# Historic Building Photographic Survey

Proposed Extension and alterations to Moss Villa, Chapel Lane, Bronington, Whitchurch, SY13 3HR

October 2025

BERRYS

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**PROJECT**
Photographic Survey of Moss Villa

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# 1. Introduction

1.1 This report has been prepared further to the granting of Listed Building Consent (LBC) by Powys County Council ('the LPA') for the proposed extension and alterations to Moss Villa ('the proposed development') at Moss Villa, Chapel Lane, Bronington, Whitchurch, SY13 3HR ('the Site') (LBC ref. P/2024/0248). The Site is centred at c. NGR 348515, 337620.

1.2 Moss Villa is listed Grade II (Cadw ref. 85475). It was included on the list in 2005.

1.3 Condition 4 on the LBC stipulates a photographic record. This states:
"*No works shall commence until an appropriate photographic survey (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building/s has been carried out by an archaeological contractor, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The resulting digital photographs shall be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, 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 photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record at Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP.*

1.4 This report therefore presents the photographic survey in accordance with Condition 4 of the LBC. This report should be read in conjunction with the other supporting planning documents and drawings prepared by Berrys and other consultants.

1.5 The impact of the proposed development was considered separately in the Heritage Impact Assessment (HIA) previously prepared in support of the LBC application (Berrys, March 2024). This report draws on information presented in the HIA.

## 2. Aims & Objectives

2.1 This photographic survey has been commissioned to provide a permanent, accurate and publicly accessible record of Moss Villa, prior to the proposed development, to be deposited in the Clwyd Powys Historic Environment Record (HER).

2.2 Historic England guidance sets out the purposes for which a photographic survey may be appropriate. This states that a *'comprehensive photographic survey may be called for when recording a building which has complex and important decoration or historic furnishing but for which there is no need for detailed analysis.'* In this case, the aim of the photographic survey is to capture the current circumstances of Moss Villa, prior to its alteration as part of the proposed development.

## 3. Methodology

3.1 The photographic survey is based upon Historic England's *Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice* (2016). It also conforms to the Chartered Institute for Archaeologists (CIfA) guidance *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (CIfA 2020a); and *Code of conduct: professional ethics in archaeology* (CIfA 2022).

3.2 The photographic survey comprises an examination of Moss Villa in the form of three elements as follows:

- The written record:

  1. The precise location of the building as an address and in the form of a National Grid reference.

  2. A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area). Information on statutory designations can be found on the Historic England website. Non-statutory designations (local lists) may be added.

  3. The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.

- The photographic record (Section 6):

  1. A general view or views of the building (in its wider setting or landscape if 2 (below) is also to be adopted).

  2. The building's external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information it may also be appropriate to take views at right-angles to the plane of the elevation.

3. Further views may be desirable to reflect the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting.

4. The overall appearance of the principal rooms and circulation areas. The approach will be similar to that outlined in 2.

5. Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.

6. Any machinery or other plant, or evidence for its former existence.

7. Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.

8. Any building contents which have a significant bearing on the building's history (for example, a cheese press, a malt shovel).

9. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site. The owner's written consent may be required where copies are to be deposited in an archive.

3.3 The photographic survey was undertaken in May 2025 in bright and sunny conditions. It was made by Robert Johns BA (Hons), Associate Heritage and Archaeology Consultant at Berrys. There were some limitations when undertaking the survey due to restricted access to the south and west of Moss Villa owing to the adjoining hedgerow/trees.

3.4 The photographic record comprises of high-resolution digital photography using a Canon EOS 450D digital single lens reflex camera, supplemented by photographs taken with an iPhone 11 to include wider angles of view in confined spaces; although the latter purely serves as a supplement to the record.

3.5 The subject and direction of view of each image is shown on the photographic register in Table 1, in Section 5 of the report.

