

Archaeology Wales

Lower Ponthendre, Longtown, Herefordshire

Heritage Statement



By
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Report No. 1156



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INTRODUCTION

Archaeology Wales have been commissioned by Asbri Planning Ltd to carry out a Heritage Statement for the refurbishment and alteration of agricultural buildings formerly associated with the farmhouse 'Lower Ponthendre' located opposite. It is proposed that the 17th century barn and later buildings are converted into two residential units (henceforth 'Unit 1' and 'Unit 2'). Applications have been submitted to Herefordshire County Council for full planning permission (No: 131514) and listed building consent (No: 131517).

This heritage statement has been produced to support the planning application. The statement assesses the impact of proposals to alter the structure in relation to the special architectural and historic interest of the buildings, as required by the National Planning Policy Framework (Paragraph 128). The statement should be read in conjunction with the project's Design and Access Statement (Designcell Architecture Ltd 2013), which contains detailed plans and elevations of the proposed alterations.

In order to inform this statement a number of site visits were made during August 2013. During these visits physical evidence of the historic development of the building was assessed.

The agricultural buildings include a barn of eight bays, aligned east-west, with cowhouses at each end. The main barn doors are to the south, leading through to a gabled porch on the northern elevation. A stables or cowshed has been built adjoining the eastern end of the barn. Outshuts are situated next to the porch on the northern elevation as well as along the southern side of the barn. There is a shelter shed located to the north of the barn, across the main farmyard.

The buildings at Lower Ponthendre are located on the valley floor to the south of Longtown. The main farmyard is positioned some 10 metres to the south-east of the old farmhouse; Lower Ponthendre Farmhouse is located on the opposite (western) side of the village thoroughfare (that runs from Pandy to Longtown and on to Craswall). The Olchon Brook joins the River Monnow some 125m north-east of the proposed development; the main village road crosses the Olchon some 100 metres to the north of Lower Ponthendre barn. The farm buildings are centred at NGR 33266 22798 (SO 3266 2798) at approximately 130 metres Above Ordnance Datum.

The agricultural buildings at Lower Ponthendre are not located within the Brecon Beacons national park or the Longtown conservation area.

1. DESCRIPTION OF THE HISTORIC BUILDINGS

1.1 Introduction

This section of the statement assesses the surviving fabric of the buildings in relation to their historic development. The date ranges and extent of phases are based on a provisional examination of the structure of the building made during two site visits in

August 2013. It was not possible to examine all the buildings in detail as the site has yet to be cleared of agricultural machinery and stored items. Further evidence is likely to be uncovered during the renovation programme, and this will help clarify the phases of development of the barn and other agricultural buildings.

1.2 The List Descriptions

The barn and nearby shelter shed are individually Grade II listed. The barn dates to the 17th century. The listing description does not mention the cowshed at the western end of the barn or the stables/workshop adjoining the eight-bay barn. The 18th century cowshed described in the listing appears to relate to the shed within the three bays at the eastern end of the barn. The 18th century shelter shed is located on the northern side of the main farmyard; this structure has a lean-to on the eastern side, which is not described in the listing.

The list description for the barn is as follows:

Barn approximately 15m east of Lower Ponthendre. Grade II. Barn 17th century with late 18th century additions and 20th century alterations and minor additions. Sandstone-rubble with stone slate roof. Five-bay barn aligned east-west with projecting gabled porch to north front. Later 18th century cow shed adjoins to east. 20th century addition to left porch on north front. Inclined strut trusses. Listed Building No: 1075156.

The list description for the shelter shed is as follows:

Shelter shed approximately 20m north-east of Lower Ponthendre. Grade II. Shelter shed 18th century with minor 20th century alterations. Sandstone rubble with part stone slat and part corrugated metal roof. Four bays aligned east-west facing foldyard to south with open south wall; wall plate supported on three circular piers. Inclined strut trusses. Listed building No: 1075159.

1.3 Cartographic Evidence

The barns associated with Lower Ponthendre and Middle Ponthendre farms are depicted on the 1840 tithe map for the parish of Clodock (Plate 1). This is the earliest map for the development area. The 17th century barn opposite Lower Ponthendre Farmhouse is clearly shown on this map along with the 18th century shelter shed. However, the outshuts along the north and south elevations of the barn are not shown. It should also be noted that the stables at the eastern end of the barn do not appear to have been built when the tithe map was drawn.

1.4 The Setting

The barn and agricultural buildings at Lower Ponthendre form part of a group of historic buildings situated to the south of Longtown. These formerly belonged to Lower Ponthendre Farmhouse (HER 9522), located some 10 metres north-west of the barns. The old farmhouse dates from the 17th century. Middle Ponthendre Farmhouse is of similar date and is Grade II listed (Listed Building No: 1342120). It is located some 50 metres north-east of Lower Ponthendre Farmhouse. The barn associated with Middle Ponthendre is situated about 35 metres north of the proposed development. Middle Ponthendre barn is Grade II listed (Listed Building No:

1342120) and of similar date and construction to the barn at Lower Ponthendre. The agricultural buildings at Lower Ponthendre positively contribute to the setting of the adjacent historic buildings in terms of style and building materials.

1.5 The Barn (17th Century)

The barn is roughly oriented east-west and consists of sandstone rubble walls supporting a timber roof covered in stone slates (Plate 2). The external walls are about 2 feet thick. The western gable is built in stone. A double-storey cowshed or stable, with loft over, has been built against the eastern end of the barn.

