

CASTLERING ARCHAEOLOGY

REPORT NO.235

**PLAS EITHIN HOTEL
(FORMER TY MAWR FARMSTEAD)**

LLANFAIR P.G.

ANGLESEY

HISTORIC BUILDING RECORDING

APRIL 2006

EVENT PEN: 45973

CASTLERING ARCHAEOLOGY REPORT NO. 235

**PLAS EITHIN HOTEL
(FORMER TY MAWR FARMSTEAD)
LLANFAIR P.G.
ANGLESEY**

HISTORIC BUILDING RECORDING

CONTRACTED BY: EXCAVATION & CONTRACTING (UK) LTD

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SYNOPSIS

This report contains the results of a contracted archaeological assessment comprising photographic recording and limited desk-based study undertaken in April 2006, at Plas Eithin, Llanfair P.G., Anglesey.

The site is located northwest of the A5025 trunk road and northeast of the new A5 trunk road, as it by-passes the village of Llanfair P.G. The existing buildings / structures on site comprise the derelict hotel and a two-compartment rubblestone barn together with a series of walls and stepped areas which have been constructed to serve the hotel. The buildings are fronted by a large car-parking area presumably instated when the hotel was constructed c.1970s.

The desk-based study showed that the modern Plas Eithin Hotel was built on the site of Ty Mawr farmhouse, which according to the Land Tax entries has been in existence since 1753. The former hotel building stands roofless at the north end of the site. In the derelict remains of the structure, there appears to be no evidence of the former farmhouse, which it is assumed that the farmhouse was demolished prior to the construction of the hotel.

Ownership of the 18th / 19th century farm is mainly in the hands of the Williams family and a slate datestone above the main door in the existing barn records the construction of the barn in 1818 by Mr Owen Williams Esq., the Landlord and John Jones, Tenant. The rectangular barn has been built in two-phases and the addition on the west side was constructed in 1923. The 1818 barn would have been used for storing grain and fodder for the animals during the winter months and the series of ventilation slits would have ensured a flow of air ensuring that the grain did not go mouldy, while keeping out the bad weather.

The 1923 lean-to was constructed as an engine house and root store. Evidence on site suggests the southeastern side of the lean-to housed a portable engine, which powered a series of belt drives. The 16" belt drive wheel located on the external wall of the southern compartment rotates an axle which passes through the west wall to 10", 12" and two 16" wheels, which themselves would have transferred power by belt drives to machinery, which is likely to have ground animal feed.

In general, the poor economy of present day dairy farming has resulted in changes in farming practices and buildings falling into disuse. The current programme of work has ensured that a record has been made of the early 19th century barn and the site in general prior to future works.

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Abbreviations:

OS	Ordnance Survey
RCAHMW	Royal Commission on Ancient and Historic Monuments, Wales

