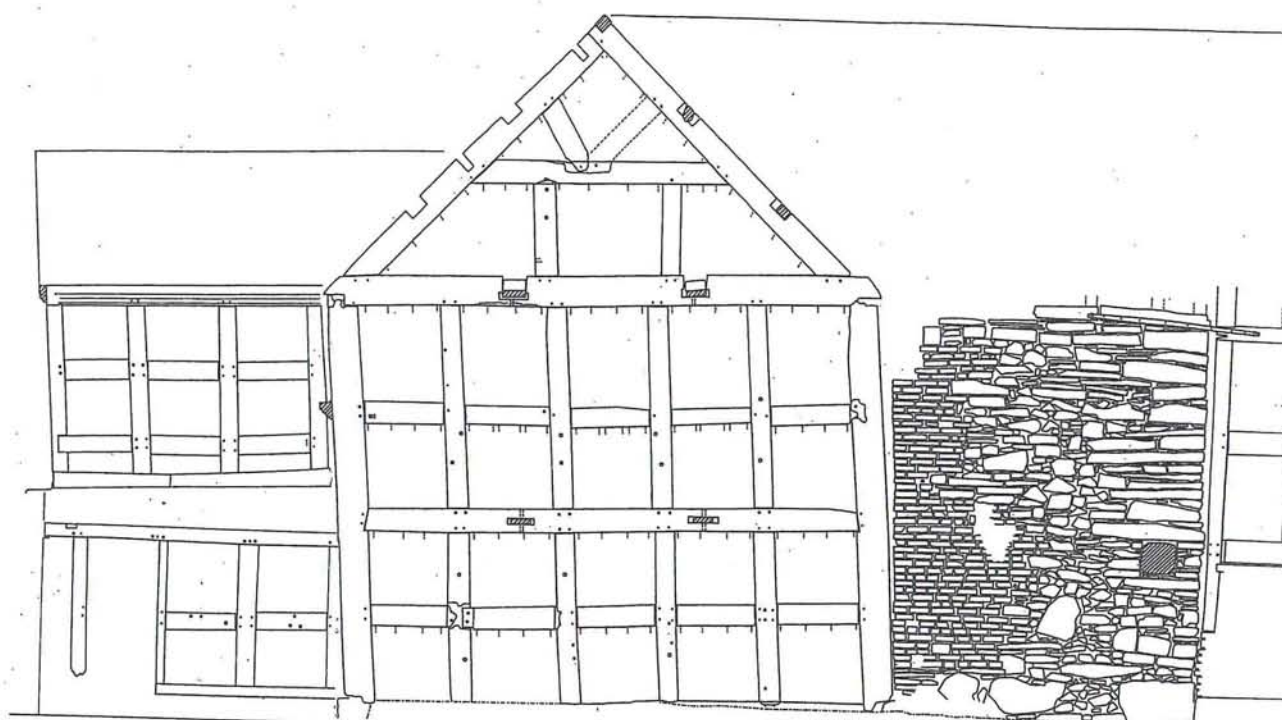


THE CLWYD-POWYS ARCHAEOLOGICAL TRUST

# 1 Mount Street, Welshpool, Powys

BUILDING SURVEY



CPAT Report No 617

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**1 Mount Street, Welshpool, Powys**  
**BUILDING SURVEY**

**B Williams and N W Jones**  
February 2004

Report for Montgomeryshire District Council

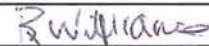
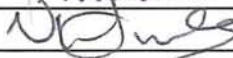


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## CPAT Report Record

### Report and status

CPAT Report Title	1 Mount Street, Welshpool: Building Recording		
CPAT Project Name	Mount Street		
CPAT Project No	1157	CPAT Report No	617
Confidential (yes/no)	Yes	draft/final	Final

### Internal control

	name	signature	date
prepared by	B Williams		25/02/04
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no	date	made by	checked by	approved by

### Internal memo


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## 1 INTRODUCTION

- 1.1 In December 2003 the Clwyd-Powys Archaeological Trust (CPAT) was invited by Sandra Jones, Conservation Officer, Powys County Council, to undertake a programme of building recording at 1 Mount Street, Welshpool, Powys. The recording was undertaken in connection with renovation works to the building, which were carried out by M D Broxton & Co., on behalf of the owner, with grant-aid from Powys County Council. The works were primarily intended to repair the roof, although the deficient structural integrity of the supporting walls led to further work being undertaken, including the removal of external render, which revealed the original timber framing.
- 1.2 No. 1 Mount Street is a Grade II Listed Building (Listing No 7814; PRN 30697) which, prior to the recent works, was recorded as a probable 16th-century timber framed building, externally rendered with internally exposed timbers. The building lies on the south side of Mount Street (SJ 22199 07605), at the junction with High Street. The ground floor is currently occupied by an electrical retailers, while the first floor is unoccupied.

