

UPPER BLAEN FARMHOUSE (BLAEN-OLCHON)

Llanveynoe, Longtown, Herefordshire

Historic Building Record, 2021

Herefordshire Council Planning Application Ref. **P191674/F**: Condition 11



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Parish: Llanveynoe CP

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Cover image: General view of Upper Blaen Farmhouse looking north-east, 22nd January 2021.

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Llanveynoe, Longtown, Herefordshire HR2 0NL

Historic Building Record, 2021

Summary

An Historic England 'Level 2' historic building record was undertaken in January 2021 in respect of the derelict farmhouse at Upper Blaen Farm (historically 'Blaen-Olchon') at the head of the Olchon Valley, Llanveynoe, Longtown, Herefordshire HR2 0NL (centred on NGR SO 27245 33865). The record has been made at the request of the property owner, Mr John Lister, as a condition of planning consent (ref. P191674/F; Condition 11) for the 'restoration and redevelopment of the disused farmhouse building to residential use with associated access, parking, planting and infrastructure'. Though neither Statutorily Listed nor lying within a Conservation Area, the farmhouse is included on the Herefordshire Historic Environment Record (HER ref. 6126) and is accepted as being of significant historical value, and is thus regarded as constituting a 'non-designated heritage asset' under the terms of National Planning Policy Framework (NPPF).

The farmhouse comprises a modified 'house-and-byre' structure of a 'derived' longhouse form, having evolved by a process of accretion rather than as a single-phase, purpose-built entity. Surviving evidence suggests that the western end of the building originally comprised the residential part of the range, with an original single-storey byre or cowhouse appended to the east, the latter subsequently raised by the addition of an upper floor and later converted to domestic use, with an inserted gable-end fireplace and bread oven. A single-storey, pent roofed dairy extension has been appended to the north side of the eastern section. Stylistically 16th-/17th-century in form and arrangements, the precise dating of the buildings has not been established, though an inscribed beam within the eastern byre section records a date of 1632, reasonably related to the raising of that part of the range. The first dated record including reference to the building/farmstead is a set of sales particulars for the Michaelchurch Estate, dated 1815 while a review of available historical sources has allowed a broad reconstruction of the pattern of ownership/occupation of the farmstead from the early-19th century down to the present day.

The farmhouse, together with two associated outbuildings (the latter beyond the scope of this report), has remained unoccupied since the mid-1980s and has fallen into a state of considerable neglect and disrepair. The works consented under the current application thus afford a timely opportunity to secure the consolidation and restoration of a redundant and neglected heritage asset through a process of sensitive and appropriate adaptation, thereby securing a long-term, viable and sustainable future use for the building.

The current study has allowed for a detailed, descriptive and graphic record of the farmhouse to be made, commensurate to a 'Level 2' standard as defined by Historic England in 'Understanding Historic Buildings: A Guide to Good Recording Practice', as required by the planning condition. The current report represents, essentially, a 'point in time' record of the building prior to consented works, contributing to an existing body of research into the architectural heritage of the Olchon Valley, while a review of available historical sources has allowed for a broad context within which to interpret the recorded structure. The current report complements a previous 'Heritage Statement', prepared in 2019 and submitted earlier in the planning process, in conjunction with which it should be considered.

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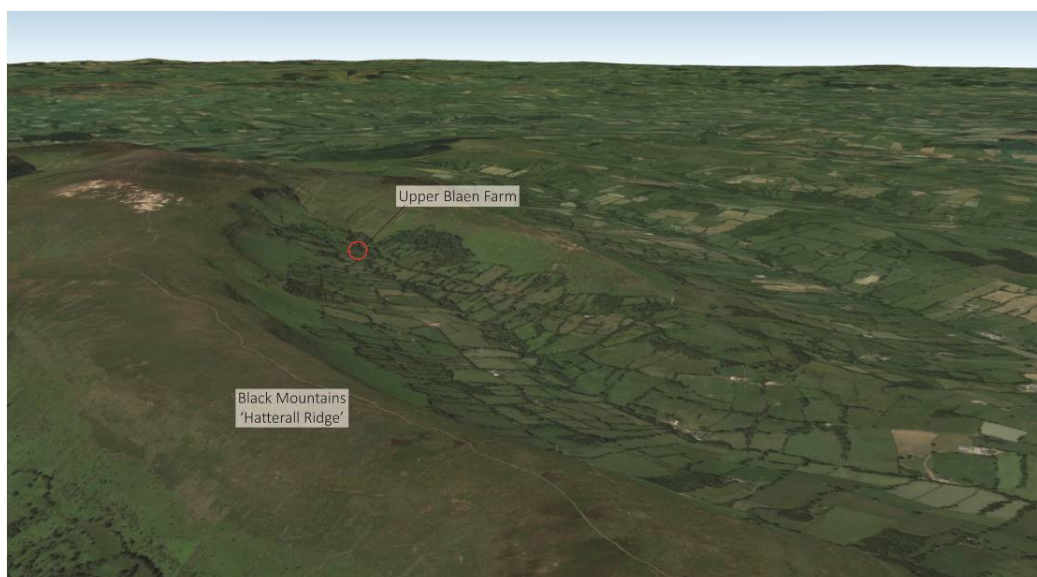
1 INTRODUCTION

The current report outlines the results of a programme of historic building recording (HBR) undertaken in January 2021 in respect of the derelict farmhouse at Upper Blaen Farm, Llanveynoe, Longtown, Herefordshire HR2 0NL. The project was undertaken in response to a condition of planning consent (ref. P191674/F) for the 'restoration and redevelopment of the disused farmhouse building to residential use with associated access, parking, planting and infrastructure'.

1.1 Background to the Project

Site Location

- 1.1.1 Upper Blaen Farm (historically 'Blaen-Olchon')¹ occupies a remote and isolated rural location at the head of the steep-sided Olchon Valley on the eastern flank of the Black Mountains' Hatterall Ridge (historically 'Hatterell') in south-western Herefordshire, close to the Welsh border (Figure 1; see inset below).² It lies 4km north-west of the hamlet of Llanveynoe and 25km south-west of the county town of Hereford, centred on NGR SO 27245 33865 and at an elevation of c.384m AOD.



Site of Upper Blaen Farm at head of Olchon Valley, looking north (image: Google Earth).

¹ Blaen-Olchon translates literally as 'front of the Olchon', meaning 'source of the Olchon (brook)'.

² Whilst the farmstead lies on the eastern flank of the Black Mountains, it is not included within the boundary of the Brecon Beacons National Park, which is bounded by the Black Mountain range, Offa's Dyke and the English border. The site lies within Natural England's 'National Character Area (NCA) 99. Black Mountains and Golden Valley'.

- 1.1.2 The Olchon Valley³ is the easternmost of a series of broadly parallel, north-west/south-east aligned fluvio-glacial valleys⁴ dissecting the Devonian Old Red Sandstone (ORS) plateau of the Black Mountains massif, the latter defined as those hills extending broadly between Abergavenny to the south-east, Hay-on-Wye to the north and Llangors to the west, the easternmost of four ranges together constituting the Brecon Beacons National Park. The Olchon Brook, a tributary of the River Monnow (*Afon Mynwy*), which it meets at Clodock 1km south-east of Longtown, rises at the head of the valley, to the north-west of Upper Blaen Farm.
- 1.1.3 The eastern escarpment of the Hatterall Ridge is split into two principal, distinct characters; the lower slopes are occupied by an extensive pattern of small, irregularly enclosed (hedged) fields with dispersed, isolated farmsteads,⁵ above which the (uncultivated) upland waste rises steeply to the ridge, with no discernible enclosure or buildings. At around the 550-600m contour, the sandstone strata of the upper 'Senni Formation' and lower 'St. Maughams Formation' are separated by an almost continuous strip of Ffynnon limestone, about 2m thick.⁶



Upper Olchon Valley looking west showing change in landscape character to upper slopes of valley (image: Google Earth).

- 1.1.4 Upper Blaen farmstead, set within a small wooded enclosure on the western bank of Olchon Brook at the head of the valley (Figure 2a), comprises a group of three derelict stone buildings, viz. the farmhouse itself, currently under consideration, a byre or cowhouse ('Beudy' in Welsh) c.7m to the south thereof, and a barn c.15m to the north-west (Figure 2b). All disused since the mid-1980s, the buildings have fallen into a state of considerable neglect and disrepair; both the barn and byre are currently roofless (the former effectively a shell of three external walls only), while the farmhouse itself has been subject to recent (post-2016) emergency repair / stabilisation works, undertaken by the current owner in a bid to prevent further deterioration.

³ The word 'Olchon' derives from the Welsh '*Golchi*' meaning to wash or scour (Morgan 1897, 264).

⁴ The area lay at the margins of the British ice-sheet during the ice ages; see Charnock (nd.) 'Post-glacial Landscape of SW Herefordshire to 10,000BC' at http://www.ewyaslacy.org.uk/-/Postglacial-Landscape-of-SW-Herefordshire/to-10-000-BC/gc_gdv_3000.

⁵ Over 20 ruined and abandoned farm sites are scattered along the length of the Olchon Valley, often of less than 50a with a small acreage of arable land (Sprackling 2001, 16-17).

⁶ Info: Hodges C (2017): 'Derelict Buildings of the Eastern Escarpment' (http://www.ewyaslacy.org.uk/doc.php?d=nw_lon_1038).

- 1.1.5 The farmstead is accessed via a track opening off the northernmost loop of a metalled mountain road which serves both the eastern and western sides of the upper Olchon Valley at around the 350-360m contour; the site is bisected by a green lane, leading up to the head of the valley, that remains a public right of way.

Planning Background

- 1.1.6 A planning application (ref. **P191674/F**)⁷ was submitted on 10th May 2019 to Herefordshire Council (HC), under the terms of the Town and Country Planning Act, 1990,⁸ in respect of the 'restoration and redevelopment of the existing disused cottage and outbuildings to residential use and associated access, parking, planting and associated infrastructure' at Upper Blaen Farm, Llanveynoe, Longtown, Herefordshire. The application was submitted by RPS Group of Milton Park, Abingdon, acting on behalf of the site owner, Mr. John Lister Esq., of Shipton Mill, Tetbury, Glos., with details set out in a series of drawings prepared by Morris Higham RIBA, architect, of Dolgellau, Gwynedd⁹ (see Figure 12 for farmhouse proposals).

- 1.1.7 The application was approved by Herefordshire Council, with conditions, on 3rd October 2019.¹⁰ In particular, Condition 11 stated that:

No development approved by this permission shall commence until a 'Level 2' Survey, as defined in Historic England's guidance 'Understanding Historic Buildings: A Guide to Good Recording Practice' of the building has been submitted to and approved in writing by the Local Planning Authority. A copy of the approved record survey shall be submitted to the Herefordshire Historic Environment Record within 1 month of the commencement of development.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works in accordance with policies LD4 & RA5 of the Herefordshire Local Plan - Core Strategy, and the National Planning Policy Framework.

- 1.1.8 It should be noted that proposals for the 'Beudy', included within the original application, are currently being held in abeyance, to be pursued at a later date, thereby allowing for work to be progressed in respect of the farmhouse (J. Lister, *pers. comm.*).

1.2 Relevant Planning Legislation and Guidance

National Planning Policy Framework¹¹

- 1.2.1 Section 16 of National Planning Policy Framework (MoHC&LG 2019, 54-57) addresses 'Conserving and Enhancing the Historic Environment'. The relevant paragraphs are as follows:

Para 189:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the

⁷ https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=191674&search-term=upper%20blaen.

⁸ <http://www.legislation.gov.uk/ukpga/1990/8/contents>

⁹ Farmhouse Drg. No. EW304_03G; Beudy Drg. No. EW304_04K; and Barn Drg. No. EW304_05_01B, all dated July 2018.

¹⁰ <https://myaccount.herefordshire.gov.uk/documents?id=b8703ba4-e5ec-11e9-955d-0050569f00ae>

¹¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para. 199:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Herefordshire Local Plan - Core Strategy¹²

- 1.2.2 Local planning guidance is set out in the Herefordshire Local Plan Core Strategy (adopted October 2015). Relevant policies are as follows:

Policy LD4: Historic Environment and Heritage Assets

Development proposals affecting heritage assets and the wider historic environment should:

- 1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;*
- 2. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;*
- 3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;*
- 4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and*
- 5. where appropriate, improve the understanding of and public access to the heritage asset.*

The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.

Policy RA5: Re-use of rural buildings

The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to residential development, or is essential to the social well-being of the countryside, will be permitted where:

- 1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long-term conservation and enhancement of any heritage asset affected, together with its setting;*
- 2. design proposals make adequate provision for protected and priority species and associated habitats;*
- 3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;*

¹² https://www.herefordshire.gov.uk/downloads/download/123/adopted_core_strategy

4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and
5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.

Any planning permissions granted pursuant to this policy will be subject to a condition removing permitted development rights for future alterations, extensions and other developments.

1.3 Designations

Statutory Designations

- 1.3.1 Upper Blaen farm does not benefit from any form of statutory designation, being neither a listed building (statutorily nor 'locally listed'), nor lying within a Conservation Area. Indeed, an application to Historic England for listing,¹³ prompted by current renovation proposals, was rejected in September 2019 on the grounds that the building '*...is of local interest as one of a group of isolated farmsteads in the Olchon Valley, but [it] survives insufficiently well to meet the criteria for statutory listing*'. The accompanying building description records that the farmhouse 'retains only fragments of joinery, has lost its internal finishes and fittings, much of its roof structure and the first floor at the west end'.¹⁴

Non-Statutory Designations

- 1.3.2 Upper Blaen Farm is included (listed as 'Blaen Olchon Farm') on the Herefordshire Historic Environment Record (HER),¹⁵ reference No. **6126** and thus represents a 'non-designated heritage asset' under the terms of NPPF,¹⁶ while it has been acknowledged that the group of buildings, together with their associated lands, represent a significant survival (see fn. 14). The HER entry supplies a brief description of the farmhouse only, as follows:

'One storey with attics. Built of rubble, W half prob. late C17, E half is later extension. The archaeology research section of the Woolhope Club visited the site on 02/07/00.¹⁷ Historic farm recorded as part of the Herefordshire Historic Farmsteads Characterisation Project.¹⁸ Present on the Ordnance Survey First Edition, pre-WW2 and modern maps.'