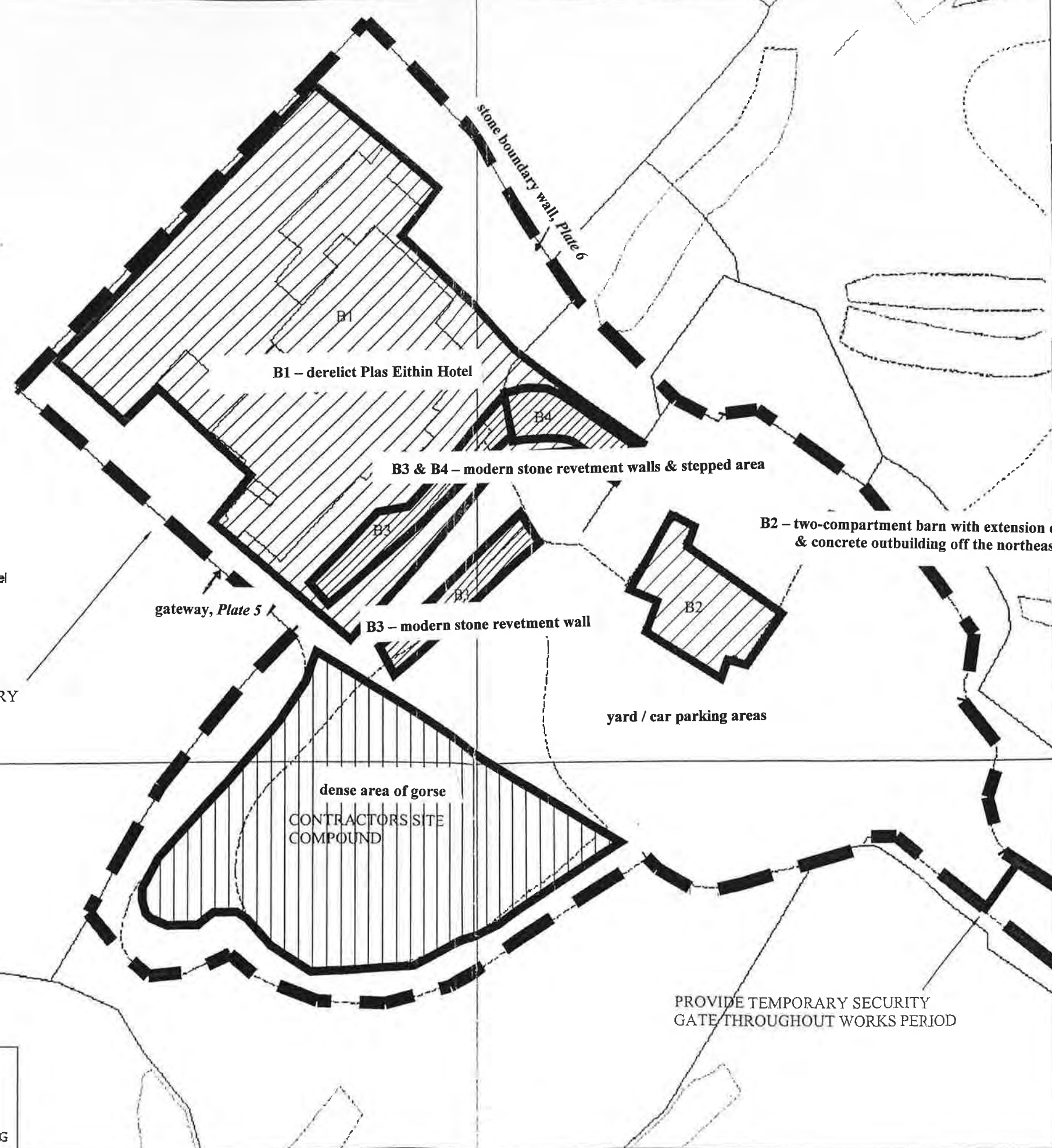


Fig. 1 Site plan

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Rev.	Date	Details	By	Chkd
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Drawing Status System	
A, A1, A2...	Issued for Approval/Feasibility
B, B1, B2...	Issued for Tender
C, C1, C2...	Approved for Construction
D	Final Issue - As Built


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Client:



Project:
**PLAS EITHIN HOTEL
PARC AFON MENAI
LLANFAIR P.G.**

Title:
SITE PLAN

Scale/s	Drawn	Checked	Date
1:500	WDA		28.11.05
Project No.	Dwg No.	Rev.	
RC4677/24	CL (200) 01		

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4. HISTORIC BACKGROUND

Ty Mawr Farmstead

4.1 Cartographic evidence shows that the Plas Eithin Hotel complex was formerly the site of Ty Mawr Farmstead (*Figs 2-4*), which according to the Land Tax entries has been in existence since 1753 (*WQT/35/1-85*). The 1753 records list Richard Parry at 'Ty Mawr' with a tax of six shillings and two pence due. Parry continues to be recorded at Ty Mawr until 1786 when Richard Lewis has become the tenant and occupier, while Thomas Williams is the Landowner. The ownership of the property passes from Thomas Williams to Owen Williams in 1803, reverting to a second Thomas Williams from 1832, until the records end in 1869. The tenancy passes to briefly to Jane Hughes before John Jones takes over from 1890 to 1829. From 1829, Griffith Owen becomes the occupier until the records end in 1869.

While Land Tax Assessments indicate the existence of 'Ty Mawr', there is no indication of the extent of the site or the buildings on site.

c.1840s Tithe map

4.2 The Tithe map provides the first cartographic record of 'Ty Mawr', which is recorded as Plot 7 owned by Thomas Williams Esq. and occupied by Griffith Owen. The map unfortunately only records the plot, which at this time is accessed from the northwest and the site by name, recording no information regarding buildings or land-use.