The internal dimensions of the barn are approximately 60 feet by 20 feet across five bays. The individual bays are about 11 to 12 foot wide. The main barn doors are to the south, with stone walls that flank this entrance. There is a gabled porch on the northern side.

Slit air vents are positioned on the southern and northern elevations as well as along the porch walls and high in the western gable. Internally these openings are supported by wooden lintels.

At the western end of the barn there is a cowshed, with hayloft over. This is separated from the main barn by a substantial stone wall that appears to be contemporary with the barn construction; the inclusion of the cowhouse within the main barn is typical for a small pastoral farm.

There is another cowshed at the eastern end of the barn. Provisional analysis of the building fabric indicates that the cowshed predates the barn and that the original (five bay) barn was subsequently extended by three (small) bays to incorporate this structure.

The roof structure of the barn consists of principal rafters connected to tie-beams sitting on inner and outer wall plates. Within the first five bays there are some raking struts (at a 60 degree angle from the tie-beam) connecting the principal rafters and tie-beams with pegged mortice and tenon joints. There are also some straight collars with pegged lap joints to principal rafters. There are three sets of purlins. At the western end of the barn the purlins have been trenched into the principal rafters, with splayed scarf joints. The remaining purlins are staggered and may be 19th century replacements. There is a ridge purlin at the west end, with ridge planks in the eastern part of the five-bay barn. The common rafters appear to date from the 18th or 19th century. The rafters have been notched into the outer wall plates and extend to overhang the eaves by about a foot. The roof battens are 20th century and not substantial enough to support the stone roof tiles. The principal rafters, tie beams, struts, purlins and common rafters all appear to be in fairly good condition.

1.6 The Cowshed at the Western End of the Barn (17th Century)

This structure appears to have been built as part of the barn (Plate 3). There is an internal stone wall (with substantial timber wall plate) separating the shed from the main barn. The planking against the wall plate and roof truss demarcate the hayloft above. There are doorways to this shed on the northern and southern elevations. A

window is located on the western gable as well as a pitch hole to the loft in the upper section of this wall. A wooden partition was noted within the shed as well as wooden feeding troughs and racks. The hay loft has substantial floor joists with boards over. The joists appear to be original.

1.7 The Cowshed at the Eastern End of the Barn (17th or 18th Century)

The doorway to this shed is on the northern elevation, leading off the main farmyard (Plate 4). There is also a small window of crude frame construction with a wooden shutter. The layout is designed to house two rows of cows at the northern and southern end of shed with a feeding passage between. There are no doorways to the rear (south) or at the end of the feeding passage (to the east). An opening is positioned on the western wall, leading to the barn; although it is not clear if this is original. Wooden feeding racks were noted along with at least one stone feeding trough. The floors are concrete with slurry drainage channels. The loft has substantial joists with boards over: this floor has partly collapsed. The extant floor joists appear original.

The original roofline of this cowhouse is shown on the southern elevation of the present barn. This indicates the shed was two storeys high to the south, with the roof sloping down to single storey height to the north.

The northern wall of the cowshed appears to have been raised at some point, as the upper stonework is of different construction. This stone wall is about a foot wide, in contrast to the two foot thick barn walls. It is probable this upper section of wall was built to extend the barn roof to encompass the cowhouse. At present it is not clear how this end of the barn has been extended. There is no evidence for a stone gable at this side of the five-bay barn, which could mean that the western wall of the cowshed formed part of the eastern end of the five-bay barn. The cowshed abuts the northern wall of the barn, and the internal stonework is poorly tied into the main barn on the southern elevation.

The dormer above the cowhouse has been removed at some point as this opening has been infilled with new stonework (and roof tiles inserted above). The position of the old opening is clearly marked by a gap in the outer wall plate.

1.8 The Shelter Shed on the Northern Side of the Barn (17th or 18th Century)

This single-storey structure appears to have originated as a shelter shed for loose cattle (Plate 5). This outshut would have been open to the main farmyard.

The shed utilises the porch wall to the west. The eastern wall is of sandstone rubble construction and is probably contemporary with the barn. There is a circular stone pillar on the north-east corner of this structure.

The doorway in the eastern wall may be original or contemporary with the modern block wall. The later was seemingly built to convert the shelter to a cowshed. There are two high level windows in the block wall suitable for an animal shed.

It was not possible to examine the inside of this building. However, wooden feeding racks were noted along the southern side of this structure (against the barn wall).

The roof structure comprises a single truss of contemporary size and construction as the main barn. Originally there were two purlins trenched into the principal rafter, but these have been replaced with 20th century timbers supporting a corrugated steel roof.

1.9 The Stables Adjoining the Barn (19th Century)

A large two-storey building is situated at the eastern end of the present eight-bay barn (Plate 6). This has been built in sandstone rubble, like the barn, with the stonework neatly tied into the pre-existing structure. The roof is of slate.

The lack of ventilation windows and the tall doorway located in the northern elevation suggest this building was used as stables with a hayloft above. The ground floor could also have been used for threshing, sorting or similar activity; it should be noted that part of a horizontal power spindle has survived on the eastern elevation. Further inspection of this building is required.