- 1.3.3 An area of ridge and furrow (HER ref **36657**) has been identified to the NNW of, and associated with, Upper Blaen Farm, indicative of historical arable cultivation, with a further area (HER **36658**) identified at Firs Farm to the south.

¹³ https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=1466776&resourceID=7

¹⁴ As noted in the 2019 Heritage Statement, 'it is... recognised by all parties that the buildings and landscape of Upper Blaen Farm are a rare survival, with the farmhouse itself being of equivalent historic and architectural interest to a Listed building, even if currently in too poor a condition to meet the strict criteria for Listing in its present state' (Kinchin-Smith 2019, 72).

¹⁵ Accessed via www.heritagegateway.org.uk.

¹⁶ NPPF defines a 'non-designated heritage asset' as a building, monument, site, place, areas or landscape identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but not meeting the criteria for statutory designation.

¹⁷ See Sprackling, 2001.

¹⁸ Preece and Rimmington, 2008: 'Herefordshire Historic Farmsteads Characterisation Project Report (Stage 1)'. Herefordshire Archaeology report No. 261.

1.4 Scope of Work

- 1.4.1 The wording of Condition 11 of planning consent (§.1.1.7) requires a 'Level 2' historic building record, defined by Historic England in '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (HE 2016, 26) as follows:

Level 2 is 'a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based.'

- 1.4.2 The current report has been prepared in accordance with guidelines set out by Historic England in '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (HE, 2016), the Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Recording of Standing Buildings or Structures* (CIfA, 2014; Annex 2), and the Association of Local Government Archaeological Officers' *Analysis and Recording for the Conservation of Works to Historic Buildings* (ALGAO, 1997).
- 1.4.3 A digital copy (*.pdf) of the current report will be deposited with the Herefordshire Historic Environment Record (HER) and uploaded to OASIS, the on-line 'grey-literature' library of the Archaeology Data Service (ADS), ref. **ric Tyler1-413795**.
- 1.4.4 Upper Blaen Farm has previously been the subject of a 'Heritage Statement' (Kinchin-Smith, 2019), a 'Structural Inspection' (Hewitt, 2016) and a 'Landscape and Visual Appraisal' (RPS, 2019), all submitted to HC at earlier stages of the current application process, in conjunction with which the current report should be considered.

1.5 Acknowledgements

- 1.5.1 The report was commissioned by the property owner, Mr. John Lister of Shipton Mill, Tetbury, Glos., to whom thanks are extended for help and cooperation throughout. Thanks also to Mr. Rob Kinchin-Smith of RPS/CgMs Heritage for making the results of previous research available for consultation/use,¹⁹ and to Mr. James Matthews of I.J. Preece & Son Ltd. for information of initial works undertaken on site. 'As existing' survey drawings, prepared by Morris Higham RIBA of Dolgellau for Mr. John Lister, have been used as base survey for site recording and form the basis of figures reproduced in the current report; their use is gratefully acknowledged.
- 1.5.2 Historical research and site recording were undertaken by Ric Tyler MCIfA who also wrote, collated and illustrated the current report.

¹⁹ Kinchin-Smith (2019); 'Heritage Statement in respect of Upper Blaen Farm, Llanveynoe'. RPS CgMs Heritage ref. JCH00581.

2 METHODOLOGY

2.1 Documentary Research

- 2.1.1 At the time of the current project, the Herefordshire Archives was closed to public access due to national 'lockdown' restrictions imposed in response to the COVID-19 pandemic and it was thus not possible to consult primary sources. Documentary research was thus necessarily restricted to readily available on-line sources (including the extensive research archive of the Ewyas Lacy Study Group),²⁰ and other secondary material; a full list of sources and bibliography is given at §.9 below. Though restricted in scope, research has nonetheless allowed for a broad historical context to be established within which to interpret the recorded structure and, in this context, the lack of access to primary archival sources²¹ has not had a negative impact upon the validity of the recording exercise.

2.2 Site Recording and Analysis

- 2.2.1 Fieldwork related to the current report was undertaken on 22nd January 2001. The study comprised an examination of all safely accessible external and internal areas of the building and the compilation of drawn, photographic and written records thereof, proportionate to a Level 2 survey, as follows:

Drawn Record

- 2.2.2 The drawn record comprised the preparation of plans, elevations and cross-sections sufficient to illustrate the dimensions, features and construction, phasing and development of the building so far as practicable from a non-intrusive survey. Records were based upon pre-existing survey data where available,²² otherwise site drawings were prepared at an appropriate scale in pencil on archivally stable drafting film, measurements being obtained by a combination of taped measurement and hand-held laser (disto).

Photographic Record

- 2.2.3 To complement the drawn survey, a photographic record was made comprising high resolution digital photography using a Nikon D3500 DSLR camera, commensurate with a Level 2 record (HE 2016, 19; items 1,2 and 4), extending to general external and contextual views together with a record of principal interior rooms and circulation spaces, and details relevant to the interpretation of the building. Where practically feasible, photographs included graded photographic scales. A register of site photographs was maintained, recording subject, orientation, date and photographer; a copy of the photographic register is included below as **Appendix A**.

²⁰ See <http://www.ewyaslacy.org.uk>.

²¹ A rapid search of the online catalogue of the Herefordshire Archives revealed no listings of apparent direct relevance to Upper Blaen Farm or Blaen Olchon, or indeed the wider Olchon Valley, beyond some field-name research, the results of which are reported elsewhere (<http://www.ewyaslacy.org.uk>).

²² Floor plans and elevations included within the current report are based upon 'as existing' survey drawings by Morris Higham architect of Dolgellau, Gwynedd (Drg. No. EW304_01), supplemented as required by new, on-site measurement. Base drawings were checked on site for general accuracy, although it should be noted that figures presented herein are for illustrative purposes only and should not be relied on for dimensional accuracy.

Written Record

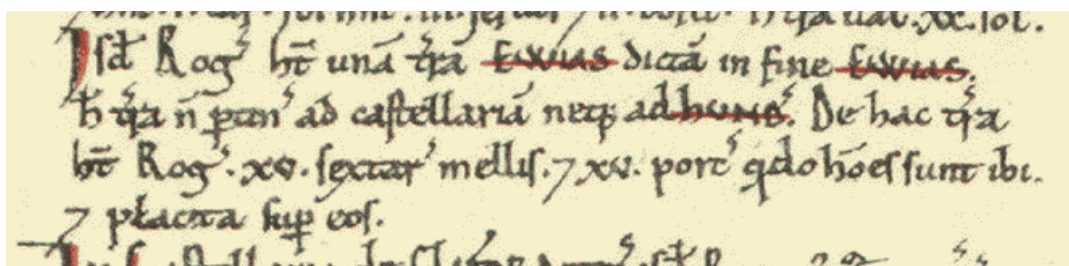
- 2.2.4 A written record was maintained by way of annotations to site drawings and as free text to accompany the drawn and photographic records, and form the basis for the building descriptions included below (§.4). This extends to cover a summary of the building's form and type, its function (historically and at present), materials of construction, date and sequence of development, so far as practicable from a non-intrusive survey.

3 HISTORICAL BACKGROUND AND CONTEXT

It is beyond the scope of the current recording project to undertake significant research into the history and development of Llanveynoe and the broader Olchon Valley. A brief overview is included however, to allow the recorded structure to be placed within a broad historical context, based largely upon secondary sources including extensive research undertaken by the Ewyas Lacy Study Group (<http://www.ewyaslacy.org.uk>), and the previously submitted 'Heritage Statement'.

3.1 General Historical Context²³

- 3.1.1 Llanveynoe in one of ten modern-day civil parishes²⁴ that together formed the lands historically known as 'Ewyas Lacy', originally the Welsh territory of Ewyas (or 'Ewias' meaning 'sheep district'),²⁵ granted after the conquest to Walter de Lacy as a Marcher Lordship; Ewyas is recorded in Domesday Book of 1086 under the holdings of Roger, Walter's son.



Domesday entry for de Lacy's holdings at Ewyas (<https://opendomesday.org>)

'The same Roger has an estate called LONGTOWN within the boundary of EWIAS. This land does not belong to the jurisdiction of the CASTLE nor to a HUNDRED. From this land, Roger has 15 sesters of honey and 15 pigs, when the men are there, and pleas over them.' (Williams and Martin, eds., 2002, 507)

- 3.1.2 The place name Ewyas Lacy first recorded in 1219 and around this time a substantial castle was established, presiding over a newly founded seignorial borough 'Nova Villa' (see Smith, 2003). A burgage is first mentioned at the new town in c.1234, and by 1310 the town was said to have 100 burgesses (possibly a nominal amount for the borough). Accounts survive for various years between 1492 and 1504, although it did not function as a market centre by 1500; a reference of 1540 to 'Longa Villa in Ewias Lacy' indicates the settlement had spread

²³ Based largely upon http://www.ewyaslacy.org.uk/-/A-Brief-History-of-Ewyas-Lacy/620-1922/nw_ewy_9001

²⁴ viz. Craswall, Cusop, Llancillo, Llanveynoe, Longtown (with Clodock). Michaelchurch Ecsley, Newton, Rowlestone, St. Margarets and Walterstone.

²⁵ See Smith N, 2003: 'Longtown, Herefordshire: A Medieval Castle and Borough' English Heritage, Archaeological Investigation Report Series AI/26/2003.

out for some distance along the road, becoming known as 'Longtown'.²⁶ Outside of the borough town, the population remained largely dispersed in isolated farms and small hamlets, with a general picture of an upland farming economy, ranging from subsistence farming to modest yeoman prosperity, with few gentry. Ewyas Lacy was brought into the county of Herefordshire under the Laws in Wales Acts of 1535-42 which saw Wales annexed to the Kingdom of England and the abolition of the Welsh Marches (Davies 1999, 68-9), though historical Welsh influence is clearly reflected in many local place-names.

3.1.3 Ewyas Lacy ceased to be used as an administrative entity with the passing of the Local Government Act of 1888.

3.1.4 Kelly's Directory of 1941 describes the parish of Llanveynoe as follows:

***LLANVEYNOE** is a township, chapelry and scattered hamlet, on the Olchon Brook, at the foot of the Black Mountains, on the borders of Brecknockshire, 6 miles north-west from Pandy station on the Newport, Abergavenny and Hereford section of the Great Western railway, 8 south-east from Hay, 12 from Abergavenny, its market town, 16 west from Hereford, in the Hereford division of the county, Clodock civil parish, Ewyas Lacy hundred, Dore petty sessional division, Dore and Bredwardine rural district, rural deanery of Abbey Dore, and archdeaconry and diocese of Hereford. The church of St. Peter's is a small but ancient building of stone in the Early English style, consisting of nave, south porch and a western turret containing one bell: it was restored in 1877, at a cost of £500, and considerably enlarged in 1912 : there are now 86 sittings. The register, forming part of that of Clodock, dates from the year 1714. The living is a vicarage, united with that of Craswall, joint net yearly value £345, in the gift of the vicar of Clodock, and held since 1928 by the Rev. Percy Loadman, of St. Aidans. Interesting relics of the Bronze Age have been dug up here. In the Olchon valley is the renowned St. Thomas's Well, the water of which is said to have almost miraculous qualities in the treatment of affections of the skin. Llanveynoe is in that portion of the manor of Ewyas Lacy, of which R. R. W. R. Trafford esq. is lord, the other portions of the manor being owned by the Marquess of Abergavenny. There are various landowners. The soil is sandy; subsoil, red sandstone. The chief crops are wheat, barley, oats, beans and swedes. Large numbers of sheep are reared on the mountains. The area is 4,600 acres of land and 9 of water; the population in 1931 was 168.*

3.2 The Olchon Valley²⁷

3.2.1 The Olchon Valley has a notable early history in the story of religious non-conformism. The church in Olchon Valley is at Llanveynoe, towards the foot of the valley, believed to have been founded by a missionary by the name of Bueno around 600 A.D. who had been given land in Eywas Valley by Kentigan, King of Caerwent. The present church (HER 1521), a chapelry of Clodock, is dedicated to St. Bueno and St. Peter and dates from the 13th century (much restored),²⁸ but a mound to the west may reflect a precursor site; two large inscribed stones here, dated about the 9th or 10th centuries, depict the crucifixion. From the 14th to the 16th century, the Olchon Valley was a major centre for Lollardy,²⁹ an early form of proto-Protestant Christianity, and Sir John Oldcastle (d. 1417), of Oldcastle in the lower valley was to lead the most significant and widespread Lollard uprising in the early-15th century, for which he was ultimately executed.

²⁶ Info: https://www.pastscape.org.uk/hob.aspx?hob_id=105703.

²⁷ From Kinchin-Smith, 2019.

²⁸ See Brooks and Pevsner 2012, 484.

²⁹ It is alleged, though not proven, that the German preacher Walter Lollard stayed in the valley during his time in England (1315 to 1322).

- 3.2.2 The valley is associated with a number of notable religious figures including John Wycliffe, the first translator of the Bible into English, who is said to have lived near Olchon in 1371, and William Tyndale (c.1494-1536), a leading figure of the Protestant Reformation. The valley subsequently became a stronghold of the Baptist persuasion with Joshua Thomas (1719-1797), Minister at Olchon from 1746-1754 and later a pastor at Leominster, tracing the American church to its roots, *inter alia*, to Olchon in his book *The American Baptist Heritage in Wales* (1778). Thomas claimed that there was a Baptist congregation meeting in the Upper Olchon valley as early as 1633, with early meeting taking place in local homes, notably at Beili-bach and at Olchon Court.