1900 & 1917 cartographic evidence

4.3 The 1900 & 1917 OS map (*Figs 4 & 5*) record Ty Mawr, the existing barn and associated farm buildings, many of which are described in the 1933 inventory (*para. 4.5 following*). The existing barn 'B2' appears to have had additions on both the north and south ends. These may have been temporary post and corrugated roofed structures, subsequently demolished. There is no existing above ground evidence of the remaining ancillary farm buildings, as recorded in 1900 & 1917 and it is assumed they were demolished during the re-use of the site in the c.1970s period.

The 1920s / 30s farm

4.4 The Annual Register of Milk records (*WM/309*) indicates that Robert Jones was dairy farming at Ty Mawr in 1927-28.

4.5 The most comprehensive record of the site is a valuation report on Ty Mawr, owned by Robert Jones, dated March 1933. It provides an excellent description of the site at that date (*W/DAE/6*). The report appears to have been prepared both for fire insurance purposes and in respect of a mortgage advance. At this time the farm extended to 97 acres, which comprised 12 acres of bog, 8.5 acres of rough rocky land and 76 acres of rich grazing land, which also included land south of the A 5025. The farm is generally described as a 'stock rearing farm in a good state of cultivation'. The buildings on site are described as:

1. Farmhouse including dairy and coach house with servants room over. The house is described as 'an old one but in a fairly good state of repair', containing two parlours, kitchen, pantry and four bedrooms. The adjoining dairy housed machinery for milk churning. The position of the house is described as 'rather low lying'.
2. Bullock shed with walled yard, four-pen cowhouse, calf pen & feeding shed.
3. Poultry house, covered yard & bullock shed, partly roofed with corrugated iron.
4. Barn with good slate slab floor, four stall stable with granary over and lean-to engine house & root store built 1923.

5. Yearling pens, eight tie cowhouse & calf pen with feeding bing.
6. Hill & Smith hayshed, 60ft by 39ft by 17ft to the eaves, with corrugated iron roof on iron girders, erected in 1924.
7. Implement shed
8. Four old piggeries & boiling kitchen, presumably for animal feed and a potato house, all of which were in a poor state of repair and sited near the house.

The buildings were all stone and slated unless otherwise stated and were enclosed by a 'good stone wall'.

4.6 It is clear from the cartographic evidence and the above description that the modern hotel replaced the former farmhouse on this low-lying position (*Plates 1 & 2*). Of the above buildings only the Barn 'B2' survives on site (*see 5.2 following*).

4.7 The 1933 report states that the source of water for the farmstead was a well in an adjoining field, from whence it was pumped by machinery to a storage cistern in the farm buildings and the house. The 1933 documents also referred to a plan, which unfortunately is not part of the deposit.

4.8 The precise date of the construction of the hotel was unlocated, but a newspaper photograph of the darts team at Ty Mawr in May 1977 (*Papur Menai*) and the concrete structures on site associated with the building suggest a late 1960s/early 70s date of construction.

5. THE EXISTING SITE

Plas Eithin Hotel

5.1 The former hotel building stands roofless at the north end of the site. In the derelict remains of the structure, there appears to be no evidence of the former farmhouse, which the Land Tax entries suggest may have been in existence since 1753. It is assumed that the farmhouse was demolished entirely prior to the construction of the hotel.

The former hotel building is identified as B1 on Fig. 1 (*Plates 1 & 2*). The main structure is of red brick with concrete facing and all visible building materials appear to relate to the late 1960s / 70s period. The building is enclosed on three sides by rubblestone walls (*Plates 5 & 6*) which are not part of the proposed demolition works. A small orchard appears to have been sited on the east side of the building.

On the south side of the building, the series of retaining walls and steps appear also to be of 1960s / 70s construction, built in rubblestone which is also concrete faced. The structures are identified as B3 & 4 on Fig. 1 (*Plates 3 & 4*) and will be demolished as part of the current works.

Two-compartment barn

5.2 The building is identified as B2 on Fig. 1 (*Plates 7 - 19*). The rubblestone barn is aligned north-west / south-east and located on the east side of the former farmyard / hotel car parking area (*Plates 1 & 8*). The building measures 26m long by c.7m wide standing 3.7m to eaves level. The barn has been built in two-phases and the addition on the west side was constructed in 1923. A sketch plan of the existing building is included as Fig. 5 of this report.