The only doorway to this building is located on the northern elevation, which faces the main farmyard. A tall window is positioned to the left of the door on the same elevation; the original window frame and casement survives. There is a pitch hole directly above the ground floor window.

Further windows are located at the side of the building. The ground floor window is comparatively well preserved, with surviving six-pane casements and a wooden louvre opening. This window has a stone lintel above. The window on the first floor consists of three-pane casements with a brick arch above the opening.

There is an end-outshut on the eastern elevation which appears to be of 20th century date. This structure has a corrugated metal roof and cladding.

1.10 The Cowshed on the Southern Side of the Barn (19th & 20th Century)

This outshut extends between the western end of the barn and the main double doors on the southern elevation (Plate 7). The walls are entirely built in sandstone rubble, with a low doorway to the yard at the south.

On the south side of the shed there is a small window, with a wooden shutter. The western wall abuts the gable end of the barn. The upper section of the eastern wall has been built off the wall flanking the main barn doors. This wall once had a window, but this opening and lintel above have subsequently been infilled with new stonework.

A low feeding trough was noted in the cowshed, set against the barn wall. The roof comprised 19th or 20th century rafters supporting sheets or corrugated steel or plastic.

Inside the lean-to there is a doorway through to the cowshed within the westernmost bay of the barn. The latter is probably contemporary with the barn construction.

1.11 The Cartlodge on the Southern Side of Barn and Stables (19th & 20th Century)

There are three open bays ranged along the southern side of the barn, east of the main barn doors (Plate 8). There are two additional bays on the southern side of the stables. The five bays are all of post-hole construction with 19th century and later timbers supporting a corrugated roof. These structures date from the late 1800's.

1.12 The Shelter Shed to the North of the Main Farmyard (18th Century)

This shed is aligned roughly east-west, with the back (northern) wall and gable ends built in sandstone rubble. There are four open bays facing the main farmyard; formed by three circular stone pillars with timber lintels above (Plate 9).

The roof timbers significantly include two 18th century principal rafter trusses, and another truss of 20th century date. The original ridge purlin appears to have been replaced by 19th or 20th century timber. Only one purlin seems to be original. The remainder appear to be later replacements; these comprise staggered purlins fitted within the original trenches along the principal rafters. The common rafters have been notched into the outer wall plate along the back wall, and into the wooden lintels at the front, but do not overhang the eaves. The common rafters may be original, but these generally appear to be 19th or 20th century timbers. The battens look to be modern and do not appear to be substantial enough to support the stone slates above. There is a stone roof to the south whilst the northern pitch is covered by corrugated steel.

There is a lean-to on the eastern side of the shelter shed. The side wall of the lean-to is built of stone in Ordinary Portland Cement. The stone wall at the back looks to be much earlier, and may be contemporary with the listed shed. The roof consists of 20th century timber supporting corrugated steel.

2. ASSESSMENT OF IMPACT UPON THE HISTORIC BUILDINGS

2.1 Introduction

This section of the report assesses the individual elements of the proposal in relation to the impact upon the architectural and historical character of the agricultural buildings. The assessment includes justification for elements of the proposal and details any potential heritage benefits to the setting of the historic buildings. The proposed works are shown on drawings submitted with the application.

2.2 General Considerations

General Repair Work

The materials used for repair work are to be carefully selected to avoid both visual and longer-term structural harm to the building. These materials are to be approved by the Conservation Officer.

Exterior Stonework

The exterior stonework is to be pointed in lime mortar. Patches of stonework pointed in cement may need to be re-pointed in lime mortar.

Internal & External Doorways

Any new door openings are to be positioned so that no significant historic features will be removed or compromised.

Walls & Ceilings

Traditional breathable materials are to be used for the walls. Plasterboard is to be used for the ceilings.

Floors

Locally sourced stone slabs or quarry tiles are to be used for ground floor rooms. Timber floor boards are to be used for the first floor rooms. The floors are to be recorded prior to and/or during the removal of existing floor boards, concrete slabs or the excavation of compressed earth floors and below slab deposits. The removal of extant brick or tile floors, or similar surfaces, will be subject to the approval of the Conservation Officer.

2.3 The Barn (17th Century)

The five bays of the original 17th century barn are to be used for Unit 1. The ground floor is to be subdivided at the eastern end to provide a stairwell as well as a utility and WC off an open kitchen. An upper floor is to be created at this end of the barn for two bedrooms and a bathroom. The proposed entrance to Unit 1 is through the existing cowshed at the western end of the barn, leading to the hallway, stairwell and WC (connecting to the study/bedroom in the outshut to the south). A bedroom and bathroom are also proposed within the hayloft above the cowshed.

A new party wall, separating Units 1 and 2, will divide the original barn and the three bays subsequently added at the eastern end. The extant cowshed at the eastern end of the present barn will form the kitchen, dining and living area for Unit 2. The hayloft above is to be used for two new bedrooms. Unit 2 extends into the adjoining stables, which are discussed in a separate section of this report.

The major structural changes to the barn include two new openings along the southern wall. In addition, it is intended to convert the outshut on the northern elevation with a new doorway through to the main barn. The schedule of works for the barn will comprise:

The Ventilation Slits

There are a number of slits for air ventilation along the north, south and east elevations of the original 17th century barn. There are also small triangular ventilation holes on the dividing wall (related to the cowshed) at the eastern end of the original

five-bay barn. The arrow-slits are to be either glazed or blocked. The triangular holes at the eastern end of the barn are to be blocked as part of the construction of the party wall between Units 1 and 2. Where air vents are to be infilled, this will be done using modern material in lime mortar with the finish recessed by at least 50mm from exterior and interior walls. The proposed work is reversible and will have minimal impact upon the building fabric.

