12 Nid oes dyddiad ar ail-doi Ystafelloedd C a D, ond mae'n amlwg bod y ffabrig yn dyddio o ddiwedd yr 20fed ganrif.

8 Discussion & Conclusions

8.1 This report details the results of a level 2 historic building recording undertaken at Hillside, Erbistock, by Dee Archaeological Services (DAS) on behalf of T Walker. The survey was requested by Heneb as a condition of planning consent (P/2024/0255).

8.2 The site is located in a rural area to the west of the River Dee and south of Erbistock Hall. The building is not a listed building, nor does it lie within a conservation area.

8.3 The work was carried out in line with an approved written scheme of investigation (Poole, 2025), the Code of Conduct as set out by the Chartered Institute for Archaeologists (CIfA, 2022) and the CIFA's standard and guidance for the recording of standing buildings or structures (CIfA, 2020). All works were carried out in accordance with Historic England's Understanding Historic Buildings, a guide to good recording practice (Historic England, 2016) and Heneb – methodology for Level 2 Historic Building Recording (CPAT, 2023).

8.4 The site is of interest as it lies close to the village of Erbistock, which is thought to have at least 11th century origins, within the historic lands of a 16th century hall, Manley Hall. The Georgian mansion of Erbistock Hall lies to the north of the site.

8.5 The structure can be first seen on the 1843 Tithe map of Erbistock, occupying a T-shaped footprint, suggesting the structure was of enough age at this time to have warranted extending. It is possible that the core of the two storey element dates from the late 18th century, and was well established by the early 19th century.

8.6 By the first edition OS map, dated 1872, the previous T-shaped structure had been modified again to form the basis of the standing building seen at the time of survey, comprising a two storey core, with single storey extension to the north. Subsequent additions were constructed in the latter 19th century in the form of lean to single storey outbuildings to the west. The final phase of modification appears to be late 20th century with the addition of porches on both north and south elevations.

8.7 Within Room 7, the modified fireplace along the western wall represents one of the few hints of the early life of the building. A substantial fireplace would have been used for both heating and cooking. A hearth of this size would have been more common in 18th century farmhouses and earlier. Both 19th and 20th century modification obscure the original fireplace form.

8.8 Timbers within Room 7 also show modifications, with elements of earlier beams still present at junctions on the eastern and western walls. As the floor of Room 1, sited above, had been lowered, these replacement timbers must be late 20th century but may have original fabric spliced in.

8.9 Although fragments of the original building remain within the fabric, late 19th and 20th century modifications can be seen throughout. The 18th century cottage may well have

been a two up two down farmhouse, with living area downstairs and bedrooms upstairs. The addition of the single storey wing to the north would have introduced a scullery and utilitarian area for storage or other functional activities. These were later converted to a kitchen and bathroom in the later 20th century.

8.10 A total of six phases of construction were identified during the survey.

Phasing

1 – Late 18th to early 19th century two storey farm cottage, formed by rooms 1, 2, 6 and 7.

2 – 1843 to 1872 – Single storey extension to the north formed by rooms 3, 4 and 5. Likely a scullery and utilitarian area.

3 – 1898 to 1901 – Addition of single storey lean to outbuilding at the northwest corner, room 8.

4 – 1898 to 1901 – Addition of single storey lean to outbuilding at the southwest corner, room 9.

5 – Post 1994 rear porch addition on northern elevation.

6 – Late 20th century wooden porch on southern elevation.

9 Archives

9.1 A copy of the report will be digitally deposited with the HER and Heddos.

9.2 The site has a digital only archive: a full archive will be deposited with the Royal Commission for Ancient and Historical Monument of Wales (RCAHMW), with both report and all digital photographs uploaded to HEDDOS.

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Figures



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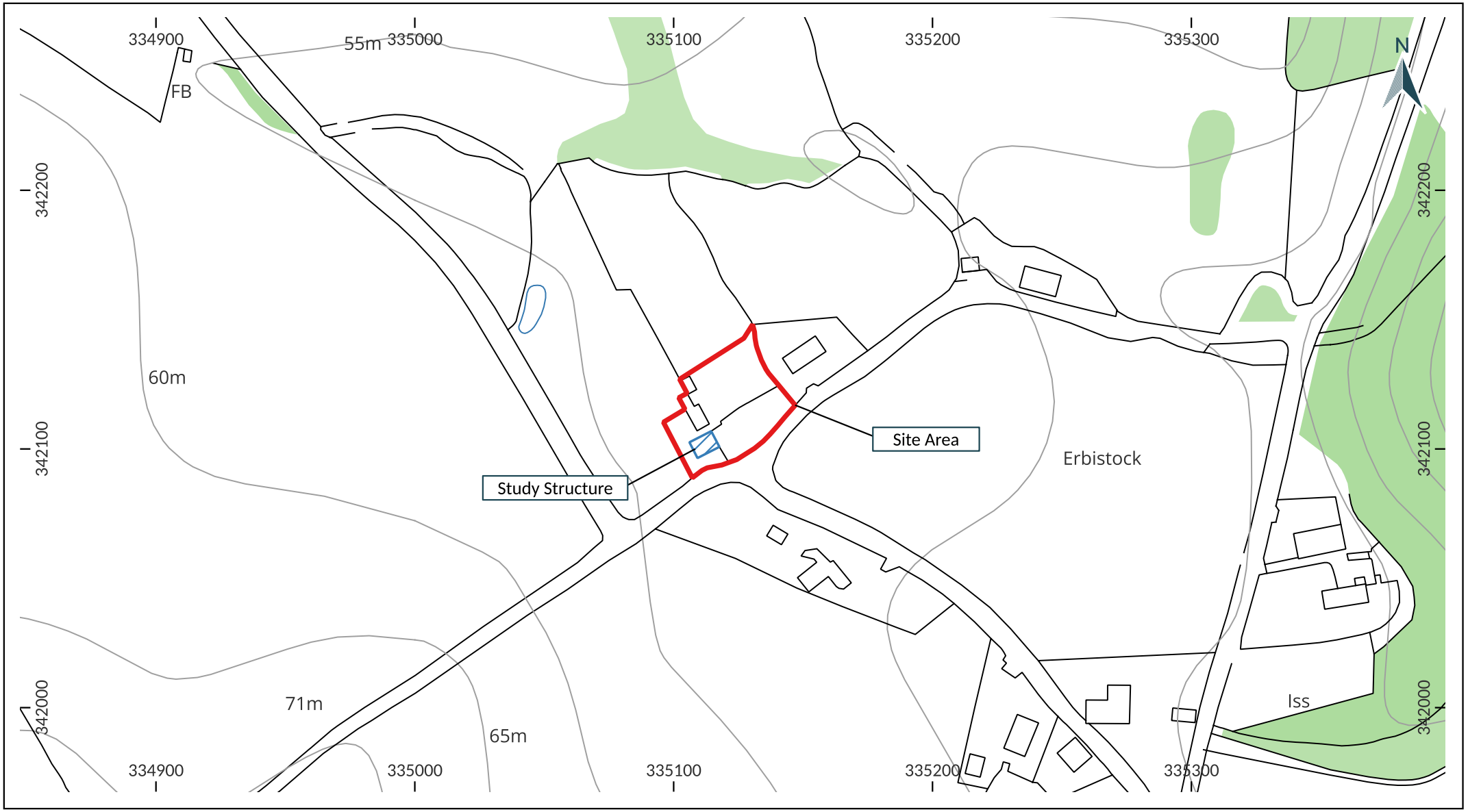
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Figure 1: Site Location