## 4. Background and Historic Development

4.1 Moss Villa was listed Grade II (Cadw ref. 85475) in 2005 for its special interest as a well preserved simple 19th century estate cottage, a type characteristic of the district. This is recorded in the listed building description as a mid-19th century Hanmer estate cottage, first shown on the 1873 Ordnance Survey, although this appears to be shown also on the preceding Bronington Tithe map of 1839. The listing description details the exterior of the building thus:

"*A 1½-storey cottage of brick with slate roof on overhanging eaves, and brick ridge stack. Above the windows is a sawtooth band in each elevation. Openings have segmental heads, and windows are casements with wood mullions. The gable end entrance has a central boarded door and a 2-light window above. The L side wall has a 2-light window and small window beneath the eaves. The R side has two 3-light windows, of which the R-hand has been renewed. In the rear gable end is a boarded door on the L side and 2-light windows to the R and above.*"

4.2 The Site is located in a rural area south of the village of Bronington, bordering onto the Fenn, Whixhall & Bettisfield Mosses nature reserve. It is located in the easternmost edge of Wrexham County, in Wales, roughly 1 mile south of the village of Bronington. Despite being in Wales, the close large settlement is Whitchurch, Shropshire, being 4 miles to the north-east.

4.3 The following account is drawn from the HIA.

4.4 Tithe records dating to 1839 confirm the presence of the existing building on the Site, with the land described as "*Cottage Garden*". The landowner was Sir John Hanmer Baronet. Sir John Hanmer was a politician who served as Member of Parliament for Shrewsbury between 1832 and 1837. He was also High Sheriff of the historic county of Flintshire, where the current Site was located. The tenant, John Clay, was an agricultural labourer, who occupied the house in the 1840s, with his wife Margaret.

4.5 Map regression shows that there has been little change in the intervening years. The proximity to the nearby Fenn, Whixhall & Bettisfield Mosses has prevented any large-scale development both in terms of availability of viable land and in terms of protection of the natural environment, beginning with the creation of the nature reserve in 1953.

## 5. Photographic Record

5.1 Photographs presented as part of the HBR are listed in Table 1a-e and included in the text. Moss Villa is on a north-west to south-east alignment, with the outbuildings: a former cow pen and storage shed, with a breeze block lean-to; on a north-east to south-west alignment, forming a near right angle with Moss Villa, to its north. Photographic references in Table 1 give directions of view on this basis.

**Context**

5.2 Moss Villa lies within a small (c. 400 square metres) sub-rectangular enclosure in the angle of Chapel Lane to the west (here unsurfaced), which continues to the south; and a further unmade track to the south. It is enclosed to the south and east by a hedgerow and trees, such that views are not available from this aspect.

*Table 1a: Photographs*

| Photo | Photo ID | Description | Direction of View |
|---|---|---|---|
| **Contextual Views** | | | |
| 1 | 2103 | Approach from Chapel Lane (N of Moss Villa) | SSW |
| 2 | 2104 | Approach from Chapel Lane (N of Moss Villa) | SSW |
| 3 | 2108 | Moss Villa and outbuildings from Chapel Lane to N | SE |
| 4 | 2110 | Moss Villa and outbuildings from Chapel Lane to W | ESE |
| 5 | 2114 | Moss Villa and outbuildings from Chapel Lane to W | E |
| 6 | 2118 | Moss Villa and outbuildings from Chapel Lane to SW | NE |
| 7 | 2122 | Moss Villa and outbuildings from grassland to SW | NE |
| 8 | 2124 | Moss Villa and outbuildings from grassland to SW | NE |



*Photo 1*



*Photo 2*



*Photo 3*



*Photo 4*



*Photo 5*



*Photo 6*



*Photo 7*



*Photo 8*

**Moss Villa: Exterior**

5.3 Moss Villa is a red-brick two bedroom house with slate roof tiles and a single, central brick-built chimney stack. The windows, which are casement and timber framed, do not appear to be original. There is one small window located beneath the eave on the eastern elevation which is unique amongst the windows in the building.

5.4 The western elevation includes a decorative stone detailing, which appears to show the crest of the Hanmer baronet. The crest is described in Burke's 1844 Encyclopaedia of Heraldry as: "*On a chapeau azure, turned up ermine, a lion sejant, guardant, argent.*" The Hanmer motto; *"Guardez l'honneur"* (Keep the Honour) is given below. A further architectural detail is the dog toothed corbelling detail which wraps around each elevation. Within the curtilage of the Site is a cast iron water pump.

5.5 It was not possible to get unobscured perpendicular photographs of the SW or SE elevations, owing the presence of close-set hedged boundaries.