3.3 Upper Blaen Farm (Blaen-Olchon)

- 3.3.1 The recorded early history of Upper Blaen remains somewhat unclear. The first reference identified during research associated with the current project is a newspaper announcement (see inset below)³⁰ for a sale by auction in July 1815 of farms and lands in Herefordshire and Radnorshire, with 'valuable right of common over the Hatterell Hills or Black Mountains', a part of extensive freehold and leasehold lands of the Manor of Ewyas-Lacy, including the mansion house of Michaelchurch Court.³¹
- 3.3.2 The advertisement details Blaen Olchon (Lot 5) as 'all that messuage, building and farm containing 66A, 2R 21P of good meadow and pasture land, in the occupation of one Hugh Phillips as tenant at will'. It is noted that part of the hill adjoining the farm had been well stocked and preserved and was intended to be let out as a rabbit warren, and that it is 'desirably situate close to the Hill, where any quantity of sheep may be kept, and is one of the soundest Sheep Walks in the neighbourhood'.



Newspaper announcement for sale by auction, July 1815

³⁰ http://www.ewyaslacy.org.uk/Ewyas-Lacy/Digital-Archive-Newspaper-cutting-Sale-of-Michaelchurch-Court-and-the-Manor-of-Ewyas-Lacy/1815/rs_wno_0005

- 3.3.3 The associated lands, a combination of meadow and pasture (the latter partly enclosed from the hill), are detailed in a set of contemporary, descriptive sales particulars,³² as below:

LOT V.
BLAEN OLCHON,
SITUATE
In the Township of LLANVEYNOE, in the Parish of CLODOCK,
CONSISTING OF
A FARM HOUSE,
WITH NECESSARY OUTBUILDINGS,
AND
The following Lands,
In the Occupation of HUGH PHILLIPS, as Tenant at Will.

No. on Plan.	Names of Pieces.	State.	Quantity.
1	House, Buildings, Garden, Road, &c.		A. R. P.
2	Plock		0 2 0
3	Meadow below House, (including Brook)	Orchard	0 0 33
4	Meadow above House	Meadow	4 1 6
5	Pasture next House	ditto	4 1 11
6	Pasture above ditto	Pasture	11 2 30
7	Inclosed from Hill	ditto	21 3 7
8	Ditto	ditto	7 1 13
9	Ditto	ditto	10 3 0
		ditto	5 3 1
	Total		66 2 21

Part of the Hill adjoining this Farm has been well stocked and preserved, and was intended to be let out as a Rabbit Warren. It is desirably situated close to the Hill, where any quantity of Sheep may be kept, and is one of the soundest Sheep Walks in the Neighbourhood.

1815 Sales particulars for Blaen Olchon (Lot V)

- 3.3.4 The first cartographic depictions (see §.4.1.3) date from the first half of the 19th century, while the tithe apportionment of 1840-41 lists the farmstead in the ownership on one John Amston, occupied by one John Stephens (see §.4.1.4-5 below; Figure 3).³³
- 3.3.5 Historical census returns proffer a partial and somewhat ambiguous picture, with the property of 'Blaen-Olchon' never explicitly named, and identification thus being made largely by extrapolation relative to nearby/adjacent named properties. The farmstead is not identifiable in census returns of 1841 (where Llanveynoe is included under Clodock parish), though the 1851 returns list one Philip Watkins (37), a shepherd managing 500 sheep at a property named simply as 'Blane', together with his wife Sarah (30), two sons (John, 8 and George, 15mo.) and two step-daughters (Elizabeth, 14 and Harriett, 3).³⁴ Although the name of the property is somewhat imprecise, its listing following on directly from 'Firs' on the west side of the Olchon river reasonably suggests Upper or Blaen-Olchon. The 1861 returns are illegible. By 1871 John Watkins, a shepherd aged 28 (possibly the son of Philip and Sarah as per the 1851 return?) was in occupation, together with his brother Thomas, aged 10. The 1881 return lists 'Blean' as the first entry, preceding 'Firs' and 'Rotheras' (see Bryant's map of 1835, below), and is thus more readily identifiable as Blaen-Olchon; it was inhabited by Sarah Watkins (64, farmer of 10 acres) together with her sons George (31, shepherd),³⁵ James (26, farmer's son) and David (17, ditto), and grandson

³¹ http://www.ewyaslacy.org.uk/-/The-History-of-Michaelchurch-Court-and-its-Estate/13th-to-20th-Century/rs_mic_0160. The estate later passed to the Trafford family. The high lands above Blaen Olchon, viz. Lower Common, The Black Darren and The Cat's Back, remained part of the Michaelchurch Estate, and were included (Lot 31) in a sale of 1990 (http://www.ewyaslacy.org.uk/doc.php?d=rs_mic_0649).

³² http://www.ewyaslacy.org.uk/Ewyas-Lacy/Sale-Particulars-for-Michaelchurch-Court-and-the-Manor-of-Ewyas-Lacy/1815/rs_ewy_0132

³³ Info: http://www.ewyaslacy.org.uk/doc.php?d=gc_llv_3001

³⁴ The Watkins name/family appears to have a widespread and enduring association with the Olchon Valley and Llanveynoe; Kelly's Directory of 1941 lists Watkinses at ten separate properties in the parish, viz. Great Cwm, Brass Knoll, Llandore, Old Mill, Lower Turnant, Great Turnant, Penrhewy, White House, Charity Farm and Yellow House.

³⁵ Presumed as per return of 1851, though note discrepancy of reported age of Sarah (30 in 1851; 64 in 1881).

William Bevan (7, scholar). The 1891 return lists George Watkins as head (40, farmer), resident with his mother Sarah (74, widow living by own means), his brothers Samuel (28) and Thomas (26), both farm labourers, and nephew William Bevan (17, farm servant). The 1901 return is a little ambiguous, listing Lower, Middle and Upper Blane; the latter was occupied by David Watkins (56, farmer) together with Maria Jones (22, servant); Lower and Middle Blane were also inhabited by Watkinses (William, 48) and Samuel (43) respectively, both recorded as farmers. The 1911 census records one Thomas Watkins at 'Blane',³⁶ a farmer of own account aged 52 together with his wife Rachel (47, 'assisting in the business') and Frederick Clark a servant (cowman) aged 35. The house is recorded as comprising four rooms (excluding scullery, lobby, closet, bathroom, warehouse etc.).

CENSUS OF ENGLAND AND WALES, 1911.

Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in Ink.

The contents of the Schedule will be treated as confidential. Strict care will be taken that no information is disclosed with regard to individual persons. The return is not to be used for proof of age, or in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.

NAME AND SURNAME	RELATIONSHIP to Head of Family	AGE	SEX	PARTICULARS as to MARRIAGE		PROFESSION or OCCUPATION		BIRTHPLACE of every person	NATIONALITY	INFERRENT
				For Males	For Females	Personal Occupation	Industry or Service with which working is connected			
Thomas Watkins	Head	52	M	Married	Farmer of own account	Farmer of own account	Farmer of own account	England	English	
Rachel Watkins	Wife	47	F	Married	Assisting in the business	Assisting in the business	Assisting in the business	England	English	
Frederick Clark	Servant	35	M	Single	Cowman	Cowman	Cowman	England	English	

(To be filled up by the Enumerator)

Write below the Number of Houses in the Dwelling (Single, Terrace, or Apartment), the Number as a room, and the number of the room, (kitchen, lobby, closet, bathroom, warehouse, etc., shop)

Signature: Thomas Watkins
Printed Address: Longtown, Herefordshire

1911 census return for 'Blane' (www.ancestry.co.uk)

- 3.3.6 Thomas Watkins, farmer, is also listed at 'The Blane' in Kelly's Directory of 1913, with David Watkins recorded in 1917. Kelly's Directory of 1929 lists Joseph Simmons at 'Upper Blaen',³⁷ while entries for 1934 and 1941 list Williams, farmer, in occupation.
- 3.3.7 In the later-20th century, from 1947, the farm was leased by the Childs family, first by Charles Childs with his wife Mary Helen, and subsequently their son Harold (one of eight children born at Blaen), rearing cattle and sheep, grazing the in-bye in the winter and the hills in the summer (J Lister, *pers. comm.*). Harold Childs abandoned the farm buildings in the mid-1980s, with the farm soon afterwards featuring as a set location in Andrew Grieve's film adaptation of Bruce Chatwin's novel *On the Black Hill*, released in 1987 (see insets below).
- 3.3.8 The farmstead buildings have been empty since that time, and in a state of progressive decline (see Hewitt, 2016; Figure 11).³⁸ The current owner and applicant, Mr. John Lister, acquired the property from one Jack

³⁶ Identified as Upper Blaen by its listing following on from 'The Firs' Farm; both the Firs and 'Penelly' are also listed as occupied by Watkinses, Samuel and William respectively. Kelly's Directory of 1909 lists Thomas Watkins as farm bailiff to Guy Trafford Esq. (of Michaelchurch Court; see fn. 31).

³⁷ Though a variation of spelling is noted, it is assumed relevant that a Joseph Simmonds was the uncle of Beatrice Williams, mother of Sheila Anderson (née Embrey) from who's husband, Jack Anderson, Upper Blaen was acquired by the current owner (J Lister *pers. comm.*; see §.3.3.8).

Anderson in 2016; Anderson had inherited via his wife Sheila, née Embrey, a niece of the Simmon(d)s family (see §.3.3.6, fn.37 above), who had previously owned the property for an extended period (J. Lister, *pers. comm.*).



Exterior and interior (Room [G1]) stills from film adaptation of Bruce Chatwin's *On The Black Hill* (1987)
(<https://www.dailymotion.com/video/x6emqb3>; see 0hr:25m:53s → 0hr:27m:09s)

4 CARTOGRAPHIC SOURCES (MAP REGRESSION)

4.1 Early Maps

County Maps

- 4.1.1 Early county maps are of too small a scale to be of any tangible use in tracing the historical development of the buildings currently under consideration, though they do afford a broad overview of the wider area.



Extract of Speed's map of 1611 showing Olchon Valley ('Longtowne' and 'Olcon flu' annotated).

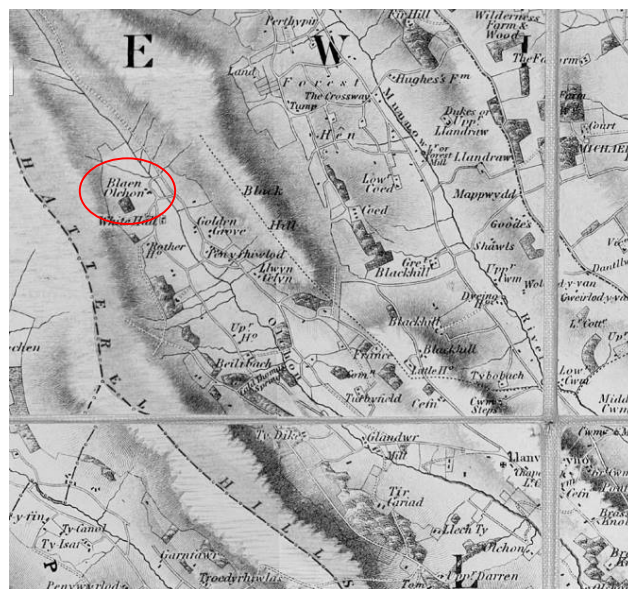


Extract of Morden's map of 1708 showing Olchon Valley ('Longtown' and 'Olcon R' annotated).

- 4.1.2 John Speed's map of 1611 (inset, above left) clearly shows the Olchon Valley, flanked to the west by the 'Hatterrell Hylls', the ridge here forming the border with the Welsh county of Brecon ('Breknoke'). The Olchon

³⁸ The farmland has continued in use since the departure of the Childs family. Currently (2019) grazing 250 sheep during the year, the farm retains hill rights for 600 hundred sheep for summer grazing and or equivalent numbers of cattle (Kinchin-Smith 2019, 19).

4.1.3 William Andrewes Bryant's map of 1835 (inset below) is the first to depict the area in sufficient details to identify individual habitations, including Upper Blaen Farm, annotated as 'Blaen-Olchon' at the head of the valley. Other individual, named premises still identifiable today include Beili-bach and Pen-y-rhiwlod; White Hall, Rother House and Llwyn Celyn, by contrast, no longer survive and, indeed, are not included on the tithe map of 1840-41 (Figure 3), while properties listed in the tithe (eg. The Place, Firs Farm,³⁹ Town House,⁴⁰ Auburys etc.) are absent from Bryant's map, though are present on the 1st edition Ordnance Survey map of 1887 (Figure 4).



Tithe Map, 1840-41

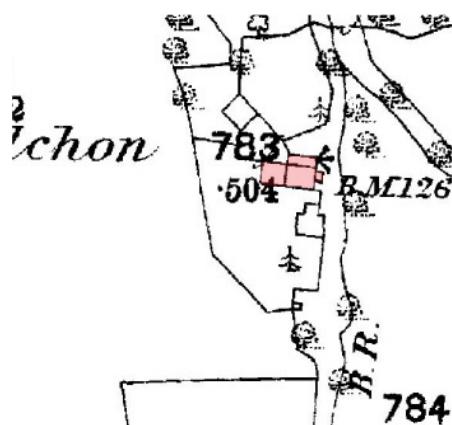
4.1.5 Plot 798 is recorded in the apportionment as 'The Old Abbey' and Proctor (2007) has identified the site as a possible grange associated with Llanthony Priory in the neighbouring Vale of Ewyas. The potential grange site, high up on the valley side, consists of extensive ruins within 'The Old Abbey' enclosure; these have been

NB. 'Boosey' is a (dialect) term meaning a stall for a cow or ox (Lewis 1839, 14).

surveyed by Herefordshire Archaeology as part of the Olchon Valley Project.⁴³ *Olchon* is recorded as paying tithes to the Priory in the list of holdings sold at Dissolution, though Proctor notes the lack of any clear reference to a grange in the primary documents.

4.2 Historical Ordnance Survey Maps

- 4.2.1 The earliest Ordnance Survey map examined as part of the current project is the first edition 25in. (1:2500) County Series map of 1888 (see inset, below left). The farmstead of 'Blaen Olchon' is clearly annotated and the farmhouse is easily identifiable, the main range aligned east to west and divided on a bi-partite plan with a narrow extension (dairy) flanking the eastern part of the north elevation;⁴⁴ to the south, the 'Beudy' is also identifiable, occupying a smaller plan than the extent range, as is the barn to the north-west.