## 2 BUILDING SURVEY

- 2.1 Following the removal of the external render a programme of rapid recording was undertaken to provide an accurate drawn record of the timber framing of the north elevation, along the street frontage, and the west-side elevation. A photographic record was also made of the exposed walling, together with interior and exterior detail of the roofing timbers, in 35mm black and white negative and colour slide format. Details of the Site Archive, which has been deposited with the Regional Sites and Monuments Record, CPAT, Welshpool, are provided in Appendix 1.
- 2.2 The building would appear to have originally been a two-bay timber-framed structure of 16th-century date, constructed along the southern side of Mount Street. An adjacent building to the west no longer survives. During the 17th century a timber-framed rear wing was added at right angles to the street front, with a lateral stone chimney along the west wall. The timber-framed porch is also likely to be 17th-century in date, although it possibly post-dates the rear wing. It appears that all the timber framing was originally infilled with wattle and daub and most of the structural timbers retain evidence for the stave holes where the panels were attached.
- 2.3 The street frontage has undergone considerable modifications associated with its use as a shop, and original windows and doors elsewhere have been replaced. An internal load-bearing breeze-block wall has been constructed on the western gable end although the timber framing has been retained.

### North Elevation (Fig. 2)

- 2.4 The north elevation is largely occupied by the timber-framed porch and modern ground floor alterations to create the shop front, which incorporates reused timbers. The first floor of the porch has an upper central window which, although not original, would appear to have replaced an earlier fitting. A window on the upper west corner of the main building may also be replacing an original fitting, beneath which an elaborate moulded sill (plate 3) would also appear to be a later insertion.
- 2.5 The roof of the main wing and porch has been much altered, although the purlins survive. These have been cut on the north side to accommodate the porch (plate 1), although not on the south side where the rear wing has been added (plate 2). All of the rafters have been replaced, as has the ridge pole.

### West Elevation (Fig. 3)

- 2.6 The removal of external render revealed significant survival of the original timber framing. The framing for the porch has been modified on the ground floor, and the brick infill remains, preventing further examination of the structure. The gable end of the main wing now has open timber framing with the breeze-block wall behind (plate 4). The holes for staves to support the wattle and daub panels are apparent throughout and it appears that on the ground floor these were later replaced by brick infill with a plastered interior. On the first floor the wattle and daub was retained with a lathe and plaster covering applied internally.
- 2.7 The lateral chimney in the rear wing is largely of random stone construction, although its northern edge, against the main gable, is of later brick (plate 5). On the ground floor the timber framing of the

rear wing has been replaced in brick with the insertion of a window and door, possibly during the 19th century. The timber framing survives on the first floor with what appears to be an original upper central window opening, indicated by two peg holes in the central timber rail.

### **3 CONCLUSIONS**

- 3.1 The renovation works have afforded a brief opportunity to investigate and record what we now know to be one of the best preserved historic buildings in Welshpool. The building is one of only a few surviving timber-framed buildings within the town dating from the 16th and 17th centuries. The removal of the external render and roofing cover have revealed the extent to which the original timber structure survives and a programme of rapid building survey has been able to record the main elevations. The survey has not only produced an archive record of the structure, but has also enabled a reinterpretation of the building phases and construction methods.
- 3.2 The survey did not, however, include a drawn record of the roof structure, although a photographic record was produced. It is also clear that the building's internal structure is likely to retain significant original detail and further recording should be considered in the event that additional renovation works are undertaken.

### **4 ACKNOWLEDGEMENTS**

- 4.1 The writers would like to thank the following people for their assistance during the project: Chris Martin, CPAT; Sandra Jones, Powys County Council; and the staff of M Broxton, builders.