*Table 1b: Photographs*

| Photo | Photo ID | Description | Direction of View |
|---|---|---|---|
| **Moss Villa: Exterior** | | | |
| 9 | 2016 | NE Elevation | SW |
| 10 | 2018 | NE Elevation (distant) | SW |
| 11 | 2019 | NE Elevation (detail) | SW |
| 12 | 2026 | NW Elevation | SE |
| 13 | 2274 | NW/SE Elevations | E |
| 14 | 2270 | SW Elevation | NE |
| 15 | 1997 | SW Elevation (detail of Coat of Arms) | NE |
| 16 | 1999 | SW Elevation (detail; oblique) | E |
| 17 | 2276 | SE Elevation (oblique GF) | NNE |
| 18 | 2277 | SE Elevation (oblique FF) | NNE |
| 19 | 2010 | SE Elevation (oblique, wide angle) | N |



*Photo 9*



*Photo 10*



*Photo 11*



*Photo 12*



*Photo 13*



*Photo 14*



*Photo 15*



*Photo 16*



*Photo 17*



*Photo 18*

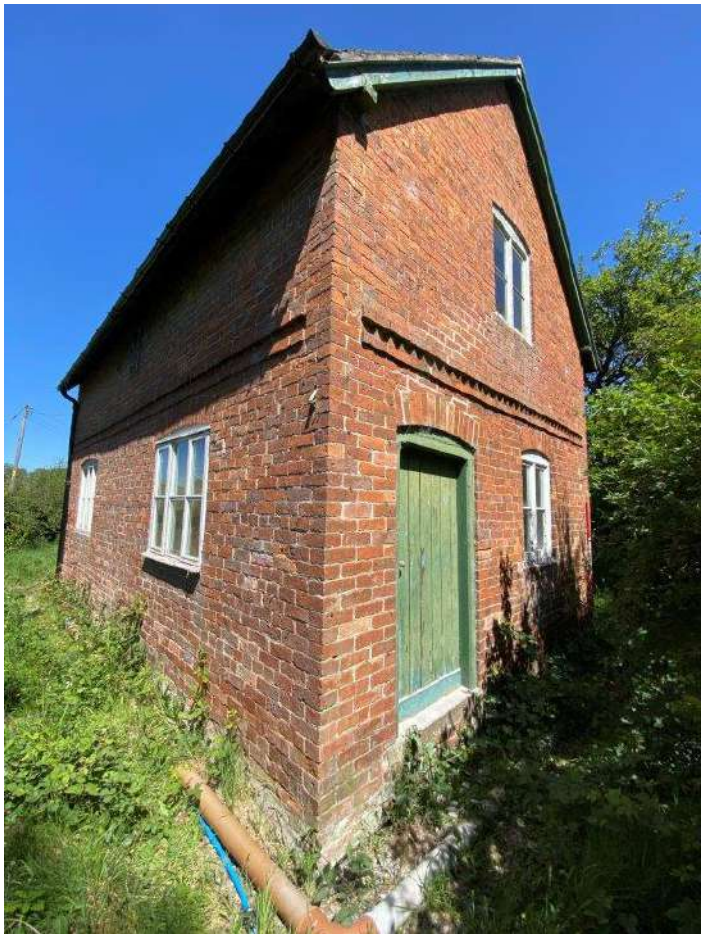


*Photo 19*

**Moss Villa: Interior**

5.6 The main entrance to the building is via a central boarded door in the north-west gable-end elevation, which enters into a modern kitchen. A further boarded door leads into the principal living room, which incorporates a fireplace constructed in brick and featuring a large open hearth.

5.7 The wooden stairs, which are of historic interest, ascend from the kitchen within the north-east elevation of the building to a small internal landing, which gives access to two bedrooms and a modern bathroom. The bedroom to the north-west (above the kitchen) features a further fireplace, of brick construction being coated in black paint or bitumen, containing a decorative wrought iron grate with floral motif.

5.8 Many of the internal fittings and surface treatments are modern replacements: the downstairs flooring comprises modern tiling, walls throughout have been replastered (leaving brick detailing around the fireplace) and architraves and skirting are modern replacements. The first floor joists have been replaced and the first floor room arrangement appears to be a modern configuration. Therefore, the HBR gives general views and concentrates on features of historic interest.