1st Edition Ordnance Survey 1:2500 map of 1888.



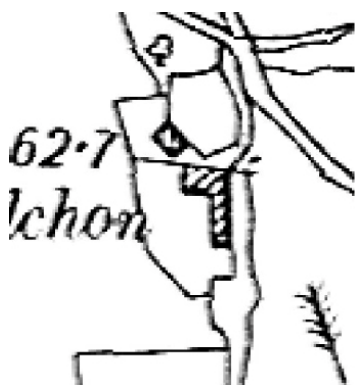
Ordnance Survey 1:2500 map of 1904.

- 4.2.2 The second edition 25in. map of 1904 (inset, above right) depicts a similar arrangement, though it would appear that the extant porch over the doorway in the east gable end of the farmhouse had been appended since the time of the earlier map. It is also evident that the 'Beudy' had been extended to the south, and the barn similarly enlarged to the south-east.
- 4.2.3 Later Ordnance Survey editions were only issued at the smaller scale of 1:10,560 (6in. scale) and 1:10,000 and are thus less detailed and of reduced value in documenting the evolution of the constituent buildings of the farmstead. That said, the 1:10,560 edition of 1905 (inset below, left), published just one year after the 2nd edition 25in. map, seems to depict the farmhouse and 'Beudy' as comprising a single, 'L'-shaped range, suggesting that the 'Beudy' had been extended northwards to abut the southern elevation of the farmhouse.
- 4.2.4 A similar arrangement is shown in editions of 1952 and 1983 (inset below, centre and right respectively), though it should be noted that a photograph of 1927 accompanying RCHME fieldnotes compiled for the Inventory of Herefordshire (see §.5; **Appendix B**) shows no such link, and the later OS depictions may reflect incorrect / simplified plotting / ground-proofing error. The 1983 map also appears to show the barn to the

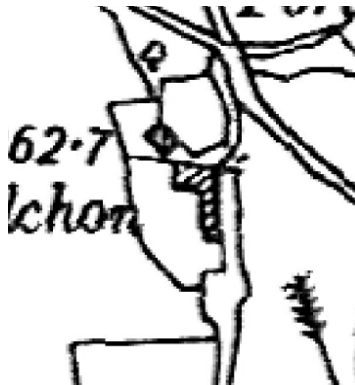
⁴³ As Proctor (2007) elucidates: 'Grange complexes typically consisted of extensive areas of banked and ditched enclosures, barns, animal crofts, domestic quarters and often a small chapel; the scale and form of the relict features at Olchon would support such an infrastructure. The location high up at the head of the valley with access to exploit extensive open grazing as well as pasture is a typical one for a monastic grange operating as a *bercaria* (sheep station) or a *vaccaria* (cattle ranch)'.

⁴⁴ An Ordnance bench mark is shown to the north-eastern angle of the dairy extension, annotated '1,262.7ft.' (= c.285m). The bench mark remains *in-situ*, but is inverted suggesting the stone has been historically re-laid (Plate 31).

north-west of the farmhouse as having been extended out to the north-east, almost doubling the building's footprint.



OS 1:10,560 map of 1905 (extract).



OS 1:10,560 map of 1952 (extract).



OS 1:10,000 map of 1983 (extract).

5 RCHME SURVEY

- 5.1 Upper Blaen Farm was included (as 'Blaen-Olchon') within the RCHME's *'Inventory of the Historical Monuments in Herefordshire, Vol. 1: South-West'*, published by HMSO in 1927, where it is cursorily described as follows:

Blaen-Olchon, small farmhouse, 450 yards N.N.W. of [Firs Farm], is of one storey with attics. The W. half of the house is probably of late 17th-century date and the E. half is a slightly later extension. In the S. wall is a three-light window with an old frame and mullions, plain externally and moulded on the inside.'

- 5.2 RCHME fieldnotes by A.J. Phillips, dated May 1927, are available via a link from <https://www.woolhopeclub.org.uk/buildings/llanveynoe> (reproduced below at **Appendix B**), and are accompanied by a contemporary, oblique photograph of the south elevation of the farmhouse, looking north-east (inset below). The image would appear to indicate that residential accommodation was limited to the eastern end of the range by this time, with simple timber shutters to openings at the western end.⁴⁵ The southern roofslope to the eastern end of the range was clad in slates, recorded in the fieldnotes as 'new', while the west end retained its stone slates.



Photograph accompanying RCHME fieldnotes of 1927 (<https://www.woolhopeclub.org.uk>)

⁴⁵ This may account for the total of just four rooms listed in the 1911 census returns (§.3.3.5).

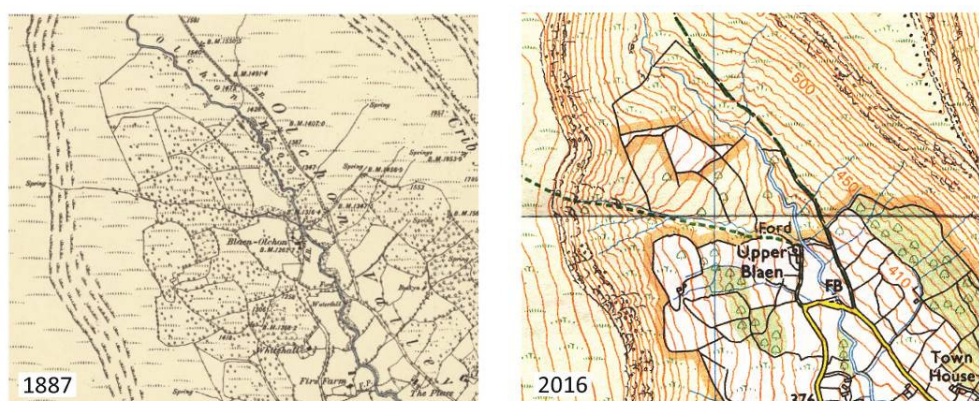
6 OTHER SOURCES

- 6.1 Blaen Olchon is listed under the Ewyas Lacy Building Records (Recordings and Routes April 4th-June 13th 1993) of the Old Herefordshire Buildings Record (CY/25)⁴⁶ on the on-line catalogue of the Herefordshire Archives Service (ref. CY25/2/1/18), though due to the closure of the archives at the time of research associated with the current project (see §.2.1), the nature and scope of this record has not been established.

7 BUILDING DESCRIPTION

7.1 The Setting

- 7.1.1 Upper Blaen Farm represents the northernmost farmstead of the Olchon Valley, occupying an isolated marginal location (Plate 1), characteristically sited between the enclosed lower slopes (the 'in-ground') and the open, common land of the Hatterall Ridge, a site allowing for the full exploitation of the available resources (Suggett 2005, 89). Comparison of Ordnance Survey maps indicates significant retention of historical 'in-ground' field boundaries from the late-19th through to the early-21st century.



Upper Blaen Farm: Retention of historical field boundary pattern, 1887 – 2016.

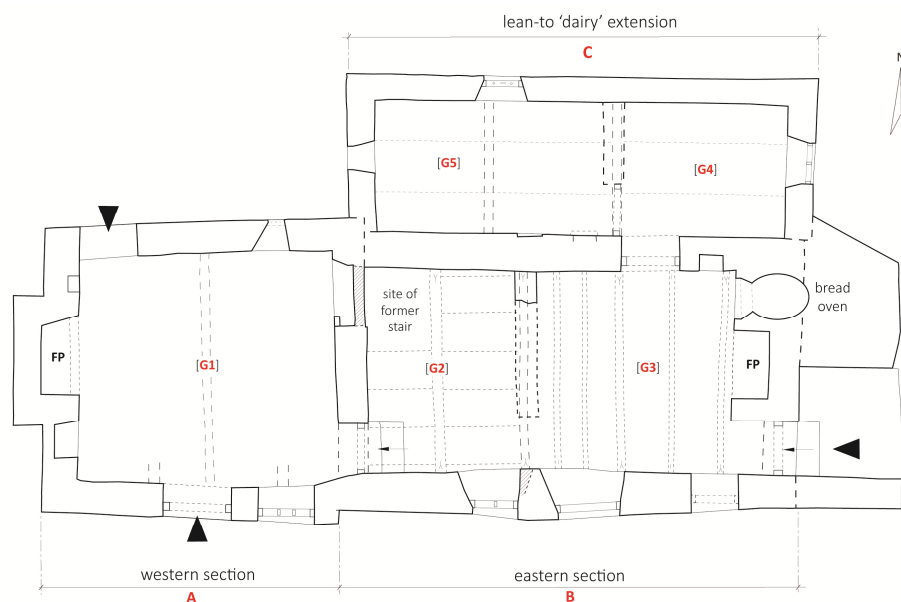
7.2 The Farmhouse

Overview

- 7.2.1 The body of the **farmhouse** (Plates 2-3) occupies a broadly rectangular plan, 16m/52½ft. long x 5.8m/19ft. wide, aligned approximately east to west, occupying a 'downhill' site with natural ground level sloping significantly from west to east.⁴⁷ It is stone-built of irregular rubble construction in Old Red Sandstone laid roughly to narrow courses, with occasional larger, dressed stones (in particular to lower elevations near ground level), of 1½ storeys rising a maximum of c.4m/13ft. (to the east) to a plain eaves, beneath a pitched roof, standing 5.75m/19ft. to ridge, gabled to east and west. Exterior walls are c.0.68m/2ft. 3in. wide and present evidence of numerous historical phases of partial rebuilding/repair and modification. Gable stacks rise above the eastern and western gable ends, that to the east set flush, that to the west projecting and shouldered. The main range comprises two distinct parts (see key plan, inset below), that to the west (**A**)

⁴⁶ <https://archive-catalogue.herefordshire.gov.uk/records/CY25>.

reasonably earlier, with the eastern section (**B**) clearly having originated as a single-storey range, subsequently raised to its current, 1½-storey height, and now sharing a common ridge line with the western section. Roof coverings have been largely renewed, largely in 2017 during stabilisation works, though stone slabs survive partly *in-situ* to the northern roofslope of the eastern section.⁴⁸ A single-storey lean-to (**C**; dairy) is appended to the eastern end of the north elevation, while a projecting bread oven has been added to the east gable end. Internal finishes, fixtures and fittings (with the exception of window frames) have been almost entirely lost, with little surviving by way of physical evidence to inform interpretation of patterns of historical usage.



Upper Blaen Farmhouse: Key Plan

- 7.2.2 For the purposes of the current report, the tri-partite major division of the range is designated as **A** (main range, west), **B** (main range, east) and **C** (dairy extension), as above. Internally, individual rooms/spaces are referred to by a simple alpha-numeric system with a single-letter prefix to indicate floor level (**G**=ground floor; **F**=first floor), accompanied by a single-figure suffix for individual spaces; where historical sub-divisions are known/evident, these are further suffixed a, b, c etc. Individual windows and external doorways are likewise referenced by a simple alpha-numeric system, viz. **[ED1-3]/[w1-13]**, the latter derived from Morris Higham's 'as existing' survey drawings of 2016; reference numbering is illustrated in Figures 5-10.

Exterior

South Elevation

- 7.2.3 The principal **south elevation** of the range (Figure 5; Plate 4) measures 14m/46ft. long, standing to a maximum of 4m/13ft. high to the east. The western part of the building (**A**) measures 5.5m/18ft long, the eastern section

⁴⁷ The interior floor level at the west end of the range is c.1m/3½ft. higher than exterior ground level to the east. See Smith P (1988, 45) for a discussion of 'downhill' siting.

⁴⁸ Stone slabs are recorded *in-situ* to both the northern and southern roofslopes of the western end of the range as late as 2017 (Figure 11), though were removed to safe storage (for re-use) as part of stabilisation works.

(**B**), c.8.5m/28ft.; the junction of the two sections is defined by a 15in offset (Plate 7), the façade of the eastern section being set back from the façade of the western part. Gable stacks rise to east and west, that to the east flush, that to the west projecting. The roof cladding has been fully renewed in a combination of corrugated iron and steel sheeting of various dates, the latter introduced in 2017 as part of consolidation work; the ridge of the eastern roof is finished with capped, angle ridge-tiles. The fabric of the elevation is in generally poor condition, with a full-height, staggered crack evident to the west end (Plate 6), for example, and shows evidence for phases of historical rebuilding, in particular around windows [**w1**], [**w2**] and [**w4**]. An angled brick buttress (Plate 12) has been introduced mid-way along the eastern section of the range to prevent spreading of the lateral walls (post-1927; see inset at §.5.2).⁴⁹

- 7.2.4 The western section (**A**; Plate 5) is furnished with a central exterior doorway [**ED2**] (Plate 8) and three-light window [**w4**] (Plate 9) to ground floor level, and a single window [**w11**] (Plate 10) to first floor level, the latter rising hard beneath the roof plate with a rebated frame for glazing-panels and mortices for a central mullion and diamond-section stanchions to the soffit of the lintel. At the south-eastern angle, the fabric of the short return wall of the western section abuts that of the eastern section in an unbonded ‘straight-joint’ (Plate 7) suggesting that the latter pre-dates the former; the wall has clearly been subject to significant historical rebuilding, however (including the insertion/modification of three-light window [**w4**]), and caution should be used in inferring a definitive chronological development from this observed ‘stratigraphic’ relationship (which is somewhat contradicted when viewed from the north).
- 7.2.5 The eastern section (**B**; Plate 11) incorporates three windows to ground floor level, viz. a square opening with four-pane, cruciform frame [**w3**] (Plate 13), a larger, square-framed opening [**w2**] (frame lost; Plate 14) and, to the far east end, an inserted/modified opening [**w1**] (Plate 15), with segmental stone arch and tooled stone cill, arguably 18th- or 19th-century in date.⁵⁰ First-floor level incorporates two windows, [**w9**] and [**w10**] (Plates 16/17) to east and west respectively, both housing two-light, side opening timber casements, [**w9**] being of 20th-century date,⁵¹ [**w10**] stylistically 19th century. With the exception of window [**w1**], ground floor openings are spanned by flat, timber lintels and are furnished with projecting, monolithic stone cills; first-floor windows are set hard beneath the wall plate. The upper 0.9m/3ft. of the wall here represents a secondary raising of the range to accommodate an upper floor level internally, reflected in a change in the general character of the masonry (viz. a higher proportion of larger, roughly-squared blocks), though this is more clearly expressed in the eastern gable end (see §.7.2.8 below; Figure 7a, Plates 24/5).