Project: 24-1087 - Hillside, Erbistock

Report ref: 24-1087-HBR-v2

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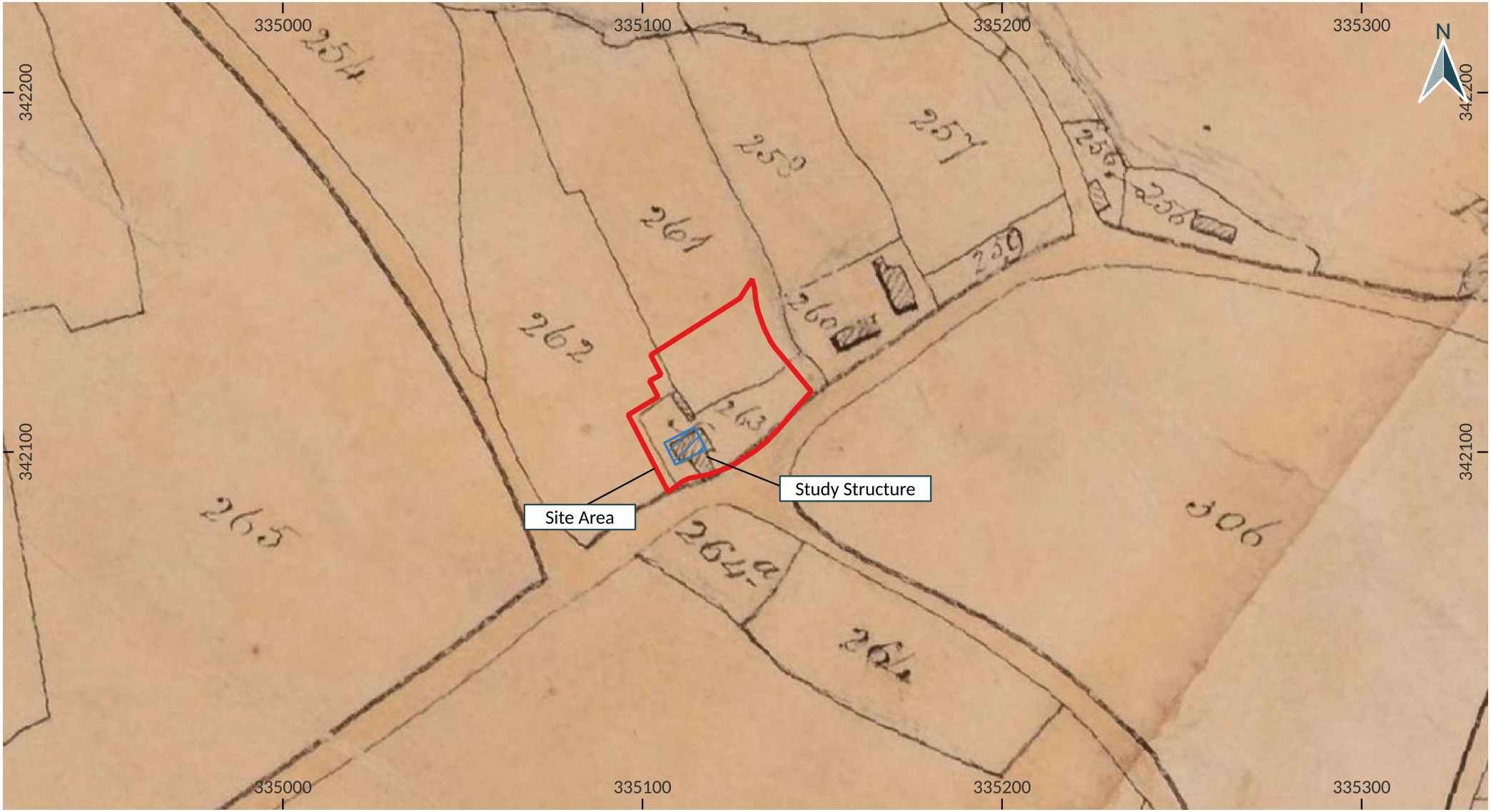
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Figure 2: Site Detail

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Figure 3: 1843 Tithe Map of Erbistock

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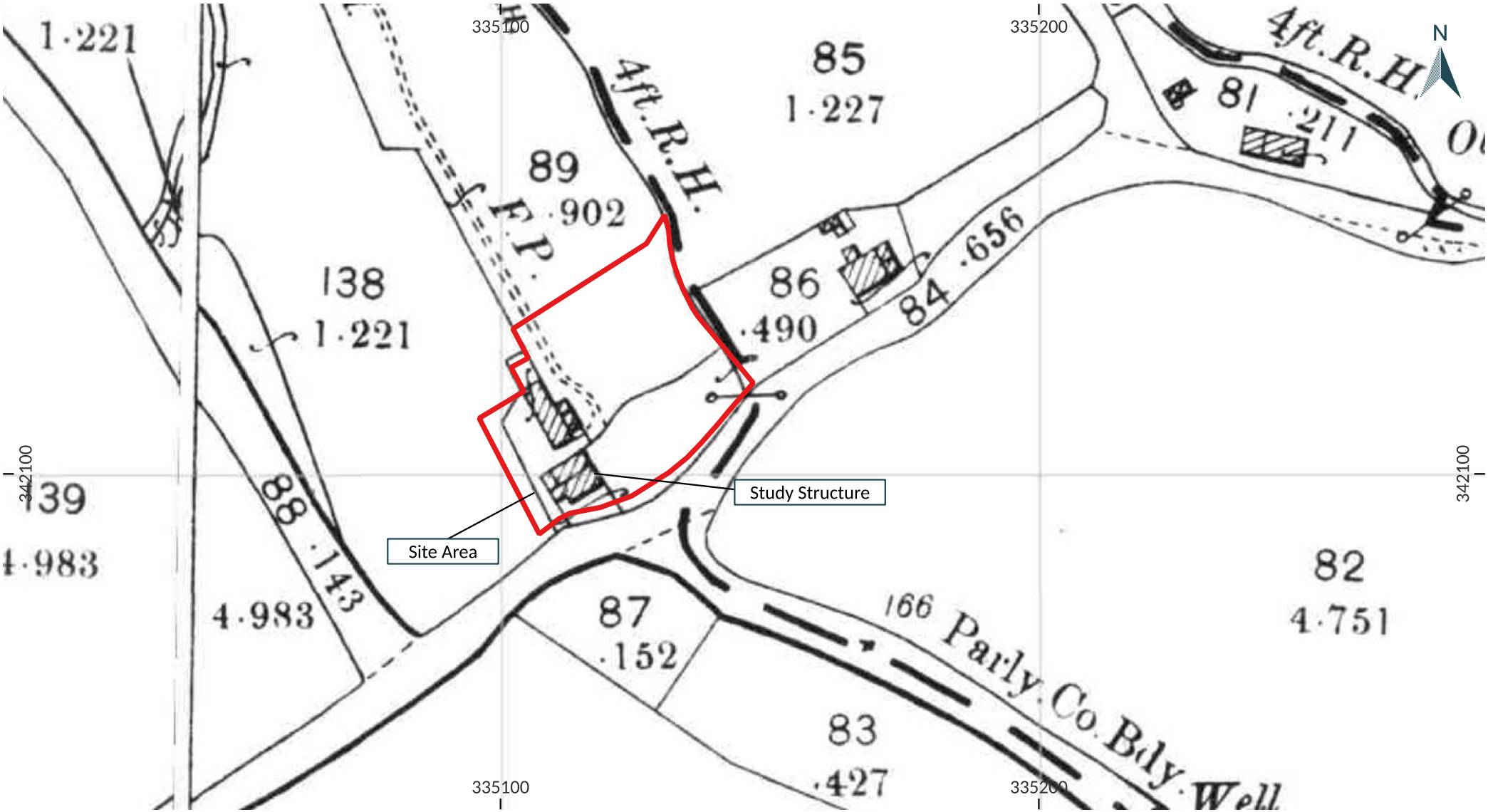
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Figure 4: 1872 OS map, Flintshire XXII

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Figure 5: 1898 OS map, Shropshire V-4