**APPENDIX 1**  
**PROJECT ARCHIVE**

**Site archive**

3 colour slide films  
4 black and white negative films  
Photographic catalogue

3 A1 site drawings

2 A1 archive drawings

**Fig. 1 Site Location Scale 1:2,500**



Fig. 2 North elevation

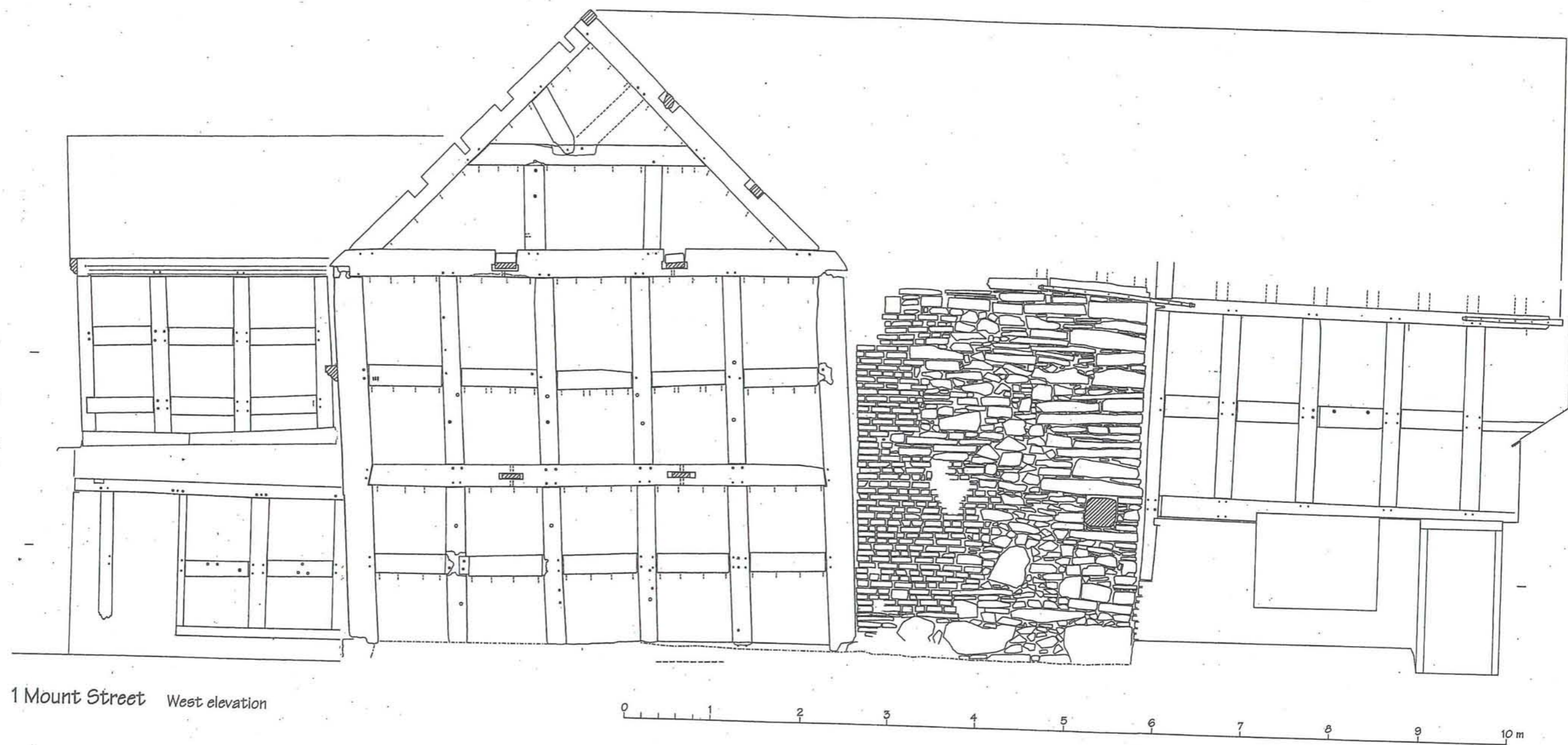


Fig. 3 West elevation



Plate 1 Main roof showing purlins cut for addition of porch. Photo CPAT cs04/06/20



Plate 2 Main roof interior showing partition. Photo CPAT cs04/06/08



Plate 3 North elevation: inserted moulding beneath first floor window. Photo CPAT cs04/05/33



Plate 4 West elevation: open framing for main gable end wall. Photo CPAT cs04/05/04



Plate 5 West elevation: rear wing showing stone and brick timber with timber framing beyond.  
Photo CPAT cs04/05/21



Plate 6 West elevation: rear wing first floor window. Photo CPAT cs04/05/15