*Table 1c: Photographs*

| Photo | Photo ID | Description | Direction of View |
|---|---|---|---|
| **Moss Villa: Interior** | | | |
| 20 | 0980 | Detail of ledged boarded door in NW elevation | NW |
| 21 | 0976 | General view of kitchen | SSW |
| 22 | 0977 | General view of kitchen | WSW |
| 23 | 0979 | General view of kitchen | E |
| 24 | 0981 | Enclosed stairs and ledged boarded door | ESE |
| 25 | 0970 | General view of living room | WSW |
| 26 | 2295 | View of fireplace and adjacent alcove cupboard | NW |
| 27 | 5669 | Detail of hinges on cupboard door | NW |
| 28 | 5670 | Detail of turn button latch on cupboard door | NW |
| 29 | 0974 | Detail of interior of cupboard | W |
| 30 | 0982 | View upstairs | SE |
| 31 | 3003 | Detail of carpet fixings on stairs | SE |

| | | | |
|---|---|---|---|
| 32 | 0991 | General view of SE bedroom | ESE |
| 33 | 0985 | General view of SE bedroom | N |
| 34 | 0992 | Detail of door jamb to NW bedroom | NNE |
| 35 | 0986 | General view of NW bedroom | NE |
| 36 | 5727 | Detail of first floor fireplace | SE |
| 37 | 0988 | General view of bathroom | SE |



*Photo 20*



*Photo 21*



*Photo 22*



*Photo 23*



*Photo 24*



*Photo 25*



*Photo 26*



*Photo 27*



*Photo 28*



*Photo 29*



*Photo 30*



*Photo 31*



*Photo 32*



*Photo 33*



*Photo 34*




*Photo 35*



*Photo 36*



*Photo 37*

**Cow-Pen/Storage Shed: Exterior**

5.9 The former cow-pen and storage shed is of red brick construction under a corrugated iron roof with wooden boarded doors. The cow-pen forms the south-west bay of the building, with a pitched roof. It was formerly used to house a dairy cow for milking. The storage shed forms the north-east bay, with a pent roof. The breeze block lean-to extension to the south-west is of little intrinsic interest; and is in poor condition and roofless, although retains some internal brick fabric suggesting that there was some 'original' structure here.

*Table 1d: Photographs*

| Photo | Photo ID | Description | Direction of View |
|---|---|---|---|
| **Cow Pen/Storage Shed: Exterior** | | | |
| 38 | 2234 | SE elevation of former cow-pen and storage shed (also showing cast iron water pump) | NW |
| 39 | 5580 | Detail of cast iron pump in between Moss Villa and former cow-pen | NW |
| 40 | 2206 | NE elevation of former cow-pen and storage shed | SW |

| | | | |
|---|---|---|---|
| 41 | 2209 | NW elevation of former cow-pen and storage shed | SSE |
| 42 | 2217 | SW elevation of breeze block lean-to | NE |



*Photo 38*



*Photo 39*



*Photo 40*



*Photo 41*



*Photo 42*

**Cow-Pen/Storage Shed: Interior**

5.10 The south-west bay of the former cow-pen contains the remains of a timber stall and concrete trough, set within a concrete floor. The breeze block extension contains machinery that appears to be a cast iron firebox, with a bowl above, set into a rendered brick structure.

*Table 1e: Photographs*

| Photo | Photo ID | Description | Direction of View |
|---|---|---|---|
| **Cow Pen/Storage Shed: Interior** | | | |
| 43 | 1969 | Cow-pen showing stall and trough | SW |
| 44 | 1970 | Cow-pen showing stall, trough and narrow door in NW elevation | NW |
| 45 | 1972 | Cow-pen showing doors in NW and SE elevations | NE |
| 46 | 1974 | Cow-pen showing doors in SE elevation | SE |
| 47 | 1982 | Storage shed showing door in NE elevation | NE |
| 48 | 1981 | Storage shed showing opening in NW elevation | NNW |

| | | | |
|---|---|---|---|
| 49 | 1983 | Storage shed showing door and window in SE elevation | ESE |
| 50 | 1985 | Storage shed showing door and window in SE elevation | SSE |
| 51 | 1988 | Lean-to showing machinery | NW |
| 52 | 1991 | Lean-to showing machinery | WSW |