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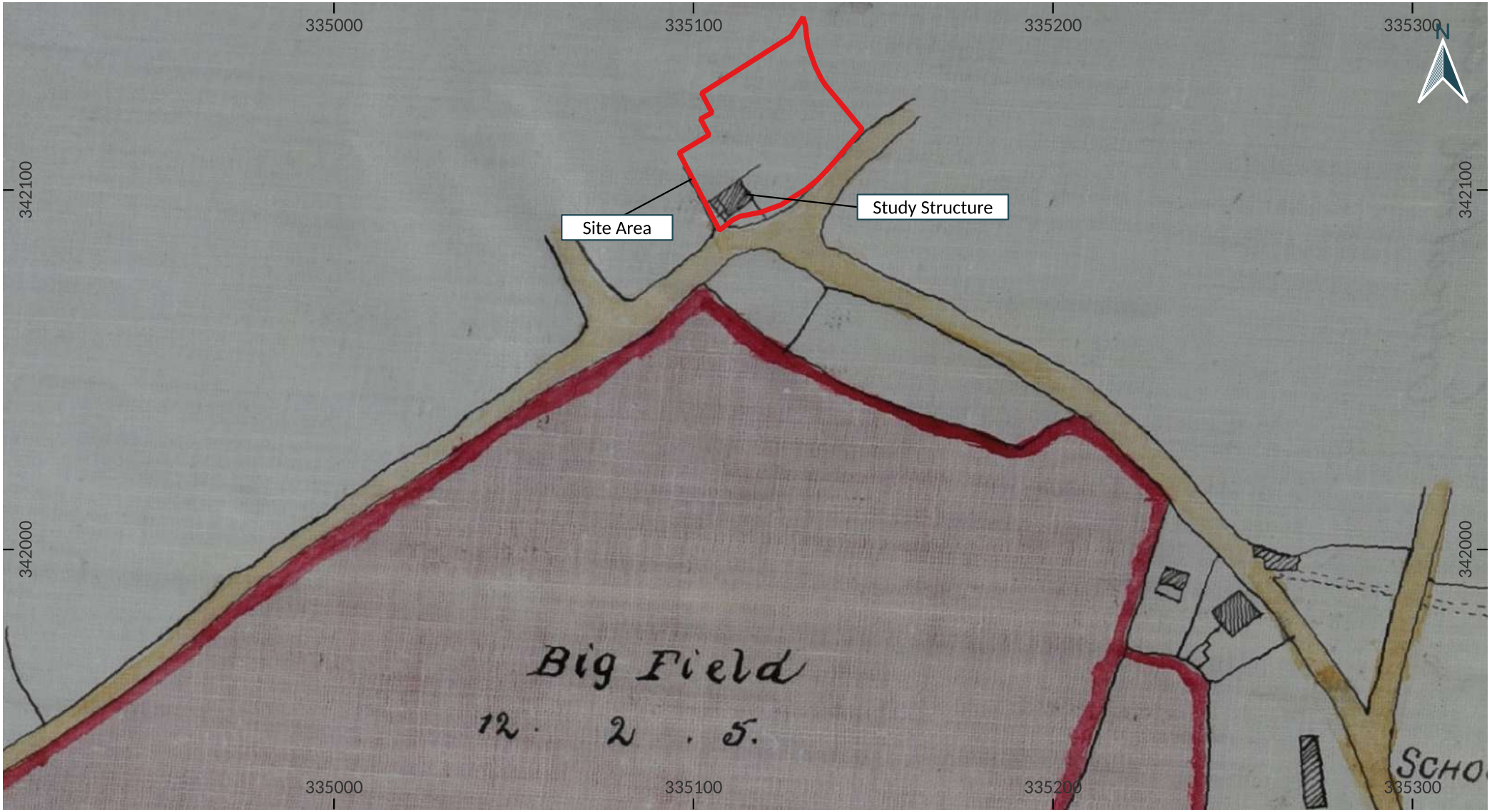
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Figure 6: 1901 OS map, Shropshire V-4

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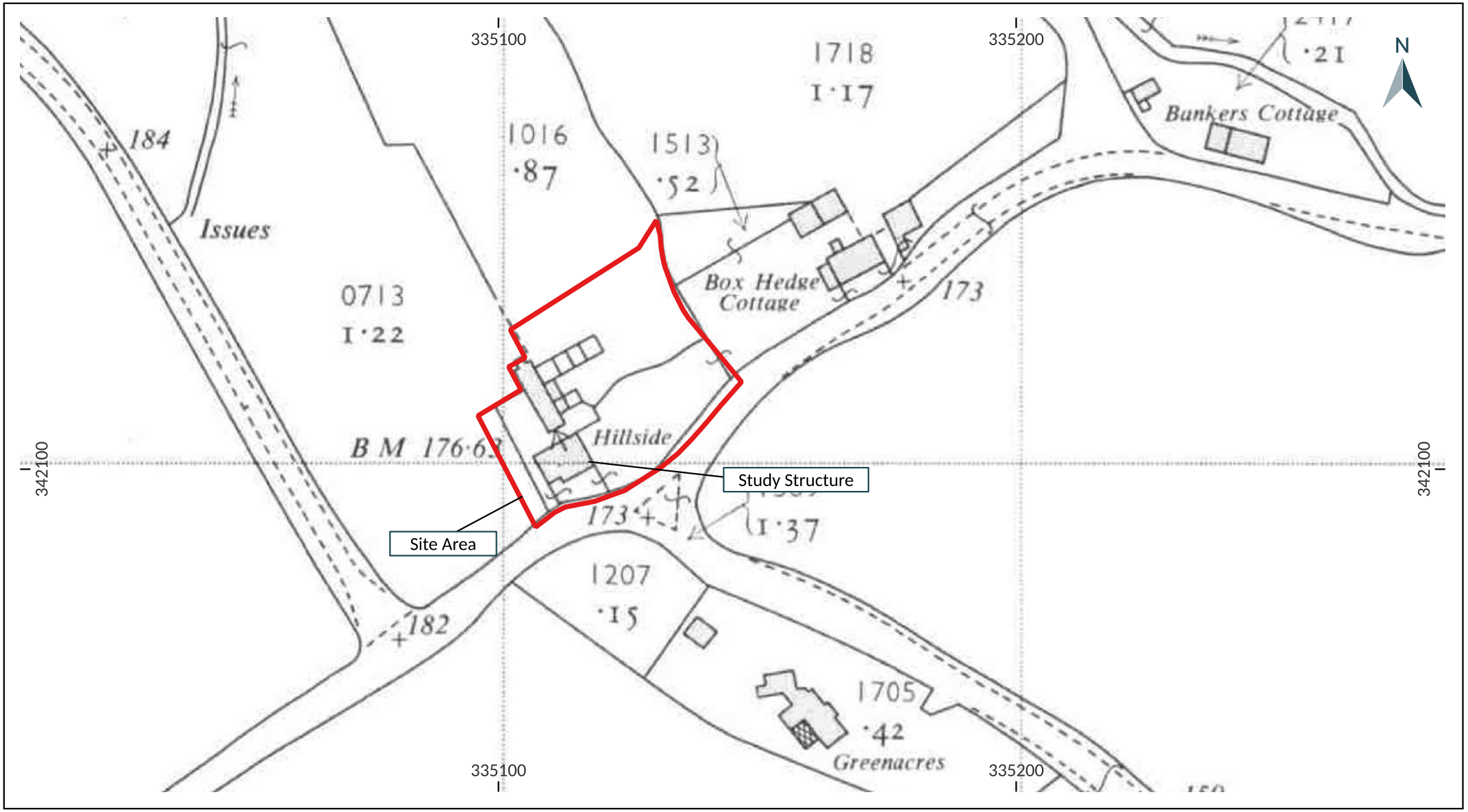
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Figure 7: 1909 Manley Hall Lands