South-eastern compartment constructed 1818

5.3 The south-eastern compartment of the barn measures 9.35m by 5.57m wide internally with walls c.0.57m thick. The original floor surface has been skimmed with concrete. The compartment has been subdivided into stalls by the construction of low red brick walls, which are mid-20th century in date. The barn would have been used for storing grain and fodder for the animals during the winter months. The series of ventilation slits (*Plate 11*) would have ensured a flow of air ensuring that the grain did not go mouldy, while keeping out the bad weather. The ventilation slits measure c.0.97m high by 0.44m wide by 0.57m deep. The barn is constructed in local rubblestone randomly laid with lime mortar. The west door is framed with dressed coarse grained quartzite quoins and, above the lintel, an inscribed slate plaque records the construction date of 1818 (*Plates 10 & 12*).

Built AD 1818	Mr Owen Williams Esq. M.P.	Landlord	John Jones	Tenant
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The slate plaque confirms the ownership and lease in 1818, as recorded in the Land Tax returns (*4.1 previous*). The opposing east door has a plain quartzite lintel (*Plate 7*).

Northern compartment

5.4 Sometime in the mid to late 19th century, the northern compartment has been added, as indicated on the OS map dated 1900 (*Fig. 3*). The compartment has been constructed in similar materials to the 1818 barn with quartzite dressing framing the rectangular window openings with wooden frames (*Plate 18*). The walls of the northern compartment measure a regular 0.64m thick (*2ft*).

1923 addition

5.5 The valuation report on the farm in 1933 records a construction date of 1923 for the western addition with sloping roof. The roofing timbers in both main compartments of the barn are all machine cut and 1923 seems a likely date for the complete re-roofing of the building with Welsh slate and red ceramic ridge tiles.

5.6 The 1923 lean-to measures 11m long by 3.4m wide with a 2.3m high front wall, constructed as an engine house and root store. Evidence on site suggests the southeast side housed a portable engine, which powered a series of belt drives. The 16" belt drive wheel located on the external wall of the southern compartment rotates an axle which passes through the west wall to 10", 12" and two 16" wheels, which themselves would have transferred power by belt drives to machinery, which is likely to have ground animal feed (*Plates 13 – 15*). One of the wheels is a crude wooden one, presumably replacing a faulty cast-iron wheel. The existing wide doorway with red brick trim 2.13m wide by 1.53m high (*5ft x 7ft*) leads into the engine house (*Plate 9*).

5.7 A roofless concrete structure, presumably a store, adjoins the northeast side of the barn, as recorded on *Plate 7*.

6. DISCUSSION

6.1 In general, the poor economy of present day dairy farming has resulted in changes in farming practices and buildings falling into disuse. Barns and farm buildings in general were all constructed according to the same principal to fulfil the same functions. Considerable attention would have been given to the storage of corn and the provision of animal feed together with the stabling of horses and sheltering of cattle throughout the 18th and 19th centuries, when most of the farm buildings were constructed at Ty Mawr.. The survival of the existing barn on site suggests it may have been more substantially constructed than the other farm buildings, which were presumably demolished in the 1960s / 70s period.

6.2 The demolition of the farmhouse together with its dairy and coach house with servant's room over, in advance of the construction of the hotel, robbed the site of a considerable amount of architectural and social history. The existing stone wall boundaries bear testament to the early years of enclosure and are not part of the current demolition works.

6.3 The current programme of work has ensured that a record has been made of the early 19th century barn and the site in general prior to future works.

7. ACKNOWLEDGMENTS

7.1 Castlering Archaeology would like to thank Ms Rose McLaughlin, for contracting the work on behalf of Excavation & Contracting UK Ltd., Chris Middlehurst who accompanied the site visit, Emily La-Trobe Bateman, Development Control Archaeologist, Gwynedd Archaeological Trust and staff at Anglesey County Record Office, Llangefni.

8. SOURCES

Cartography

c.1840 Llanfair P.G. Tithe Map (*Anglesey Archives*)
1900 edition Ordnance Survey 25" Map (*Anglesey sheet 19.10*)
1917 edition Ordnance Survey 25" Map (*Anglesey sheet 19.10*)

Anglesey Archives

WM/309	Annual register of Milk records, Robert Jones, Ty Mawr, Llanfair P.G. 1927-28
WDAN/13	Death certificate of Robert Jones, Ty Mawr, dated 26 th August 1939
WDAN/17	National Identity Card issued to Mrs Ann Lloyd-Jones, Ty Mawr, dated 26 th October 1945
WQT/35/1-85	Land Tax Assessments, 1752-1869
W/DAE/6	File of correspondence including a valuation report re. Ty Mawr, March 1933. Messrs Morris, Owen & Trevor Roberts, Solicitors, Caernarvon.