North Elevation

- 7.2.6 The **north elevation** (Figure 6; Plate 18) broadly reflects the bi-partite division of the southern façade, though here with much more limited fenestration. The western section (**A**; Plate 19) includes a single, small ground-floor window opening [**w5**] (Plate 20), furnished with a series of three, circular stave holes to both stone cill and timber lintel. To the west of this, external door [**ED3**], spanned by a substantial timber lintel, has been reformed in an area of rebuilt wall to the north-west angle, restored as part of consolidation work in 2017 (see Figure 11 for record of prior condition).⁵² The eastern section (**B**; Plate 21) is visible to first-floor level only, the

⁴⁹ The spreading of the walls was presumably exacerbated by the absence of transverse primary tie/collar to the roof truss (see §.7.2.20; Plate 79).

⁵⁰ Frame largely lost; the 1927 photograph (§.5.2) illustrates a two-light timber casement.

⁵¹ The 1927 photograph (§.5.2) illustrates a window similar to [**w10**] at that date.

⁵² The opening formed a doorway in the mid-1980s, when it featured briefly in the film of ‘*On the Black Hill*’ (@ 26m:24s), at which time it was spanned by a stone lintel.

lower elevation being flanked by dairy extension (C); the upper level is pierced by a single window opening [w13] accommodating a simple, two-light timber casement, hard beneath the (renewed) wall plate (Plate 22). Dairy extension (C) stands 2m/6½ft. to eaves level to the east and 1.1m/3½ft. to the west, reflecting the rising natural ground level; the external wall is constructed in larger, roughly squared blocks and is pierced by a single window [w7] towards the western end (Plate 23); the surviving timber lintel includes mortices for a central mullion and diamond-profile stanchions.

- 7.2.7 The roofs over the west end of the main range and the pent-roofed extension have been replaced (2017) with corrugated metal sheeting, though the east end of the main range retains stone slabs laid to diminishing courses; the ridge is finished with capped angle ridge-tiles.

East Elevation

- 7.2.8 The **east elevation** (Figure 7a; Plate 24) presents a plain gable end of coursed rubble laid approximately to courses, rising to a square ridge stack [CH1], the latter clearly a secondary addition, being constructed in larger, squared blocks (Plate 26); a somewhat amorphous area of distinct stonework to the centre-line of the gable end indicates the insertion of the associated flue. Angled straight-joints within the gable, to both north and south (Plate 25), clearly indicate that the roofslopes have been modified, the lateral walls raised by c.3ft. and the ridge heightened to accommodate an upper internal floor level.⁵³ At ground floor level, a doorway [ED1] to the south side (Plate 29) affords access to the interior ([G3]), to the north of which a large, projecting mass of masonry (Plates 27/8) relates to the insertion of a bread oven within the east end of the range; the masonry is unbonded to the gable end (Plate 30) and thus clearly a later addition. The area east of [ED1] is protected by a pent-roof of corrugated iron and is open to the east (Plate 27), though it was enclosed in the mid-1980s to form a small lobby, with an external door visible in stills from 'On the Black Hill'. The upper gable end is blind.
- 7.2.9 The elevation is abutted to the north by the east elevation of the lean-to dairy extension (C), 3m/c.10ft. wide beneath a mono-pitch roof (Plate 31), standing c.2m/6½ft. high to eaves to the north and 3.65m/12ft. to the south, where it abuts the north wall of the main range in a clear straight-joint (Plate 32). The north-east angle of the dairy extension incorporates an Ordnance Survey bench mark (Plate 31, inset), annotated on historical mapping (see §.4.2.1, fn.44), though the symbol is inverted clearly indicating that the stone block has been historically re-set. The elevation is pierced by a single, central square window opening [w8], set beneath a long stone lintel and accommodating a two-light, softwood casement frame (Plate 33).

West Elevation

- 7.2.10 The **west elevation** (Figure 7b; Plate 34) again presents a stone-built gable end, though here furnished with a projecting end-chimney (Plate 35), shouldered to the north side at first floor and rising as a reduced, square stack [CH2] above the upper southern roof slope, with projecting stone 'tabling'.⁵⁴ The upper shoulder may have been raised, blocking a possible original first-floor window within (see §.7.2.12; Plate 51). To the south of the stack, a single, square window opening [w12] at first-floor level, blocked by a vertically set stone slab, is

⁵³ The building sequence suggested by the various straight-joints indicates that chimney [CH1] was added before the roofslopes were raised.
⁵⁴ Unlike to the east, stack [CH2] is constructed in narrow courses of stone rubble, as per the body of the gable end.

protected by a plain, deeply-projecting drip stone (Plate 36).⁵⁵ The south-west angle and lower stack retain traces of former external render; the north-west angle has been recently rebuilt as part of consolidation works undertaken by the current owner in 2017 (see Figure 11).

Interior: West End (A)

Ground Floor (Figure 8)

- 7.2.11 The interior of the western section of the range is accessed by means of primary door [ED2] (Plate 8) set centrally to the south wall, with a further (reformed) door [ED3] to the west end of the north elevation (Plate 19). Doors open onto ground floor room [G1] (Plates 39-42), broadly square in plan (4.75m/15½ft. E/W x 4.25m/14ft. N/S) and occupying the full extent of the western section of the range; the internal floor level has been largely removed, though fragments of original flagstones survive to the north-east corner. Originally of two-storeys, the first floor has been historically lost and, in its current state, the range is fully open to the underside of the pitched roof. The ground floor room is lit by a large, three-light timber window [w4] to the east end of the south wall (Plate 43) and by a small window [w5] with splayed reveals to the north (Plate 44). Room [G1] was formerly heated by a substantial, 5ft 2in. wide fireplace set centrally to the western gable end (Plate 45), with perpendicular jambs and a solid, horizontal timber bressummer, the latter displaying taper burns and the surface 'hacked' to receive a plaster render (Plate 46). Small, built-in wall cupboards are set into the masonry to either side of the fireplace. A further wall cupboard to the north end of the east wall (Plate 47) may possibly represent a modified former window opening (straight-joints visible within [G2] suggest the upper part of the opening formerly extended through the depth of the wall), infilled when the 'byre' was appended to the east. A doorway at the south end of the east wall (Plate 48) communicates with the eastern end of the range (B).

First Floor (Figure 9)

- 7.2.12 As noted above, the upper floor of the western part of the range has been lost. Relic beam-ends in the north and south walls indicate the floor structure was originally carried on two principal transverse beams, with empty sockets to east wall indicating common joists aligned longitudinally to the range at 0.55m/22in. centres (Figure 10a), supporting an original floor structure at c.6½ft above floor level. The upper level was formerly lit by window [w11] in the south wall and by window [w12] to south side of the western gable end. Window [w11] (Plate 49) is set within perpendicular jambs with cill at near original floor level; the pegged, ogee-moulded frame includes a lintel over displaying a rectangular mortice for a central mullion and diamond mortices for intermediate stanchions (Plate 49, inset); iron pintles to the eastern jamb evidence a former hinged shutter, opening inwards. Window [w12] to the south end of the west wall (Plate 50) is set within splayed jambs with stone cill and lintel; the pegged timber frame includes morticed for two, diamond-profile mullions with intermediate stanchions (Plate 50, inset); the window has been blocked externally by the insertion of a vertically set stone slab (Plate 36). To the north side of the west wall, a slab-lined recess (Plate 51) may represent a further, former window opening, blocked externally when the projecting, shouldered stack was modified (see §.7.2.10). An alternative interpretation as a former first-floor fireplace has been offered (Kinchin-Smith 2019, 38), though the lack of any obvious lower infill between the stone cill and original

⁵⁵ Internal observations indicate window [w12] was formerly furnished with diamond-profile mullions and intermediate stanchions (Plate 50).

floor level would appear to argue against such an interpretation and the original function of this recess thus remains somewhat ambiguous.

- 7.2.13 The east wall at first floor level retains relic render to apex level, indicating that the upper room was formerly open to the underside of the roof with no ceiling. An area of blocking material above the ground floor connecting door (Plate 39)⁵⁶ indicates that the first-floor levels of the western and eastern sections of the range were formerly interconnected.
- 7.2.14 The loss of the entire first floor structure negates the identification of location / form of any original vertical communication between the ground and first floor levels, though this may have been as rudimentary as a simple ladder access that would leave little, if any, trace on the external fabric.

Roof (Figure 10a)

- 7.2.15 The roof over the western section of the house is of two equal, 8ft. bays, defined by a single, central truss formed simply of a pair of substantial principal rafters (Plate 52), bridled and double-pegged to the apex (Plate 53) and with feet set into the upper stonework of the lateral walls (Plate 54), with no associated tie-beam or collar. The roof is carried on two tiers of original side-purlins, trenched into the upper face of the principals, and a square-section ridge-piece, notched into the apex of the principals. Currently clad in corrugated steel sheeting, introduced in 2017, historical photographs indicate the range was formerly clad in stone slabs laid to diminishing courses; it is understood that common rafters and stone roof slabs, as surviving in 2017 (Figure 11), have been removed to safe storage on site for reuse (J Lister, *pers. comm.*).

Interior: East End (B)

Ground Floor (Figure 8)

- 7.2.16 The eastern end of the range is accessed via an exterior door [ED1] within the 'downhill' gable end (Plate 29) and internally from [G1] to the west via a doorway to the south side of the common wall (Plate 55). The floor level of the eastern end of the range is set some 16in. below that to the west, with a short flight of stone steps immediately east of the interconnecting door. Until recently, the east end of the range was formed of two rooms ([G2]/[G3]), though the stone-built transverse partition between the two has been largely removed at the initial stages of consented works;⁵⁷ surviving fabric to the north side of the range (Plate 57) clearly indicates that the former wall represented a secondary insertion, inserted beneath a stop-chamfered ceiling beam and abutting the northern lateral wall in a straight-joint (Plate 58).
- 7.2.17 Room [G2] historically formed a stair lobby with a ¼-turn stair sited to the north-west angle, rising first south-north and then west to east against the north lateral wall; the profile of the stair is reflected by the 'scar' of the former curved string (Plate 59).⁵⁸ (The stair string crosses an apparent blocked opening in the party wall with (A) to the west, possibly indicating that the wall cupboard in the east wall of [G1] has been adapted from a former window opening). Lobby [G2] is lit by window [w3] in the south wall, a cruciform softwood frame within splayed reveals (Plate 61); the window opening has been modified, reduced to the east where the

⁵⁶ The surviving render of the first-floor wall extends onto the splayed jamb of the blocked doorway opening.

⁵⁷ For former appearance, see photo at Kinchin-Smith 2019, 52.

⁵⁸ The lower flight is indicated on the RCHME sketch plan of 1927 (Appendix B)

reveal has been partly infilled (the window evidently being originally shorter and wider: Plate 62).⁵⁹ It is of note that the transverse ceiling beam over, here sits upon the infill material of the original window indicating that the extant ceiling structure over [G2] was inserted contemporary with (or subsequent to) the reduction of the window opening. The ceiling over [G2] (Plate 60) is of traditional construction, comprising two transverse beams supporting widely-spaced, unchamfered longitudinal common joists (30in. centres) which formerly carried 9in. pine boards, aligned north-south (J. Matthews, *pers. comm.*). An interesting feature of room [G2] is presented by a series of vertically-set stone slabs lining the base of the western and northern walls (Plate 63), seemingly inserted to retain natural ground beneath the base of the associated masonry walls, and seeming to imply that the floor level of [G2] has here been reduced, perhaps when the stair lobby was formed. A doorway at the southern end of the partly lost east wall of [G2] formerly opened onto room [G3].

- 7.2.18 The east end of the range forms a single room [G3] (Plate 64), measuring c.3.65m/12ft. square, accessed from the exterior via door [ED1] to the east and with a doorway within the north wall (Plate 67) opening onto [G4] within dairy extension (C). The room is lit by two windows in the south wall, [w1]/[w/2] to east and west respectively. Window [w2] is set within widely splayed stone reveals (Plate 65), while inserted/modified window [w1] (Plate 66) is furnished with matchboard-lined, perpendicular jambs and soffit. The east wall is dominated by a large fireplace with associated bread oven, both spanned by segmental stone arches (Plate 68).⁶⁰ The ceiling/first floor structure over [G3] is simple in form, comprising a series of closely-spaced transverse beams (Plate 69), variously chamfered and stopped, with no common joists (or evidence therefor in the form of mortices); the floor level over was of 9in. pine boards aligned east-west with the ceiling below matchboard-lined between the supporting beams (J Matthews, *pers. comm.*).⁶¹ One of these transverse beams (Plate 70), stop-chamfered and of more substantial scantling (16 x 8in.), bears the inscribed date of '1632' (Plate 71) to the west face, assumed to represent the date of the introduction of the first floor.