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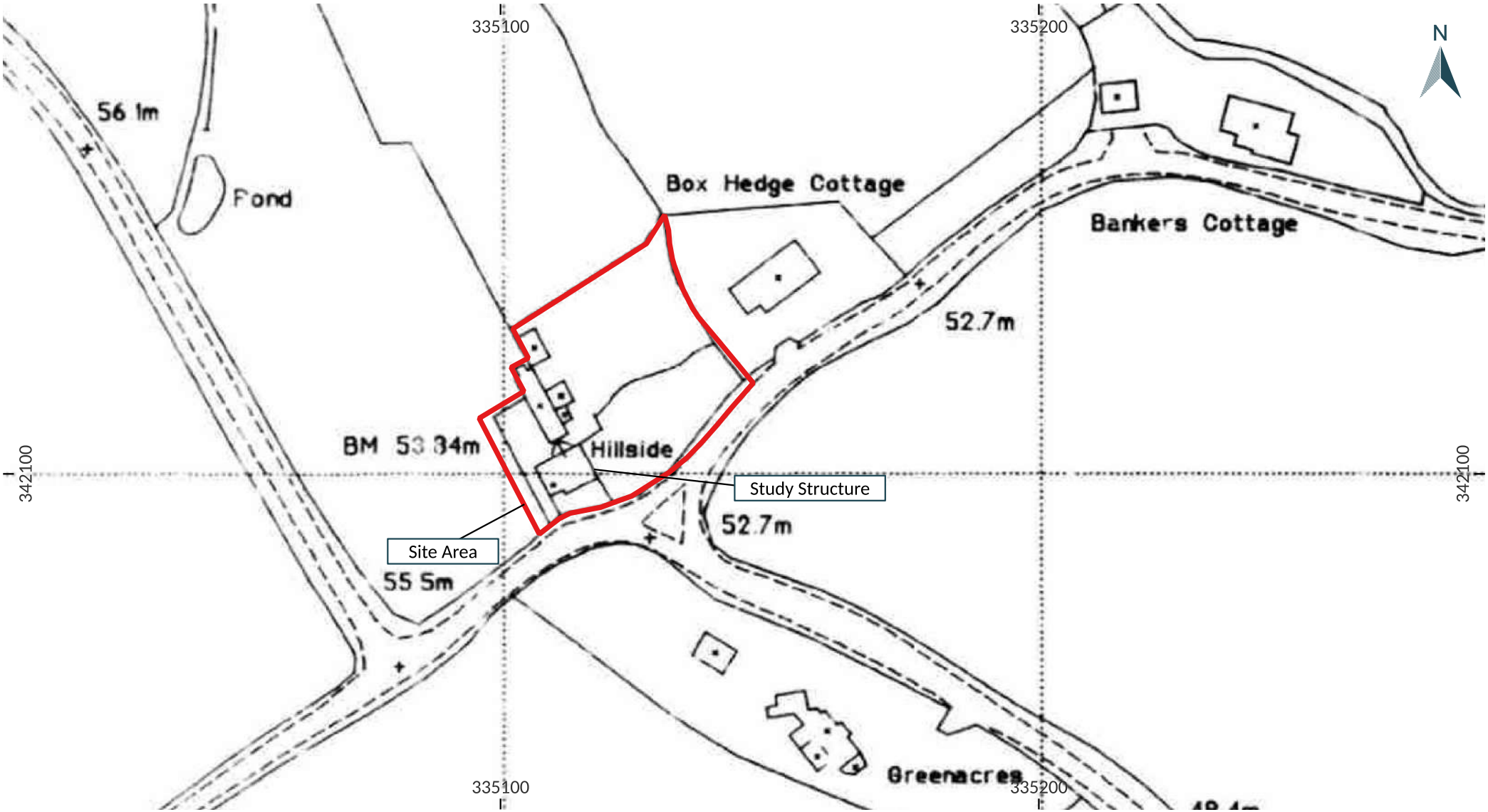
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Figure 8: 1962 OS map, Shropshire V-4

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Report ref: 24-1087-HBR-v2

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Figure 9: 1994 OS map, Shropshire V-4

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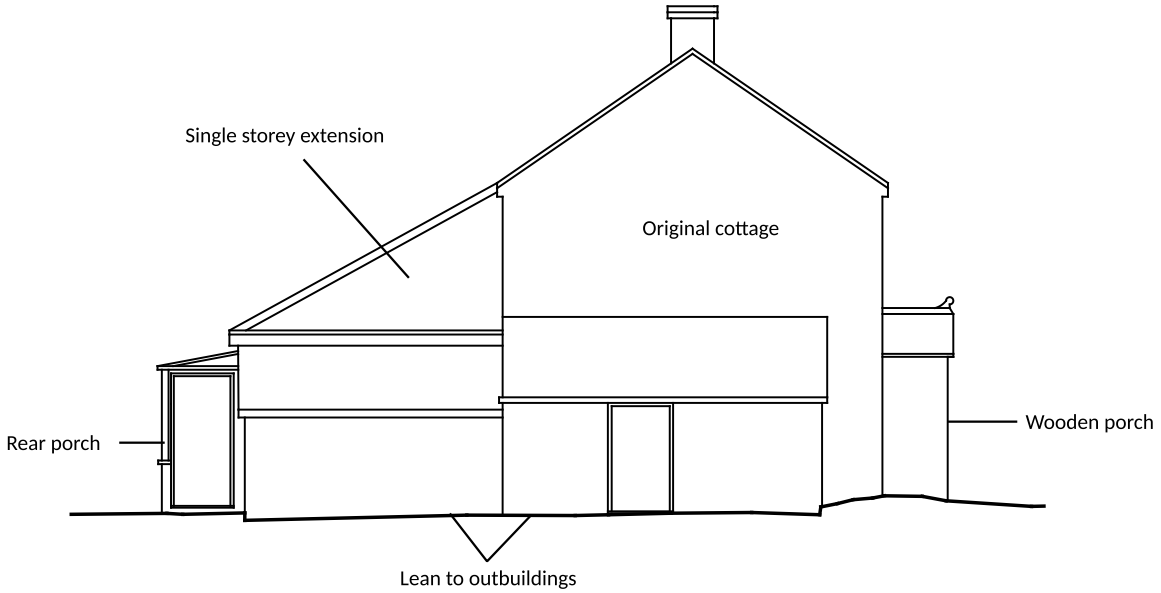
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Figure 10: 2003 OS Mastermap

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Figure 11: Western Elevation

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Report ref: 24-1087-HBR-v2

*Based on Blueprint Architectural Services drawings



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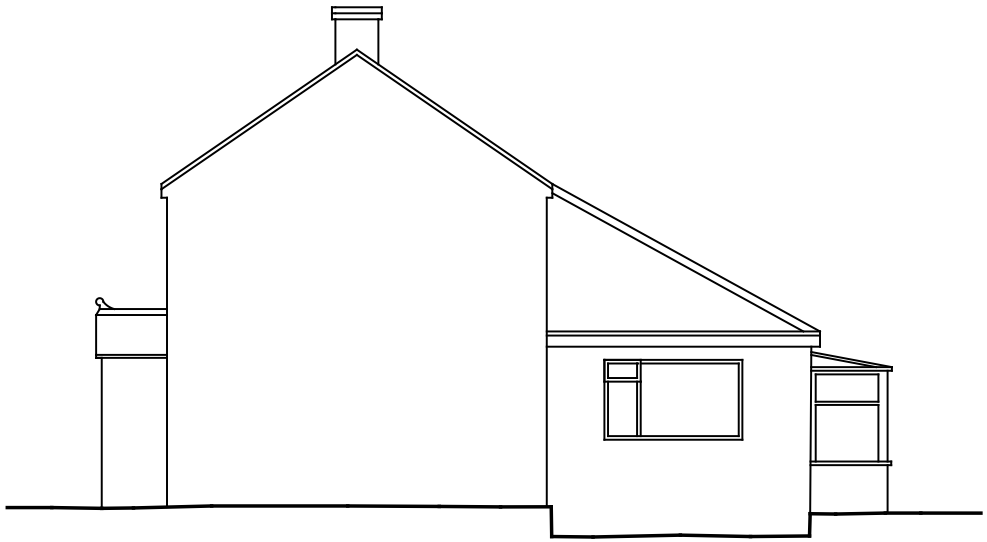
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Figure 12: Southern Elevation

Project: 24-1087 - Hillside, Erbistock

Report ref: 24-1087-HBR-v2

*Based on Blueprint Architectural Services drawings



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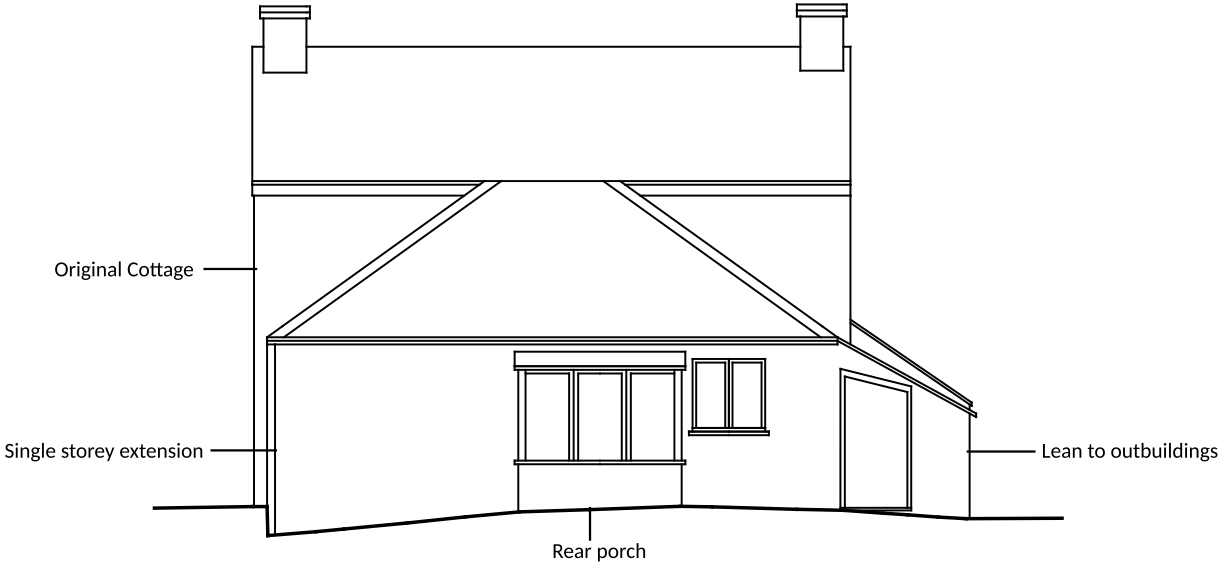
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Figure 13: Eastern Elevation