Papur Menai, May 1977 – photo of Ty Mawr Darts Team

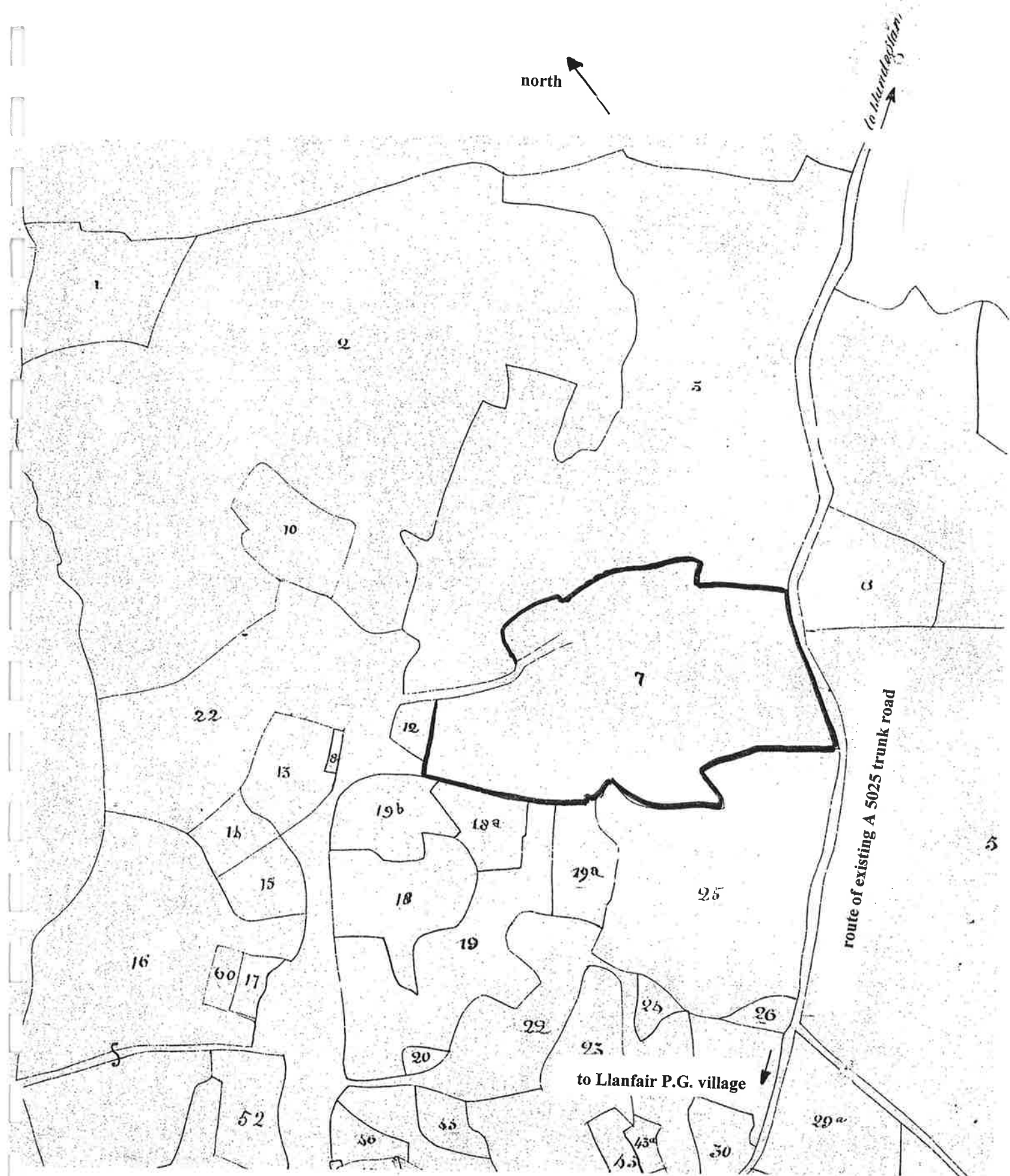


Fig. 2 Extract from c.1840s Tithe Map for the Parish of Llanfair P.G.

showing Plot 7 – land recorded as ‘Ty Mawr’