Southern Exterior Wall

The proposal is for a new door opening from the kitchen within Unit 1 to the garden. This wall forms part of the 17th century barn. This opening will avoid damaging the ventilation slots along this side of the barn; the positioning of the doorway is to be approved by the Conservation Officer. The general appearance of this elevation will remain very similar following completion of the reinstatement. The benefits to the usability of Unit 1 arising from this proposal are therefore considered to outweigh the harm caused to the building fabric. The proposed opening from the kitchen-dining area of Unit 2 is considered in a separate part of the report.

The Eastern Gable of the Barn

This wall probably dates from the 18th century, when the barn was extended by to encompass the cowhouse to the east of the five-bay barn. The proposal is to modify the existing opening between the lofts above the former cowshed and stables. The proposed internal doorway will have little impact upon the special interest of the listed building and benefit the usability of the former hayloft.

Party Wall between Units 1 & 2

The barn is to be divided between two residential units; the original five-bay barn will comprise Unit 1, whilst the extended three-bays of the barn and adjacent stables will form Unit 2. The party wall will incorporate the lower section of wall associated with the cowshed at the eastern end of the barn.

The proposal is to build off the extant wall having stabilised the existing structure. The new section of wall will be in modern material and therefore distinct from the original 17th or 18th wall associated with the cowshed. This proposal will have negligible impact on the historic structure of the listed building.

The existing door opening between the cowshed and the main barn is to be blocked. This wall appears to be part of the cowshed rather than the barn and is therefore of 17th or 18th century date. The infilling is to be undertaken using modern brick, or similar, in lime mortar. Each face is to be recessed by at least 50mm. This alteration will not impact upon the building fabric or the special interest of the listed building.

The party wall will extend under what appears to be a half-supported tie-beam on the northern elevation. There appears to be a sawn-off lintel below main tie-beam, evident on northern and southern elevation; this to be left *in situ*. The proposed works will therefore have a low impact upon the building fabric and will positively contribute to the overall stability of the 17th century barn.

The stone wall that forms the southern elevation of the barn may need to be repaired as part of the works for the party wall. The stonework appears to be poorly tied together where the cowshed meets the original barn. The repair of this wall would lead to the long-term stability of the listed building. The methodology for tying together the stonework is to be approved by the Conservation Officer to ensure the stability of the barn wall during this work.

The Barn Doors on the South and North Elevations

The full double openings are to be glazed along with the boarded gable on the northern porch. Existing lintels and jambs will be retained or replaced on a like-for-like basis. The proposed design of the windows across the two double-width barn doors will reflect the existing plank doors. This proposal will have negligible impact on the historic structure of the barn or its setting.

Window Openings

It is proposed that the existing pitch-holes on the western gable end and the northern elevation are used as windows for Bedroom 1 and overlooking the double-height open area within Unit 1. The openings are to remain unaltered.

Internal Walls

The proposal is for internal walls relating to Unit 1 for a utility room, WC and stairwell at the eastern end of the five-bay barn, as well as three bedrooms and a bathroom on the first floor. There are also partition walls relating to Unit 2 for two bedrooms above the present cowshed within the three extended bays to the east of the original barn. The new partition walls will have a negligible impact upon the building fabric.

Roof Structure

The main roof timbers are to be retained and the roof design and pitch is to remain unaltered. The rafter trusses and purlins date from the 17th century construction of the barn. The proposals include the potential addition of wooden or metal struts and/or collars for principal rafter trusses at the eastern end of barn. Some of the purlins might need to be strengthened and the ridge plank replaced at eastern end of the barn. It may be necessary to strengthen or replace some of the common rafters. Furthermore, the 20th century battens will need to be replaced with more substantial battens or boards. Like-for-like replacement may be required along sections of the inner and outer wall plates. Any additional or replacement timbers required for the roof will be subject to approval by the Conservation Officer. This work will ensure the long-term stability of the timber roof and the building as a whole.

Roof Slates

The stone roof is to be repaired using locally sourced material. The slates are to be laid in the same style as existing. The materials (stone slates and mortar) used for the roof are to be approved by the Conservation Officer. The same overhang from the eaves is to be maintained over the barn walls and the two porches. No additional

external features are to be introduced (such as fascia boards). An appropriate methodology will be implemented prior to the removal of the stone slates; this is to ensure the stability of the barn walls if loading is removed. The methodology is to be approved by the Conservation Officer. This work will provide a significant visual improvement to the character of the 17th century barn. The new roof will also enhance the setting of the neighbouring historic buildings.

New Dormer Windows

Four dormer windows are proposed within the barn roof. The design of the dormers has been taken from an old photograph that shows a pitch-hole above the cowshed at the eastern end of the barn. The blocked opening is apparent in the stone wall on the northern elevation. This opening is to be reinstated to allow light into Bedroom 1 of Unit 2. An additional dormer is proposed on the same elevation for Bedroom 2 of Unit 1. Two more dormers are proposed for bedrooms on the south side of the barn (Bedroom 3, Unit 1 and Bedroom 2, Unit 2). The dormers for Unit 1 will be set into the 17th century barn wall. The dormers for Unit 2 will impact upon the extended barn wall which is of 17th or 18th century date. The general appearance of the south and north elevations will remain nonetheless be very similar in appearance following completion of this work. The benefits to the usability of the upper section of the barn interior are considered to outweigh the harm caused to the building fabric.