Project: 24-1087 - Hillside, Erbistock

Report ref: 24-1087-HBR-v2

*Based on Blueprint Architectural Services drawings



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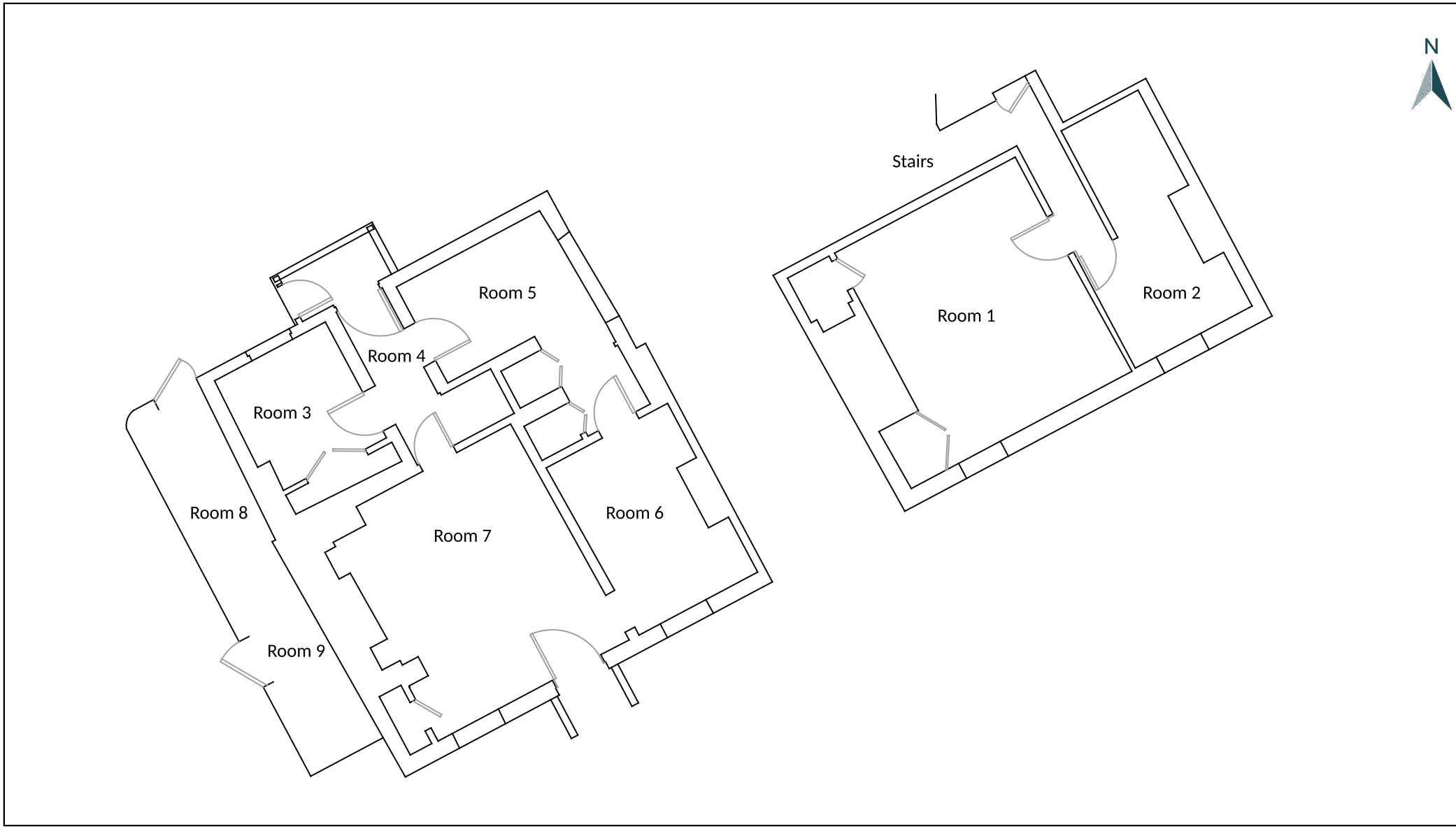
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Figure 14: Northern Elevation

Project: 24-1087 - Hillside, Erbistock

Report ref: 24-1087-HBR-v2

*Based on Blueprint Architectural Services drawings



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Dee Archaeological Services

Figure 15: Plans

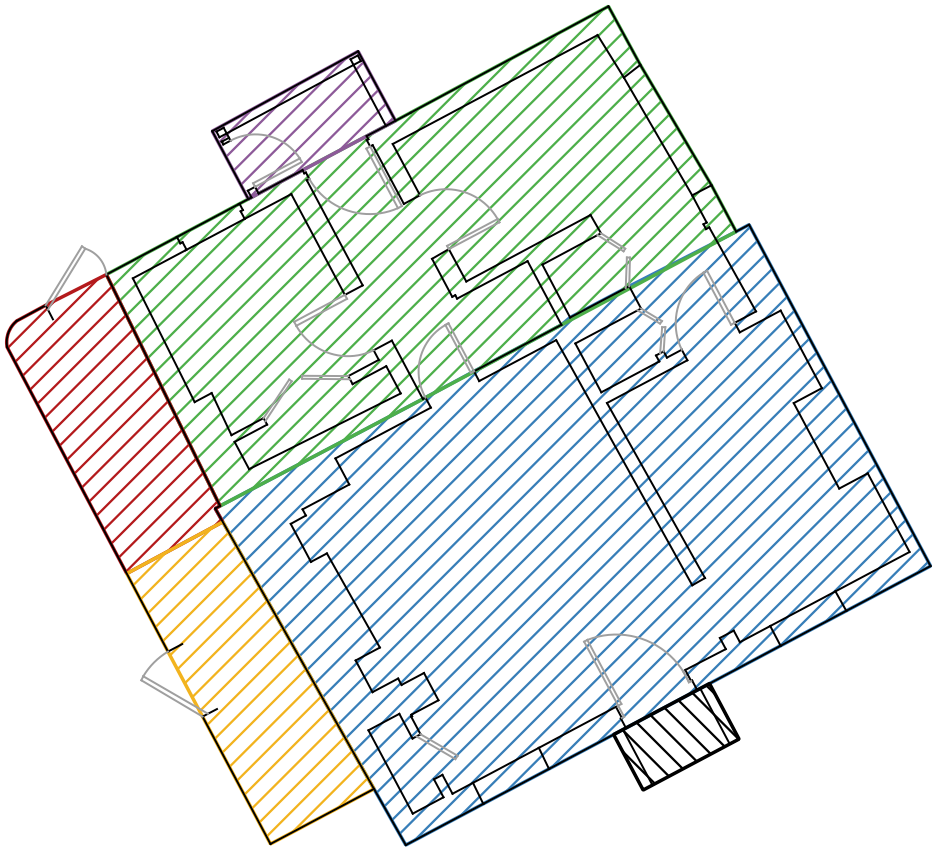
Project: 24-1087 - Hillside, Erbistock

Report ref: 24-1087-HBR-v2

*Based on plans supplied by Blueprint Architectural

Phasing

- 1 - Late 18th to early 19th Century
- 2 - 1843 to 1872
- 3 - 1898 to 1901
- 4 - 1898 to 1901
- 5 - Post 1994
- 6 - Late 20th Century