*Photo 43*



*Photo 44*



*Photo 45*



*Photo 46*



*Photo 47*



*Photo 48*



*Photo 49*



*Photo 50*




*Photo 51*



*Photo 52*

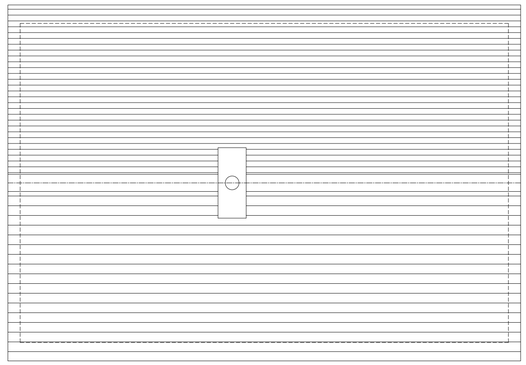
## 6. Conclusion

6.1 This report presents a photographic survey of the Grade II listed *Moss Villa* (Cadw ref. 85475), Chapel Lane, Bronington, Whitchurch, SY13 3HR. It has been undertaken according to Paragraph 5.5 of Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016), in response to Condition 4 on the Listed Building Consent granted by Powys County Council for the proposed extension and alterations to Moss Villa.

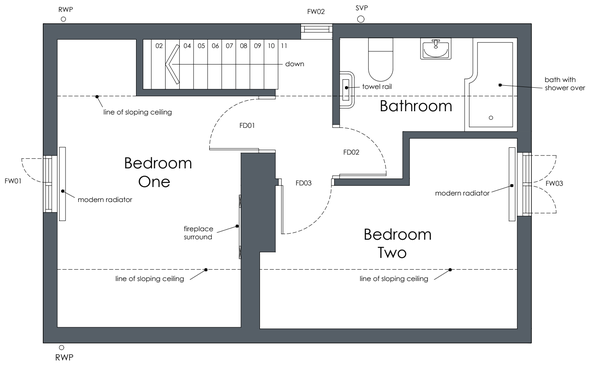
6.2 Moss Villa is an externally well-preserved simple 19th century estate cottage, a type characteristic of the district; associated with the Hanmer estate. The listed building description describes this as first shown on the 1873 Ordnance Survey, although it appears also to be shown also on the preceding Bronington Tithe map of 1839.

6.3 The digital photographs that make up the photographic survey will be forwarded to Powys County Council and the Development Control Archaeologist: Clwyd-Powys Archaeological Trust. A copy of the photographs will also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust.