Roof Lights

Three roof lights are proposed for Unit 1 on the southern side of the barn; these are for Bedroom 2 as well as the stairwell and over the double-storey open space at the western end of the building. A single roof light is proposed over the easternmost stairwell. The proposed work has minimal impact upon the building fabric.

Rainwater Goods

New gutters and downpipes are to be added to the barn roof. The new guttering will have a negative visual impact on the character of the listed building. However, the proposed work is reversible and will have minimal impact upon the building fabric.

Other External Features

It is proposed to site steel flues on the southern pitch of the barn and stable roofs. These will have a negative visual impact on the character of the listed building. However, the proposed work will have minimal impact upon the building fabric. The position, height and other details are to be agreed with the Conservation Officer.

Services

Waste pipes will generally be required for two WC's and two first floor bathrooms, all for Unit 1. There are also kitchens for Units 1 & 2 in the main five-bay barn, and eastern (extended) end of the barn, respectively. The pipes and extractors are to be concealed rather than visible on the elevations of the listed building.

Floors

The floors are to be removed to lay a new concrete / limecrete slab after being appropriately recorded.

2.4 The Cowshed at the Western End of the Barn (17th Century)

This is to form the hallway to Unit 1, with the main entrance doorway on the northern side of the barn. There is to be a new WC in the south-west corner of this structure for the proposed office or bedroom within the outshut on the southern side of the barn. The schedule of works will comprise:

Northern Exterior Wall

The existing opening on the northern elevation of the barn will become the front door. The dimensions of this opening will remain unaltered.

Window Openings

It is proposed to use the existing window on the gable end of the barn to bring light into the hallway. The dimensions of this opening will remain unaltered.

Internal Wall between the Cowshed and Barn

A new opening is to be made in the substantial stone wall separating the cowshed from the main barn. This division seems to be contemporary with the barn, so probably dates to the 17th century. Only a small section of this wall (and substantial timber wall plate above) is to be removed. This alteration will have little impact upon the special interest of the listed building.

Floor Joists

The ceiling of the former cowshed is to be raised, necessitating the removal of the extant joists. These timbers potentially date from the 17th or 18th century. The benefits to the viability of Unit 1 arising from this proposal are considered to outweigh the harm caused to the building fabric.

Fixtures

The wooden feeding racks and troughs and partitions are to be removed after these have been appropriately recorded.

Floors

The floors are to be removed to lay a new concrete / limecrete slab after being appropriately recorded.

Services to WC

The waste services and extraction are to be sensitively detailed using concealed routes.

2.5 The Cowshed at the Eastern End of the Barn (17th or 18th Century)

The proposal is to remove internal wooden partitions to create an open-plan kitchen, dining and living area for Unit 2, with exterior doors on the north and south walls and an internal door through to the hallway in the old stables. There are two proposed bedrooms in the cowshed loft, discussed above. The schedule of works will comprise:

Northern Exterior Wall

The existing opening on the northern elevation of the barn will become the back door. The dimensions of this opening will remain unaltered.

Southern Exterior Wall

A new door opening is proposed for the main entrance to Unit 2 on the southern elevation of the barn. This wall is of 17th or 18th century date. The general appearance of this elevation will remain very similar following completion of the reinstatement. The positioning of the opening is to be approved by the Conservation Officer.

Window Openings

It is proposed to use the existing small ventilation window on the northern elevation of the barn. The dimensions of this opening will remain unaltered.

Internal Wall between the Cowshed and Barn

The existing door opening between the cowshed and the main barn is to be blocked, as noted above.

Internal Wall between the Cowshed and Stables

A new opening is to be made in the eastern wall to connect the proposed kitchen-diner to the hallway within the adjacent stables. This wall forms part of the cowshed, which may pre-date or be a later addition to the five-bay barn. This wall is of probable 17th or 18th century date. Only a small section of this wall is to be removed and this alteration will have little impact upon the special interest of the listed building. The positioning of the opening is to be approved by the Conservation Officer.

Floor Joists

The ceiling of the former cowshed is to be raised, necessitating the removal of the extant joists. These timbers potentially date from the 17th or 18th century. The benefits to the viability of Unit 2 arising from this proposal are considered to outweigh the harm caused to the building fabric.

Fixtures

The wooden partitions forming a feeding passage and the wooden feeding racks are to be removed after these have been appropriately recorded. The stone troughs are to be similarly recorded. The latter are to be re-used on site.

Floors

The floors are to be removed to lay a new concrete / limecrete slab after being appropriately recorded.

Services to Kitchen

The waste pipes are to be minimised on the northern elevation of the barn, or are to be sensitively detailed using concealed routes.

2.6 The Shelter Shed on the Northern Side of the Barn (17th or 18th Century)

This lean-to is to be converted for use as a dining room for Unit 1. There is to be an internal door leading from the main barn. The schedule of works will comprise:

Northern Exterior Wall

The concrete wall is to be demolished and new windows inserted. This is in keeping with the former use of this structure as a shelter shed that opened onto the main farmyard. The stone pillars are to be retained. The removal of this wall is beneficial to the setting of the barn.