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Figure 16: Plans

Project: 24-1087 - Hillside, Erbistock

Report ref: 24-1087-HBR-v2

*Based on plans supplied by Blueprint Architectural

Appendices

Appendix 1 – Data Management Plan

Version	Author	Date	Summary
1.0	B. Poole	14/02/25	Draft

Project Description:	A level 3 historic building survey at The Dwelling at Hillside, Erbistock was undertaken during February 2025.		
Project code:	24-1087-2	**Oasis Id:**	deearcha1-522251
Digital Repository	RCAHMW	**ADS Id:**	TBC
Physical Repository	None	**Accession Number:**	N/A
Project Manger:	B. Poole	**Data Manger:**	TBC
Archive Manager:	Rachael Matthews		
Related Polices:	• CIfA Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives (2020) • CIfA Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials (2020) • Selection Toolkit for Archaeological Archives, CIfA, 2018 • Guidance for the Submission of Data to the Welsh Historic Environment Records (HERS), Welsh Archaeological Trusts (2018) • ADS Guides to Good Practice, ADS (2023) • ADS Guidelines For Depositors v.4.0 (2020) • ADAPt project 6896, (Historic England) Digital Preservation Policy (2016) • DAS Digital Data and Preservation Policy (pending) • DAS Archival Selection, Retention and Disposal Policy (pending) • Museum Deposition Guidelines		

1. **Data Collection**

1.1. The archaeological work consisted of a historic Building recording. The key archaeological techniques undertaken were survey and reporting.

1.2. Given the nature of the work the following data types were created and stored.

1.2.1. Images

Type	Format	Volume
Digital SLR Images	.jpg / .tiff/ .raf	158 files 1.2GB

1.2.2. Written and drawn

Type	Format	Volume
Text/documents - Reports	.pdf	2 files 26MB
Spreadsheets	.xlsx / .pdf	1, 300KB

1.2.1. Survey

Type	Format	Volume
Shapefiles	.shp	6 files, including associated layers 112MB

1.3. The standard method of data collection was applied throughout the project to all born data and digitised records, these adhered to the project Written Scheme of investigation (WSI), Best Practice, Standards and Guidelines, as well as, DAS Archaeology's in-house styles and policies.

1.4. External contractors and specialists are required to confirm to these standards and methods.

1.5. All born digital data and digitised records are kept within a specific project folder on Dee Archaeological Services (DAS) secure drive. These folders are organised using an in-house style, named with an identifier, descriptor and version.

1.6. To ensure quality assurance, all equipment and site data is regularly checked and reviewed by the appropriate project staff during the life or the project; with project folders maintained and back up by DAS in-house team.

2. **Documentation and Metadata**

2.1. The data collected includes standard formats, which abide by the project brief Museum Deposition Guidelines or Digital Repository Guidelines, and conform to the FAIR data principles: findable, accessible, interoperable and reusable.

2.2. Data will retain, as far as possible, the original metadata ascribed during creation. All metadata that is incorporated in the creation of the file, particularly date of creation, will be retained.

3. **Ethics and legal compliance**

3.1. DAS has policies regarding the ethical use of its data which comply with National law and Industry Guidelines. All data shared and preserved by DAS adheres to GDPR as specified in DAS GDPR Policy (2023).

3.2. DAS and any external contractors will not use Generative AI to collect or produce data, as per DAS Policies.

3.3. Copyright for all data collected or created the project team belongs to DAS.

3.4. The copyright from data collected and created from external specialists/contractors, as engaged by DAS, belong to DAS and will be specified in relevant contacts.

3.5. Data used under licence from external data providers, such as OS or HER, will only be used in terms of the licence and will not be included in the site archive unless permitted by the terms of the licence.

4. **Data Security: Storage and Backup**

4.1. DAS uses internal file servers and a cloud storage service provider, this is managed by an in-house team, with regular offline physical backups.

4.2. The server is accessible by staff on and off site through a secure log-in.

4.3. The physical site archive is the responsibility of the project manager, who will on completion of the work, upload the relevant information to the project folder.

5. **Selection and Preservation**

5.1. All data relating to the archaeological understanding of the site is kept within the working project archive.

5.2. It is understood that not all data accumulated needs to be retained and deposited with the Archaeological Archives. Prior to deposition a selection strategy and DMP will be reviewed and agreed with the appropriate stakeholders, with all relevant data then deposited.

5.3. Any de-selected data which is considered to have intrinsic value, may be kept by DAS within a secure company server. Any material selected for deletion will comply with the standards laid out within DAS in-house standards.

5.4. The long term preservation plan for the dataset is for safe storage with DAS until it is securely deposited with Archaeological Data Service (ADS) or the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW), or another appropriate digital repository.

5.5. The relevant Museum will be contacted at the project initiation stage, with confirmation of depositing with a trusted digital repository. ADS or the RCAHMW will be notified of the intended repository and updated at an appropriate time.

5.6. Exacting costs of the deposition of digital data are not possible to produce prior to commencement of works. All archaeological projects have the potential to produce a wide range and size of data sets, depending on the scale of the archaeological resource found, the techniques required to record and other environmental factors during works.

5.7. Taking into consideration our understanding of the site and the type of archaeological works being undertaken, this project is considered unlikely to produce data in excess of what can be submitted through ADS-Easy. These costs have been estimated and included into the project budget.

6. **Data Sharing**

6.1. Appropriate data will be uploaded to HEDDOS and RCAHMW, a core seal Trust approved repository (unless otherwise stated), within 12 months of project completion.

6.2. The relevant repository will disseminate the digital archive online under a Creative Commons licence and the dataset will be assigned a unique identifier (DOI).

6.3. There are no known restrictions on data sharing.

7. **Responsibilities**

7.1. Data capture, metadata production and data quality is the responsibility of the Project Team, assured by the Project Manager.

7.2. Storage and backup of data in the field is the responsibility of the field team.

7.3. Once data is incorporated into the DAS server, it's storage and backup is managed by an in-house team.

7.4. Data archiving is undertaken by the project team under the guidance of the Archives manager who is responsible for the transfer of the Archaeological Project Archive to the agreed repository.