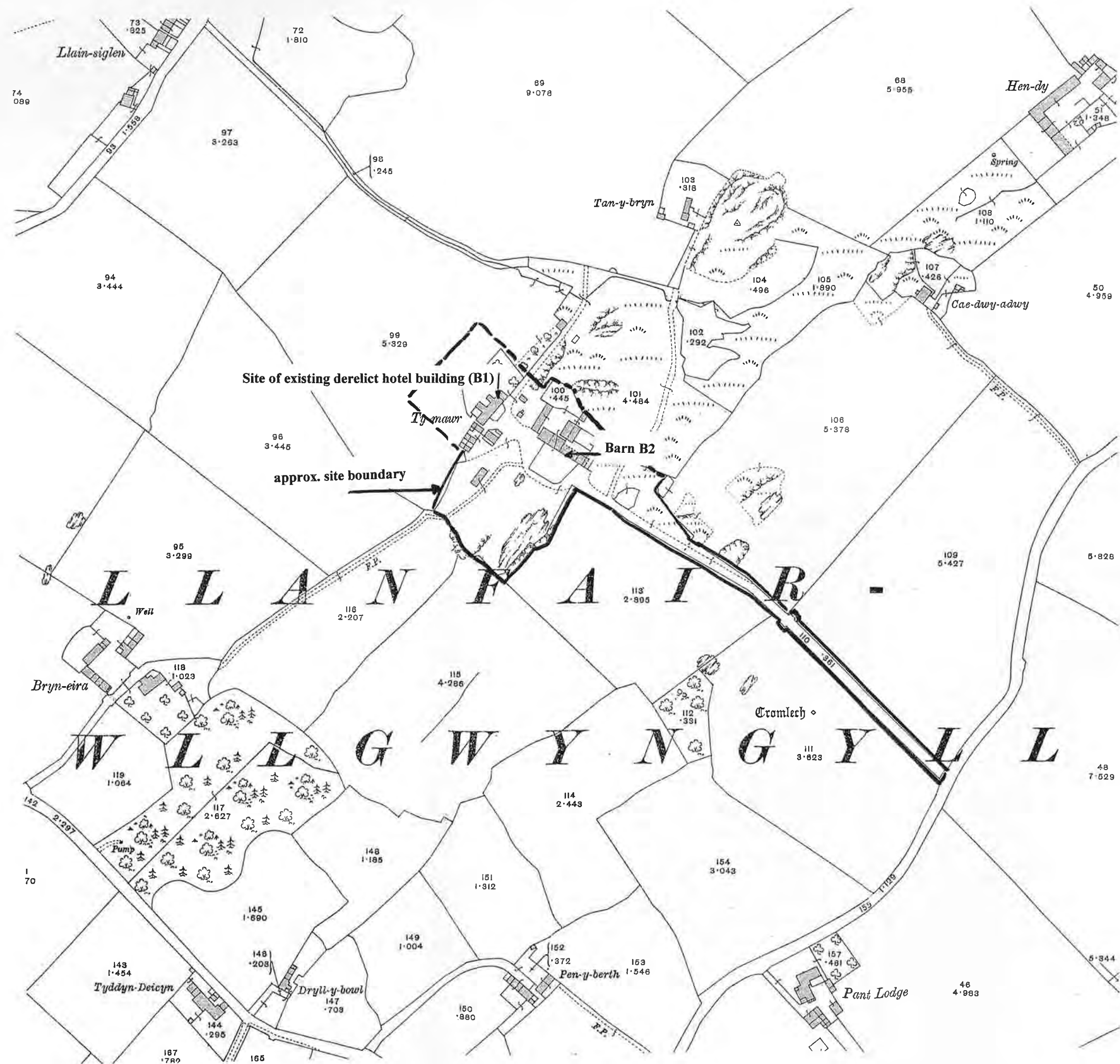


Fig. 4 1917 edition Ordnance Survey 25" Map (Anglesey sheet 19.10)