## 7. Appendix 1: Existing Plans and Elevations



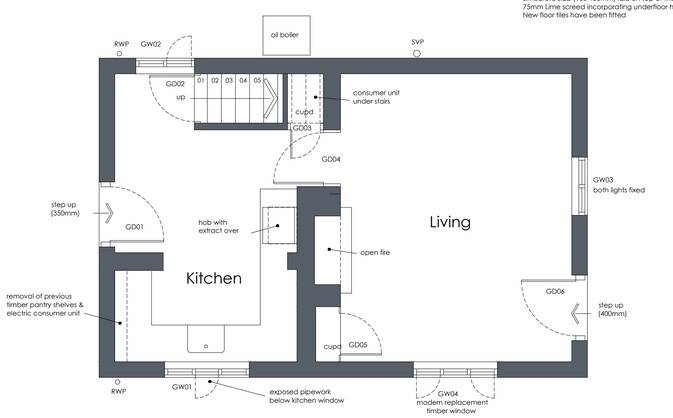
# Roof Plan




# First Floor Plan

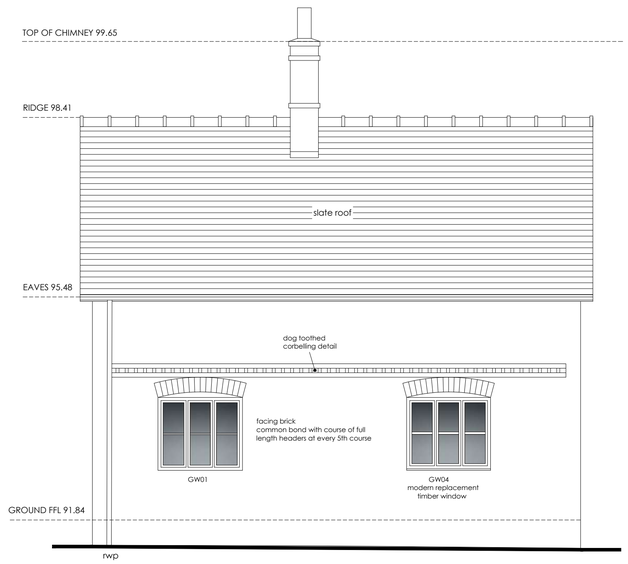
GIA = 35.6 m² / 383 ft²

Kitchen & Living Room Floor Specification
Previous removal of red tile flooring and thin screed of mortar to allow damp proof coursing and underfloor heating to be installed
Previous excavation of soil to a depth of 300-350mm
Layer of geotextile membrane laid on top of compacted floor base to help prevent any future weed ingress
A layer of Geocell foam glass aggregate (150mm) was spread over the membrane, leveled by hand and compacted using a wacker plate.
A further layer of geotextile was laid on top of this.
Limecrete slab (100-150mm) laid on top of the membrane
75mm Lime screed incorporating underfloor heating
New floor tiles have been fitted