Appendix 2 – Photographic Gazetteer



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Scale 1:200 @A4

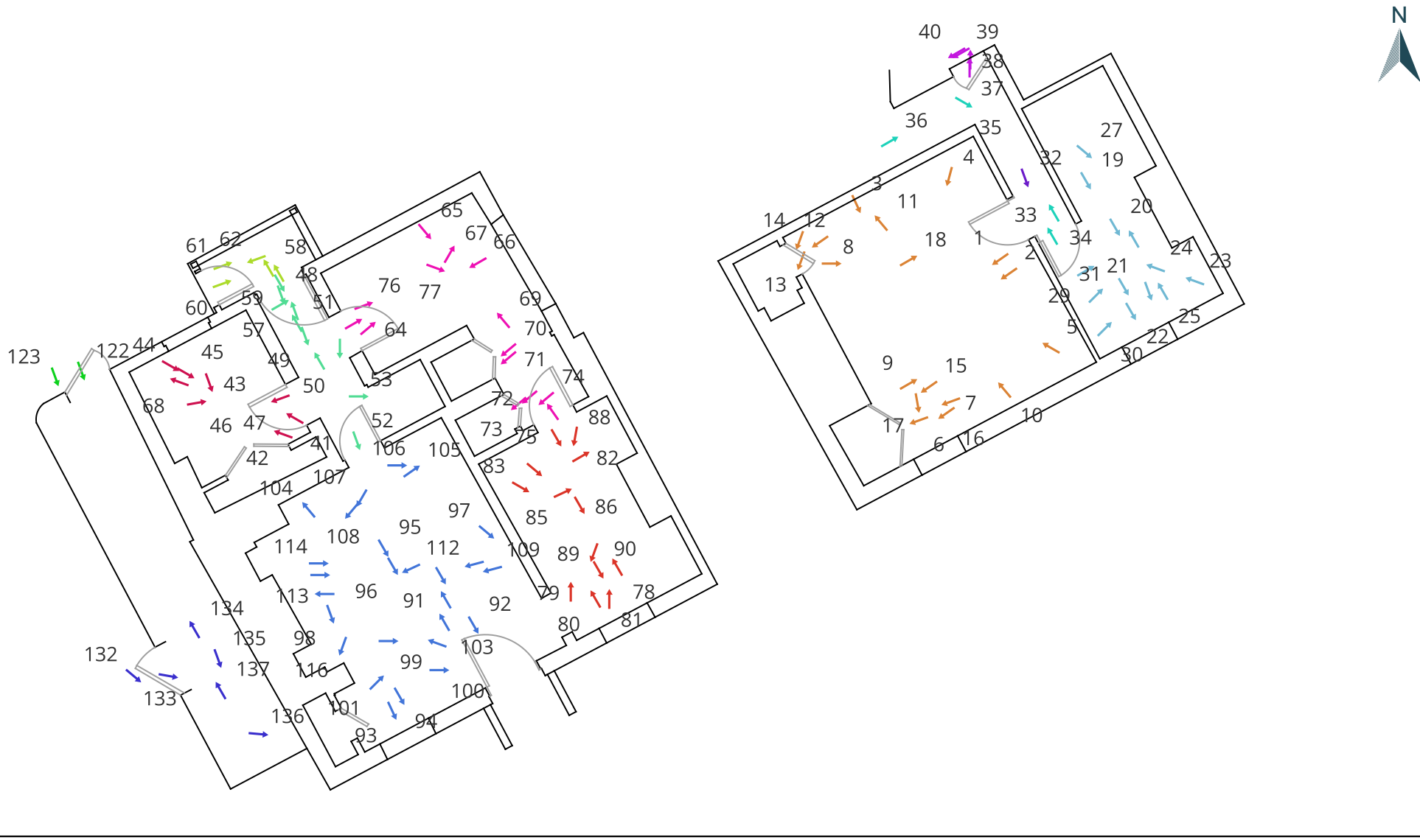
Dee Archaeological Services

Photographic Gazetteer: External Photography

Project: 24-1087 - Hillside, Erbistock

Report ref: 23-1087-HBR-v2

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Dee Archaeological Services

Photographic Gazetteer: Internal Photography

Project: 24-1087 - Hillside, Erbistock

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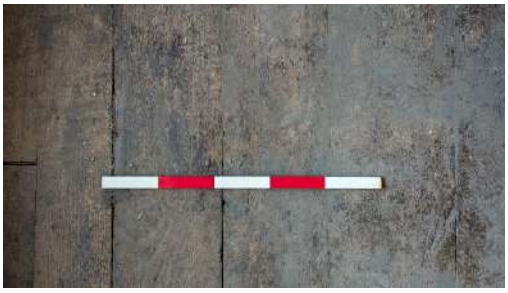
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Photo Register

Site Name: Hillside, Erbistock

Site Code: 24-1087

Frame	Direction (°s)	Scale	Room	Easting	Northing	Notes	Initials	Date
1	235	N/A	1	335122.86	342104.05	View of west wall	BP	04/02/25
2	235	2m	1	335123.02	342103.79	View of west wall	BP	04/02/25
3	155	2m	1	335120.28	342105.04	View of south wall	BP	04/02/25
4	195	2m	1	335121.95	342105.54	View of southwest corner	BP	04/02/25
5	300	N/A	1	335123.78	342102.46	View of northwest corner	BP	04/02/25
6	250	N/A	1	335121.4	342101.16	View of cupboard	BP	04/02/25
7	250	N/A	1	335121.98	342101.49	View of cupboard	BP	04/02/25
8	90	2m	1	335119.84	342103.97	View of east wall	BP	04/02/25
9	60	2m	1	335121.22	342101.81	View of east wall	BP	04/02/25
10	320	2m	1	335122.94	342101.7	View of north wall	BP	04/02/25
11	320	2m	1	335120.73	342104.7	View of wall fabric	BP	04/02/25
12	235	N/A	1	335119.63	342104.36	Water tank cupboard	BP	04/02/25
13	200	N/A	1	335119.29	342104.02	Exposed brickwork by water tank	BP	04/02/25
14	200	0.5m	1	335119.26	342104.39	Exposed brickwork by water tank	BP	04/02/25
15	235	0.5m	1	335121.59	342101.76	Floorboards	BP	04/02/25
16	235	0.5m	1	335121.9	342101.29	Floorboards	BP	04/02/25
17	170	0.5m	1	335121.38	342101.47	Window form	BP	04/02/25
18	60	2m	1	335121.22	342104.02	East wall	BP	04/02/25
19	150	2m	2	335124.4	342105.46	South wall	BP	04/02/25
20	150	2m	2	335124.92	342104.62	South wall and window	BP	04/02/25
21	150	2m	2	335125.08	342103.55	Window form	BP	04/02/25
22	150	2m	2	335125.21	342103.11	Window	BP	04/02/25
23	290	2m	2	335126.36	342103.66	Doorway	BP	04/02/25
24	290	2m	2	335125.65	342103.89	Doorway	BP	04/02/25
25	330	2m	2	335125.78	342103.48	Room 2	BP	04/02/25
26	330	2m	2	335125.26	342104.42	North wall	BP	04/02/25
27	130	2m	2	335124.38	342105.98	Chimney breast	BP	04/02/25
28	160	2m	2	335125.52	342103.48	Window form	BP	04/02/25
29	60	N/A	2	335124.4	342103.84	Chimney breast	BP	04/02/25
30	45	2m	2	335124.74	342102.8	Chimney breast	BP	04/02/25
31	45	2m	2	335124.59	342103.4	Chimney breast	BP	04/02/25
32	160	2m	Landing	335123.31	342105.51	Entrance to Room 2	BP	04/02/25
33	330	N/A	Stairs	335123.8	342104.47	Stairwell	BP	04/02/25
34	330	N/A	Stairs	335123.83	342104.88	Stairwell	BP	04/02/25
35	120	0.5m	Stairs	335122.21	342106.87	Wood on stairwell	BP	04/02/25
36	60	2m	Stairs	335120.88	342106.16	Stairs	BP	04/02/25
37	0	N/A	Roof	335122.32	342107.49	Roof space	BP	04/02/25
38	0	N/A	Roof	335122.33	342107.64	Roof space	BP	04/02/25
39	240	N/A	Roof	335122.16	342107.75	Roof space	BP	04/02/25
40	240	N/A	Roof	335122.08	342107.75	Roof space	BP	04/02/25
41	300	2m	3	335110.2	342101.19	West wall	BP	04/02/25
42	290	2m	3	335109.99	342100.91	Bathroom	BP	04/02/25
43	160	2m	3	335108.66	342101.83	South wall	BP	04/02/25
44	120	2m	3	335107.97	342102.13	Doorway	BP	04/02/25
45	120	2m	3	335108.25	342102	Doorway	BP	04/02/25
46	80	2m	3	335108.44	342101.47	East wall	BP	04/02/25
47	250	2m	3	335109.94	342101.55	West wall	BP	04/02/25
48	160	2m	4	335109.95	342103.41	Hallway	BP	04/02/25
49	160	2m	4	335110.38	342102.67	Hallway	BP	04/02/25
50	330	2m	4	335110.65	342102.22	Hallway and entrance	BP	04/02/25
51	330	2m	4	335110.24	342102.9	Hallway and entrance	BP	04/02/25
52	160	N/A	4	335111.31	342100.79	Tile lintel between rooms 4 and 7	BP	04/02/25
53	90	N/A	4	335111.35	342101.59	Stairs	BP	04/02/25
54	180	2m	4	335111.01	342102.45	Hallway	BP	04/02/25
55	150	N/A	4	335109.93	342103.62	Hallway	BP	04/02/25
56	340	N/A	4	335110.2	342103.12	Radial ceiling edge	BP	04/02/25
57	60	N/A	4	335109.94	342103.23	Radial ceiling edge	BP	04/02/25
58	330	N/A	Porch	335109.73	342103.89	Entrance porch	BP	04/02/25
59	330	N/A	Porch	335109.92	342103.8	Entrance porch	BP	04/02/25
60	70	N/A	Porch	335108.9	342103.61	Entrance porch	BP	04/02/25
61	70	N/A	Porch	335108.91	342103.93	Entrance porch	BP	04/02/25
62	250	N/A	Porch	335109.51	342104.05	Entrance porch	BP	04/02/25
63	60	2m	5	335111.26	342102.89	Kitchen east wall	BP	04/02/25
64	50	N/A	5	335111.52	342102.81	North wall	BP	04/02/25