First Floor (Figure 9)

- 7.2.19 The upper floor over the eastern part of the range (Plates 72/3) is set 2.3m/7½ft. above ground floor level, and was formerly accessed via the ¼-turn stair rising from lobby [G2]. A series of stud partitions, clad in vertically-set softwood matchboard cladding, most probably of 19th-century date have been recently removed;⁶² the matchboard lining continued onto the lower slope of the roof and to the soffit of the inserted ceiling. These partitions formerly defined two discrete (bed)rooms (F1b/c on Figure 9), opening off a small landing (F1a) to the north side of the range at the head of the lost stair rising from [G2]. The introduction of these partitions represented a significant upgrading of the first-floor residential accommodation, and it is assumed that this phase of modification also included the blocking of the doorway within the west wall of [F1b] (Plates 56/74) communicating with the former first-floor level at the west end of the range. Rooms [F1b] and [F1c] were lit by windows [w9] and [w10] in the south wall respectively (Plate 75/6), of 19th-/20th-century date, while landing [F1a] was lit by a two-light casement in the north wall (Plate 77), set above the ridge-height of the dairy roof; a

⁵⁹ It is understood (J Lister, *pers. comm.*) that a variation to the submitted plans (Figure 12), discussed with the Conservation Officer of Herefordshire Council, involves the conversion of window [w3] to form a new doorway access to the east end of the range. While such a modification can be seen to represent a functional change, it is evident that the opening as exits today has been previously modified (narrowed and deepened), and conversion to a doorway may be seen as part of a 'continuum' of change undertaken to suit an evolving pattern of use. Indeed, it might be argued that the 'byre' end of the range may have originally been serviced by a doorway within the south elevation; no unambiguous evidence for such an opening has been recorded as part of the current recording exercise, though as noted above, the fabric of the elevation in general displays evidence for significant historical phases of rebuilding.

⁶⁰ The large fireplace embrasure was until recently partially infilled to form a smaller grate opening with a tiled surround (see photo at Kinchin-Smith 2019, 50).

⁶¹ See Hewitt, 2016, photo 6.

small blocked window set lower within the north wall (Plate 78; also visible from within dairy room [G5], Plate 90) evidently predates the first-floor improvements (and, reasonably, the introduction of the dairy extension). Neither of the upper rooms were heated, though [F1c] would have benefitted from ambient heat from the gable-end flue rising from the fireplace in [G3] below.

Roof (Figure 10a)

- 7.2.20 The roof over the eastern end of the range is again of two bays, here significantly wider at 11½ft., with a central truss broadly similar in its rudimentary detailing to that over the western end of the building (Plate 79), with which it is assumed to be broadly contemporary, and thus may have been simply re-used when the roof was raised. The truss originally supported two tiers of trenched side-purlins (Plate 81; replaced),⁶³ and the bridled apex (here single-pegged; Plate 80) is notched to carry a ridge piece. Principals are again embedded into the lateral walls, here sitting upon a timber bearers set into the stonework, and lack any form of primary transverse tie; a secondary collar has been bolted to the west face of the truss (Plate 79) to support an underdrawn ceiling (removed) and though a primary collar mortice survives to the southern principal (Plate 82), this is not reflected to the north, suggesting either a re-used timber, a phase of modification or a change in design during construction. In its current state, the southern slope of the roof is clad in corrugated iron sheeting,⁶⁴ though the northern slope retains substantial stone slab secured on wide common rafters (Plate 83).

Interior: Dairy Extension (C)

- 7.2.21 Dairy (C) comprises a single-storey, pent-roofed out-shut extension flanking the northern side of the eastern section (B) of the main farmhouse range (Plates 84/5); internally, it measures 7.6m/25ft long (E/W) x 2.45m/8ft. wide (N/S), standing c.2m/6½ft. high to eaves level to the north and 3.35m/11ft. to the south where it abuts the north wall of the main range. It is accessed solely from [G3] within the main farmhouse and is furnished with no primary external entry. The extension was formerly sub-divided on a bi-partite plan forming two rooms, [G4] to the east and [G5] to the west, though the stone-built transverse partition, aligned beneath the eastern roof truss and incorporating a doorway to the south side, had been removed at the time of the site visit related to the current project.⁶⁵ Eastern room [G4] is lit by a two-light softwood casement [w8] to the east wall (Plate 87), while the western room [G5] is lit by a small window [w6] to the west (Plate 88) and a larger window [w7] to the north wall (Plate 89); the pegged frame of the latter window retains mortices for central mullion and diamond-profile stanchions (Plate 23, inset). A blocked window set high in the north wall of the main farmhouse is visible beneath ridge level (Plate 90) and presumably pre-dates the addition of the dairy extension.
- 7.2.22 The mono-pitch roof over is in three bays, defined by two simple, timber ½-trusses (Plate 86) supporting two tiers of side purlins (variously renewed). The eastern ½-truss is closed above tie level (Plate 85; stud and plasterboard) and formerly incorporated a stone-built partition wall beneath. The pent-roof is clad in corrugated sheeting dating to consolidation works undertaken in 2017.

⁶² See photos at Kinchin-Smith 2019, 54-5.

⁶³ Secondary, plank-section purlins in bay length, staggered at truss; two to northern roof slope, one to south.

⁶⁴ The photograph of 1927 (inset at §.5.2) indicates that the southern slope was formerly clad in (secondary) slates, described in the RCHME fieldnotes (Appendix B) as 'modern'.

⁶⁵ See photos at Kinchin-Smith 2019, 60-61.

7.3 Outbuildings

- 7.3.1 Although not directly affected by current works, and not examined in detail as part of the current project, brief descriptions of the outbuildings associated with Upper Blaen Farmhouse ('Beudy' and barn) are included here, derived largely from Kinchin-Smith's 2019 'Heritage Statement', for reasons of completeness. 'As existing' survey drawings by Morris Higham RIBA, dating to 2016, are included at Figures 13/14.

The 'Beudy'

- 7.3.2 The **byre** or 'Beudy' (Figure 13)⁶⁶ is a stone-built, two-cell rectangular building under a pitched roof, now-collapsed. The building, c.7m south of the east end of the farmhouse, is orientated north-south, cut into ground that slopes up to the west; early-20th century mapping indicates that it was, temporarily, connected to the south elevation of the farmhouse via a narrow northern extension. Each cell of the extent range is served by a single doorway to the east, with a further blocked opening on the west side. Historical Ordnance Survey maps (§4.1) indicate that the southern cell is a secondary addition, introduced at some point between 1880 and 1904, while film images from *On the Black Hill* (1987) illustrate a further pent-roofed, lean-to extension to the south thereof, now lost. At the north end is a roofless lean-to also cut into the hillside. The film images for *On the Black Hill* also show a low dormer with a pitching door to the east-facing roof slope, implying a floored storage loft over, although no evidence for the floor has survived.

The Barn

- 7.3.3 The **barn** (Figure 14),⁶⁷ sited c.15m north-west of the farmhouse, comprises a small rectangular, roofless stone-built structure which retains some fragments of a shallow-pitched pent-roof, clad with corrugated steel. The north and west walls are single-phased, with little evidence of alteration, while the eastern elevation includes a vertical joint between two phases of stone walling. The southern front was originally open, although the western section is partly infilled by mid-20th century concrete blockwork incorporating a three-light, steel-framed window. The west elevation retains the jambs of a former, central window opening. Internally, the remains of three collapsed, transverse beams formerly supported for the modern pent roof;⁶⁸ walls reduce in thickness above the level of these beams and it would appear likely that the barn was originally furnished with a conventional gabled roof, and that the extant beams originally supported a loft floor.

8 DISCUSSION AND CONCLUSION

8.1 Interpretation

- 8.1.1 The main range of the Upper Blaen farmhouse is subdivided on a basic bi-partite plan, the west end being originally domestic in nature, of 1½ storeys, heated by a substantial fireplace within the 'uphill', western gable end, and the east end representing an in-line, interconnected extension originally of a single storey though subsequently raised, and arguably representing an original 'byre' or cowhouse, benefitting from the 'downhill' siting, in a derived 'longhouse' plan. Straight-joints etc. in the lateral walls would appear to indicate that the range evolved by a process of accretion, rather than as a purpose built single-entity. The relationship between

⁶⁶ See also images at Kinchin-Smith 2019, 62-66.

⁶⁷ See also images at Kinchin-Smith 2019, 67-71.

⁶⁸ Beams extend through depth of north wall, and are visible externally as small voids in the stonework.

the two elements is somewhat ambiguous, and interpretation is problematic due to sequential phases of partial rebuilding, modification and repair evident within the building's fabric. However, logically, the western end of the range would seem earlier with the down-slope 'byre' being a secondary, albeit broadly contemporary addition to the original accommodation block.

- 8.1.2 The loss of all internal detailing, save principal openings within external walls (which have themselves been subject to historical modification), makes the interpretation of the original arrangements of the western 'house' problematical. Convention would suggest the ground floor would have been subdivided to form a kitchen/hall to the west, served by the gable-end fireplace, with small service/store rooms (buttery /pantry) to the east; any partition wall need not have been particularly substantial and has left no physical trace. The upper level, providing sleeping and storage accommodation, would have been accessed via a stair, the form and location of which cannot be ascertained, though it may have been simply by means of a ladder stair. The projecting, shouldered stack of the west gable end together with evidence for former diamond-mullioned window openings are suggestive of a 16th or early-17th century date.
- 8.1.3 The upper storey was added over the eastern 'byre' section of the range, possible as early as 1632, the date inscribed on one of the internal, transverse floor beams. This upper storey, later converted to domestic accommodation most probably in the 18th or early-19th century, would originally have functioned as a simple storage loft over, with a single, small window to the north elevation and served most probably by some form of ladder access. The northern dairy extension represents a tertiary addition, evidenced by the fact that its introduction obscured the first-floor window of the north elevation.
- 8.1.4 The subsequent residential conversion of the 'byre' at both ground and first floor levels, a significant extension of the domestic accommodation, included the introduction of the arched fireplace and bread oven to the east gable end of [G3], the modification/insertion of window [w1] at ground floor level and insertion of [w9/10] to first floor, and the creation of the stair lobby and ¼-turn stair at [G2] (together with the localised renewal of floor structure over and associated remodelling of [w3]). At one time, the upper levels of eastern and western parts of the farmhouse were interconnected by a low doorway within their party wall, though this communication would have been blocked off when first floor bedrooms were formed, if not before.
- 8.1.5 Photos from early-20th century appear to illustrate the western section (A) of the range performing an agricultural role, with simple timber shutters to external door/window openings, which would thus indicate an effective 'inversion' of original functions.
- 8.1.6 The longhouse is a characteristic type of dual-purpose, 'house-and-byre' dwelling, medieval in origin, accommodating residential and agricultural functions within a single, linear range, evolving either by a process of subdivision or, as here, by accretion (see Brunskill 1997, 58-60; Smith 1988, 144-5). The building type has a distinctive distribution pattern within England and Wales (see Suggett 2005; figure 192); in Wales, longhouses are found in a broad swathe stretching through central Powys south into Glamorgan and Monmouthshire and west into Cardiganshire and Carmarthenshire. In England, classic longhouses are found in the Devonshire uplands, in western Herefordshire,⁶⁹ where they relate closely to the Welsh examples, Shropshire,⁷⁰ the North Riding and (later) in the north-west. It is not a purely 'upland' form, however, being notably absent for example in Gwynedd in north Wales, and it has been proposed that there may be a correlation between the

⁶⁹ See Homes, 1978.

⁷⁰ See Moran 2003, 23-8.

distribution of the longhouse tradition and ‘insecure’ border areas, as at Upper Blaen, where cattle theft was prevalent (Suggett 2005, 187; Suggett and Stevenson 2010, 89) and the building form afforded a practical means of safe-guarding stock.⁷¹ The term ‘longhouse’ is often used to refer exclusively to houses of the ‘hearth-passage’ type, where a transverse entry-passage sited behind a chimney stack marks the division between house and byre sections, affording access to, and intercommunication between, the two functional areas. However, as Suggett (2005, 209) notes in his review of the Radnorshire evidence, such an interpretation is unnecessarily restrictive, and alternative layouts are possible, in particular the ‘end-chimney’ type, as is the case at Upper Blaen.

- 8.1.7 Though the origins and early development of the buildings remain somewhat obscure, a review of available documentary sources has served to trace the ownership/occupation of the farmstead, with a considerable level of confidence, over an extended period from the early-19th century down to the present day.

8.2 Conclusion

- 8.2.1 After 35 years of abandonment and ongoing deterioration, the consented works at Upper Blaen Farm clearly afford the opportunity to secure the consolidation and restoration of a redundant and sadly neglected heritage asset. Through a process of sensitive and appropriate adaptation, a long-term, viable and sustainable future use for the building may be secured, together with its ongoing maintenance, repair and preservation.
- 8.2.2 Within the context of the consented scheme, the current project has allowed for a detailed record of the farmhouse to be made, so far as possible from a non-intrusive survey and given the current ‘ruinous’ state of the building, in line with National Planning Policy Guidance (NPPF) and with pertinent Historic England guidance, as required by the planning condition. Together with the previously submitted ‘Heritage Statement’, the current report forms part of a comprehensive record of the site, representing a ‘point in time’ document of the building prior to works, and contributes towards the significant body of extant research into the buildings of the Olchon Valley.

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11.02.2021

⁷¹ Proctor (2007) cites evidence for cattle rustling on the lands of nearby Llanthony Priory.