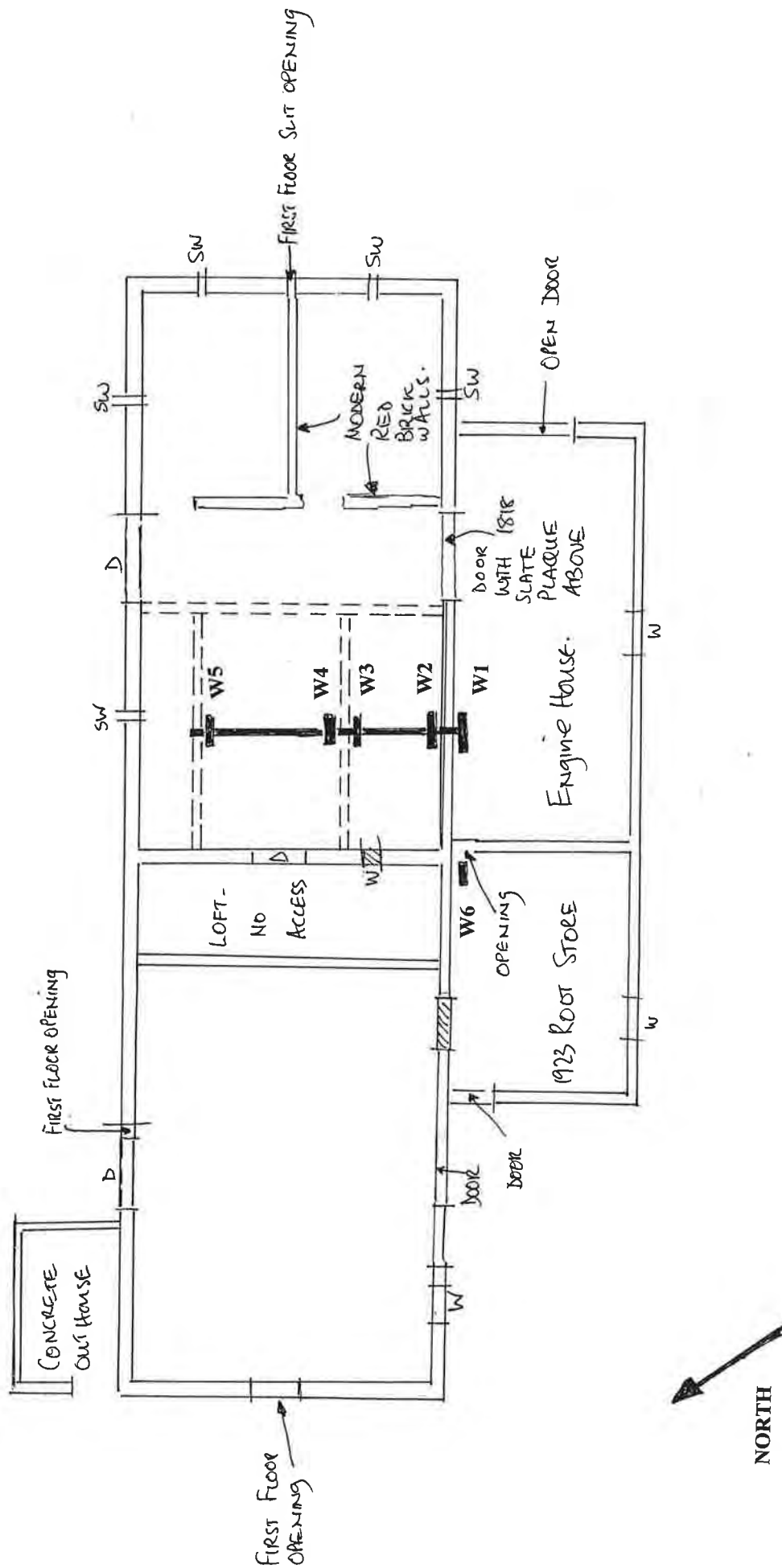


Fig. 5

Sketch plan of barn B2 to be demolished

Not to scale

KEY:

- W - window
- SW - slit window
- D - door
- W1 - W6 - wheel
- ===== - beams supporting the drive shaft
- ||||||| - blocked opening



Plate 1 *above*: Site viewed from the southeast towards the two-compartment stone barn, identified as B2 on Fig. 1 and, in the background, the derelict Plas Eithin Hotel, built on the former site of Ty Mawr farmhouse (see Figs 3 & 4).

Plate 2 *below*: Derelict Plas Eithin Hotel - identified as B1 on Fig. 1





Plate 3 above: View from the southwest towards the modern stone revetment walls & stepped area, identified as B3 & B4 on Fig. 1.

Plate 4 below: View from the northeast towards B3 & B4 walls & steps to be demolished.





Plate 5 above: Sample section of rubblestone boundary wall & field gate, enclosing the west side of the derelict Hotel building. Not part of the current demolition programme.

Plate 6 below: Eastern boundary wall, not part of the current demolition programme.