Eastern Exterior Wall

The side wall of the outshut is to be retained. This stone wall is near contemporary with the 17th century barn. The existing door opening near the north-east corner is to be re-used.

Southern Exterior Wall

A new door opening is proposed between the outshut and the 17th century barn. This opening will avoid damaging the ventilation slots along this side of the barn; the positioning of the doorway is to be approved by the Conservation Officer.

Window Openings

The 20th century windows are to be replaced on the northern elevation. The proposal does not impact upon the fabric of the historic building.

Roof Structure

The main rafter truss is to be retained; this is of probable 17th or 18th century date. Additional wooden or metal struts or bracing is to be inserted subject to approval by the Conservation Officer. New roof are proposed and a new slate roof is to replace the existing corrugated steel (with the roof pitch unaltered). The rainwater gutters are

also to be repaired or replaced. The new roof will provide a significant visual improvement to the character of the listed building.

Fixtures

The wooden feeding racks, troughs and partitions are to be removed after these have been appropriately recorded.

Floors

The floors are to be removed to lay a new concrete / limecrete slab after being appropriately recorded.

2.7 The Stables Adjoining the Barn (19th Century)

The ground floor of the old stables is to be used as a lounge for Unit 2, with a new stairway and WC on the western side of the building. The eastern and northern elevations will remain as existing, aside from removing a modern lean-to shed. There is to be a new opening on the southern wall. A bedroom and bathroom are to be built on the first floor. The eastern end of the upper floor is to be left as a bat loft. The schedule of works will comprise:

Northern Exterior Wall

The existing door opening is to be retained to give access to the garden from the hall. The dimension of this opening will remain unaltered.

Southern Exterior Wall

A new door opening is proposed to give access to the garden from the lounge. This is the southern exterior wall of the 19th century building. The general appearance of this elevation will remain very similar following completion of the reinstatement.

Window Openings

It is proposed to use the existing windows; a single window on the northern elevation and two lower windows on the eastern gable. The dimensions of these opening are to remain unaltered. The existing casements are to be renovated or replaced. The dimensions and profiles of the glazing bars will match the existing three or six pane windows. The upper window on the eastern gable is to be renovated, but blocked off internally to provide a dark loft area for bats (as detailed in the ecology survey). The pitch-hole on the northern wall is also to be used as a window (for Bedroom 3).

Internal Walls

The new partition walls dividing the hall and lounge will have a negligible impact upon the building fabric. The same is also the case for the downstairs WC and the first floor bedroom and bathroom.

Additional Structures

There is a small corrugated metal lean-to on the east gable of the stables. The end-outshut is of 20th century date. The removal of this structure would be beneficial to the setting of the stables.

Roof Structure

The main roof timbers are to be retained. The purlins and rafters may need to be strengthened subject to the approval of the Conservation Officer. The roof design and pitch is to remain unaltered. The slate roof is to be repaired. The rainwater gutters are also to be replaced. This work will ensure the long-term stability of the timber roof and the building as a whole. The repaired roof will also be of visual benefit to the character of this building and the adjacent barn.

Roof Lights

Two roof lights are proposed on the northern and southern sides of this building. These are to allow light in Bedroom 3 and over the stairwell. The proposed work is reversible and will have minimal impact upon the building fabric.

Floor Joists

The ceiling of the former cowshed is to be raised, necessitating the removal of the extant joists. These timbers potentially date from the 17th or 18th century. The significant benefits to the usability of Unit 2 arising from this proposal are considered to outweigh the harm caused to the building fabric.

Fixtures

These are to be appropriately recorded prior to removal.

Floors

Existing floors of brick/tile are to be retained or replaced with new slabs/tiles. Removal of any of the existing floors will not be undertaken before the extant surfaces have been appropriately recorded.

Services to Ground Floor WC & First Floor Bathroom

The waste services and extraction are to be sensitively detailed using concealed routes.

2.8 The Cowshed on the Southern Side of the Barn (19th & 20th Century)

This lean-to is to be converted for use as an office or bedroom for Unit 1. The existing window and door on the southern elevation are to be re-used. There is to be an internal door leading from the main barn. The schedule of works will comprise:

Southern Exterior Wall

This elevation is to remain unchanged. The existing opening is to be used as an outside door, the dimensions of which will remain the same.

Eastern External Wall

This stone wall is to be retained. This wall flanks the double doors at the front of the barn is probably temporary with this 17th century building. The wall has been built up to form the end of the existing shed. There was once a window in the side wall, but this opening, with lintel over, has been infilled with stonework.

Western Exterior Wall

The stone wall on the western end of the outshut abuts the 17th century barn. This elevation will remain unchanged.

Internal Wall between the Cowshed and the Barn

A new door opening is to be made into the external wall of the 17th century barn. This opening will avoid damaging the ventilation slots along this side of the barn; the positioning of the doorway is to be approved by the Conservation Officer. The existing doorway through to the main barn is to be used to gain access to the proposed WC for this room.

Window Openings

It is proposed to use the existing window on the southern wall of the lean-to. The opening is to remain unaltered.

Roof Structure

The remaining 20th century roof timbers are to be renewed. A new slate roof is to replace the existing corrugated steel with the roof pitch unaltered. The rainwater gutters are also to be replaced. The new roof will provide a significant visual improvement to the character of the listed building.

Roof Lights

Two roof lights are proposed to replace the existing panels of transparent corrugated plastic.

Fixtures

The wooden feeding rack is to be removed after this has have been appropriately recorded. There are no partitions in this outshut.

Floors

The floors are to be removed to lay a new concrete / limecrete slab after being appropriately recorded.

2.9 The Cartlodge on the Southern Side of Barn and Stables (19th & 20th Century)

The lean-to is of comparatively modern construction with a corrugated steel roof. These sheds completely obscure the southern elevations of the barn and the adjacent stable block. The removal of the lean-to is highly beneficial to the setting of the 17th century barn. The eastern wall forms part of the original barn construction and is not to be demolished or altered.

2.10 The Shelter-Shed to the North of the Main Farmyard (18th Century)

The shelter-shed is to be used for parking and storage. This shed is to be renovated. No alterations are proposed other than stabilising the structure. The schedule of works will comprise:

External Walls

The back wall to the north as well as the east and west gables are to remain unaltered, as are the piers that support the roof along the southern elevation. The stonework is to be pointed in lime mortar where required.

Roof Structure

The main roof timbers are to be retained, many of which date from the 18th century. The roof design and pitch is to remain unaltered. The proposal includes like-for-like replacement of the wooden lintels that span the stone pillars on southern side of the shed. The purlins and rafters may also need to be strengthened, and the principal rafters may require additional wooden or metal struts or collars. It may be necessary to strengthen or replace some of the common rafters. The 20th century battens will also need to be replaced with more substantial battens or boards. Any additional or replacement timbers required for the roof will be subject to approval by Conservation Officer. This work will ensure the long-term stability of the timber roof and the building as a whole.

Roof Slates

The stone roof is to be repaired and stone slates will replace the corrugated sheets on the northern side of this building. The slates are to be laid in the same style as existing. The repaired roof will be of visual benefit to the character of this building, the 17th century barn and the neighbouring historic buildings.

Floors

Existing concrete floors are to be retained or replaced with gravel.

Additional Structures

There is a lean-to on the eastern gable. The back wall of this structure is to be retained as a boundary wall, as this could be contemporary with the shelter-shed. The eastern wall is modern and is to be demolished. The 20th century timber roof covered

by corrugated metal is also to be removed. The removal of this structure would be beneficial to the setting of the shelter-shed and the setting of the 17th century barn.

2.11 The Curtilage of the Agricultural Buildings

The existing stone walls within the curtilage are to be retained, with capping stones repositioned and pointed. The existing gate openings to the north and south of the barn are to be kept and the access track down to the river is to be maintained. Preserving the historic features within the curtilage will enhance the setting of the listed buildings.

A new driveway is proposed for Unit 2, running perpendicular to the main road, just beyond the southern site boundary. The new access is to be set back from the listed buildings. The new driveway will have a negligible impact upon the setting of the surrounding historic buildings.

A new garage, with storage over, is proposed for Unit 2. This is to be set back from the 17th century barn. The garage is to be built in sandstone rubble, with timber cladding and a slate roof. This building will replace an existing steel barn, the scale and mass of which is detrimental to the setting of the 17th century barn. The materials used for the new garage respect those of the surrounding historic buildings.

3. ASSESSMENT OF IMPACT ON THE ARCHAEOLOGICAL RESOURCE

The Historic Environment Record (HER) held by Herefordshire County Council has been examined in order to assess the potential for archaeological remains within the development site. The records have been considered within a 500 metre search radius for scheduled monuments, listed building and non-designated archaeological sites and monuments.

The archaeological records indicate Roman (AD 43-410) and Saxon (AD 410-1066) occupation within the general area. A Roman pottery sherd of Severn Valley Ware has been found in the graveyard at the parish church of St Clodock (HER 1458, FHE 2647). The parish church is situated some 450 metres south of the proposed development. The extant medieval building may have been located on the site of an earlier Saxon church; the dedication is to the sixth century martyr Clydawg, and a ninth century tombstone (HER 7174) has also been uncovered in the churchyard.

There is greater potential for medieval (AD 1066-1540) settlement in the vicinity of the site. The farm buildings at Lower Ponthendre are situated approximately 100 metres to the south-east of a motte and bailey castle. The motte is recorded as being about 50 metres in diameter, with an inner and outer bailey to the south-east. This earthwork has been designated as a Scheduled Ancient Monument (HER 1038, SAM 019). The scheduled area for the outer bailey extends up to the garden of Middle Ponthendre Farmhouse, some 40m north-north-west of the development site. The motte and bailey was possibly the focus of later medieval occupation. The small group of 16th and 17th century farmhouses and barns located to the east of the medieval castle is also indicative of earlier occupation. There is evidence for a field

system dating from the medieval period on the valley floor; ridge-and-furrow earthworks have been identified within the fields to the south of the barn at Lower Ponthendre (HER 22057).

Post-medieval (AD 1540-1750) sites within the study area include the bridge that crosses the River Olchon (HER 42002), which is located some 100 metres to the north of the development site.

The proposed development includes groundworks that may impact on the potential archaeological resource, including excavations for a new driveway, the removal of the concrete slabs to the north and south of the barn, as well as the excavation of floors inside the buildings. There will be additional ground disturbance associated with landscaping and trenching for services, soakaways and a new package treatment system for foul drainage.