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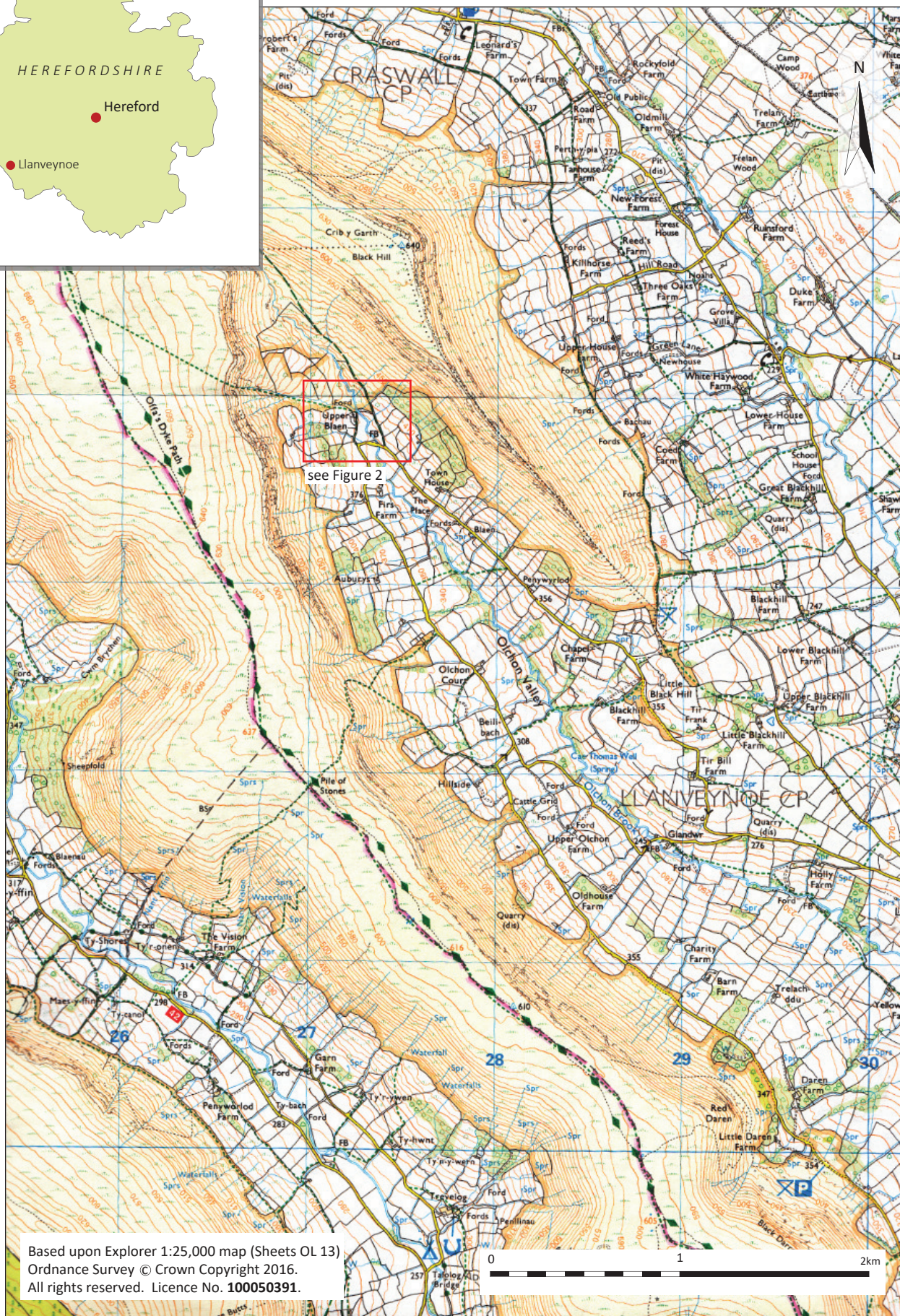
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- <https://opendomesday.org>
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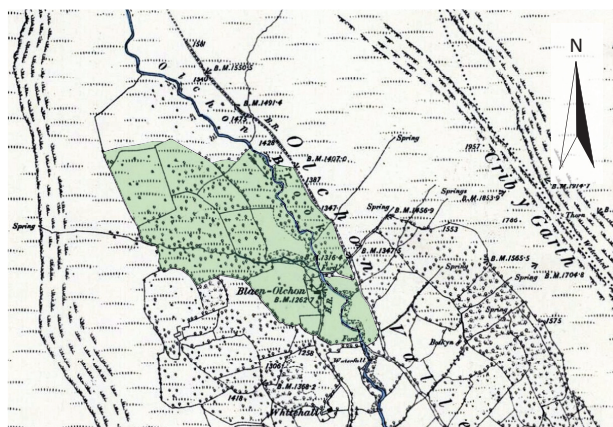
(a) Upper Blaen Farm at head of Olchon Valley



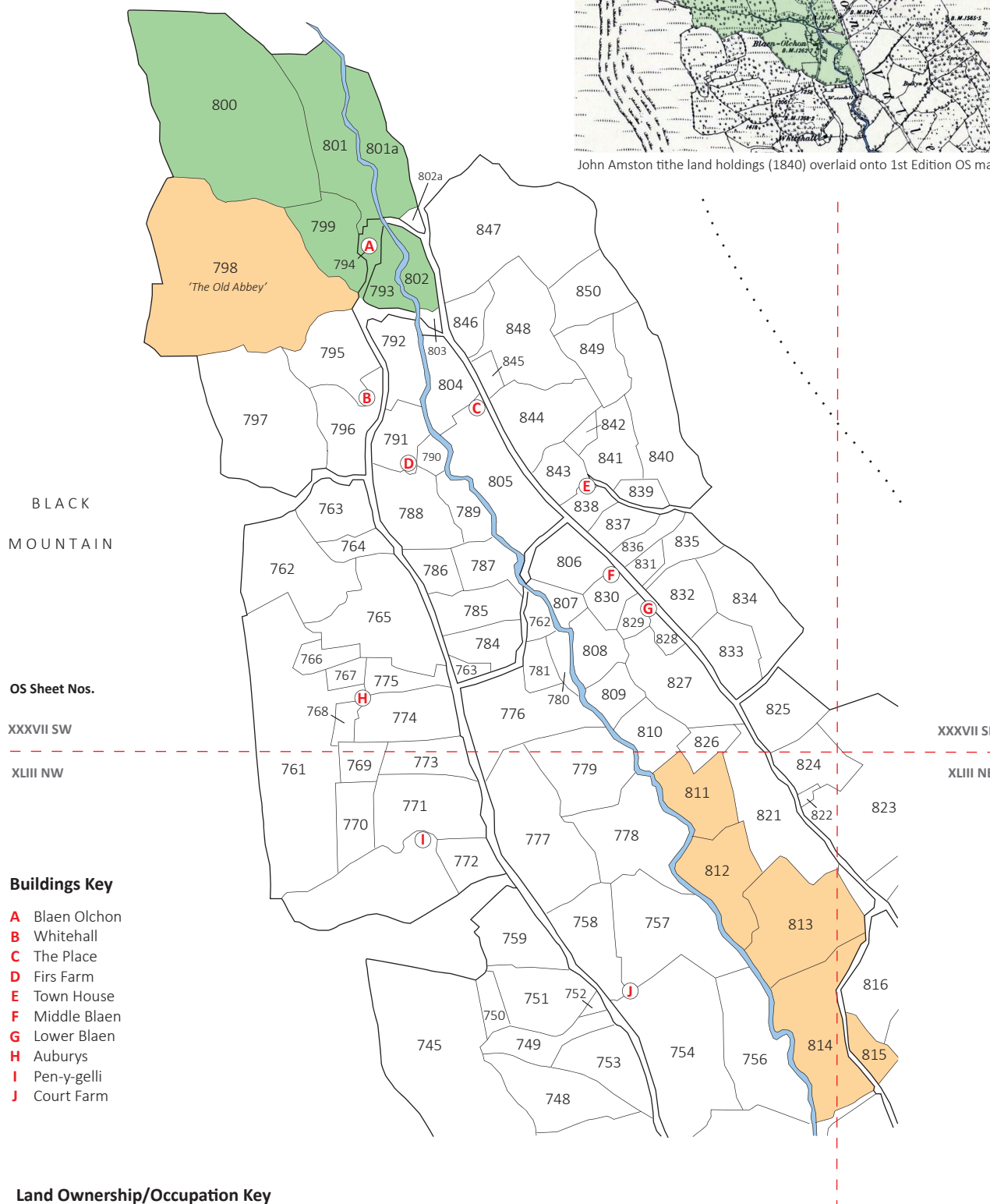
(b) Layout of Upper Blaen Farm

Blaen Olchon Fieldname Key

793	n/k
794	Upper Blaen
799	Boosey Pasture
800	Kill Field (Kiln Field)
801	n/k
801a	n/k
802	n/k



John Amston tithe land holdings (1840) overlaid onto 1st Edition OS map (1887)



BLACK
MOUNTAIN

OS Sheet Nos.

XXXVII SW

XLIII NW

XXXVII SE

XLIII NE

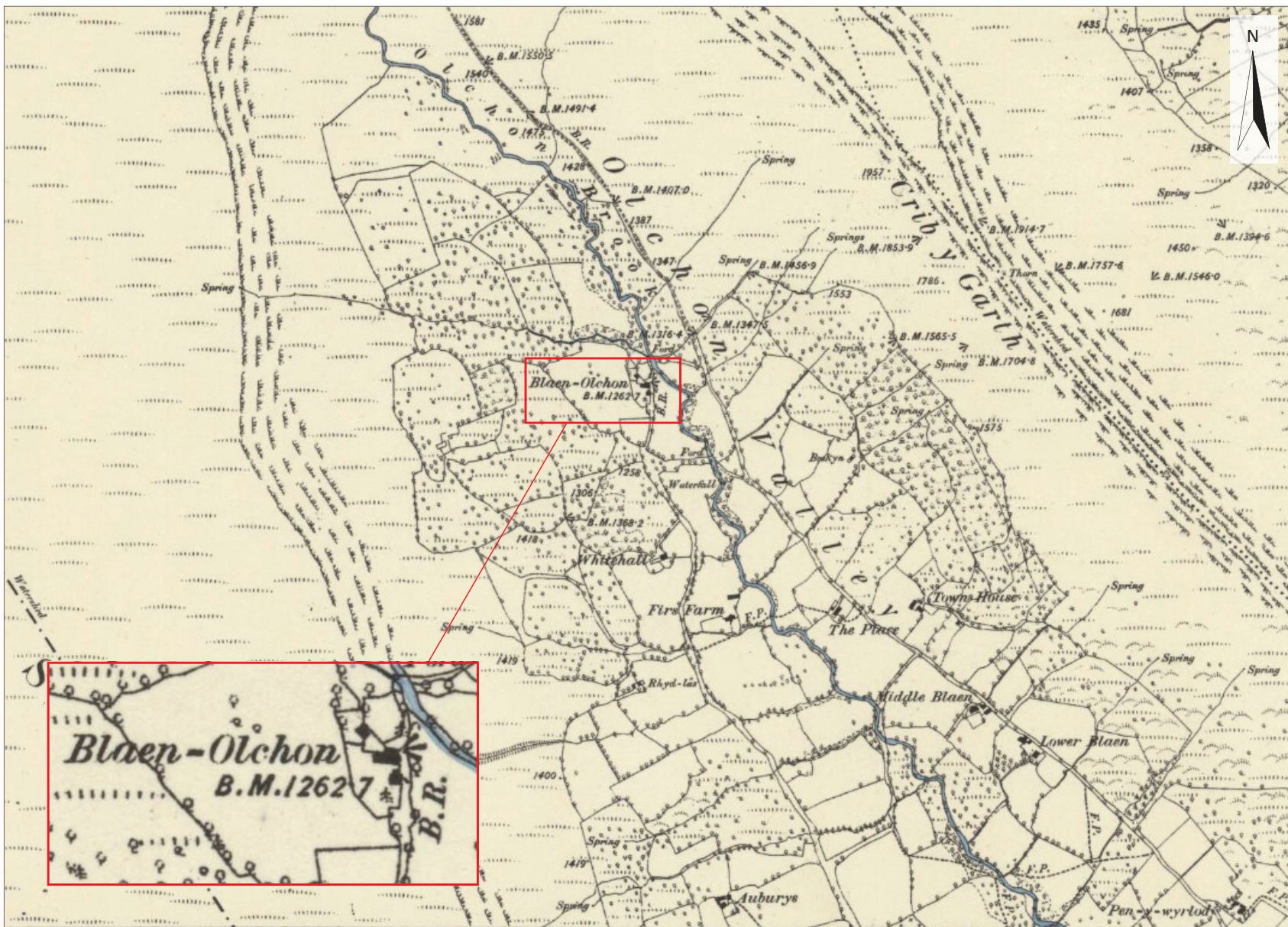
Buildings Key

A	Blaen Olchon
B	Whitehall
C	The Place
D	Firs Farm
E	Town House
F	Middle Blaen
G	Lower Blaen
H	Auburys
I	Pen-y-gelli
J	Court Farm

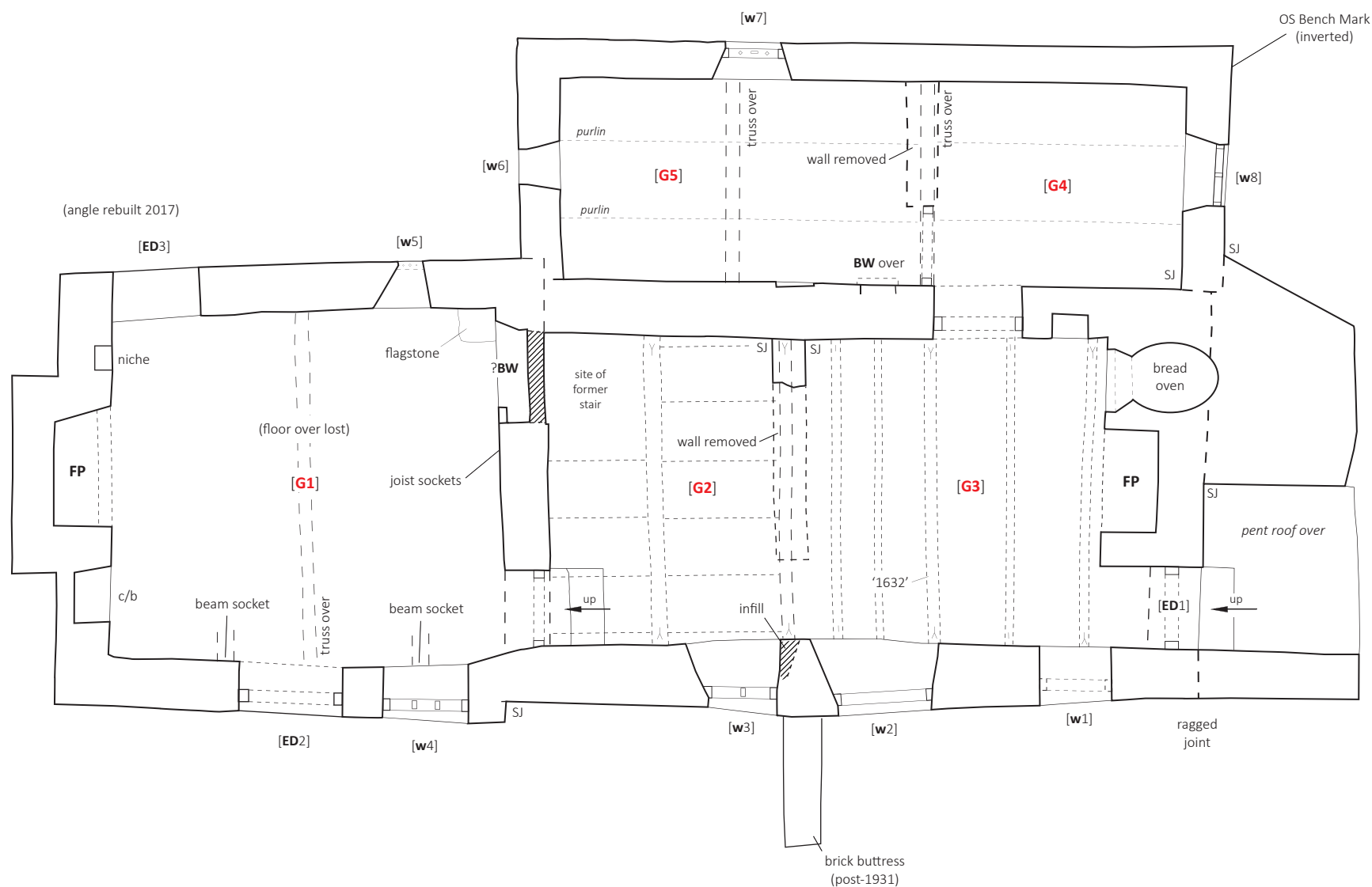
Land Ownership/Occupation Key

Green	owned by John Amston Esq.; occupied by John Stephens
Orange	lands also occupied by John Stephens (811-815 owned by JS)