65	140	N/A	5	335112.54	342104.55	South wall	BP	04/02/25
66	240	2m	5	335113.49	342103.99	West wall	BP	04/02/25
67	30	N/A	5	335112.98	342104.14	Enclosed roof system	BP	04/02/25
68	290	N/A	3	335108.13	342101.85	Enclosed roof system	BP	04/02/25
69	320	2m	5	335113.94	342102.96	North wall	BP	04/02/25
70	230	N/A	5	335114.04	342102.42	Cupboard	BP	04/02/25
71	230	N/A	5	335114.04	342102.28	Cupboard	BP	04/02/25
72	230	N/A	5	335114.41	342101.57	Understairs	BP	04/02/25
73	230	N/A	5	335114.22	342101.46	Understairs	BP	04/02/25
74	230	N/A	5	335114.71	342101.55	Understairs	BP	04/02/25
75	325	2m	5	335114.83	342101.31	North wall	BP	04/02/25
76	70	N/A	5	335111.44	342103.22	East wall	BP	04/02/25
77	110	N/A	5	335112.73	342103.89	Kitchen	BP	04/02/25
78	330	2m	6	335115.99	342098.52	North wall	BP	04/02/25
79	0	2m	6	335115.16	342098.08	North wall and arch	BP	04/02/25
80	330	2m	6	335115.6	342097.95	North wall	BP	04/02/25
81	0	N/A	6	335115.85	342097.95	Ceiling tile	BP	04/02/25
82	60	N/A	6	335115.34	342100.5	Arch	BP	04/02/25
83	120	2m	6	335114.26	342099.96	East wall chimney breast	BP	04/02/25
84	130	2m	6	335114.51	342100.27	East wall	BP	04/02/25
85	65	N/A	6	335115.01	342099.85	Arch	BP	04/02/25
86	150	2m	6	335115.31	342099.63	South wall and window	BP	04/02/25
87	150	2m	6	335114.9	342100.84	South wall	BP	04/02/25
88	190	2m	6	335115.24	342100.87	Glass blocked doorway	BP	04/02/25
89	200	2m	6	335115.57	342098.78	Glass blocked doorway	BP	04/02/25
90	150	0.5m	6	335115.65	342098.47	Window form	BP	04/02/25
91	150	2m	7	335112.82	342098.36	South wall and doorway	BP	04/02/25
92	150	2m	7	335113.41	342097.48	Doorway	BP	04/02/25
93	155	0.5m	7	335111.95	342095.94	Window form	BP	04/02/25
94	150	0.5m	7	335112.08	342096.2	Window form	BP	04/02/25
95	150	2m	7	335111.79	342098.86	South wall	BP	04/02/25
96	150	N/A	7	335111.96	342098.53	Beam	BP	04/02/25
97	130	N/A	7	335113.64	342099.15	Beam joint	BP	04/02/25
98	160	N/A	7	335110.84	342097.67	Beam joint	BP	04/02/25
99	90	2m	7	335111.88	342097.19	East wall	BP	04/02/25
100	90	2m	7	335112.8	342096.67	East wall	BP	04/02/25
101	45	2m	7	335111.68	342096.45	East wall	BP	04/02/25
102	330	2m	7	335112.91	342097.93	North wall	BP	04/02/25
103	330	2m	7	335112.89	342097.53	North wall	BP	04/02/25
104	320	N/A	7	335110.45	342099.55	Beam joint	BP	04/02/25
105	55	N/A	7	335112.3	342100.24	Corbels	BP	04/02/25
106	90	N/A	7	335112.04	342100.35	Corbels	BP	04/02/25
107	210	2m	7	335111.4	342099.76	Fireplace	BP	04/02/25
108	220	2m	7	335111.22	342099.53	Fireplace	BP	04/02/25
109	255	2m	7	335113.75	342098.48	Fireplace	BP	04/02/25
110	255	2m	7	335113.42	342098.57	Fireplace	BP	04/02/25
111	290	2m	7	335112.76	342097.15	Fireplace	BP	04/02/25
112	245	2m	7	335112.29	342098.5	Fireplace	BP	04/02/25
113	90	N/A	7	335110.66	342098.38	Fireplace	BP	04/02/25
114	90	N/A	7	335110.63	342098.59	Fireplace	BP	04/02/25
115	270	N/A	7	335110.74	342098.04	Fireplace	BP	04/02/25
116	200	N/A	7	335111.06	342097.1	Fireplace	BP	04/02/25
117	90	2m	External	335096.77	342101	Northwest corner	BP	04/02/25
118	90	2m	External	335099.17	342100.16	North and west walls	BP	04/02/25
119	160	2m	External	335106.26	342107.57	North wall entrance porch	BP	04/02/25
120	160	2m	External	335106.21	342104.29	Porch	BP	04/02/25
121	65	2m	External	335104.7	342101.89	Porch	BP	04/02/25
122	160	N/A	8	335106.37	342102.04	Boarded up lean to	BP	04/02/25
123	160	N/A	8	335105.9	342101.94	Boarded up lean to	BP	04/02/25
124	120	N/A	External	335103.4	342103.45	Roof	BP	04/02/25
125	120	2m	External	335104.39	342104.65	North elevation	BP	04/02/25
126	120	N/A	External	335107.26	342103.4	Porch roof	BP	04/02/25
127	90	N/A	External	335103.6	342101.78	Radial corner	BP	04/02/25
128	90	2m	External	335102.46	342102.51	Radial corner	BP	04/02/25
129	90	2m	External	335101.36	342102.82	West wall	BP	04/02/25
130	70	2m	External	335098.91	342094.01	West elevation	BP	04/02/25
131	70	2m	External	335101.88	342095.21	West elevation	BP	04/02/25
132	130	N/A	9	335107.31	342096.57	Boiler room	BP	04/02/25
133	100	N/A	9	335107.93	342096.57	Boiler room	BP	04/02/25
134	330	N/A	9	335108.4	342097.4	Boiler room	BP	04/02/25
135	160	N/A	9	335108.82	342096.88	Boiler room	BP	04/02/25
136	95	N/A	9	335109.55	342095.52	Boiler room	BP	04/02/25
137	330	N/A	9	335108.87	342096.3	Boiler room	BP	04/02/25

138	65	N/A	External	335105.38	342097.82	Room joints	BP	04/02/25
139	110	2m	External	335114.56	342106.89	Porch	BP	04/02/25
140	110	2m	External	335113.67	342107.47	Sheep	BP	04/02/25
141	110	N/A	External	335112.47	342107.15	Sheep	BP	04/02/25
142	110	2m	External	335112.52	342105.85	Porch	BP	04/02/25
143	230	2m	External	335115.13	342108.88	Porch	BP	04/02/25
144	230	N/A	External	335115.6	342106.53	East wall	BP	04/02/25
145	230	2m	External	335119.46	342105.75	East elevation	BP	04/02/25
146	230	2m	External	335125.09	342108.82	East elevation	BP	04/02/25
147	270	2m	External	335130.62	342101.94	East and south elevation	BP	04/02/25
148	270	2m	External	335129.42	342101.26	East and south elevation	BP	04/02/25
149	270	2m	External	335125.04	342101.16	East elevation	BP	04/02/25
150	270	N/A	External	335116.75	342102.88	Marker	BP	04/02/25
151	330	2m	External	335118.78	342098.13	South elevation	BP	04/02/25
152	330	2m	External	335117.84	342096.46	South elevation	BP	04/02/25
153	310	N/A	External	335118.1	342098.34	Stone foundation	BP	04/02/25
154	300	2m	External	335121.65	342095.63	South elevation	BP	04/02/25
155	330	2m	External	335115.13	342094.27	Entrance	BP	04/02/25
156	330	2m	External	335114.92	342094.74	Entrance	BP	04/02/25
157	330	2m	External	335114.61	342095.57	Entrance	BP	04/02/25
158	330	N/A	External	335114.82	342095.31	Entrance	BP	04/02/25
159	330	N/A	External	335114.4	342096.15	Canopy and wall	BP	04/02/25
160	30	2m	External	335111.38	342092.39	South wall	BP	04/02/25
161	330	2m	External	335112.31	342093.38	South elevation	BP	04/02/25
162	40	2m	External	335110.49	342092.13	Entrance	BP	04/02/25
163	330	2m	External	335115.55	342093.33	South elevation	BP	04/02/25
164	330	N/A	External	335116.33	342092.55	South elevation	BP	04/02/25
165	330	N/A	External	335117.58	342091.82	Setting	BP	04/02/25
166	290	N/A	External	335125.72	342093.91	Setting	BP	04/02/25