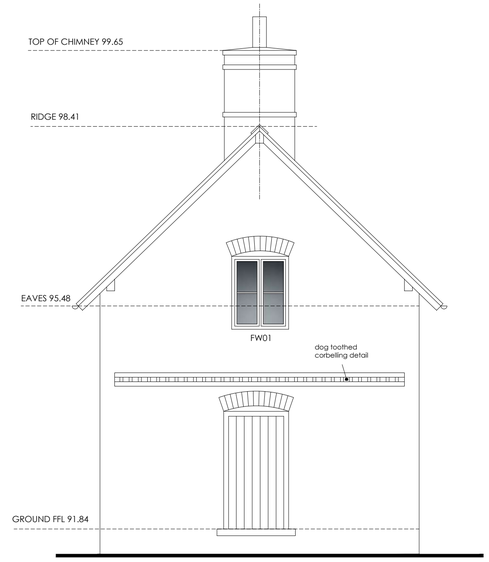



# Ground Floor Plan

GIA = 35.2 m² / 379 ft²

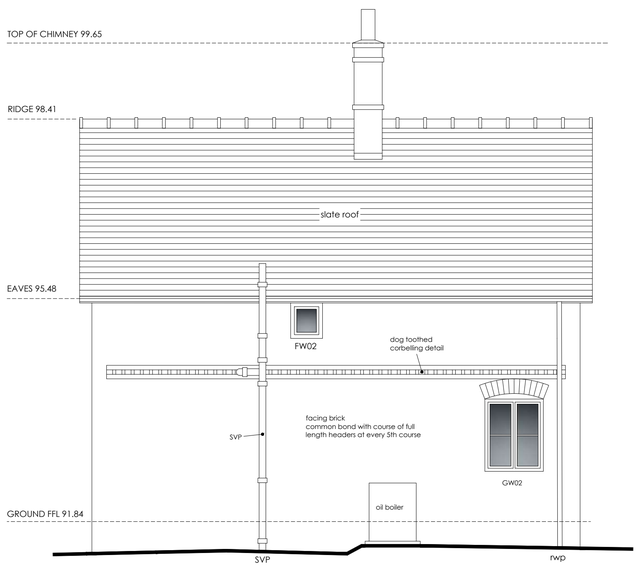



# South West Elevation

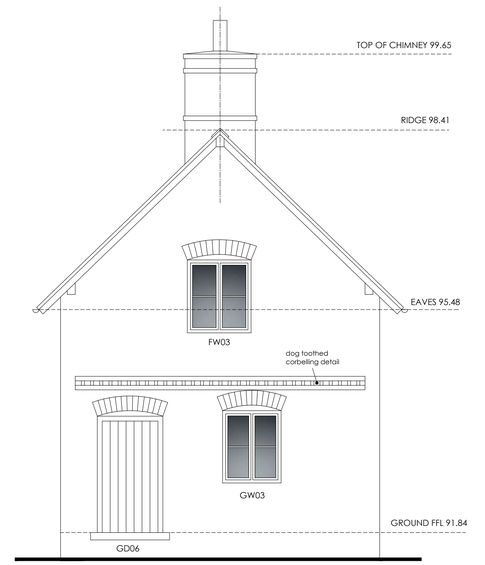



# North West Elevation

DATUM 90.00




# North East Elevation




# South East Elevation

DATUM 90.00

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FOR FURTHER DETAILS AROUND GROUND FLOOR PLAN

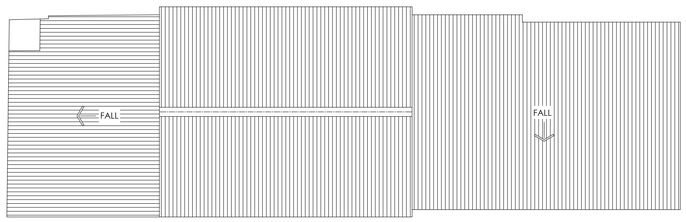
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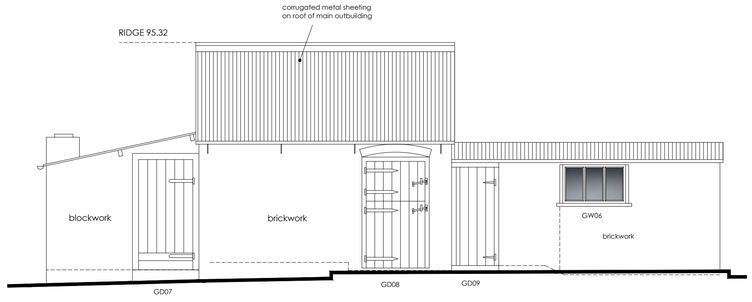
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| PROJECT: | MOSS VILLA, CHAPEL LANE<br>BRONINGTON, WHITCHURCH<br>SHROPSHIRE SY13 3HR |
| DRAWING: | EXISTING HOUSE<br>FLOOR PLANS & ELEVATIONS |

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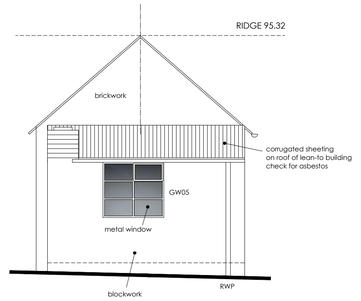
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REVISION:




Roof Plan

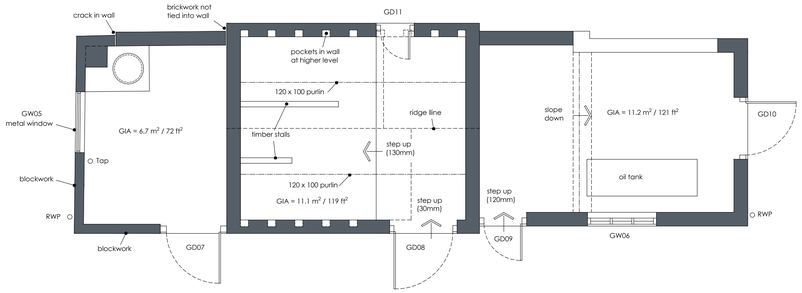



South East Elevation

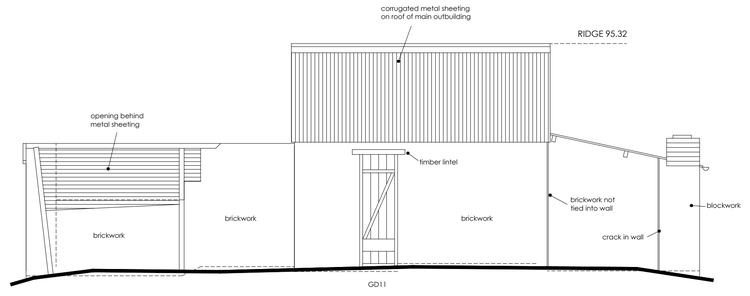



South West Elevation

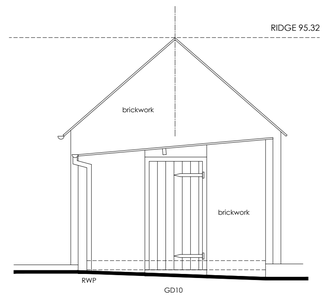
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Ground Floor Plan
GIA = 29.0 m² / 312 ft²




North West Elevation




North East Elevation

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BERRYS

STATUS: PLANNING

CLIENT: CLARE GRICE

PROJECT: MOSS VILLA, CHAPEL LANE
BRONINGTON, WHITCHURCH
SHROPSHIRE SY13 3HR

DRAWING: EXISTING OUTBUILDINGS
FLOOR PLANS & ELEVATIONS

| SCALE @ A1: | DRAWN BY: | CHKD BY: | DATE: |
|---|---|---|---|
| 1:50 | OH | PF | 01.03.23 |

DRAWING No: SA47065 -BRY-XX -PL- A - 02 _ A

REVISION: