

Historic Building Recording at

FORMER HSBC BANK CEFN MAWR

For Walter Bond Ltd

B Poole BA MSc MCIfA

L~P:ARCHÆOLOGY

Historic Building Recording at

FORMER HSBC BANK CEFN MAWR

Client:	Walter Bond Ltd
Local Authority:	Wrexham County Borough Council
NGR:	328098,342307
Planning App:	P/2020/0266
Author(s):	B Poole
Doc Ref:	LP4213C-HBR-v.1.3
Site Code/Event No:	LP4213H / PRN213722
Date:	May 22

L~P:ARCHÆOLOGY

A trading name of L – P : Heritage LPP

York House | York Street | Chester | CH1 3LR | chester@lparchaeology.com

www.lparchaeology.com

TABLE OF CONTENTS

Table of Figures

Table of Plates

Table of Appendices

Crynodeb

Abstract

1. Introduction

2. Site Background

3. Aims

4. Archaeological & Historic Background

5. Methodology

6. Results

7. Summary, Phasing & Conclusion

8. Crynodeb, Cyfnodau a Chasgliadau

Sources Consulted

Figures

Plates

Appendices

TABLE OF FIGURES

Figure 1 - Site Location - General

Figure 2 - Site Location – Detail

Figure 3 - Study Structure

Figure 4 - 1845 Tithe Map of Cefn Mawr

Figure 5 - Extract from the 1873 OS Map

Figure 6 - Extract from the 1899 OS Map

Figure 7 - Extract from the 1912 OS Map

Figure 8 - Extract from the 1959 OS Map

Figure 9 - Extract from the 1962 OS Map

Figure 10 - Extract from the 1977 OS Map

Figure 11 - Extract from the 1992 OS Map

Figure 12 - Extract from the 2003 OS Map

Figure 13 - Ground Floor Plan

Figure 14 - First Floor Plan

Figure 15 - Second Floor Plan

Figure 16 - Lower Ground Floor Plan

Figure 17 - Phased Development

TABLE OF PLATES

Plate 1 - Northwest elevation

Plate 2 - Dormer window, roof tiles and terracotta cornice

Plate 3 - First and second floors, northwestern elevation

Plate 4 - Ground floor of northwestern elevation

Plate 5 - Southern end of northwestern elevation

Plate 6 - Northern end of northwestern elevation

Plate 7 - Northeastern elevation

Plate 8 - Southeastern elevation

Plate 9 - Phase 1 southeastern elevation

Plate 10 - Phase 3 of the southeastern elevation

Plate 11 - Junction of phase 1 and phase 2

Plate 12 - Southwest elevation within alley

Plate 13 - Entrance to property, within G1

Plate 14 - Southwest wall of G1

Plate 15 - Southeast wall of G1

Plate 16 - Floor tiles exposed in G1

Plate 17 - Northwest wall of G1

Plate 18 - Room G1, looking northeast

Plate 19 - Northeast wall of G2

Plate 20 - Northwest wall of G2

Plate 21 - Southeast wall of G2

Plate 22 - Room G3, looking north

Plate 23 - G3 roof and ceiling construction

Plate 24 - Windows in G3

Plate 25 - Southeastern wall of G4

Plate 26 - Northwestern wall of G4

Plate 27 - Early panelling in G4

Plate 28 - Room F1 looking southwest

Plate 29 - Stairwell in F1

Plate 30 - Room F2 looking north

Plate 31 - Northwestern wall of F2

Plate 32 - Southeastern wall of F2

Plate 33 - Room F4 looking southwest

Plate 34 - Room F5 looking west

Plate 35 - Northeast wall of S1

Plate 36 - Southeastern wall of S1

Plate 37 - Northwestern wall of S1

Plate 38 - Southwestern wall of S1

Plate 39 - Southwestern wall of S2

Plate 40 - Northwestern wall of S2

Plate 41 - Southeastern wall of S2

Plate 42 - Historic light fitting in L1

Plate 43 - Access to L1 from the northeast

Plate 44 - Southeastern wall of L1

Plate 45 - Access to L3 from L1

Plate 46 - Northeastern wall of L2

Plate 47 - Southeastern wall of L2

Plate 48 - Southwest wall of L2

Plate 49 - Northwest wall of L2

Plate 50 - Lift mechanism in L3

Plate 51 - Vault access in L3

Plate 52 - Void between structure walls and vault

Plate 53 - Vault L4

Plate 54 - Brick platform and ghosting of safe

Plate 55 - Circular plate in L4

TABLE OF APPENDICES

Appendix I – Elevations

Appendix I - Photograph Gazetteer

Crynodeb

Cyflawnwyd arolwg lefel 2 haniaethol o adeiladau hanesyddol (PRN213722) gan L – P : Archaeology ar ran Walter Bond Plc ar 12 Mawrth 2022. Cyflawnwyd y gwaith mewn ymateb i amod caniatâd cynllunio (P/2020/0266). Ymgwymerwyd â'r gwaith cyn addasu'r strwythurau, er mwyn gwneud cofnod priodol o'r adeilad, ei ffabrig a dilyniant ei ddatblygiad.

Nodwyd tri chyfnod bras o fewn y gwaith adeiladu yn dyddio o ddechrau i ganol y 19eg ganrif i ddechrau'r 20fed ganrif, gyda pheth ailfodelu ac atgyweirio yn dyddio o ddiwedd yr 20fed ganrif.

Mae Cyfnod 1 yn dyddio rhwng 1837 a 1845 ac mae'n cynrychioli adeiladwaith Fictoraidd cynnar yr adeilad sy'n wynebu Stryd y Ffynnon. Mae hyn yn cynnwys sylfeini tywodfaen agored o fewn y llawr gwaelod isaf. Mae ffabrig agored arall yn awgrymu bod y strwythur gwreiddiol yn ymestyn o lefel y llawr gwaelod isaf i lefel yr ail lawr.

Mae Cyfnod 2 yn dyddio o rhwng 1845 a 1873. Mae'r cam hwn yn cynnwys addasu blaen y siop oddi ar Stryd y Ffynnon, yr estyniad cefn ac addasu'r to. Mae'r blaen isaf, yr elfennau teracota addurnol, ac arddull y to i gyd yn cynrychioli'r cyfnod tua'r 1870au.

Mae Cyfnod 3 yn cynnwys trosi'r adeilad yn fanc ac mae'n dyddio'n ôl i 1887. Mae arddull yr addurn ar lefel y llawr gwaelod a'r deunyddiau claddgell yn awgrymu dyddiad Edwardaidd o 1901 a 1914.

Mae cam olaf y gwaith yn dyddio o ddiwedd yr 20fed ganrif ac yn cynnwys ymraniad y pared, lleoedd tân wedi'u blocio a gosodiad mewnol, yn ogystal ag ailosod y drws claddgell, peiriant ATM wedi'i fewnosod yn ffryntiad Stryd y Ffynnon a gosod lifft.

Abstract

A level 2 historic building survey (PRN213722) was carried out by L – P : Archaeology on behalf of Walter Bond Plc on 12th March 2022. The work was carried out in response to a condition of planning consent (P/2020/0266). The work was undertaken prior to the alterations of the structures, in order to make an appropriate record of the building, its fabric and development sequence.

Three broad phases were identified within the building construction dating from between the early-mid 19th century to the early 20th century, with some late 20th century remodelling and repair.

Phase 1 dates to between 1837 and 1845 and represents the early Victorian construction of the building fronting onto Well Street. This includes exposed sandstone foundations within the lower ground floor. Other exposed fabric suggests the original structure extended from lower ground floor to second floor level.

Phase 2 dates to between 1845 to 1873. This phase includes modification to the shop frontage off Well Street, rear extension and roof modification. The stall riser, decorative terracotta elements, and roof style are all representative of the period around the 1870s.

Phase 3 comprises the conversion of the building to a bank and post dates 1887. The style of decoration at ground floor level and vault materials suggest an Edwardian date range of 1901 and 1914.

The final phase of works dates from the later 20th century and includes the partition wall division, blocked fireplaces and internal fit out, as well as the replacement of the vault door, ATM inserted into the Well Street frontage and lift installation.

1.Introduction

- 1.1.This level 2 historic building survey report has been prepared by Blair Poole of L - P : Archaeology on behalf of Walter Bond Plc. The site is located at the former HSBC Building, Well Street, Cefn Mawr, LL14 3AE (FIGURE 1 & FIGURE 2). The site centres around National Grid Reference (NGR) 328098,342307.
- 1.2.The site code allocated by L - P : Archaeology is LP4213H. The HER event number supplied by the Clwyd Powys Archaeological Trust (CPAT) is PRN213722.
- 1.3.The approved (subject to discharged conditions) development comprises the conversion of the standing structure to seven apartments and a replacement rear extension (P/2020/0266).
- 1.4.The archaeological building recording was undertaken prior to the alterations of the structures, to fulfil a condition of the approved planning application. The Local Planning Authority is Wrexham County Borough Council (WCBC). The fieldwork was carried out by Blair Poole of L – P : Archaeology on the 12th March 2022.
- 1.5.The work was carried out in accordance with a written scheme of investigation (POOLE 2021) prepared by L – P : Archaeology and approved by the Clwyd Powys Archaeological Trust (CPAT), the Code of Conduct as set out by the Chartered Institute for Archaeologists (CIFA 2021) and the CIfA's Standards and Guidance for the archaeological investigation and 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).

2.Site Background

2.1.PLANNING

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 is bound by Welsh Government Planning Policy Wales (February 2021) Section 6.1, and Technical advice note (TAN) 24: the historic environment (2017).

2.1.3. Currently Wrexham County Borough Council (WCBC) abide by the policies laid out in the Wrexham Unitary Development Plan 1996-2011 regarding archaeology and planning, in this case Policy EC11.

2.1.4. On matters concerning archaeology and the historic environment WCBC take impartial advice from CPAT.

2.1.5. This document represents a summary of the survey in line with a brief supplied by CPAT. As such this document will be supplied along with the formal photographic record to all relevant parties to satisfy the archaeological condition of the planning consent.

2.1.6. CPAT requested that a level 2 historic building survey be carried out as a condition of approval. Condition 4 of application P/2020/0266 states:

4. No development shall take place until a programme of building recording and analysis, equivalent to Historic England Level 2 building survey, has been secured and implemented,

in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority.

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

2.2. An event number has been assigned to this project by CPAT Historic Environment Record (PRN213722).

2.3. The study structure is not a listed building, however, it does lie within the Cefn Mawr Conservation Area. The Cefn Mawr Conservation Area was designated in November 2004, and subsequently the Cefn Mawr Conservation Area Character Assessment and Management plan was adopted in September 2012.

2.4. GEOLOGY & TOPOGRAPHY

2.4.1. The underlying bedrock comprises Cefn Rock, a quartzose sandstone with subordinate and impersistent beds of mudstone and coal. The surrounding area mainly comprises Pennine lower coal measures. This is overlain by Till, Devensian - Daimicton, a superficial deposit formed in the Quaternary Period in a local environment previously dominated by ice age conditions (BGS 2021).

2.4.2. The site (FIGURE 2) is located in the village of Cefn Mawr, approximately 10km to the southwest of Wrexham and 6.5km east of Llangollen. The village is situated on a high area overlooking the River Dee to the south. Well Street represents the historic main route through the village from Ruabon and the study structure lies along the southeastern side of the road, occupying a prominent location (FIGURE 3).

3.Aims

3.1.The aims of the survey were to:

- ◇ Describe and make a photographic record of the exterior and the interior
- ◇ Create an account of type, construction, form, function
- ◇ Describe the phasing
- ◇ Describe past and present use and relationship with setting
- ◇ Identify and record original fixtures and fittings
- ◇ Develop conclusions regarding the building's development and use
- ◇ Document the structure prior to material changes and to deposit a permanent record of the structure in a suitable archive.

3.2.The objectives were:

- ◇ To undertake historic research on the site at relevant repositories;
- ◇ To make a detailed level 2 record of the structure as per Historic England standards and guidance (2016);
- ◇ To produce a formal report on the results of the survey, which is fully illustrated.
- ◇ To deposit the resultant archive with the relevant HER and RCAHMW

4. Archaeological & Historic Background

4.1. A summary historical background of Cefn Mawr has been outlined below in order to set the development of the structure in context.

4.2. SETTLEMENT DEVELOPMENT

4.2.1. Cefn Mawr was likely a small rural settlement prior to the industrial revolution (DODD 1957). It's origins are likely Medieval, with activity based on the sandstone extraction from around Cefn and Cefn Mawr (CADW 2014). The name is toponymic relating to the high ridge that it sits upon, with *cefn* referring to the ridge and *mawr* meaning big.

4.2.2. There are records of early coal mining in the area, with potential coal extraction near Well Street by the 16th century (IBID). However, it was with the developments of industry in the surrounding area, around the turn of the 19th century, that the settlement began to grow. This growth was significantly helped by the developing transport links, such as the Llangollen Canal and Pontcysyllte Aqueduct, that allowed access to and exportation of the natural resources in the area. The village lies in the centre of the Pontcysyllte World Heritage Site, with the aqueduct sited to the south of the village.

4.2.3. The village grew in conjunction with the surrounding settlements of Plas Madoc and Acrefair, also linked to the iron and mineral industries. Well Street derives its name from Watkins Well, which lay at the junction of Crane Street and Hill Street. The well formed part of a drainage system in the early 1800s, associated with the Cefn Colliery.

4.2.4. Well Street formed the main route into Cefn Mawr by the 19th century, leading to the Plas Kynaston estate. It is likely that this route has earlier origins and would have served as the route between the estate and Wrexham. The Plas Kynaston estate occupied much of the area to the east of Cefn Mawr and is thought to have originally been an agricultural estate. It became the home of a significant coal mine owning family from the early 18th century onwards.

4.2.5. Due to the importance of this route it is clear that Well Street saw an impressive amount of development in the early 19th century. The route contained religious,

commercial and domestic buildings. Certainly by the early 20th century Well Street was a busy thorough fair, it held the tabernacle, bank, George Edwards hall, inns, butchers, and ironmongers. The route developed from a narrow street to one that could allow access via horse and cart.

4.2.6. Cefn Mawr had sandstone quarries operating prior to 1820 and by 1870 the brick making industry in the area had grown, producing very hard red bricks and terracotta from the local fine clays. This material can be seen within the structures of Cefn Mawr, and certainly within many of the buildings along Well Street, often behind the more formal red brick facades or making up the foundations or earlier wall fabric.

4.2.7. Iron production was a major industry driving the growth both economically and socially in the wider area. Although both canal and rail links had been established in the area by 1846. However, it wasn't until 1867 and the arrival of Robert Graesser, a German chemist, and his founding of a chemical works at Cefn Mawr, that the settlement started a more rapid growth. Initially, the factory was for paraffin and wax extraction, although it later moved to coal tar and carbolic acid production.

4.2.8. Further growth was seen in 1919 when Monsanto, an American industrial firm, entered into partnership with Graesser. The factory moved to the production of vanillin, salicylic acid, aspirin and rubber processing chemicals and was the main employer in the area into the late 20th century.

4.3. THE SITE

4.3.1. The earliest depiction of the site is on the 1845 tithe map of Cefn Mawr (FIGURE 4). This shows an L-shaped building prominent along the south side of Well Street taking up the majority of the existing footprint. The footprint may indicate that at this stage there had already been some modification of the structure. Its location on the steep slope means access to the lower floor can be gained externally from the base of the slope, lower than Well Street.

4.3.2. The style of the structure is late Regency to early Victorian, likely dating to between 1830 and 1850. The plain stone lintels and sash windows with the doorway offset to one side and rectangular transom light are common features

of this period. Elements of gothic revival in the finial and barge boards, with dormer windows, are present along with classical style elements in the decorative cornice, as well as the ground floor facade, including Ionic style capitals on the pilasters, and inset panels on the stall-riser. The stall-riser form is more typical of the 1840s onwards, suggesting that the frontage currently in place could possibly be that of the structure recorded on the 1845 tithe map.

- 4.3.3. There is some modification to the structure by the 1873 Ordnance Survey (OS) map (FIGURE 5). The structure footprint is shown as a square form on this plan and the steep pitched roofline with decorative ridge tiles fits with the style development of the 1860s and 70s. The terracotta details, such as the cornice, would also be more common into the 1870s. The 1871 census records that the property was in use as a shop, which would explain the presence of stall-risers on the facade.
- 4.3.4. The 1899 OS map (FIGURE 6) shows a significant extension to rear, with clear division between the front section and the rear area. It is likely that the rear extension would have been much lower than the earlier square phase and accessed via the alley to the north, which appears to lead from the high ground of Well Street to the lower lying garden to the rear.
- 4.3.5. The 1912 OS map (FIGURE 7) shows the same footprint, however, the frontage is shown divided into two areas, which may suggest a short term division of space, as by the 1959 OS map (FIGURE 8) the division is not present.
- 4.3.6. By the 1962 OS map (FIGURE 9) the rear extension had been demolished and the earlier square footprint is depicted. This is the first map to identify the structure as a bank. This layout continues on the subsequent mapping from 1977 through to 2003 (FIGURE 10 TO FIGURE 12).

5.Methodology

5.1.The survey was carried out in line with a brief supplied by CPAT to a Level 2 standard as set out by Historic England in Understanding Historic Buildings: a guide to good recording practice (2016). This level of survey includes:

- ◆ Description and photographic record of the exterior and the interior.
- ◆ Detailed account of type, construction, form, function.
- ◆ Phasing.
- ◆ Past and present use and relationship with setting.
- ◆ Identification and recording of original fixtures and fittings.
- ◆ Conclusions regarding the building's development and use.

5.2.The drawn record comprised annotated accurately measured plans supplied by the architect in order to form:

- ◆ Accurate, measured ground plan, elevations and cross-sections as appropriate
- ◆ Phase plans showing the development of the structure

5.3.A photographic record was made of:

- ◆ Views of elevations
- ◆ Views of external appearance
- ◆ Views of all internal rooms
- ◆ Internal and external structural detail
- ◆ Fixtures, fittings, machinery, related contents

5.4.The written record included a precise location of the building as an address, a note of any statutory designations associated with the structure and the date when the record was made, the name of the recorder and the location of any archive material.

5.5.A summary statement describing the building's setting, type or purpose, historically and at present, its materials and possible dates.

6.Results

6.1.A Level 2 historic building recording was carried out at the former HSBC Bank, Well Street, Cefn Mawr. This was a detached four storey structure to the southeast of Well Street, with a simple square footprint. The building is thought to date from the early Victorian period with later Victorian and mid 20th century extensions.

6.2.The exterior of the building is discussed first, this is followed by the interior, and for ease the elevations are named to their nearest cardinal point. The location of the building and assigned room numbers are shown on FIGURE 13 to FIGURE 16, with the development phasing shown on FIGURE 17. Architectural elevations supplied by the client are correct and shown in APPENDIX 1. The location of the photographs taken are depicted in APPENDIX 2. All high resolution photographs will be archived alongside the report via CPAT's online Heddos portal. To maintain a suitable documents size plates within this report are of lower resolution for illustrative purposes only.

6.3.RESULTS OF EXTERNAL SURVEY

NORTHWEST ELEVATION

6.3.1. The northwest elevation forms the main facade of the property overlooking Well Street (PLATE 1). The building has a mixed feel, with a late Regency to early Victorian style, dating to between 1830 and 1850, with later 19th century stylings of classical form.

6.3.2. The roof has a steep pitched, along a northeast-southwest aligned ridge, with Welsh slate tiles and series of red ceramic two hole crested ridge tiles. The facade is split into two main sections, with the ground floor presenting the wooden shopfront stall-riser element, and the first and second floors of red brick, likely locally sourced, in stretcher course bond. Below the wall plate is a string course of decorative terracotta tiles forming a cornice of alternate corbelling, with a circular motif forming a row below the corbels (PLATE 2).



Plate 1 - Northwest elevation



Plate 2 - Dormer window, roof tiles and terracotta cornice

6.3.3. The fenestration shows a simple and coherent form with plain stone sills and lintels, with chamfered brick edging, around the wooden sash windows (PLATE 2). The first floor contains two equally spaced six pane windows, with the second floor containing two equally spaced dormer windows of four panes (PLATE 3). The dormer windows have decorative barge boards and pointed finials. Located centrally to each dormer, above the window lintel, is a terracotta tile with oak leaf and acorn design (PLATE 2).



Plate 3 - First and second floors, northwestern elevation

6.3.4. A defunct iron sign bracket is located on the northern corner of the building, at first floor level (PLATE 4).



Plate 4 - Ground floor of northwestern elevation

6.3.5. The ground floor facade is taken up by the decorative wooden stall-riser and windows. This formed an asymmetrical facade, with offset doorway on the southern end, with two unevenly spaced display sections of two bays and three bays respectively (PLATE 4). The doorway had been recently replaced with a security door, however, the rectangular transom light was still visible above (PLATE 5). Each stall rise section was divided by squared pilasters with Ionic style capitals and recess panels with mirrored chevron designs (PLATE 5). The cornice above the sections was chamfered, broken up by an extension of each pilaster capital.



Plate 5 - Southern end of northwestern elevation

6.3.6. The windows were simple wooden frames with a large display pane above the

stall-riser and twin pans above the display window. Below the windows were classical style panels.



Plate 6 - Northern end of northwestern elevation

- 6.3.7. The northern end of the ground floor facade had been modified in the later 20th century for the insertion of an ATM (PLATE 6).

NORTHEAST ELEVATION

- 6.3.8. The northeastern elevation overlooked a vacant plot, where an earlier access had been to the rear of the structure. This was an undecorated gable wall of red brick, differing in finish from the northwestern facade, in that it was slightly less well fired and of lower aesthetic value (PLATE 7).



Plate 7 - Northeastern elevation

6.3.9. The facade is of wide spaced English Garden Wall bond, with series of five stretcher courses, interspersed by single rows of header courses. Of note is the junction between the three storey frontage off Well Street and the two storey extension to the rear, forming phase 2 of the development sequence. The junction between these two areas are marked by a change from the course red brick to a hard fired, lighter red, brick in stretcher course bond. This rear extension contained the lower ground floor entrance up to the ground floor level, and can be discerned internally by the exposed lean to style roof and thick wall construction.

6.3.10. The lower section of the northeastern elevation was not accessible at the time of survey.

SOUTHEAST ELEVATION

6.3.11. The southeast elevation overlooked the rear garden plot and represented the full structure height, with access to lower ground floor though to the second floor dormer windows (PLATE 8).



Plate 8 - Southeastern elevation

6.3.12. The northwestern element was formed of phase 1 of the development sequence and was visible at the upper element of the first floor and second floor levels. This area continued the same brick material as the northeastern elevation, however, was of stretcher course bond.



Plate 9 - Phase 1 southeastern elevation

- 6.3.13. The slate tiled roof and ceramic ridge tiles were also visible on this elevation, however, the dormer windows were of a much less decorative nature (PLATE 9). There were no stone lintels or sills, and the barge boards were simple wooden plank, with no finial, and the gable area had no decorative tile, instead a triangular window was in place. These were also flush with the facade, only visible as dormers via the roof line.
- 6.3.14. Two differing sized rectangular windows could be seen above the phase 2 roofline and were clearly 20th century insertions (PLATE 9). Both had concrete lintels and the brickwork around each window and lintel showed signs of disturbance or modification.
- 6.3.15. The lower section of the elevation formed phase 2 of the development sequence and was of a the hard fired, lighter red, brick in stretcher course bond noted above. The dog leg in the northern part of this elevation likely accounts for the precious access route to the plot (PLATE 10).



Plate 10 - Phase 3 of the southeastern elevation

6.3.16. The lower ground floor and ground floor elevation have regularly paced windows on each floor, with five at ground floor level and three at lower ground floor level. These all have security bars covering the wooden framed casement windows. Each window has a rectangular stone lintel and chamfered stone sill. The ground floor windows differ in size, with two wider windows to the south and three narrower windows to the north.

6.3.17. The lower ground floor entrance is a metal security door with stone lintel. An inserted vent is located at the southern edge at lower ground floor level.

6.3.18. The roof for phase 2 is a sloping lean to style roof with slate tiles and a simple wooden barge board. Along the southern edge of the roof line is a small parapet wall with stone coping course above.

SOUTHWEST ELEVATION

6.3.19. The southwestern elevation is mainly obscured by a the neighbouring property at first and second floor level, and the landscape at lower ground floor level. The junction of phase 1 and phase 2 can be seen clearly along the elevation at ground floor level.



Plate 11 - Junction of phase 1 and phase 2

6.3.20. The later red brick of phase 2 butts the earlier phase 1 brickwork (PLATE 11).

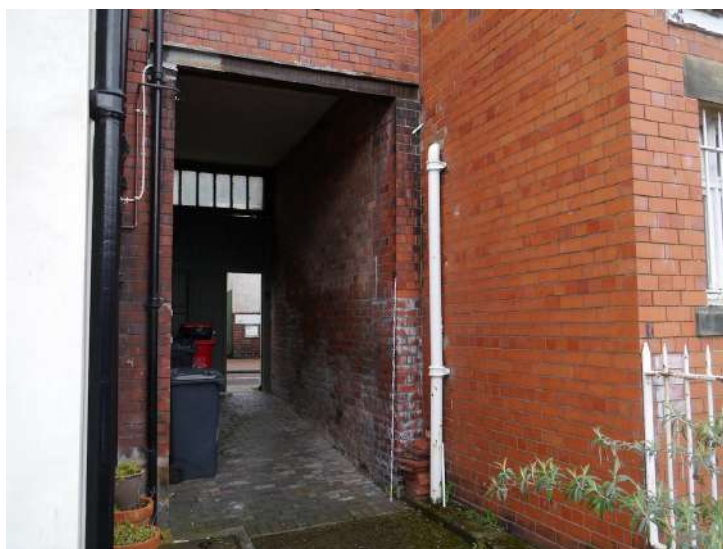


Plate 12 - Southwest elevation within alley

6.3.21. The exposed elevation from phase 1 is within the access alley and shows the upper levels of the neighbouring building are of a later construction phase (PLATE 12). The corner of the elevation shows later brickwork to support the metal joists supporting the upper floors. The earlier form of brickwork can be seen extending along the remainder of the alley. As phase 2 butts this modification, it is clear that the upper floor of the neighbouring building was constructed prior to phase 2.

6.4.RESULTS OF INTERNAL SURVEY

6.4.1. The interior of the principal structure is discussed by floor and sequentially by assigned room numbers. FIGURE 13 and FIGURE 14 illustrate the location of the assigned room numbers, and FIGURE 17 illustrates the elevations of the principal structure.

GROUND FLOOR (FIGURE 13)

G1

6.4.2. The entrance is formed by an angled wooden door set within a panel frame with transom lights above. The framework interferes with the cornice around the ceiling, indicating a later modification, likely early 20th century, with a late 20th century replacement door (PLATE 13).



Plate 13 - Entrance to property, within G1

6.4.3. The footprint of G1 is L-shaped, with a rectangular area, with half height wood panels, constructed of two vertical narrow panels and single horizontal panel above (PLATE 14). The wall is plastered and subsequently wallpapered and along the southwestern wall is a blocked fireplace, which sees the same panelling acting as the surround.



Plate 14 - Southwest wall of G1

- 6.4.4. The southeastern wall of G1 is formed by a wooden partition, extending the same panel style, with a plain panel upper section (PLATE 15). This partition represents the removal of historic fabric of phase 1 material, leading into what has been identified as the phase 2 extension (G2 and G3).



Plate 15 - Southeast wall of G1

- 6.4.5. Around the ceiling is a wide, curved profile, cornice typical of late Victorian and Edwardian properties. At the corner of the blocked fireplace a small area of carpet had been lifted to expose earlier floor tiles. These appear to be a marble effect black and white tile, likely forming a geometric pattern, common from the Victorian period onwards (PLATE 16).



Plate 16 - Floor tiles exposed in G1

6.4.6. The northwest wall continues the panelling, although in this area the windows above the stall-riser are present (PLATE 17). The division between G1 and G4 is a modern wooden framework with security glass upper, forming the bank counter. This is clearly a late 20th century element.



Plate 17 - Northwest wall of G1

6.4.7. This modern division between G1 and G4 is also evidenced along the narrow dog-leg of the L-shaped room. A substantial decorative joist runs across the ceiling in a northwest-southeast alignment, with a curved corbel at the wall joint (PLATE 18). This is an original feature and forms a structural bressummer beam.



Plate 18 - Room G1, looking northeast

6.4.8. The panelling along the walls of G1 does not extend into this area, supporting the statement earlier that the panels form a later phase of activity, likely associated with phase 2.

G2

6.4.9. Room G2 falls within phase 2 and is accessed from both G1 and G3. This is a small square room, with the same style of wood panels surrounding all four walls, with wooden architrave around the door frames (PLATE 19).



Plate 19 - Northeast wall of G2

6.4.10. The northwest wall mirrors that of the southwest wall of G1, forming the wooden partition wall (PLATE 20). A similar cornice can be seen in G2 to that of

G1, however it is slightly wider and deeper in scale. The partition nature of the wall can be seen in the supporting beam above it, indicating the earlier wall dimensions (PLATE 20).



Plate 20 - Northwest wall of G2

6.4.11. The southeast wall of G2 contains two windows of wood fare, with a surrounding architrave to match the door frames (PLATE 21).



Plate 21 - Southeast wall of G2

G3

6.4.12. Room G3 was located to the north of G2 and gave access to G2, G4 and the staircase leading to the first floor and lower ground floor. The room had plain painted walls and lacked the cornice seen in G2. The architrave around the

doorframes in this room were also of a simpler style (PLATE 22).



Plate 22 - Room G3, looking north

6.4.13. The stairwell in the northwestern corner of the room had a simple step style with plain baluster and ball cap on the newel post.

6.4.14. The room was in a poor state, which allowed visual inspection of the roof construction, which was a simple lean to form, with common rafters of machine cut wood, with felt covering (PLATE 23).



Plate 23 - G3 roof and ceiling construction

6.4.15. The windows within G3 were similar in style to those seen in G2, however, were narrower and lacked the decorative architrave (PLATE 24).



Plate 24 - Windows in G3

G4

6.4.16. Room G4 was located at the northern end of the building and was the largest of the rooms. Within this area two types of cornice were noted. Along the southeastern wall the cornice matched that of G1, however, around the lift shaft the cornice was more similar to that seen in G2 (PLATE 25).



Plate 25 - Southeastern wall of G4

6.4.17. The lift shaft had been covered over at the time of survey, but appears to have been for a later 20th century goods/package lift, rather than for access.

6.4.18. The room was divided by modern furniture, with the bank counter at the

southeastern end and desk areas in the centre.



Plate 26 - Northwestern wall of G4

6.4.19. The northwestern wall was the external face and contained the stall-riser windows and showed the extent of damage caused by the insertion of the ATM (PLATE 26). Of note along this wall was the earlier wooden panelling, pre-dating phase 2 panels seen in G1 and G2. This was a more simple vertical tongue and groove style of Victorian shopfronts (PLATE 27).

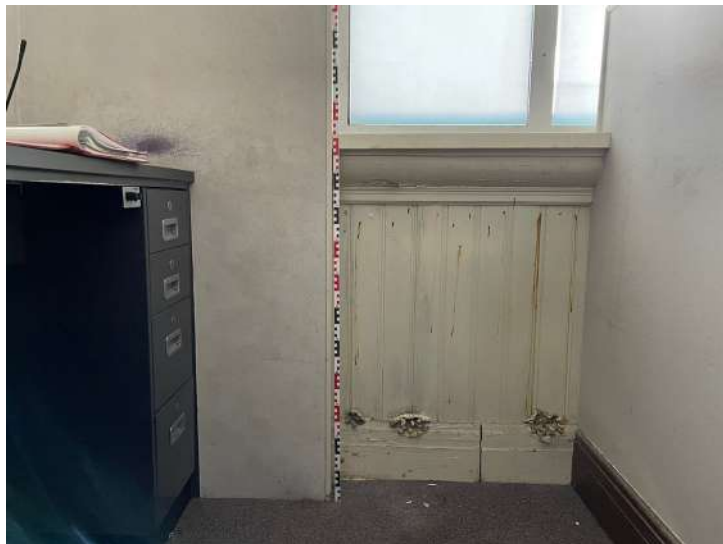


Plate 27 - Early panelling in G4

FIRST FLOOR (FIGURE 14)

F1

6.4.20. Room F1 was a narrow corridor containing the stairwell and giving access to room F2 to the north and F3 to the southwest (PLATE 28). The wall dividing F1 from F2 was a modern partition, however, the dividing wall between F1 and F3 was a substantial dividing wall, thought to be original fabric.

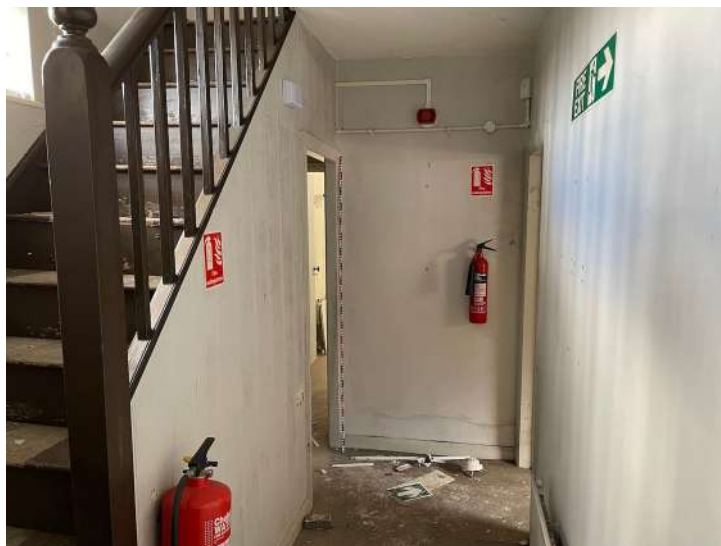


Plate 28 - Room F1 looking southwest

6.4.21. The stairwell was clad in vertical tongue and groove, and a simple wooden set of stairs with square balusters and plain newel post led to the second floor (PLATE 29). A horizontal rectangular window gives light into the stairwell, however, this is a later insertion.

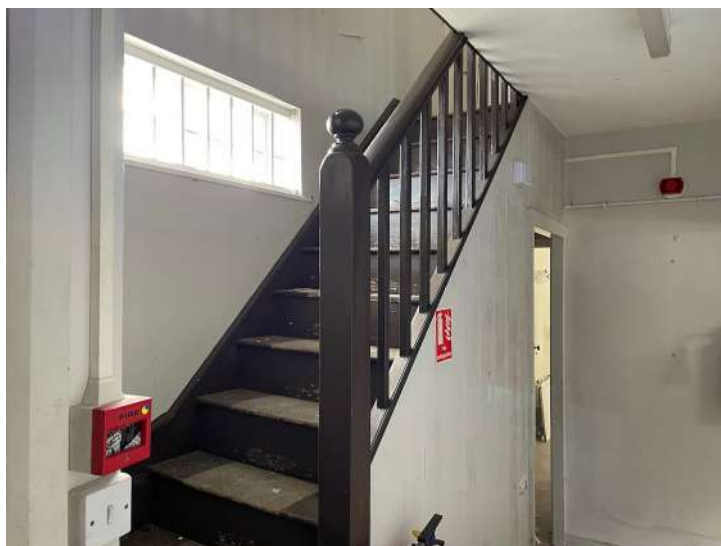


Plate 29 - Stairwell in F1

6.4.22. Access to room F2 was at the western end of the room.

F2

6.4.23. Room F2 was located at the northern corner of the building and overlooked Well Street. The space had been used as a kitchen/canteen area with a small kitchenette unit in the northern corner (PLATE 30). The recess in this area likely represents an alcove by the side of a blocked fireplace or chimney breast.



Plate 30 - Room F2 looking north

6.4.24. A single large window took up the central area of the northwestern wall with decorative wooden architrave surround (PLATE 31). This is thought to be an original feature of phase 1 development.



Plate 31 - Northwestern wall of F2

6.4.25. A high skirting board surrounded the room. The doorway between F1 and F2

was of simple form, set in the 20th century partition wall (PLATE 32). Both floor and ceiling were clearly late 20th century renovations. As the skirting board followed the full extent of the room, along both original and 29th century partition wall, it is clear this is also a late 20th century modification.

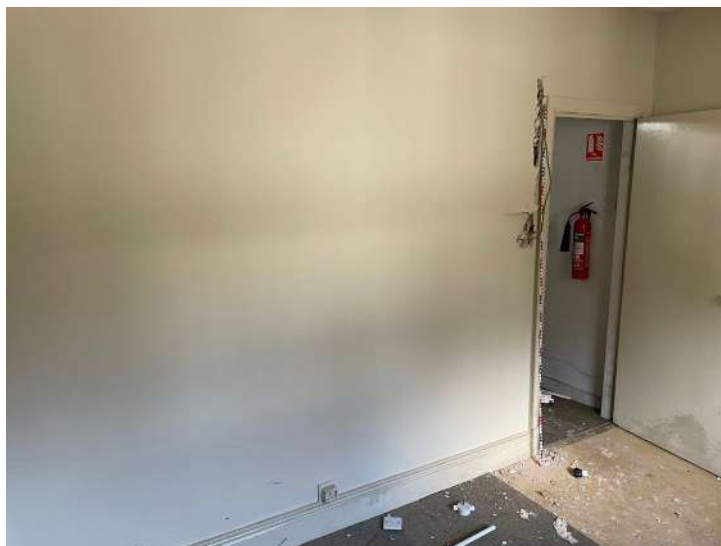


Plate 32 - Southeastern wall of F2

F3

6.4.26. Room F3 was a narrow access area for the toilet partitions F4 and F5 with no features of note.

F4

6.4.27. Rooms F4 was located at the southern corner of the building and formed one of two toilet areas (PLATE 33). All walls within F4 were modern partitions, excluding the external southwestern wall. No historic fabric was visible, however a slight protrusion at the western end of the southwestern wall suggests a remnant chimney breast, which aligns with the fireplace in room G1 below. A horizontal rectangular window is present on the southeastern wall, which is a later insertion.

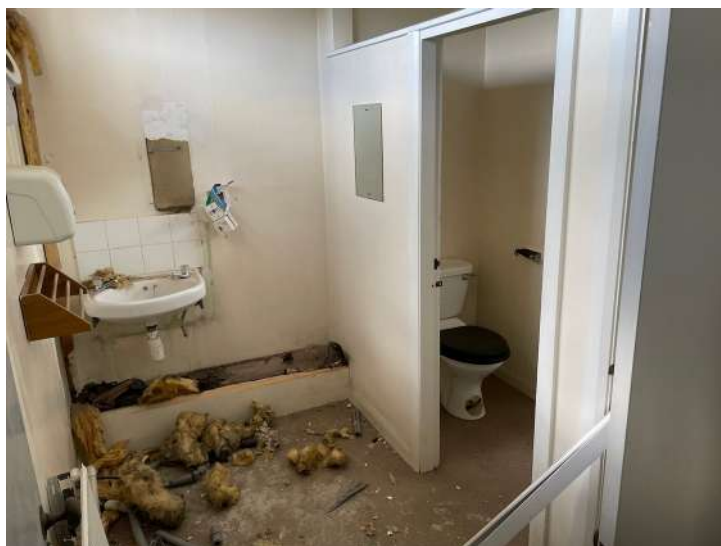


Plate 33 - Room F4 looking southwest

F5

6.4.28. Room F5 was located to the northwest of F4 and was a second toilet area. As with F4 all divisions in this area were of later 20th century partition walls (PLATE 34). Present on the southwestern wall was the chimney breast seen in F4, with a small vent located near the ceiling. It is likely that this protruding feature would have served an earlier fireplace.

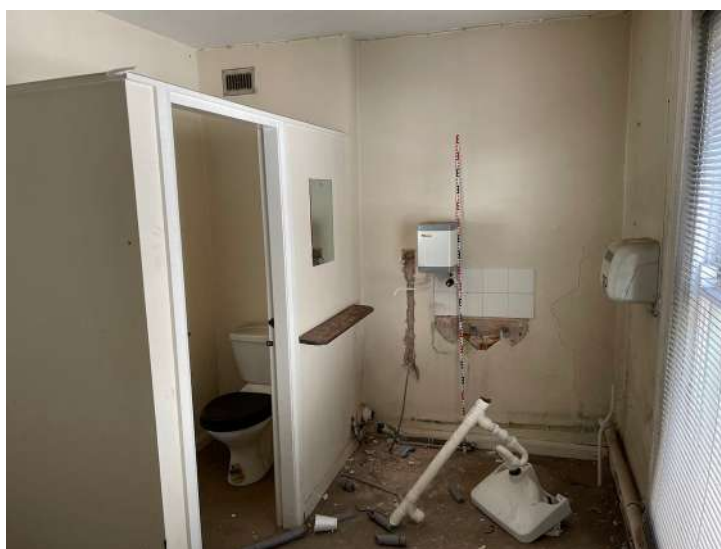


Plate 34 - Room F5 looking west

6.4.29. A large window takes up the majority of the northwestern wall, matching the window seen in room F2.

SECOND FLOOR (FIGURE 15)

S1

6.4.30. Room S1 was located in the northeastern half of the building and was accessed via the stairs from F1. This was an open plan room with sloped ceiling, following the roof line. The purlins were exposed throughout, suggesting a raised tie truss configuration (PLATE 35).



Plate 35 - Northeast wall of S1

6.4.31. The northeast wall contained a chimney breast with small vent at floor level. This indicates a blocked fireplace (PLATE 35). The southeastern part of the room contained the access staircase and a dormer window overlooking the rear yard (PLATE 36). The four pane rectangular casement window had a triangular static pane above and lay flush with the wall face, rather than extending out from the property. The ceiling recess was also triangular in form. The stairwell had a simple surrounding rail, matching the balusters and posts seen at first floor level.



Plate 36 - Southeastern wall of S1

6.4.32. The northwestern wall included the dormer window overlooking Well Street, which was of slightly different form to the southeastern dormer. The northwestern dormer had a square profile ceiling recess and four pane sash window, with decorative architrave (PLATE 37). To the south of the window the exposed brickwork was of the original phase 1 construction with later repair.



Plate 37 - Northwestern wall of S1

6.4.33. The flooring of S1 was early to mid 20th century plain wooden boards. Access to S2 was via a doorway on the southwestern wall of S1, which appears to be an original feature (PLATE 38).



Plate 38 - Southwestern wall of S1

6.4.34. The ceiling access hatch allowed a view of the roof structure in this area, which showed modern re-roofing had occurred in the later 20th century.

S2

6.4.35. Room S2 was located at the southwestern part of the second floor and was a mirror of S1, excluding the stairwell access. The southwestern wall contained a blocked fireplace and chimney breast (PLATE 39). Of note is the internal location of a downpipe for the roof gutter. This is a reflection of the joint at first and second floor level with the neighbouring property on this face.

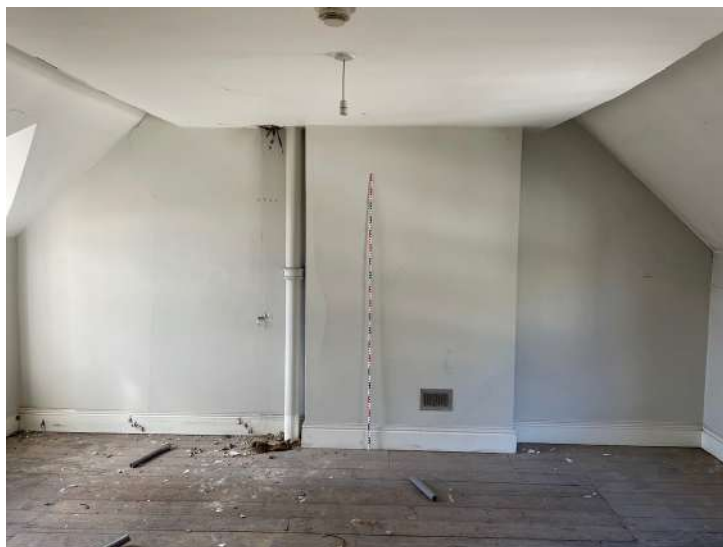


Plate 39 - Southwestern wall of S2

6.4.36. A lowered ceiling in this room, in comparison to S1, means that the purlins are

held within the roof space, rather than on display. The northwestern wall matched the northwestern wall of S1 with a square, decorative, sash window and square profile flush dormer (PLATE 40).



Plate 40 - Northwestern wall of S2

6.4.37. The southeastern wall was also a mirror of S1 with triangular form dormer window (PLATE 41).



Plate 41 - Southeastern wall of S2

6.4.38. No other features were identified within S2.

LOWER GROUND FLOOR (FIGURE 16)

L1

6.4.39. Room L1 was accessed via the stairwell from G3 and a doorway on the

southeastern wall leading to the rear yard. This room falls within the phase 2 development, however contains fabric of note, giving an early 20th century date is the gas light fittings present on the northeastern wall (PLATE 42). These are a common form, from the Edwardian period.

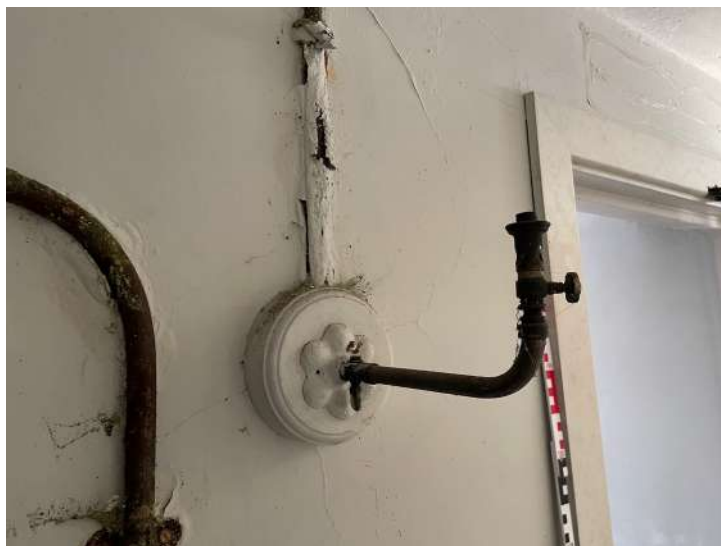


Plate 42 - Historic light fitting in L1

6.4.40. Room L1 was in a poor state of repair with vegetation and damp present in the southeastern extent (PLATE 43). The access from the stairwell was utilitarian with a plain doorframe and 21st century fire door.

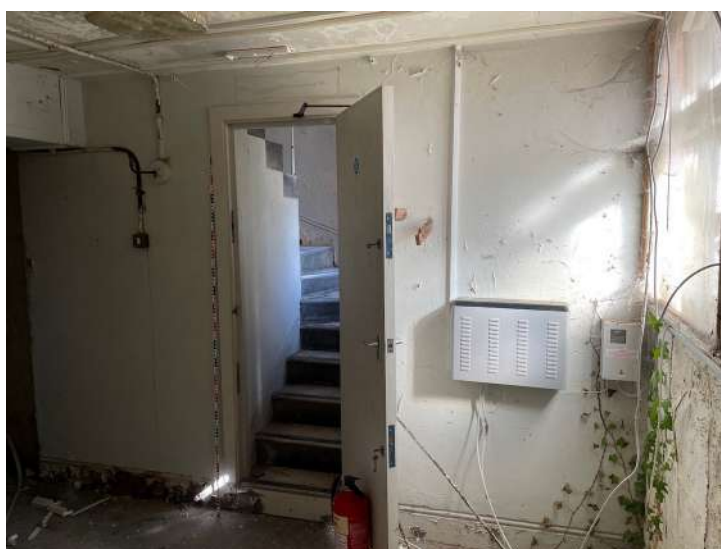


Plate 43 - Access to L1 from the northeast

6.4.41. The rear wall contained a single wood frame window and metal doorway acting as a fire escape (PLATE 44).



Plate 44 - Southeastern wall of L1

6.4.42. The southwest and northwest walls were plastered and plain in appearance with access to L2 via a doorway at the southeastern end (PLATE 44) and access to L3 via an opening on the northwest wall (PLATE 45).



Plate 45 - Access to L3 from L1

FL2

6.4.43. Room L2 was located in the southeastern corner of the property and was the least finished room and it had clearly been a functional space containing a boiler or other heating system in the past. The walls were all exposed brick or sandstone. The northeast wall included a recess which appears to have had the

location of the boiler/heating system, rather than a fireplace. No chimney was present above, however a series of pipes were still in place (PLATE 46).

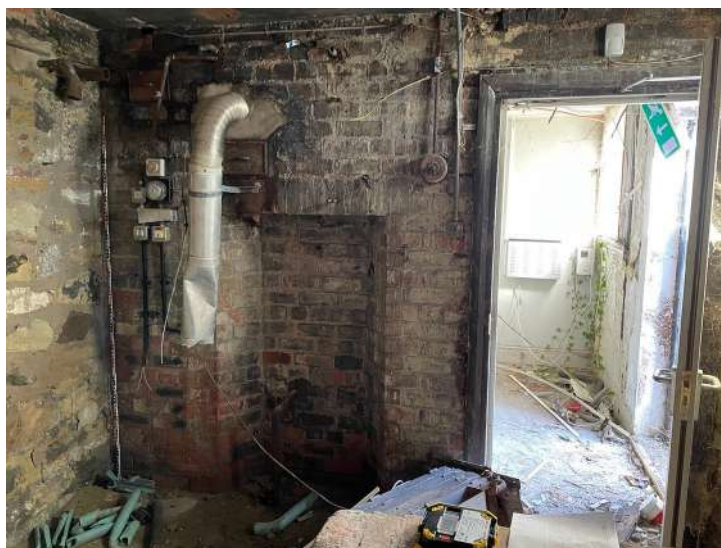


Plate 46 - Northeastern wall of L2

6.4.44. The southeastern wall of L2 was of 20th century brickwork, with a window at the northeastern end and a vent at the southeastern end (PLATE 47). A half height, around 1m high, brick wall divided the southern corner of the room, and would likely have been a store for fuel (PLATE 47).



Plate 47 - Southeastern wall of L2

6.4.45. The southwestern wall of L2 was also of 20th century brickwork and contained a blocked area at southeastern end (PLATE 48), which appears to be an infilled hatch or void. As this butts the embankment to the southwest and external stairs from the rear yard to the ground floor level at Well Street, this may be a

defunct delivery system for coal or fuel that would have allowed the materials to be deposited in a chute at ground floor level, into the store at lower ground floor level. Modern concrete and modification at ground floor level obscure any trace of this beyond the blocked feature in L2.



Plate 48 - Southwest wall of L2

6.4.46. The northwestern wall of L2 is of interest in that it contains both sandstone and brick construction materials (PLATE 49). It is likely that the sandstone blockwork in random coursed rough material represents the original foundations of the building, with the brickwork representing the early 20th century modification.



Plate 49 - Northwest wall of L2

L3

6.4.47. Room L3 was an area set aside for the electrical and mechanical equipment for the bank. This area contained the lift mechanism (PLATE 50).



Plate 50 - Lift mechanism in L3

6.4.48. The room itself was nondescript with plastered wall and no features of note (PLATE 51). It is, however, this room that allows access to the vault, L4, at the southwestern side (PLATE 51). The vault was built away from the walls giving a void on three sides between the vault wall and building walls (FIGURE 16). This is most visible at the southeastern corner of F3, where a portion of the wall has been removed to give an inspection area (PLATE 52).



Plate 51 - Vault access in L3

6.4.49. At the southwest and southeast corners of the void, angled mirrors had been erected to allow for a full view of the void L3 via an inspection area.



Plate 52 - Void between structure walls and vault

L4

6.4.50. Room L4 was the 20th century vault for the bank and was constructed of cream coloured fire resistant brick with a heavy metal door on the northeast wall. The door at the time of survey was a later replacement dating from the late 20th century.



Plate 53 - Vault L4

6.4.51. Internally, the vault was simple with a raised brick platform located centrally along the southwestern wall, thought to be for a large safe (PLATE 53). All walls were of the same material and the floor was of concrete. Staining on the wall gave the location of where the safe had been sited (PLATE 54).



Plate 54 - Brick platform and ghosting of safe

6.4.52. At approximately 1.8m above the floor, at the four corners of the room, were circular metal plates (PLATE 55). Two were present on the northeast wall and two on the southwest wall. These metal plates contained makers information, stating Hobbs, Hart & Co Limited, London.



Plate 55 - Circular plate in L4

6.4.53. Although Hobbs & Co were operating by 1851, it is in 1887 that they become a limited company dating the vault to post 1887. The cream brick appears to be fire resistant brick, which was introduced by Hobbs, Hart and Co by 1914, further suggesting an Edwardian date for the bank.

7.Summary, Phasing & Conclusion

7.1.SUMMARY

- 7.1.1. A level 2 building survey was carried out at the former HSBC Building, Well Street, Cefn Mawr, on 12th March 2022. The work was carried out in response to a condition of planning consent (P/2020/0266). By Blair Poole of L – P : Archaeology on behalf of Walter Bond Plc.
- 7.1.2. The HER event number supplied by the CPAT is PRN213722, which will be used to reference the archive when uploaded to Heddos.
- 7.1.3. The archaeological building recording was undertaken prior to the alterations of the structures, in order to make an appropriate record of the building, its fabric and development sequence, as per the approved Written Scheme of Investigation (POOLE 2021).
- 7.1.4. Cefn Mawr is thought to have Medieval origins, associated with sandstone extraction, however, it was likely a small rural settlement prior to the industrial revolution. From the 16th century both sandstone and coal were being mined in the area, and with the industrial revolution the settlement began to expand. Improved transport links from the early 19th century allowed better trade and access. The village grew in line with the neighbouring settlements.
- 7.1.5. Well Street formed the main route into Cefn Mawr by the 19th century, leading to the Plas Kynaston estate. Due to the importance of this route Well Street saw significant development in the early 19th century, and by the early 20th century Well Street was a centre of commercial, religious and secular activity.
- 7.1.6. Cefn Mawr had sandstone quarries operating prior to 1820 and by 1870 the brick making industry in the area had grown, producing very hard red bricks and terracotta from the local fine clays. This material can be seen within the buildings along Well Street, often making up the foundations.
- 7.1.7. A boost to the economy occurred by 1867 when Robert Graesser founded a chemical works at Cefn Maw. Further growth followed, when in 1919 Monsanto entered into partnership with Graesser.

7.1.8. The building pre-dates 1845, and is present on the 1845 tithe map of Cefn Mawr as an L-shaped structure. The style of the frontage is late Regency to early Victorian, likely dating to between 1830 and 1850. The plain stone lintels and sash windows with the doorway offset to one side and rectangular transom light are common features of this period. Elements of gothic revival as seen in the finial, barge boards, and dormer windows, are present along with classical style elements in the decorative cornice, as well as ground floor facade, including Ionic style capitals on the pilasters, inset panels on the stall-riser. The stall-riser form is more typical of the 1840s onwards, suggesting that the frontage currently in place could possibly be that of the structure recorded on the 1845 tithe map.

7.1.9. There is some modification to the structure by the 1873 Ordnance Survey (OS) map, which depicts the building with a square form. The steep pitched roofline with decorative ridge tiles fits with the style development of the 1860s and 70s, suggesting a phase of development or repair dating to this period. The terracotta details, such as the cornice on the Well Street frontage, would also be more common into the 1870s, with access to fine red brick and terracotta details from nearby Ruabon. English Garden wall bond, seen on the northeastern elevation is typical of 1870s to 1880s. The stretcher bond on the frontage was more prolific in the 1890s, however, is seen earlier and as a decorative style, differentiating the rear and side elevations, but it would not be out of the question for the 1870s. The 1871 census records that the property was in use as a shop, which would explain the presence of stall-risers on the facade.

7.1.10. The 1899 OS map shows a significant extension to rear, which is maintained until the 1962 OS map. From 1962 the footprint remains unchanged.

7.2. PHASING

7.2.1. Three broad phases were identified within the building construction dating from between the early-mid 19th century to the early 20th century, with some late 20th century remodelling and repair. Phasing was established through comparing construction methods, architectural styles, brick types and layout. A

phased plans is illustrated in FIGURE 17.

PHASE 1a & 1b – 1837 to 1845

- 7.2.2. Phase 1a is defined by a sandstone wall present on the northwestern wall of room L2. It is known that earlier sandstone buildings were present in Cefn Mawr, and likely along Well Street. However, sandstone was also used as foundation material for the Victorian development as well; It is possible that this wall reflects the foundation of Phase 1. It may also represent an earlier structure that sat below the line of Well Street prior to the early 19th century.
- 7.2.3. Outside of L2 the wall was covered in plaster and the construction material was not visible. It is the opinion of the author that the sandstone represents foundations associated with Phase 1.
- 7.2.4. Subsequent works prior to 1845 saw the development of the main footprint of the structure off Well Street, from lower ground floor to second floor. Exposed fabric at second floor level, S1, on the northwest wall is indicative of this period. The form is typical of early Victorian construction giving a date range of 1837 to 1845 for these phases.

PHASE 2 – 1845 to 1873

- 7.2.5. Phase 2 is represented by modification to the shop frontage off Well Street, an extension to the rear and roof modification. The stall riser, decorative terracotta elements, and roof style are all representative of the period around the 1870s, as noted in paragraph 7.1.9. Brickwork modification seen in the lower ground floor room L2 highlight this development phase in the materials used.

PHASE 3 – Post 1887

- 7.2.6. Phase 3 represents the insertion of the vault or strong room and likely conversion of the building into a bank for the first time. The construction material may be late Victorian or Edwardian, and is hard fired cream coloured brick. Although the door is a later 20th century replacement, original fixings, such as the wall plates record the manufacturer as Hobbs, Hart & Co Limited, of London. Although Charles Hobbs had established Hobbs & Co by 1851, and they were advertising as Hobbs, Hart & Co by 1868, it is in 1887 that they

become a limited company. As such, the vault must post date 1887. The cream brick may be fire resistant brick, which had been introduced by Hobbs, Hart and Co by 1914.

- 7.2.7. Internal decorative elements, such as the panelling in room G2 appear more Edwardian in form. It is likely that the building was converted into a bank between 1901 and 1914.

Late 20th Century Modifications

- 7.2.8. The final phase of works dates from the later 20th century and is represented by the partition wall division, blocked fireplaces and internal fit out. It is also in the later 20th century that the vault door is replaced, ATM inserted into the Well Street frontage and lift installed.

7.3.CONCLUSIONS

- 7.3.1. This report has sought to address, as far as possible, with the information gathered, relevant issues and areas of potential research highlighted in the research frameworks.
- 7.3.2. This report has identified and discussed the development of the structural elements of the site whilst also including aspects of its history, to aid in producing a meaningful narrative. The descriptive recording of the structural remains, resulting in a more comprehensive record of the site for its preservation by record, as required by the level 2 recording. This archaeological body of work has not encountered any historical remains or new information relating to the structure which would alter the pre-determined significance of the structure. The loss of any identified historic fabric has been mitigated through this level 2 analytical record of the structure.

8.Crynodeb, Cyfnodau a Chasgliadau

8.1.CRYNODEB

- 8.1.1. Cynhaliwyd arolwg adeilad lefel 2 yn hen Adeilad HSBC, Stryd y Ffynnon, Cefn Mawr, ar 12 Mawrth 2022. Cyflawnwyd y gwaith mewn ymateb i amod caniatâd cynllunio (P/2020/0266). Gan Blair Poole o L – P : Archaeology ar ran Walter Bond Plc.
- 8.1.2. Rhif y digwyddiad HER a ddarparwyd gan y CPAT yw PRN213722, a ddefnyddir i gyfeirio at yr archif pan gaiff ei lanlwytho i Heddos.
- 8.1.3. Cynhaliwyd y gwaith cofnodi adeiladau archeolegol cyn addasu'r strwythurau, er mwyn gwneud cofnod priodol o'r adeilad, ei ffabrig a'i ddilyniant datblygu, yn unol â'r Cynllun Ymchwilio Ysgrifenedig a gymeradwywyd (POOLE 2021).
- 8.1.4. Credir bod Cefn Mawr yn dyddio o'r Canol Oesoedd, yn gysylltiedig ag echdynnu tywodfaen, fodd bynnag, mae'n debygol mai anheddiad gwledig bach ydoedd cyn y chwyldro diwydiannol. O'r 16eg ganrif roedd tywodfaen a glo yn cael eu cloddio yn yr ardal, a gyda'r chwyldro diwydiannol dechreuodd yr anheddiad ehangu. Roedd gwell cysylltiadau trafnidiaeth o ddechrau'r 19eg ganrif yn caniatáu gwell masnach a mynediad. Tyfodd y pentref yn unol â'r aneddiadau cyfagos.
- 8.1.5. Roedd Stryd y Ffynnon yn brif lwybr i Gefn Mawr erbyn y 19eg ganrif, gan arwain at ystâd Plas Kynaston. Oherwydd pwysigrwydd y llwybr hwn gwelwyd datblygiad sylweddol yn Stryd y Ffynnon ar ddechrau'r 19eg ganrif, ac erbyn dechrau'r 20fed ganrif roedd Stryd y Ffynnon yn ganolfan gweithgarwch masnachol, crefyddol a seciwlar.
- 8.1.6. Roedd gan Gefn Mawr chwareli tywodfaen yn gweithredu cyn 1820 ac erbyn 1870 roedd y diwydiant gwneud brics yn yr ardal wedi tyfu, gan gynhyrchu brics coch caled iawn a theracota o'r clai mân lleol. Mae'r deunydd hwn i'w weld o fewn yr adeiladau ar hyd Stryd y Ffynnon, yn aml yn ffurfio'r sylfeini.
- 8.1.7. Cafwyd hwb i'r economi erbyn 1867 pan sefydlodd Robert Graesser waith cemegol yng Nghefn Mawr. Dilynodd twf pellach, pan ym 1919 aeth Monsanto i bartneriaeth â Graesser.

8.1.8. Mae'r adeilad yn dyddio cyn 1845, ac mae'n bresennol ar fap degwm 1845 o Gefn Mawr fel strwythur siâp L. Mae arddull y ffyrntiad yn dyddio o ddiwedd y Rhaglywiaeth i Fictoraidd cynnar, mae'n debyg yn dyddio rhwng 1830 a 1850. Mae'r capanau carreg plaen a'r ffenestri codi gyda'r drws wedi'u gosod ar un ochr a golau trawslath hirsgwar yn nodweddion cyffredin o'r cyfnod hwn. Mae elfennau o adfywiad gothig fel y gwelir yn y terfyniad, estyll tywydd, a ffenestri dormer, yn bresennol ynghyd ag elfennau arddull glasurol yn y cornis addurniadol, yn ogystal â ffasâd y llawr gwaelod, gan gynnwys priflythrennau arddull Ïonig ar y pilastrau, paneli mewnosod ar y blaen isaf. Mae ffurf y blaen isaf yn fwy nodweddiadol o'r 1840au ymlaen, sy'n awgrymu y gallai'r ffyrntiad presennol fod yn un o'r strwythur a gofnodwyd ar fap degwm 1845.

8.1.9. Mae'r strwythur wedi'i addasu i ryw raddau erbyn map Arolwg Ordnans (AO) 1873, sy'n darlunio'r adeilad â ffurf sgwâr. Mae llinell y to serth ar oleddf gyda theils crib addurniadol yn cyd-fynd â datblygiad arddull y 1860au a'r 70au, gan awgrymu cyfnod datblygu neu atgyweirio sy'n dyddio o'r cyfnod hwn. Byddai'r manylion teracota, megis y cornis ar ffyrntiad Stryd y Ffynnon, hefyd yn fwy cyffredin yn y 1870au, gyda mynediad at fanylion brics coch mân a theracota o Riwabon gerllaw. Mae bond wal 'English Garden', a welir ar y drychiad gogledd-ddwyreiniol, yn nodweddiadol o'r 1870au i'r 1880au. Roedd yr uniad brics ar eu hyd ar y ffyrntiad yn fwy niferus yn y 1890au, fodd bynnag, fe'i gwelir yn gynharach ac fel arddull addurniadol, yn gwahaniaethu rhwng y drychiadau cefn ac ochr, ond ni fyddai allan o'r cwestiwn ar gyfer y 1870au. Mae cyfrifiad 1871 yn cofnodi bod yr eiddo'n cael ei ddefnyddio fel siop, a fyddai'n egluro presenoldeb blaen isaf ar y ffasâd.

8.1.10. Mae map AO 1899 yn dangos estyniad sylweddol yn y cefn, sy'n cael ei gynnal hyd at fap 1962 yr AO. O 1962 nid yw'r ôl troed wedi newid.

8.2. CYFNODAU

8.2.1. Nodwyd tri chyfnod bras o fewn y gwaith adeiladu yn dyddio o ddechrau i ganol y 19eg ganrif i ddechrau'r 20fed ganrif, gyda pheth ailfodelu ac atgyweirio yn dyddio o ddiwedd yr 20fed ganrif. Sefydlwyd cyfnodau trwy gymharu dulliau adeiladu, arddulliau pensaernïol, mathau o frics a chynllun.

Dangosir cynllun cyfnodau yn FFIGUR 17.

CYFNOD 1a ac 1b – 1837 i 1845

- 8.2.2. Diffinnir Cyfnod 1a gan wal dywodfaen sy'n bresennol ar wal ogledd-orllewinol ystafell L2. Mae'n hysbys bod adeiladau tywodfaen cynharach yn bresennol yng Nghefn Mawr, ac yn debygol ar hyd Stryd y Ffynnon. Fodd bynnag, defnyddiwyd tywodfaen fel deunydd sylfaen ar gyfer y datblygiad Fictoraidd hefyd; Mae'n bosibl bod y wal hon yn adlewyrchu sylfaen Cyfnod 1. Mae'n bosibl ei fod hefyd yn cynrychioli strwythur cynharach a oedd yn gorwedd o dan linell Stryd y Ffynnon cyn dechrau'r 19eg ganrif.
- 8.2.3. Y tu allan i L2 roedd y wal wedi'i gorchuddio â phlaster ac nid oedd y deunydd adeiladu yn weladwy. Barn yr awdur yw bod y tywodfaen yn cynrychioli sylfeini sy'n gysylltiedig â Chyfnod 1.
- 8.2.4. Yn dilyn gwaith dilynol cyn 1845 datblygwyd prif ôl troed y strwythur oddi ar Stryd y Ffynnon, o'r llawr gwaelod isaf i'r ail lawr. Mae ffabrig agored ar lefel yr ail lawr, S1, ar y wal ogledd-orllewinol yn arwydd o'r cyfnod hwn. Mae'r ffurf yn nodweddiadol o adeiladu Fictoraidd cynnar sy'n rhoi amrediad dyddiadau rhwng 1837 a 1845 ar gyfer y cyfnodau hyn.

CYFNOD 2 – 1845 i 1873

- 8.2.5. Cynrychiolir Cyfnod 2 gan addasiad i ffryntiad y siop oddi ar Stryd y Ffynnon, estyniad yn y cefn ac addasiad to. Mae'r blaen isaf, yr elfennau teracota addurnol, ac arddull y to i gyd yn cynrychioli'r cyfnod tua'r 1870au, fel y nodir ym mharagraff 7.1.9. Mae addasiad gwaith brics a welwyd yn ystafell llawr gwaelod isaf L2 yn amlygu'r cyfnod datblygu hwn yn y deunyddiau a ddefnyddiwyd.

CYFNOD 2 – Wedi 1887

- 8.2.6. Mae Cyfnod 3 yn cynrychioli gosod y gladdgell neu'r ystafell ddiogel a throsi'r adeilad yn fanc am y tro cyntaf yn ôl pob tebyg. Gall y deunydd adeiladu fod o ddiwedd oes Fictoria neu Edwardaidd, ac mae'n fric galed lliw hufen. Er bod y drws wedi'i adnewyddu o ddiwedd yr 20fed ganrif, mae gosodiadau gwreiddiol, fel y platiau wal, yn cofnodi'r gwneuthurwr fel Hobbs, Hart & Co

Limited, o Lundain. Er bod Charles Hobbs wedi sefydlu Hobbs & Co erbyn 1851, a'u bod yn hysbysebu fel Hobbs, Hart & Co erbyn 1868, ym 1887 y daethant yn gwmni cyfyngedig. Felly, mae'n rhaid i'r gladdgell fod yn hwyrach na 1887. Gallai'r fricsen hufen fod yn frics gwrth-dân, a gyflwynwyd gan Hobbs, Hart and Co erbyn 1914.

- 8.2.7. Mae elfennau addurnol mewnol, fel y paneli yn ystafell G2, yn ymddangos yn fwy Edwardaidd o ran ffurf. Mae'n debyg i'r adeilad gael ei drawsnewid yn fanc rhwng 1901 a 1914.

Addasiadau Diwedd yr 20fed Ganrif

- 8.2.8. Mae cam olaf y gwaith yn dyddio o ddiwedd yr 20fed ganrif ac fe'i cynrychiolir gan y rhaniad waliau pared, lleoedd tân wedi'u blocio a gosodiad mewnol. Ar ddiwedd yr 20fed ganrif hefyd y gosodwyd drws newydd ar y gladdgell, gosodwyd peiriant ATM yn ffryntiad Stryd y Ffynnon a gosodwyd liff.

8.3.CASGLIADAU

- 8.3.1. Mae'r adroddiad hwn wedi ceisio mynd i'r afael, cyn belled ag y bo modd, gyda'r wybodaeth a gasglwyd, â materion perthnasol a meysydd ymchwil posibl a amlygwyd yn y fframweithiau ymchwil.
- 8.3.2. Mae'r adroddiad hwn wedi nodi a thrafod datblygiad elfennau strwythurol y safle tra hefyd yn cynnwys agweddau ar ei hanes, er mwyn cynorthwyo i gynhyrchu naratif ystyrllon. Cofnodi'r olion strwythurol yn ddisgrifiadol, gan arwain at gofnod mwy cynhwysfawr o'r safle ar gyfer ei gadw fesul cofnod, fel sy'n ofynnol gan y cofnod lefel 2. Nid yw'r corff archeolegol hwn o waith wedi dod ar draws unrhyw olion hanesyddol na gwybodaeth newydd yn ymwneud â'r strwythur a fyddai'n newid arwyddocaâd y strwythur a bennwyd ymlaen llaw. Mae colli unrhyw ffabrig hanesyddol a nodwyd wedi'i liniaru trwy'r cofnod dadansoddol lefel 2 hwn o'r strwythur.

Sources Consulted

BIBLIOGRAPHIC

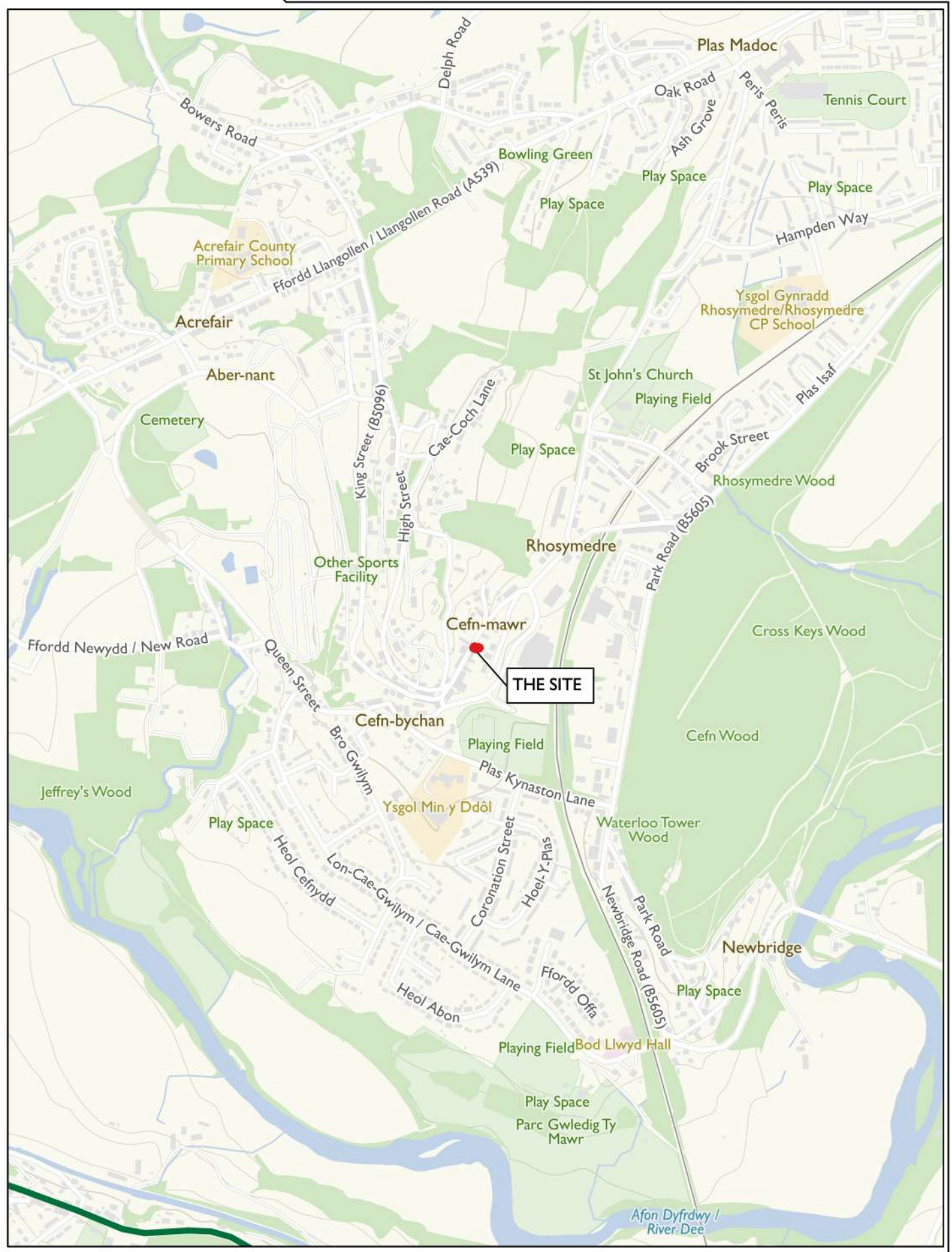
- ARCHIVES HUB, 2021. <https://archiveshub.jisc.ac.uk/>
- BEZANT B. & BAILEY J., 2017. *Research Framework for the Archaeology of Wales' (RFAW) Early Post Medieval Wales (1539-1750)*
- BGS, 2021, Available at: <https://mapapps.bgs.ac.uk/geologyofbritain/home.htm>
- BRUNSKILL RW., 2004. *Traditional Buildings of Britain*, Yale University Press
- THE BRITISH NEWSPAPER ARCHIVE, 2021. Available at: <https://www.britishnewspaperarchive.co.uk/>
- CADW, 2014. *CEFN MAWR AND DISTRICT: UNDERSTANDING URBAN CHARACTER*
- CiFA, 2021. 'Code of Conduct'. Available at: <https://www.archaeologists.net/sites/default/files/Code%20of%20conduct.pdf>
- COFLEIN, 2021. Available at: <https://coflein.gov.uk/en/>
- DAVIDSON CRAGOE C., 2010. *How to Read Buildings*, Herbert Press
- THE GENEALOGIST, 2021. Available at: <https://www.thegenealogist.co.uk/>
- GERRARD C. & BAILEY J., 2017. *Research Framework for the Archaeology of Wales' (RFAW) Later Post Medieval & Industrial 1750 to 1900*
- GREEN K., 2015. *Urban Innkeepers, their Inns and their Role in the Economic and Cultural Life of Leeds and York, 1720 to 1860*
- HISTORIC ENGLAND, 2016. *Understanding Historic Buildings: A guide to good recording practice*. English Heritage.
- THE NATIONAL LIBRARY OF WALES, 2021. Available at: <https://www.library.wales/index.php?id=1>
- PEVSNER'S ARCHITECTURAL GLOSSARY, (App) 2nd Edition
- POOLE B., 2021. *Written Scheme of Investigation for Historic Building Recording at Former HSBC Bank, Cefn Mawr (LP4213C-WSI-v1.2)*
- PRITCHARD T. W., 2000. *Remembering Ruabon: Cofio Rhiwabon*
- A RESEARCH FRAMEWORK FOR THE ARCHAEOLOGY OF WALES, 2021. Available at: <https://www.archaeoleg.org.uk/documents2017.html> (Accessed September 2021)
- SMITH P., 1988. *Houses of the Welsh Countryside* 2nd Edition
- STEVENS CURL J., 2006. *Oxford Dictionary of Architecture and Landscape Architecture*. Oxford University Press
- WREXHAM COUNTY BOROUGH COUNCIL, 2007. *Wrexham Landscape Character Area Guidance, Landscape Character 7b Cefn Mawr*. Available at: <http://old.wrexham.gov.uk/assets/pdfs/planning/landmap/7b.pdf>
- YORKE T., 2008. *British Architectural Styles*, Countryside Books
- YORKE T., 2010. *The Victorian House Explained*, Countryside Books

YORKE T., 2018. *How to Date Buildings*, Countryside Books

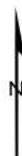
YORKE T., 2019. *Georgian and Regency Houses Explained*, Countryside Books

FIGURES

FIGURE I // Site Location - General



0 500 m



PROJECT // 4213H - Well Street, Cefn Mawr

DESCRIPTION // Site Location - General

Contains OS data © Crown Copyright 2022 Open Government Licence 3.0

DOC REF: LP4213H-HBR-v1

L-P:ARCHAEOLOGY

FIGURE 2 // Site Location - Detail



PROJECT // 4213H - Well Street, Cefn Mawr

DESCRIPTION // Site Location - Detail

Contains OS data © Crown Copyright 2022 Ordnance Survey 100041041

DOC REF: LP4213H-HBR-v1

L-P:ARCHAEOLOGY

FIGURE 3 // Study Structure



0 10 m



PROJECT // 4213H - Well Street, Cefn Mawr

DESCRIPTION // Study Structure

DOC REF: LP4213H-HBR-v1

L~P:ARCHÆOLOGY

FIGURE 4 // 1845 Tithe Map



0 50 m



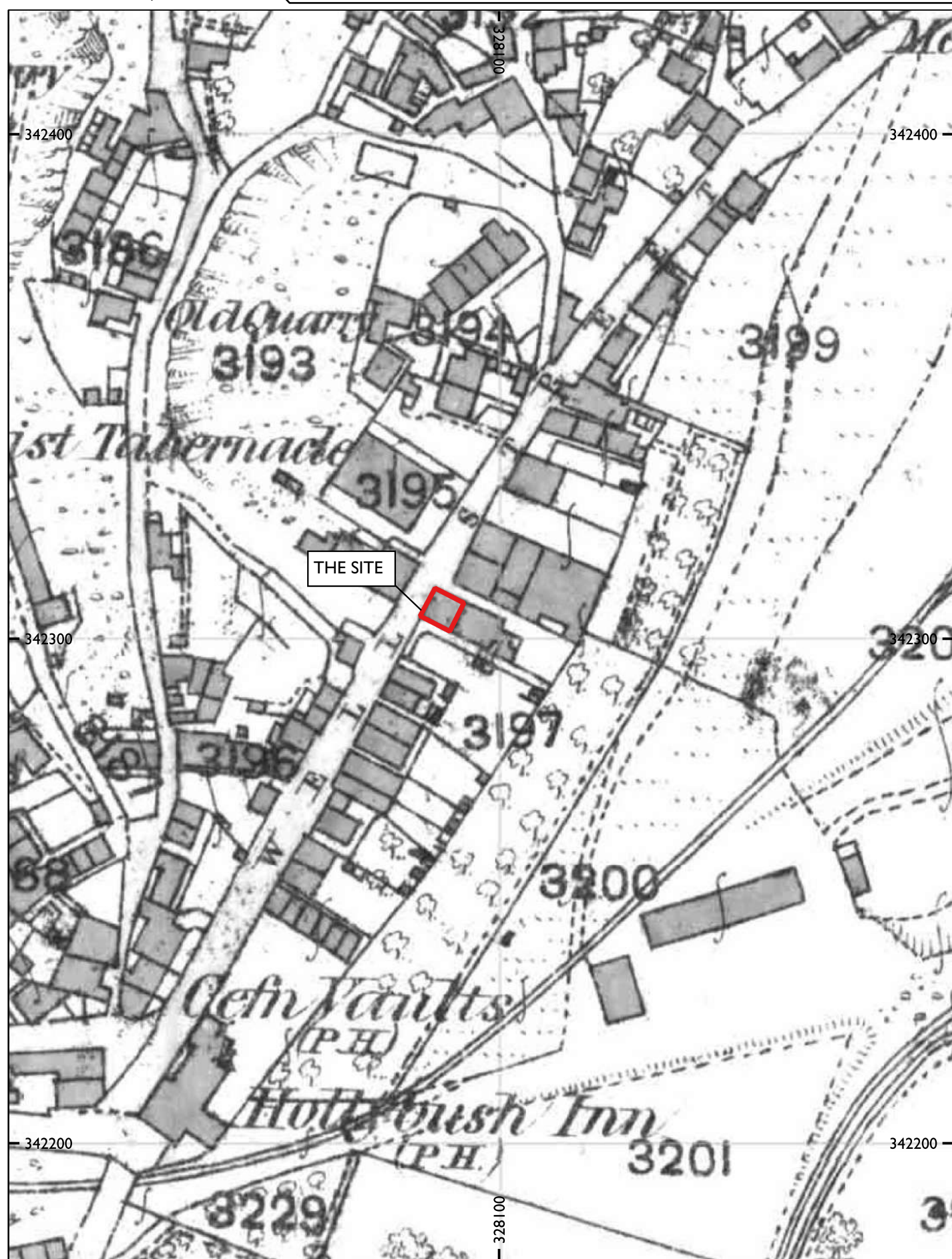
PROJECT // 4213H - Well Street, Cefn Mawr

DESCRIPTION // 1845 Tithe Map of Cefn Mawr

DOC REF: LP4213H-HBR-v1

L~P:ARCHAEOLOGY

FIGURE 5 // 1873 OS Map



0 50 m



PROJECT // 4213H - Well Street, Cefn Mawr

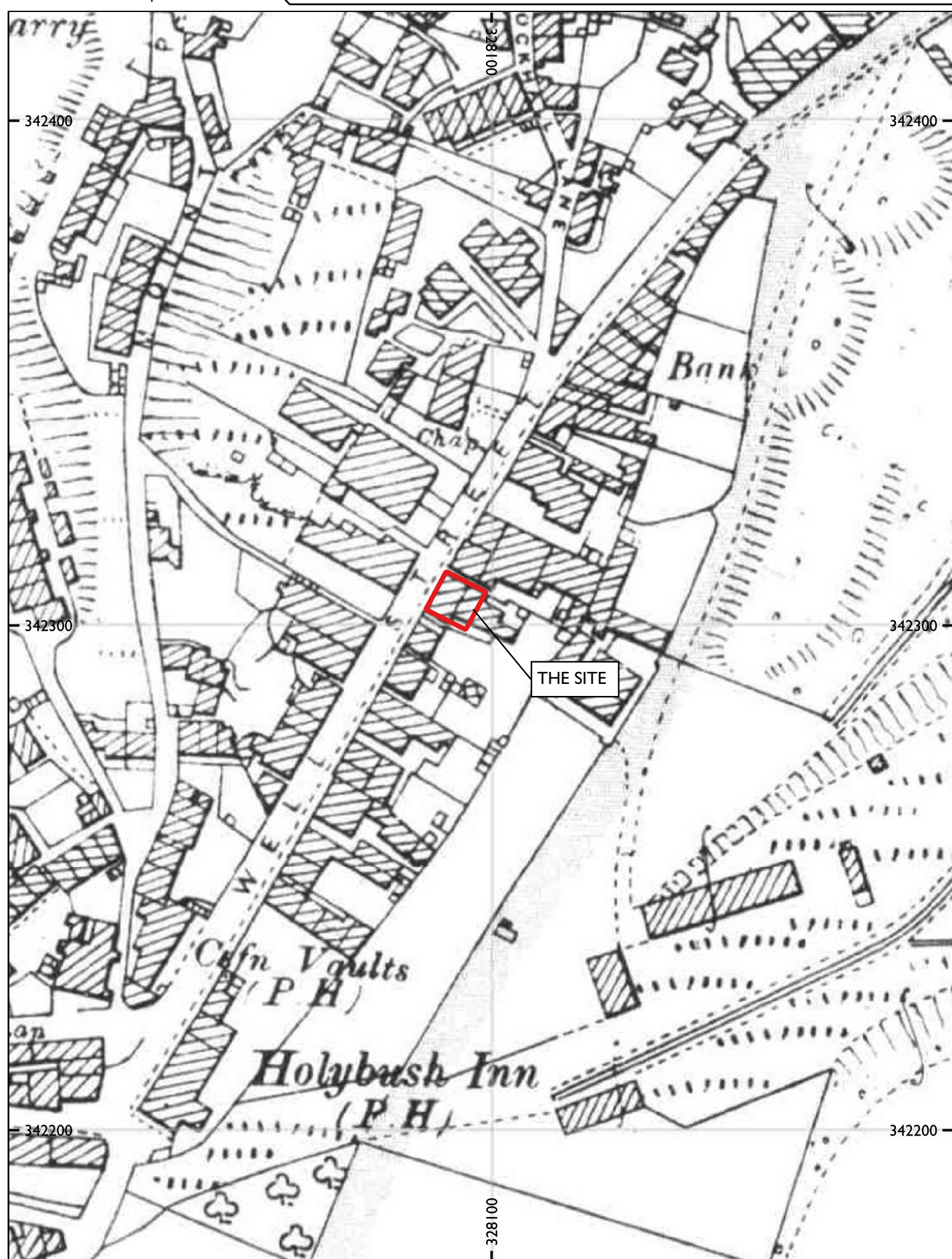
DESCRIPTION // Extract from the 1873 OS Map

Contains OS data © Crown Copyright 2022 Ordnance Survey 100041041

DOC REF: LP4213H-HBR-v1

L~P:ARCHAEOLOGY

FIGURE 6 // 1899 OS Map



0 50 m



PROJECT // 4213H - Well Street, Cefn Mawr

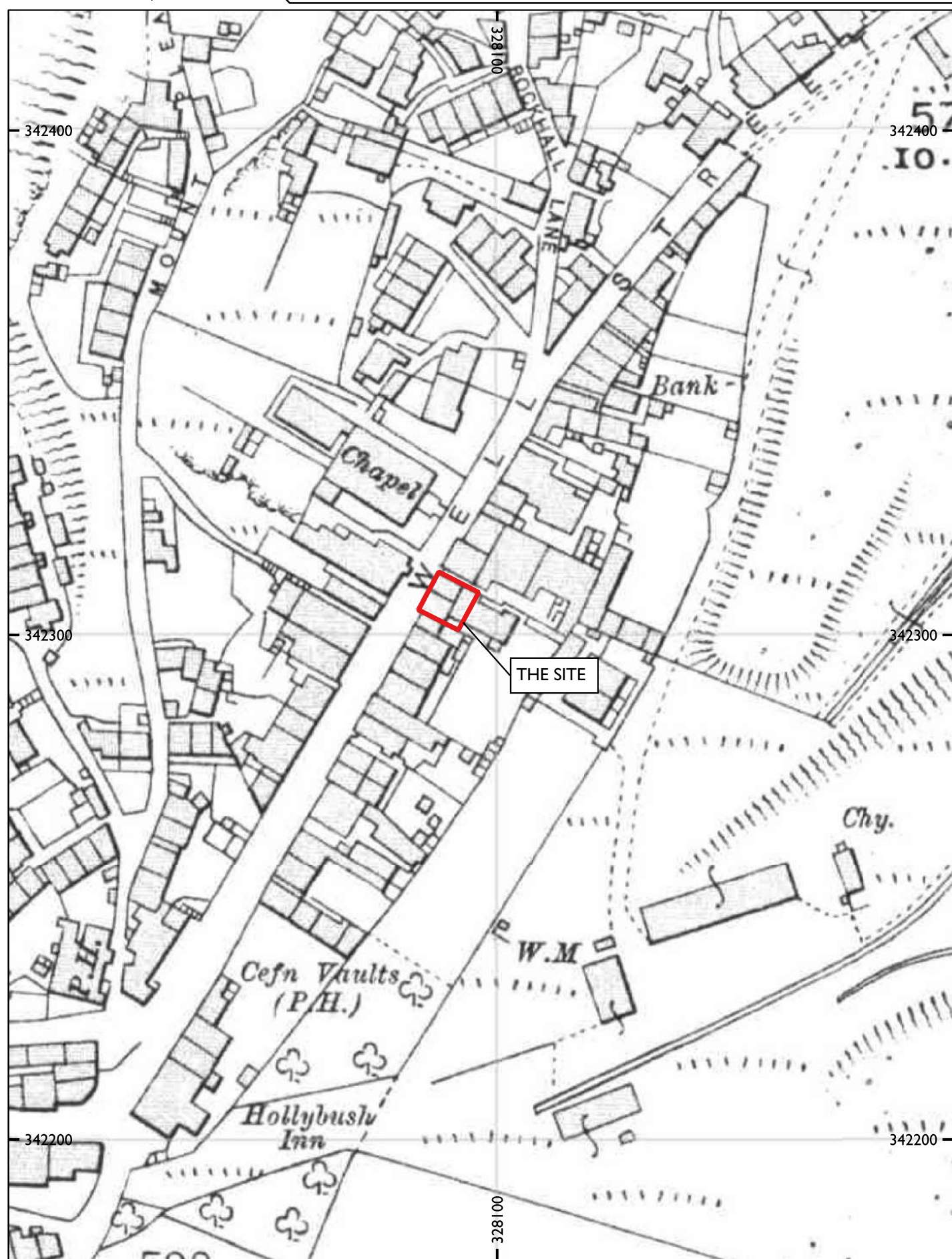
DESCRIPTION // Extract from the 1899 OS Map

Contains OS data © Crown Copyright 2022 Ordnance Survey 100041041

DOC REF: LP4213H-HBR-v1

L-P:ARCHAEOLOGY

FIGURE 7 // 1912 OS Map



0 50 m



PROJECT // 4213H - Well Street, Cefn Mawr

DESCRIPTION // Extract from the 1912 OS Map

Contains OS data © Crown Copyright 2022 Ordnance Survey 100041041

DOC REF: LP4213H-HBR-v1

L-P:ARCHAEOLOGY

FIGURE 8 // 1959 OS Map



0 50 m



PROJECT // 4213H - Well Street, Cefn Mawr

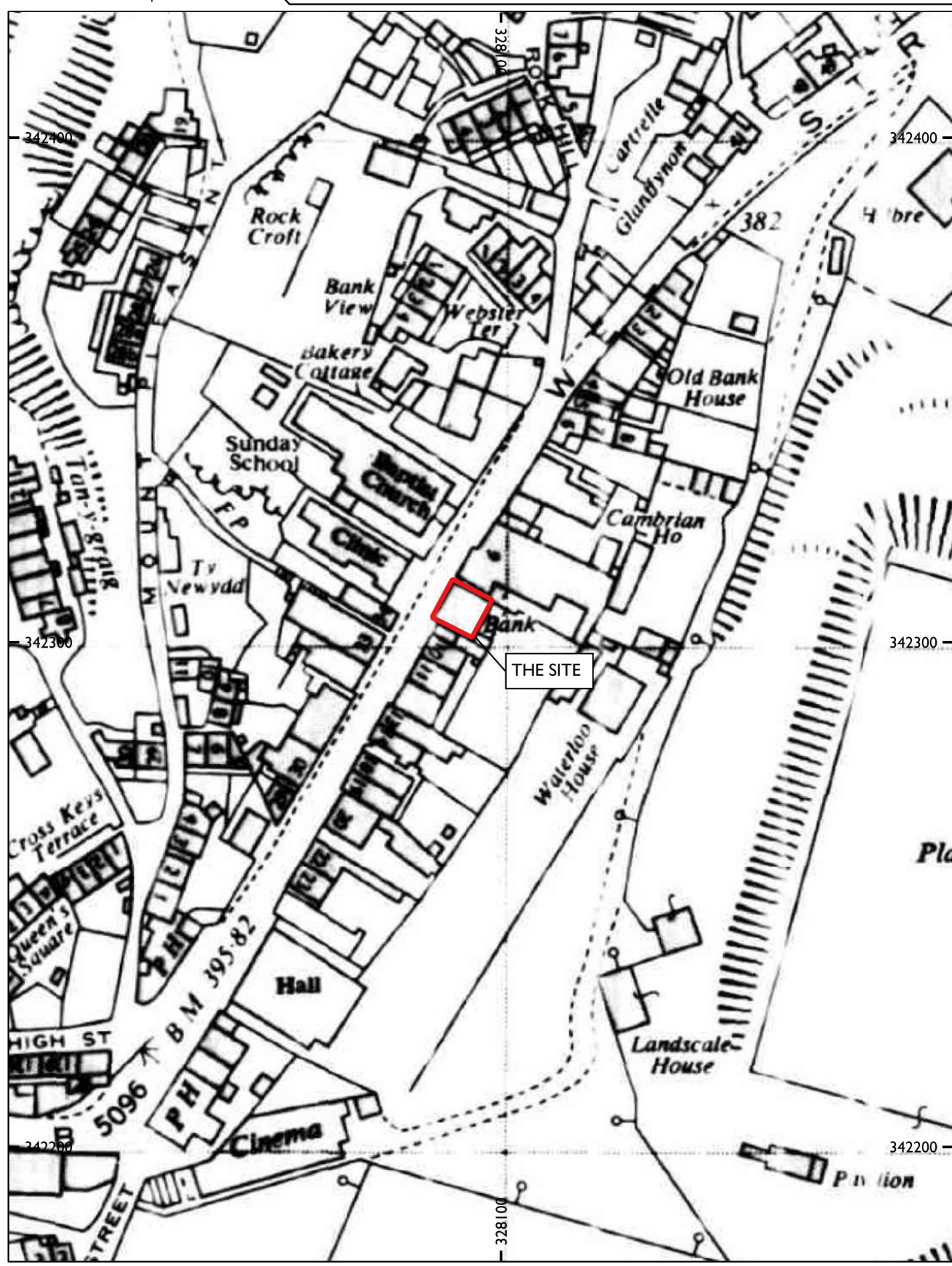
DESCRIPTION // Extract from the 1959 OS Map

Contains OS data © Crown Copyright 2022 Ordnance Survey 100041041

DOC REF: LP4213H-HBR-v1

L-P:ARCHAEOLOGY

FIGURE 9 // 1962 OS Map



PROJECT // 4213H - Well Street, Cefn Mawr

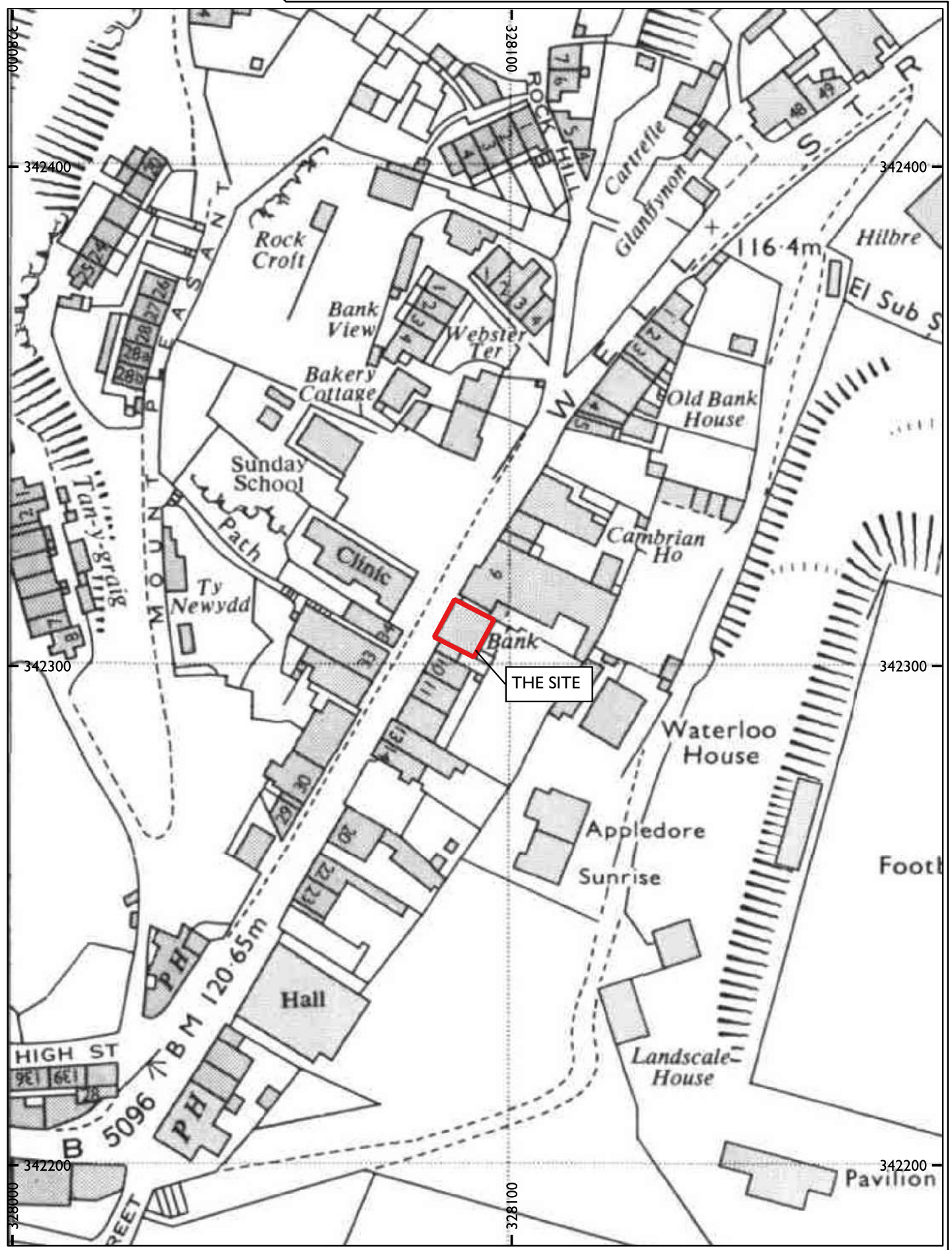
DESCRIPTION // Extract from the 1962 OS Map

Contains OS data © Crown Copyright 2022 Ordnance Survey 100041041

DOC REF: LP4213H-HBR-v1

L-P:ARCHAEOLOGY

FIGURE 10 // 1977 OS Map



PROJECT // 4213H - Well Street, Cefn Mawr

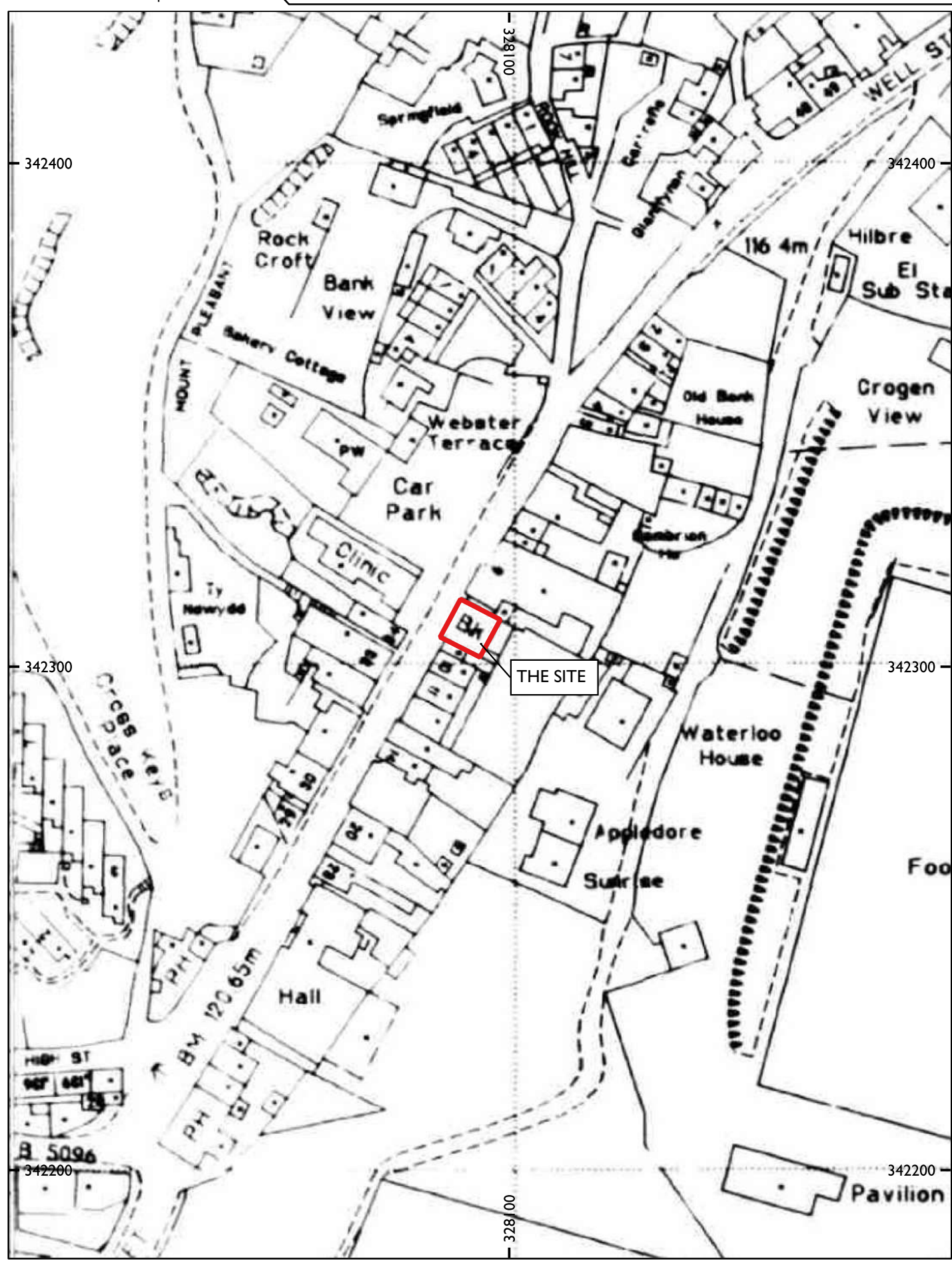
DESCRIPTION // Extract from the 1977 OS Map

Contains OS data © Crown Copyright 2022 Ordnance Survey 100041041

DOC REF: LP4213H-HBR-v1

L-P:ARCHAEOLOGY

FIGURE 11 // 1992 OS Map



PROJECT // 4213H - Well Street, Cefn Mawr

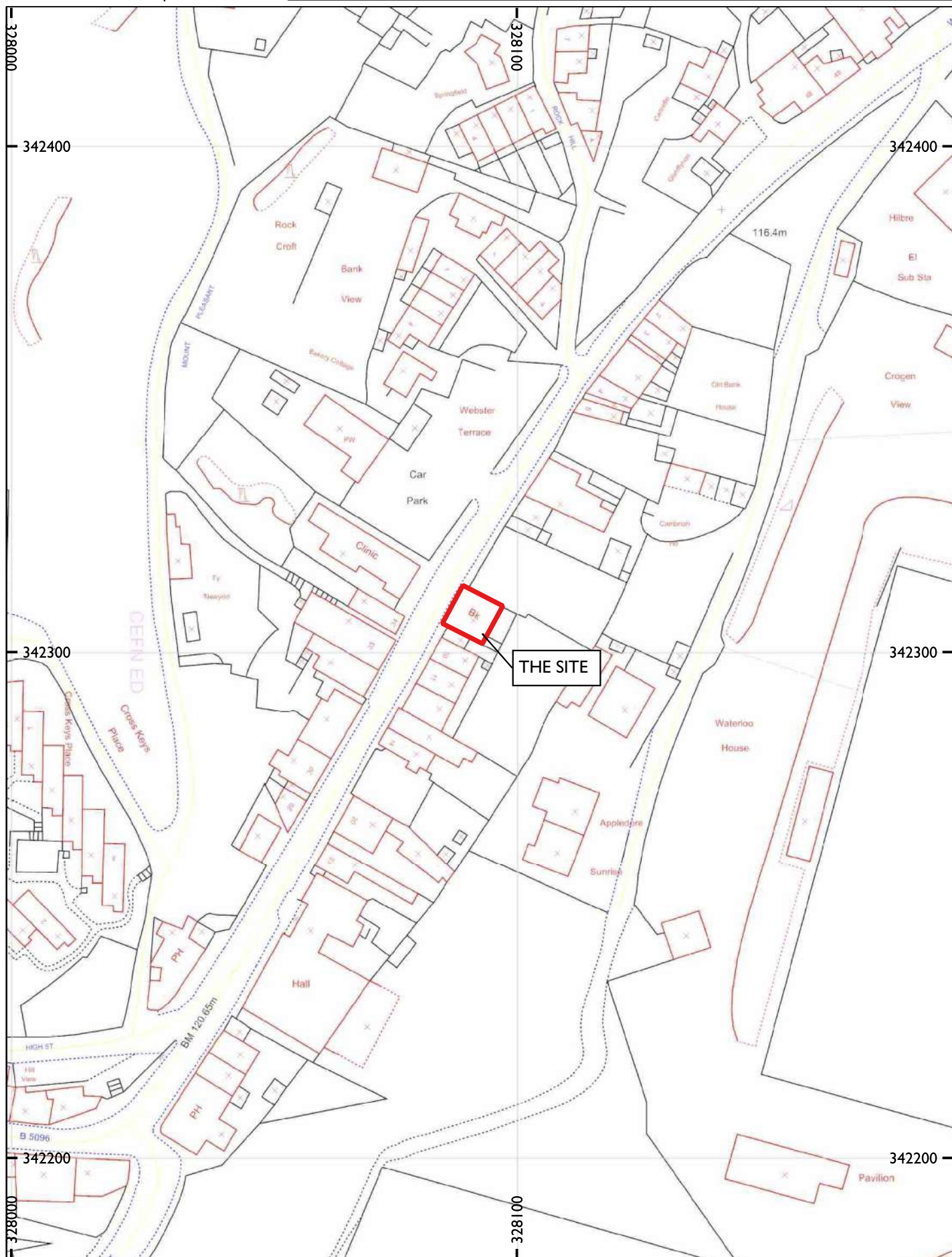
DESCRIPTION // Extract from the 1992 OS Map

Contains OS data © Crown Copyright 2022 Ordnance Survey 100041041

DOC REF: LP4213H-HBR-v1

L-P:ARCHAEOLOGY

FIGURE 12 // 2003 OS Map



0 50 m



PROJECT // 4213H - Well Street, Cefn Mawr

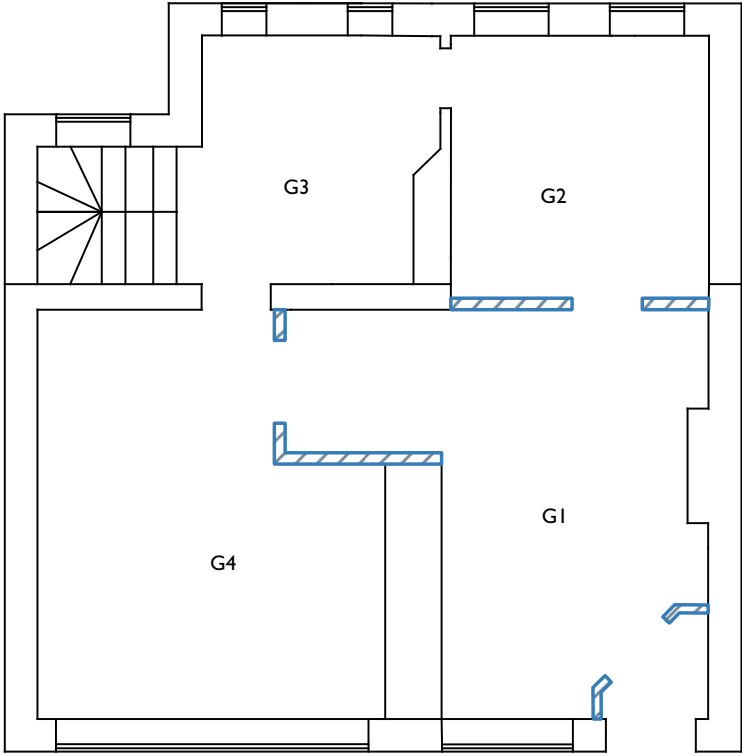
DESCRIPTION // Extract from the 2003 OS Map

Contains OS data © Crown Copyright 2022 Ordnance Survey 100041041

DOC REF: LP4213H-HBR-v1

L~P:ARCHAEOLOGY

FIGURE 13 // Ground Floor Plan



Legend

 Partitions

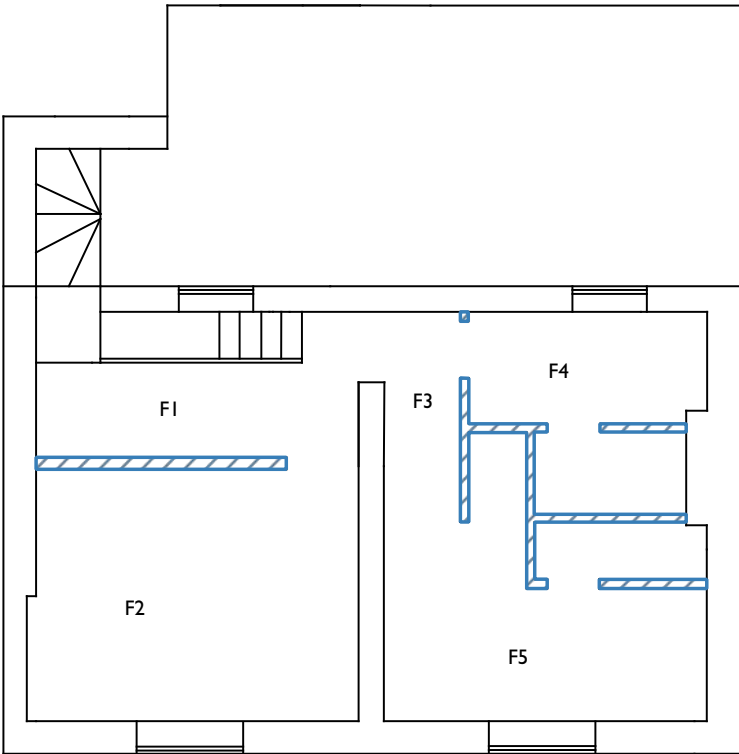
PROJECT // 4213H - Well Street, Cefn Mawr

DESCRIPTION // Ground Floor Plan

DOC REF: LP4213H-HBR-v1

L~P:ARCHÆOLOGY

FIGURE 14 // First Floor Plan



Legend

 Partitions

0 5 m

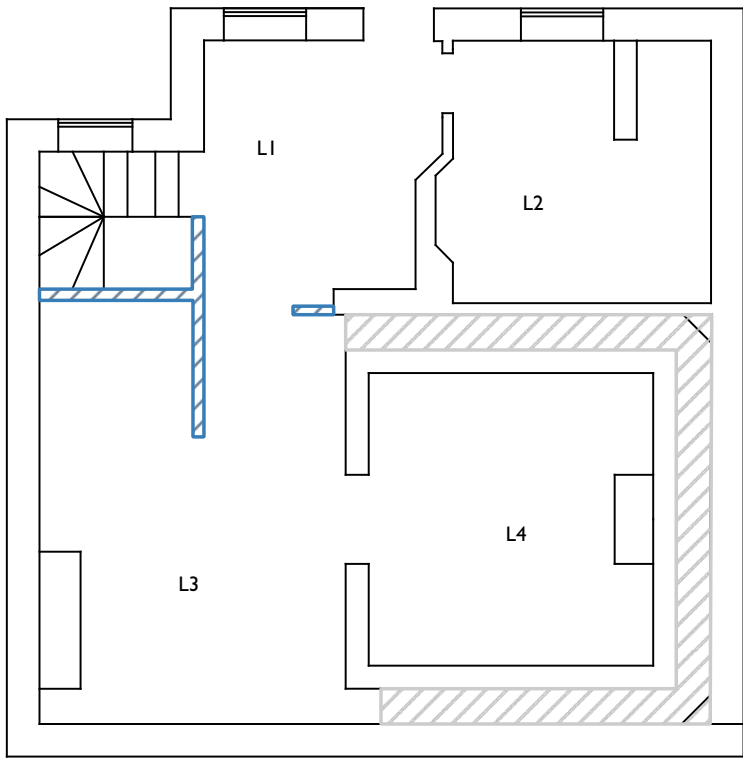
PROJECT // 4213H - Well Street, Cefn Mawr

DESCRIPTION // First Floor Plan

DOC REF: LP4213H-HBR-v1

L~P:ARCHÆOLOGY

FIGURE 16 // Lower Ground Floor Plan



Plans

 Security Void

 Partitions



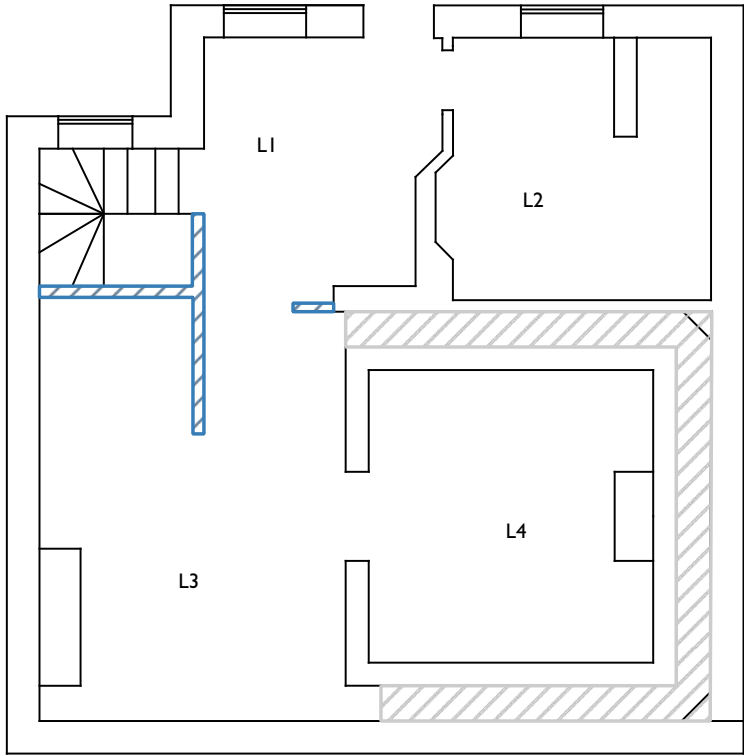
PROJECT // 4213H - Well Street, Cefn Mawr

DESCRIPTION // Lower Ground Floor Plan

DOC REF: LP4213H-HBR-v1

L~P:ARCHÆOLOGY

FIGURE 16 // Lower Ground Floor Plan



Plans

 Security Void

 Partitions

0 5 m

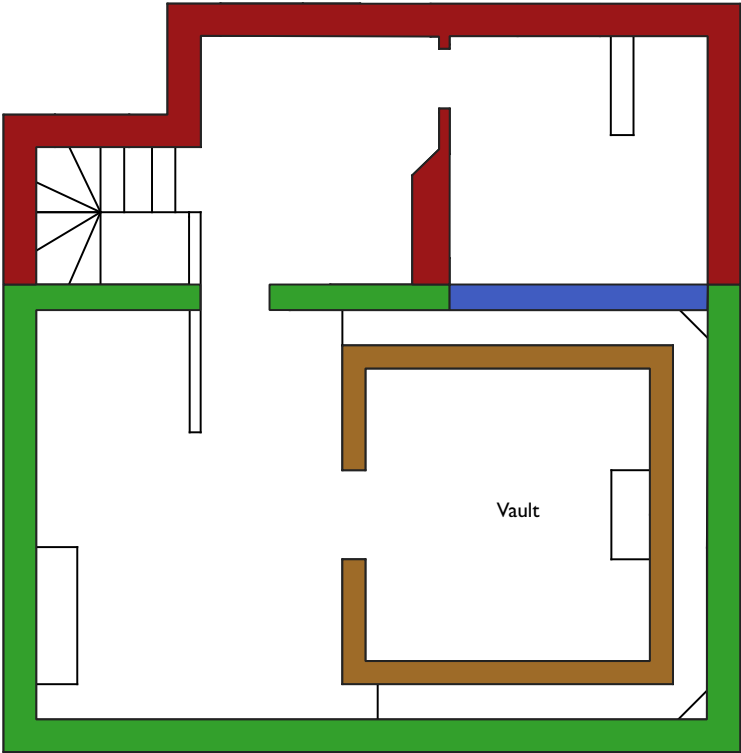
PROJECT // 4213H - Well Street, Cefn Mawr

DESCRIPTION // Lower Ground Floor Plan

DOC REF: LP4213H-HBR-v1

L~P:ARCHÆOLOGY

FIGURE 17 // Phasing Development



Legend

Phasing

- Phase 1a - Foundation Wall
- Phase 1b - 1837-1845
- Phase 2 - 1845-1873
- Phase 3 - Post 1887

0 5 m

PROJECT // 4213H - Well Street, Cefn Mawr

DESCRIPTION // Phasing Development

DOC REF: LP4213H-HBR-v1

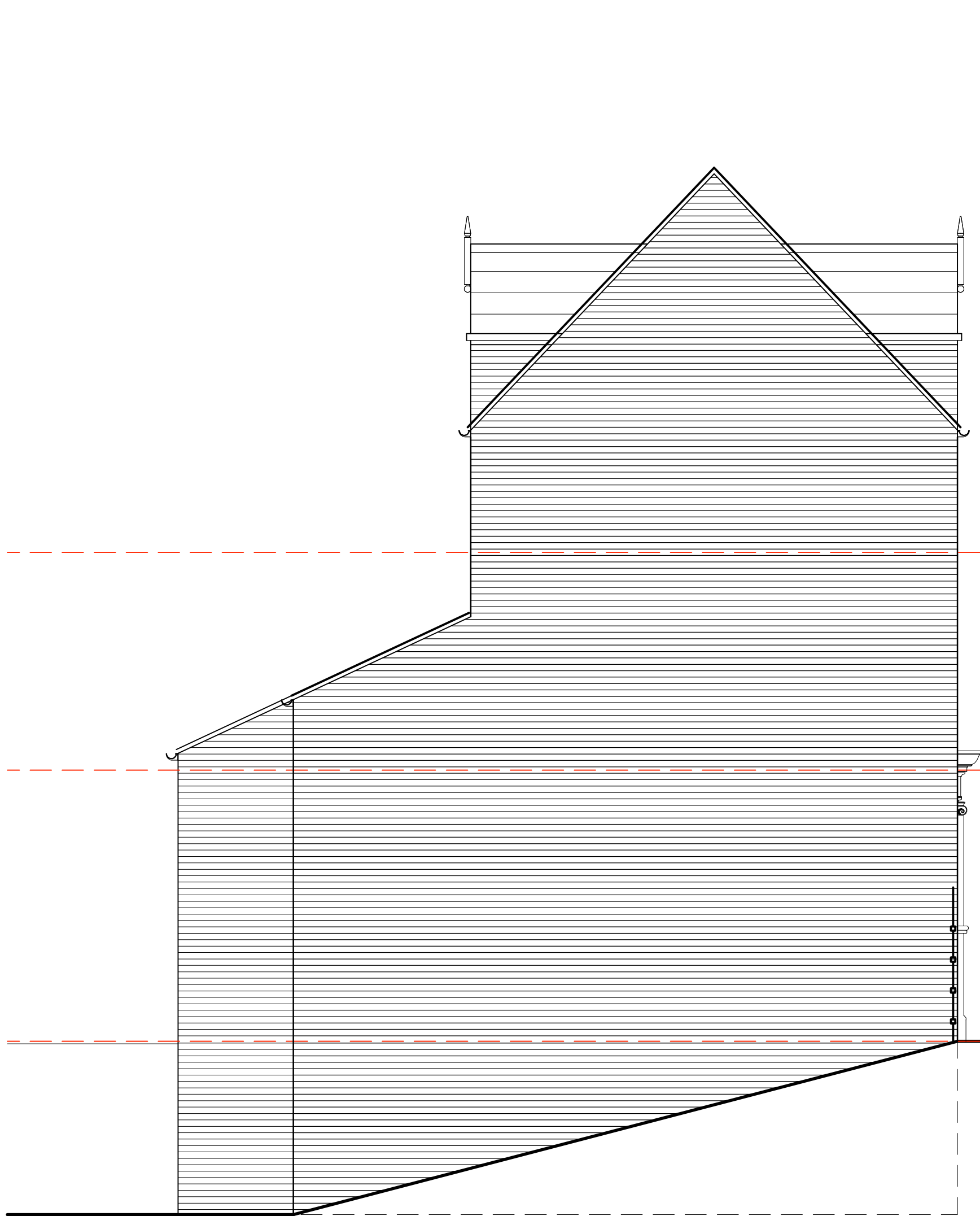
L~P:ARCHÆOLOGY

ELEVATIONS

APPENDIX I

This drawing is the property of CB ARCHITECTURAL DESIGN.
Copyright is reserved by them and the drawing issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without the written consent of CB ARCHITECTURAL DESIGN.

1. All dimensions to be verified on site prior to any shop works being commenced.
2. Any discrepancies to be reported to the Designer before any work is put in hand.
3. Do not scale from this drawing.
4. This drawing is to be read in conjunction with relevant consultants and specialists drawings.
5. This is a metric drawing.
6. Dimensions indicated thus: "" are site dimensions and are to be adjusted onsite by the Contractor accordingly.



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

0 10 20 50mm NATURAL SCALE

T: 07833 029535
E: info@cbarchitecturaldesign.co.uk
W: www.cbarchitecturaldesign.co.uk



Rev	Description	Drawn	Check
01	RYAN LITTLE PROPERTIES LTD	01/03/20	01/03/20
Elevations AS EXISTING			
01	Change of Use former HSBC	01/03/20	01/03/20
02	Well St, Cefn Mawr	01/03/20	01/03/20
845/L(-)03			

ORIGINAL DRAWING SIZE 841 x 594 (A1)

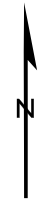
PHOTO GAZETTEER

APPENDIX 2

FILM I



0 10 m

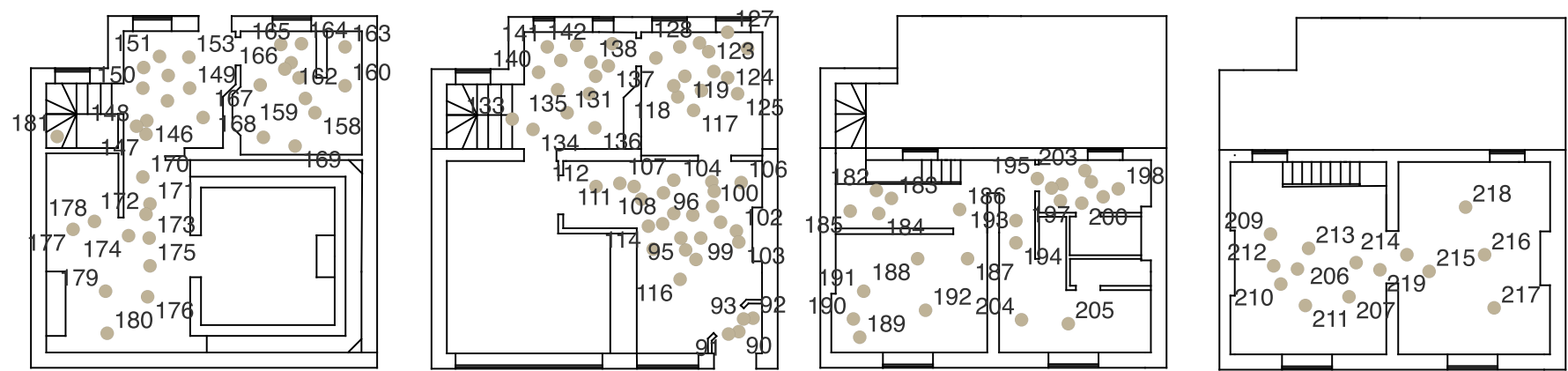


PROJECT // 4213H - Well Street, Cefn Mawr

DESCRIPTION // Film I - External

DOC REF: LP4213H-HBR-v

L~P:ARCHÆOLOGY



Lower Ground Floor

Ground Floor

First Floor

Second Floor



PROJECT // 4213H - Well Street, Cefn Mawr

DESCRIPTION // Film I - Internal

DOC REF: LP4213H-HBR-v

L~P:ARCHÆOLOGY



1.jpeg



2.jpeg



3.jpeg



4.jpeg



5.jpeg



6.jpeg



7.jpeg



8.jpeg



9.jpeg



10.jpeg



11.jpeg



12.jpeg



13.jpeg



14.jpeg



15.jpeg



16.jpeg



17.jpeg



18.jpeg



19.jpeg



20.jpeg



21.jpeg



22.jpeg



23.jpeg



24.jpeg



25.jpeg



26.jpeg



27.jpeg



28.jpeg



29.jpeg



30.jpeg



31.jpeg



32.jpeg



33.jpeg



34.jpeg



35.jpeg



36.jpeg



37.jpeg



38.jpeg



39.jpeg



40.jpeg



41.jpeg



42.jpeg



43.jpeg



44.jpeg



45.jpeg



46.jpeg



47.jpeg



48.jpeg



49.jpeg



50.jpeg



51.jpeg



52.jpeg



53.jpeg



54.jpeg



55.jpeg



56.jpeg



57.jpeg



58.jpeg



59.jpeg



60.jpeg



61.jpeg



62.jpeg



63.jpeg



64.jpeg



65.jpeg



66.jpeg



67.jpeg



68.jpeg



69.jpeg



70.jpeg



71.jpeg



72.jpeg



73.jpeg



74.jpeg



75.jpeg



76.jpeg



77.jpeg



78.jpeg



79.jpeg



80.jpeg



81.jpeg



82.jpeg



83.jpeg



84.jpeg



85.jpeg



86.jpeg



87.jpeg



88.jpeg



89.jpeg



90.jpeg



91.jpeg



92.jpeg



93.jpeg



94.jpeg



95.jpeg



96.jpeg



97.jpeg



98.jpeg



99.jpeg



100.jpeg



101.jpeg



102.jpeg



103.jpeg



104.jpeg



105.jpeg



106.jpeg



107.jpeg



108.jpeg



109.jpeg



110.jpeg



111.jpeg



112.jpeg



113.jpeg



114.jpeg



115.jpeg



116.jpeg



117.jpeg



118.jpeg



119.jpeg



120.jpeg



121.jpeg



122.jpeg



123.jpeg



124.jpeg



125.jpeg



126.jpeg



127.jpeg



128.jpeg



129.jpeg



130.jpeg



131.jpeg



132.jpeg



133.jpeg



134.jpeg



135.jpeg



136.jpeg



137.jpeg



138.jpeg



139.jpeg



140.jpeg



141.jpeg



142.jpeg



143.jpeg



144.jpeg



145.jpeg



146.jpeg



147.jpeg



148.jpeg



149.jpeg



150.jpeg



151.jpeg



152.jpeg



153.jpeg



154.jpeg



155.jpeg



156.jpeg



157.jpeg



158.jpeg



159.jpeg



160.jpeg



161.jpeg



162.jpeg



163.jpeg



164.jpeg



165.jpeg



166.jpeg



167.jpeg



168.jpeg



169.jpeg



170.jpeg



171.jpeg



172.jpeg



173.jpeg



174.jpeg



175.jpeg



176.jpeg



177.jpeg



178.jpeg



179.jpeg



180.jpeg



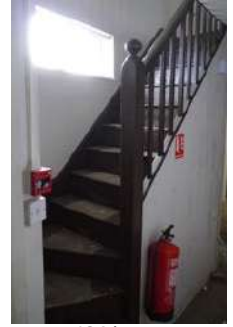
181.jpeg



182.jpeg



183.jpeg



184.jpeg



185.jpeg



186.jpeg



187.jpeg



188.jpeg



189.jpeg



190.jpeg



191.jpeg



192.jpeg



193.jpeg



194.jpeg



195.jpeg



196.jpeg



197.jpeg



198.jpeg



199.jpeg



200.jpeg



201.jpeg



202.jpeg



203.jpeg



204.jpeg



205.jpeg



206.jpeg



207.jpeg



208.jpeg



209.jpeg



210.jpeg



211.jpeg



212.jpeg



213.jpeg



214.jpeg



215.jpeg



216.jpeg



217.jpeg

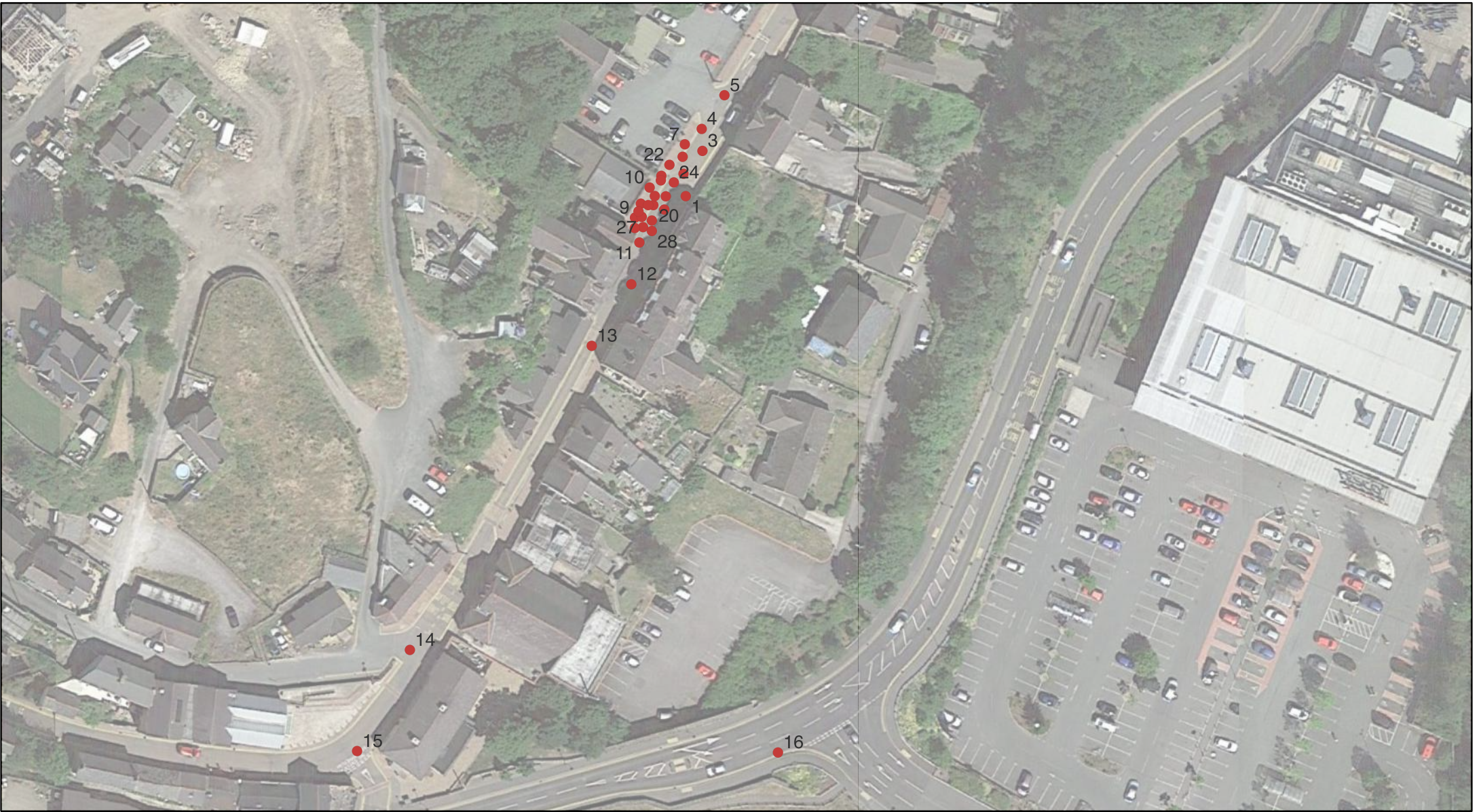


218.jpeg



219.jpeg

FILM 2



0 50 m

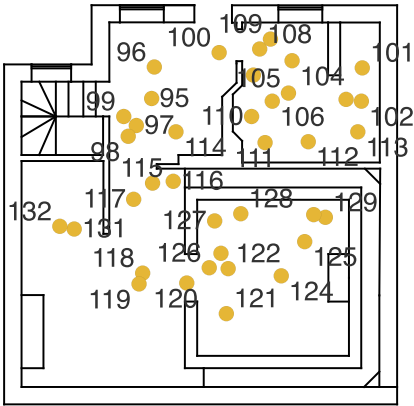


PROJECT // 4213H - Well Street, Cefn Mawr

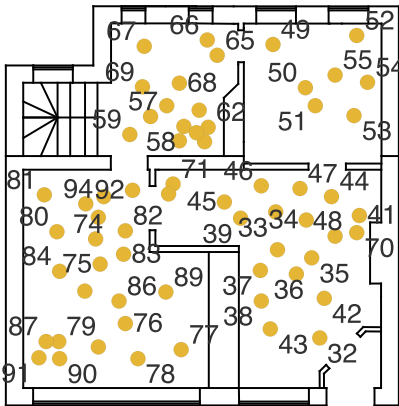
DESCRIPTION // Film 2 - External

DOC REF: LP4213H-HBR-v

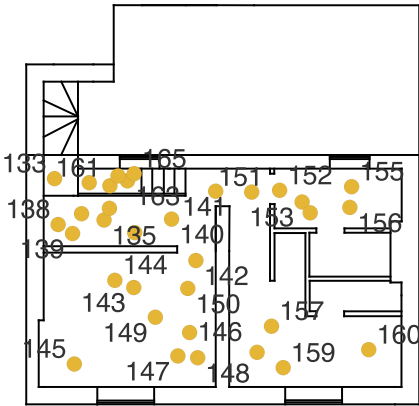
L~P:ARCHÆOLOGY



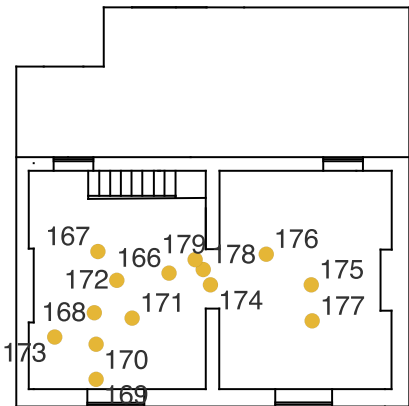
Lower Ground Floor



Ground Floor



First Floor



Second Floor

0

10 m

PROJECT // 4213H - Well Street, Cefn Mawr

DESCRIPTION // Film 2 - Internal

DOC REF: LP4213H-HBR-v

L~P:ARCHÆOLOGY



2_ - 1.jpeg



2_ - 2.jpeg



2_ - 3.jpeg



2_ - 4.jpeg



2_ - 5.jpeg



2_ - 6.jpeg



2_ - 7.jpeg



2_ - 8.jpeg



2_ - 9.jpeg



2_ - 10.jpeg



2_ - 11.jpeg



2_ - 12.jpeg



2_ - 13.jpeg



2_ - 14.jpeg



2_ - 15.jpeg



2_ - 16.jpeg



2_ - 17.jpeg



2_ - 18.jpeg



2_ - 19.jpeg



2_ - 20.jpeg



2_ - 21.jpeg



2_ - 22.jpeg



2_ - 23.jpeg



2_ - 24.jpeg



2_ - 25.jpeg



2_ - 26.jpeg



2_ - 27.jpeg



2_ - 28.jpeg



2_ - 29.jpeg



2_ - 30.jpeg



2_ - 31.jpeg



2_ - 32.jpeg



2_ - 33.jpeg



2_ - 34.jpeg



2_ - 35.jpeg



2_ - 36.jpeg



2_ - 37.jpeg



2_ - 38.jpeg



2_ - 39.jpeg



2_ - 40.jpeg



2_ - 41.jpeg



2_ - 42.jpeg



2_ - 43.jpeg



2_ - 44.jpeg



2_ - 45.jpeg



2_ - 46.jpeg



2_ - 47.jpeg



2_ - 48.jpeg



2_ - 49.jpeg



2_ - 50.jpeg



2_ - 51.jpeg



2_ - 52.jpeg



2_ - 53.jpeg



2_ - 54.jpeg



2_ - 55.jpeg



2_ - 56.jpeg



2_ - 57.jpeg



2_ - 58.jpeg



2_ - 59.jpeg



2_ - 60.jpeg



2_ - 61.jpeg



2_ - 62.jpeg



2_ - 63.jpeg



2_ - 64.jpeg



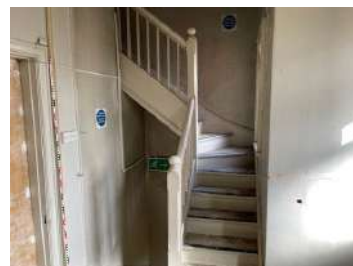
2_ - 65.jpeg



2_ - 66.jpeg



2_ - 67.jpeg



2_ - 68.jpeg



2_ - 69.jpeg



2_ - 70.jpeg



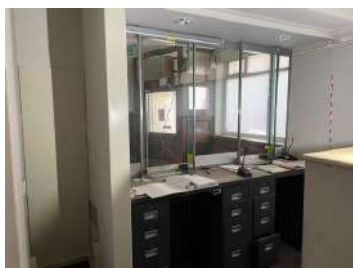
2_ - 71.jpeg



2_ - 72.jpeg



2_ - 73.jpeg



2_ - 74.jpeg



2_ - 75.jpeg



2_ - 76.jpeg



2_ - 77.jpeg



2_ - 78.jpeg



2_ - 79.jpeg



2_ - 80.jpeg



2_ - 81.jpeg



2_ - 82.jpeg



2_ - 83.jpeg



2_ - 84.jpeg



2_ - 85.jpeg



2_ - 86.jpeg



2_ - 87.jpeg



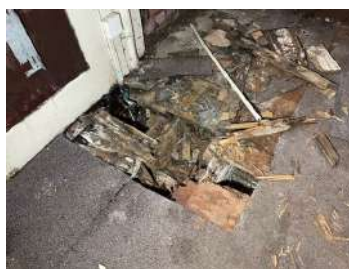
2_ - 88.jpeg



2_ - 89.jpeg



2_ - 90.jpeg



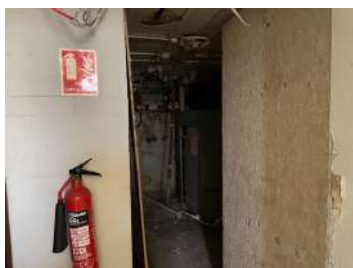
2_ - 91.jpeg



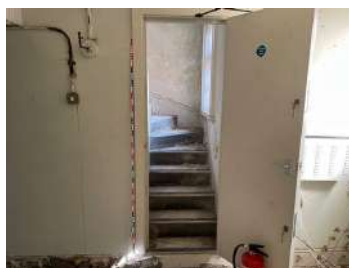
2_ - 92.jpeg



2_ - 93.jpeg



2_ - 94.jpeg



2_ - 95.jpeg



2_ - 96.jpeg



2_ - 97.jpeg



2_ - 98.jpeg



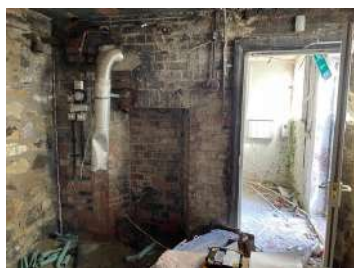
2_ - 99.jpeg



2_ - 100.jpeg



2_ - 101.jpeg



2_ - 102.jpeg



2_ - 103.jpeg



2_ - 104.jpeg



2_ - 105.jpeg



2_ - 106.jpeg



2_ - 107.jpeg



2_ - 108.jpeg



2_ - 109.jpeg



2_ - 110.jpeg



2_ - 111.jpeg



2_ - 112.jpeg



2_ - 113.jpeg



2_ - 114.jpeg



2_ - 115.jpeg



2_ - 116.jpeg



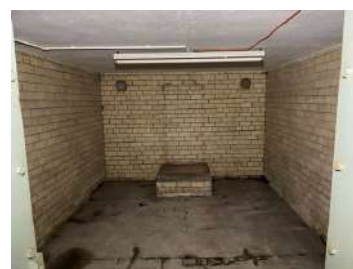
2_ - 117.jpeg



2_ - 118.jpeg



2_ - 119.jpeg



2_ - 120.jpeg



2_ - 121.jpeg



2_ - 122.jpeg



2_ - 123.jpeg



2_ - 124.jpeg



2_ - 125.jpeg



2_ - 126.jpeg



2_ - 127.jpeg



2_ - 128.jpeg



2_ - 129.jpeg



2_ - 130.jpeg



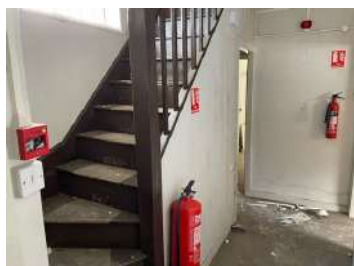
2_ - 131.jpeg



2_ - 132.jpeg



2_ - 133.jpeg



2_ - 134.jpeg



2_ - 135.jpeg



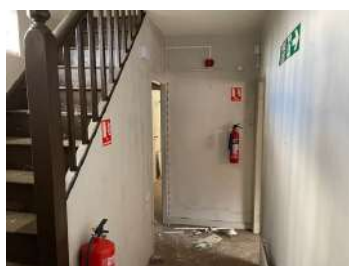
2_ - 136.jpeg



2_ - 137.jpeg



2_ - 138.jpeg



2_ - 139.jpeg



2_ - 140.jpeg



2_ - 141.jpeg



2_ - 142.jpeg



2_ - 143.jpeg



2_ - 144.jpeg



2_ - 145.jpeg



2_ - 146.jpeg



2_ - 147.jpeg



2_ - 148.jpeg



2_ - 149.jpeg



2_ - 150.jpeg



2_ - 151.jpeg



2_ - 152.jpeg



2_ - 153.jpeg



2_ - 154.jpeg



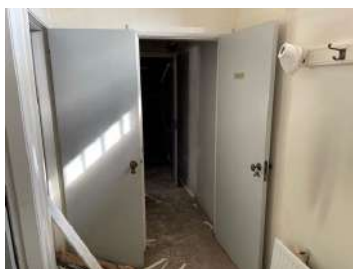
2_ - 155.jpeg



2_ - 156.jpeg



2_ - 157.jpeg



2_ - 158.jpeg



2_ - 159.jpeg



2_ - 160.jpeg



2_ - 161.jpeg



2_ - 162.jpeg



2_ - 163.jpeg



2_ - 164.jpeg



2_ - 165.jpeg



2_ - 166.jpeg



2_ - 167.jpeg



2_ - 168.jpeg



2_ - 169.jpeg



2_ - 170.jpeg



2_ - 171.jpeg



2_ - 172.jpeg



2_ - 173.jpeg



2_ - 174.jpeg



2_ - 175.jpeg



2_ - 176.jpeg



2_ - 177.jpeg



2_ - 178.jpeg



2_ - 179.jpeg