4. RECOMMENDATIONS

A programme of investigation and recording is recommended to record those architectural features that would be obscured or removed during the proposed renovation of the agricultural buildings. A Level 2 building survey (EH 2006) is advised prior to the commencement of the building work. This should comprise a full descriptive and photographic record.

The archaeological assessment of the proposed works suggests there is a moderate potential for medieval occupation remains, with a low archaeological potential for all other periods. It is recommended that an archaeological watching brief is undertaken. This would provide an appropriate strategy to mitigate the impact of the works on potential archaeological features or deposits.

5. BIBLIOGRAPHY

English Heritage, 2006, *Understanding Historic Buildings: a guide to good recording practice*

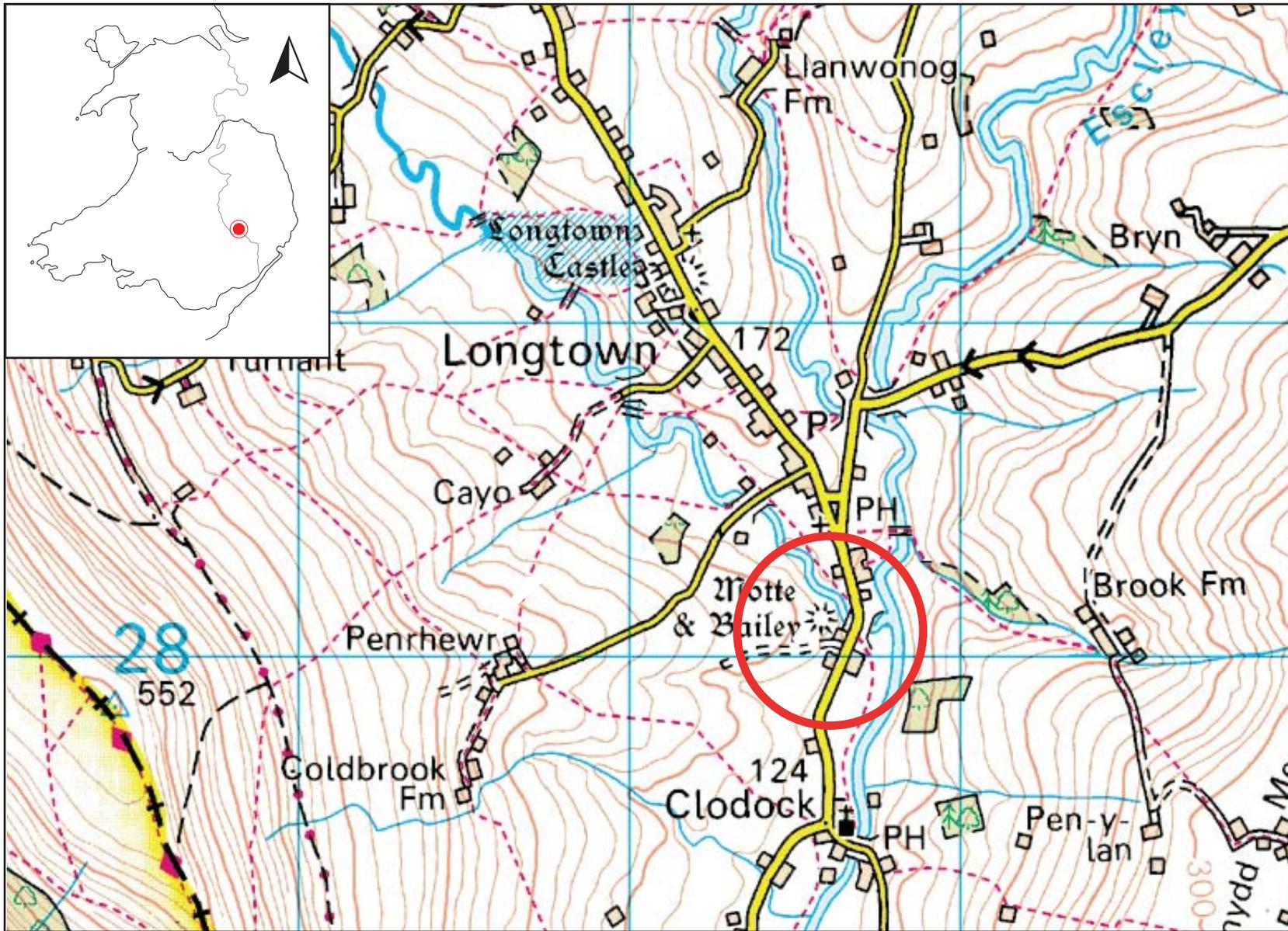


Figure 1: Site location



Plate1: Image of 1840 tithe map of the parish of Clodock



Plate 2: The 17th century barn



Plate 3: The cowshed at the western end of the barn (17th Century)



Plate 4: The cowshed at the eastern end of the barn (17th or 18th Century)



Plate 5: The shelter shed on the northern side of the barn (17th or 18th Century)



Plate 6: The 19th century stables adjoining the barn



Plate 7: The cowshed on the southern side of the barn (19th & 20th Century)



Plate 8: The cartlodge on the southern side of the barn and stables (19th & 20th Century)



Plate 9: The 18th century shelter shed to the north of the main farmyard

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