Plate 7: The two-compartment barn identified as B2 on Fig. 1.

View from the northeast shows the roofless modern concrete store added to the northeast corner.

The vertically planked door set below a quartzite lintel and the vertical ventilation slit, indicate that part of the barn built in 1818.



Plate 8 Barn B2, viewed from the southwest across the yard / car parking area. The two-compartment addition to the southwest side was built in 1923 as a root store (*left*) and an engine house (*right*).

Plate 9 Barn B2, southeast compartment, viewed from the southeast towards the wide portable engine compartment doorway.





Plate 10 *left*: The west door of the 1818 barn, framed with dressed coarse grained quartzite quoins. Above the lintel, the inscribed slate plaque records the construction date. In the background, the 16" belt drive wheel is linked by a communal shaft to the wheels inside the barn.



Plate 11 *right*: Sample ventilation slit in the 1818 barn. Slits measure 0.97m high by 0.44m wide by 0.57m deep



Plate 12 above: The inscribed slate plaque recording the construction date:

Built AD 1818	Mr Owen Williams Esq. M.P.	Landlord	John Jones	Tenant
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Plate 13 below: The cast iron 16" diameter belt drive wheel located on the outside wall of the barn, inside the lean-to engine compartment.





The interior of the 1818 barn.

Plates 14 & 15: showing the drive shaft extending through the south wall of the barn (*Plate 14 left*), connecting to four belt drive wheels.

View from the south towards the loft door, inserted in the original north wall, when the northern compartment was added.



Plate 16 *left*: Former openings in the northwest compartment barn, blocked in 1923, when the root store was added.



Plate 17 *right*: Rope wheel located in the root store, presumably load sacks for storage.



Plate 18 *above*:

The northwest compartment,
viewed from the southwest.

Plate 19 *left*:

as above, viewed from
the northeast.



APPENDIX 1

Project Design for a Photographic Recording to be undertaken at Plas Eithin Hotel

Prepared by:

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February 16th 2006

1. Introduction

This project design for photographic survey of the standing buildings on site at Plas Eithin Hotel, Parc Afon Menai, Llanfair PG, Anglesey, prior to their demolition has been prepared for Ms Rose McLaughlin, Excavation & Contracting UK Ltd., following advice from Veryards Opus, Consulting Engineers.

2. Aims

The photographic survey is designed to record the standing buildings on site, prior to the proposed development. The limited desk-based study is designed to place the buildings in their historic context.

3. Project Design

This project design for historic building recording has been prepared by Pat Frost, Consultant Archaeologist, Castlerring Archaeology, hereinafter '*the Contractor*', following the general practice of archaeological recording of historic buildings in accordance with the broad specifications set out in RCAHMS Level 2 (*RCAHME 1999*).

4. Methodology

The desk-based study, photographic survey, report preparation and archive deposition will be undertaken by the Contractor, who is a Member of the Institute of Field Archaeologists (*MIFA*). The contractor will abide by the *IFA Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* and *IFA Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*.

4.1 *Desk-based study*

The desk-based study will consult the cartographic evidence held at the local County Record Office.

4.2 *Photographic record*

A photographic record will be made of all external and internal elevations of the building in 35mm and digital format, as far as these aims are possible. The survey will include general shots to place the buildings in their setting and detailed shots of any noteworthy architectural features. The photographic record will be accompanied by a written description to complement the photographs included in the report.

The full photographic record will be individually labeled and cross-referenced. A set of photographic record sheets comprising the full archive will be deposited at the RCAHMW, Aberystwyth.

5. *Report*

Following the photographic survey, an illustrated and bound report will be prepared in A4 format. The report will include as a minimum:

- a non-technical summary
- cartographic evidence
- photographic record
- plans where available
- descriptive text
- archive list

The contract can be undertaken in March 2006 and an appropriate number of copies of the report will be produced for the client, the local planning authority and interested parties within 14 working days of the completion of the on-site work. A summary of the results of the project will be submitted to CBA Wales for publication in the relevant section of the annual 'Archaeological Notes'.

6. *Health and Safety*

The Contractor is an affiliated member of CBA and holds Insurance for Public and Employees Liability through the CBA insurance service. Appropriate Health and Safety legislation will be complied with. The Contractor operates according to the recommendations outlined in The Health and Safety Manual of the Standing Conference of Unit Managers (*SCAUM 1991*).

Pat Frost, Consultant Archaeologist, Castlering Archaeology
February 16th 2006