NB. Original documentation not seen:
info from www.ewyaslacy.org.uk
and www.herefordshire.gov.uk



NB. for illustrative purposes only, **do not** scale from this drawing



0 5m

Scale in metres; 1:75 @ a4

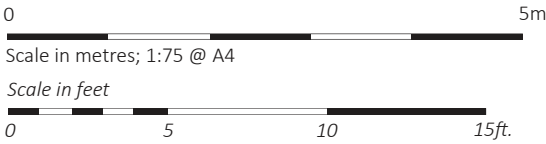
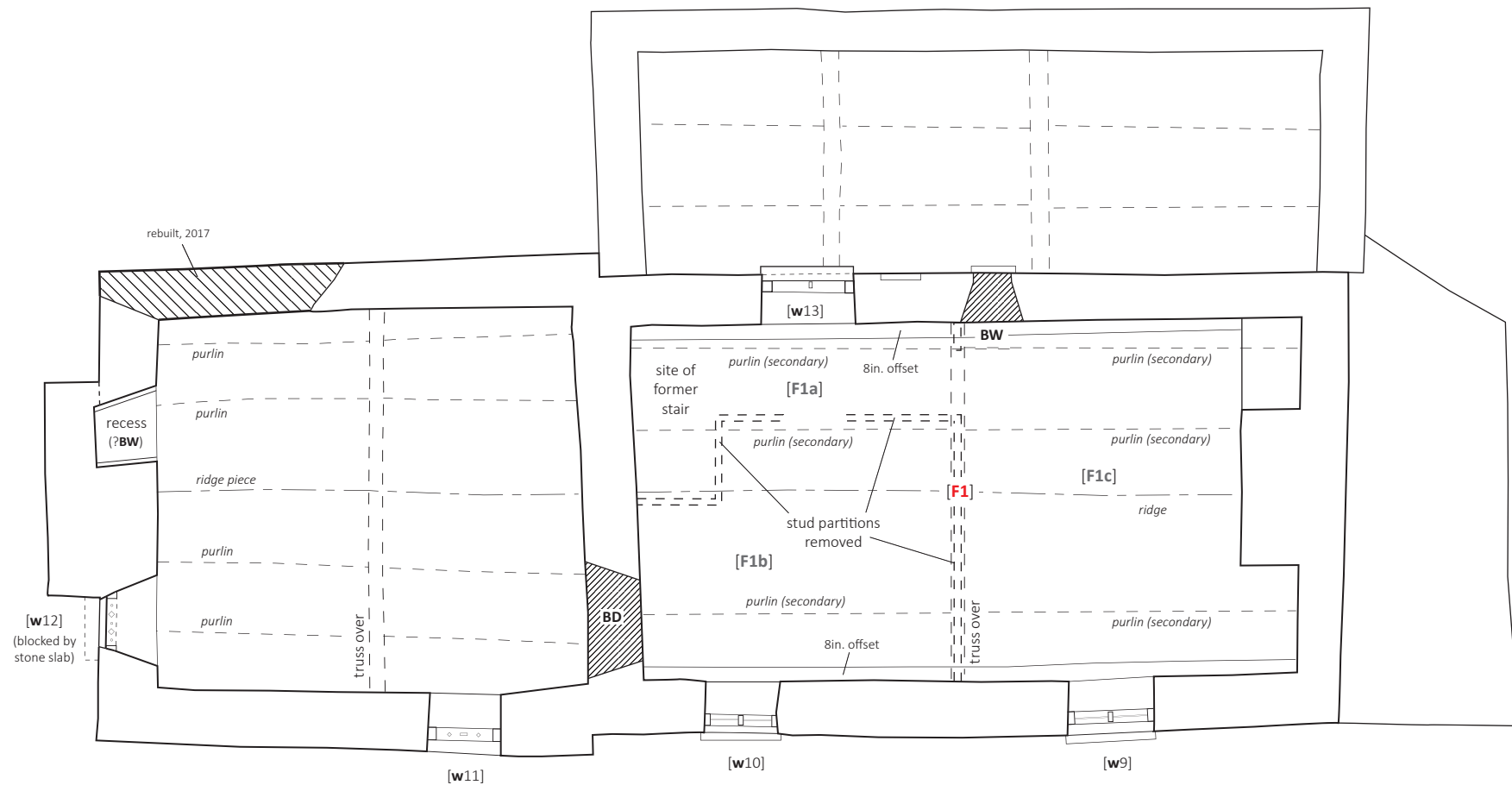
Scale in feet

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MCIFA PG Cert. Arch. Hist (Oxf.)

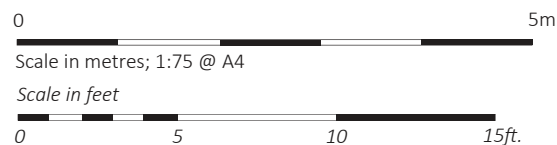
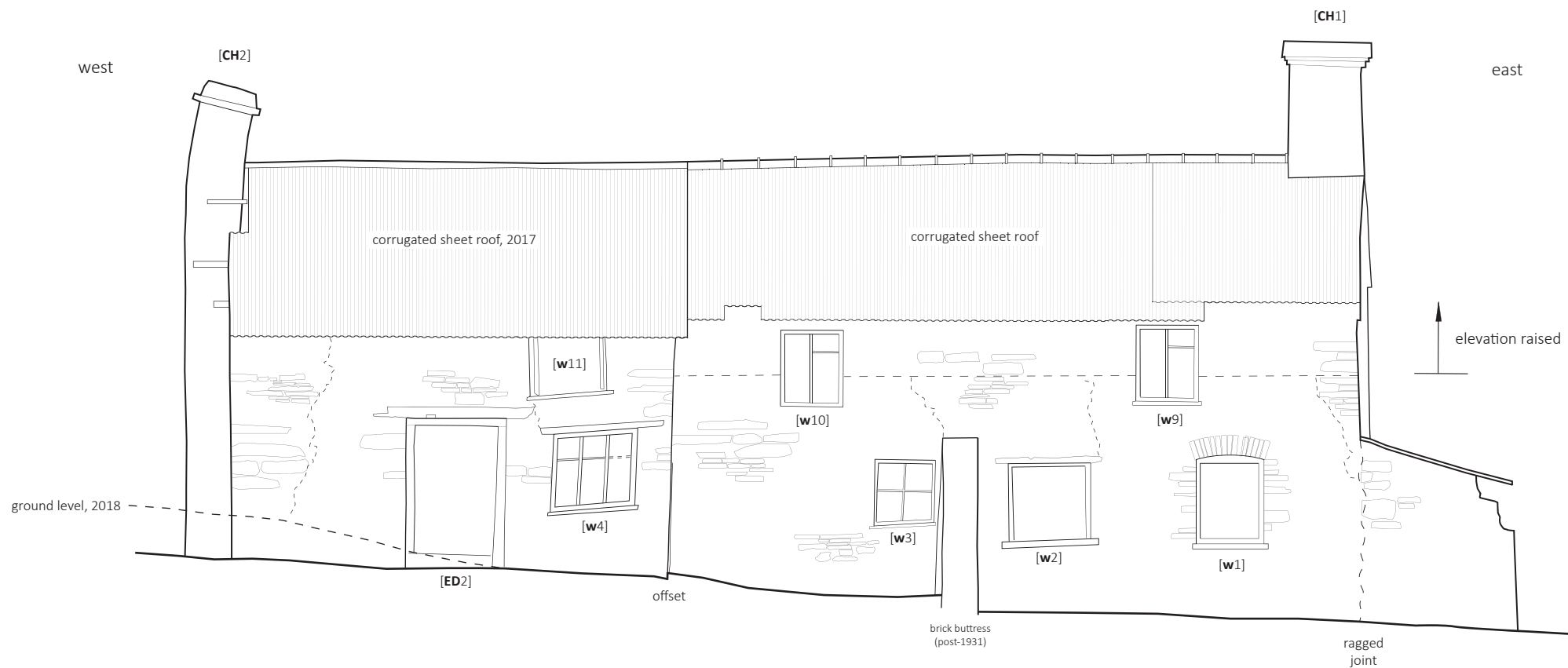
Upper Blaen Farm (Blaen-Olchon)
Llanveynoe, Herefordshire

Figure 5: Farmhouse, ground floor plan
(Based upon Morris Higham RIBA, Drg. No. EW/304/01 of April 1916)

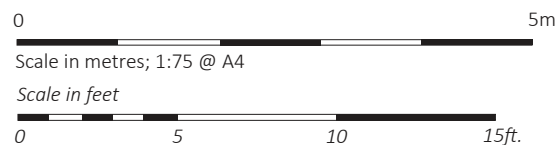
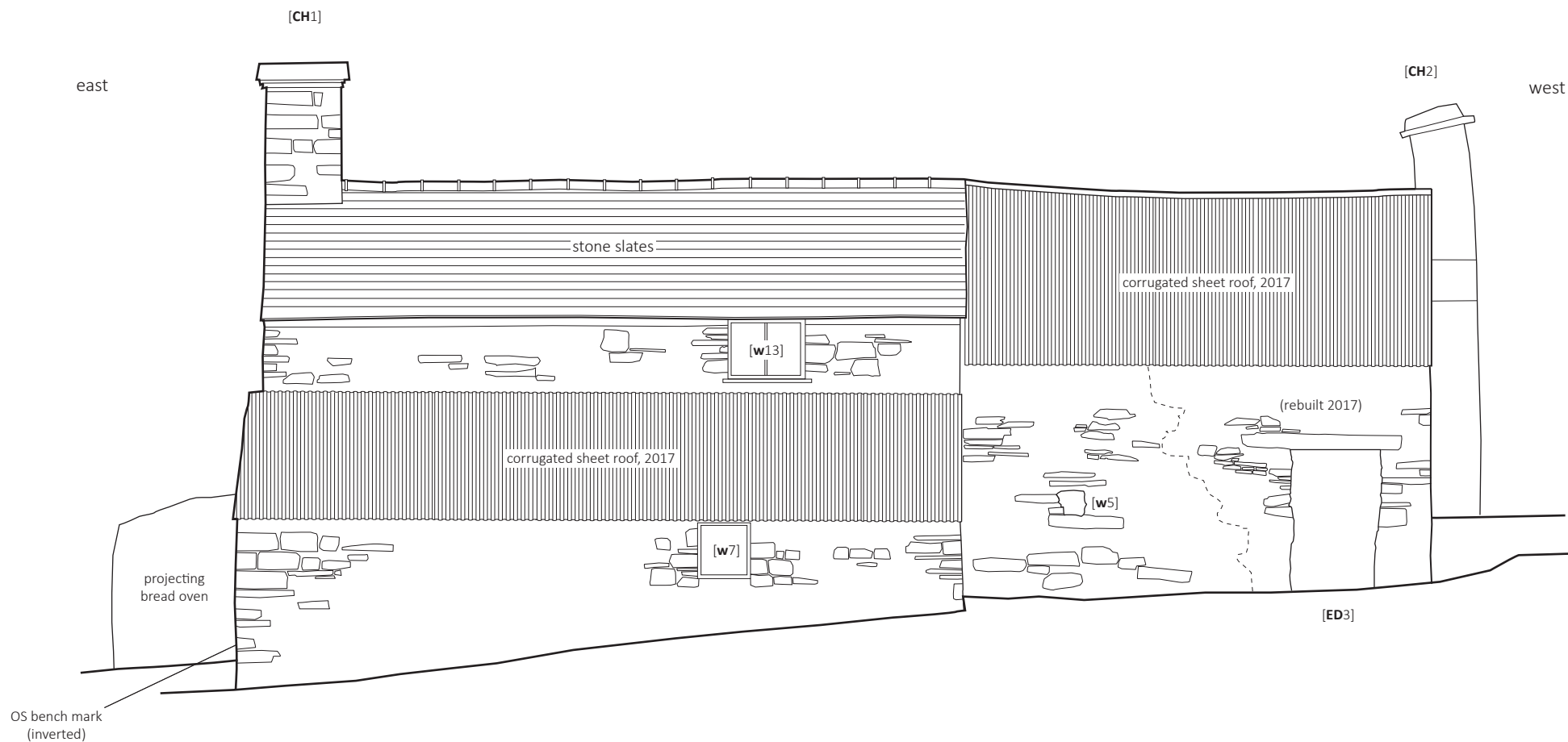
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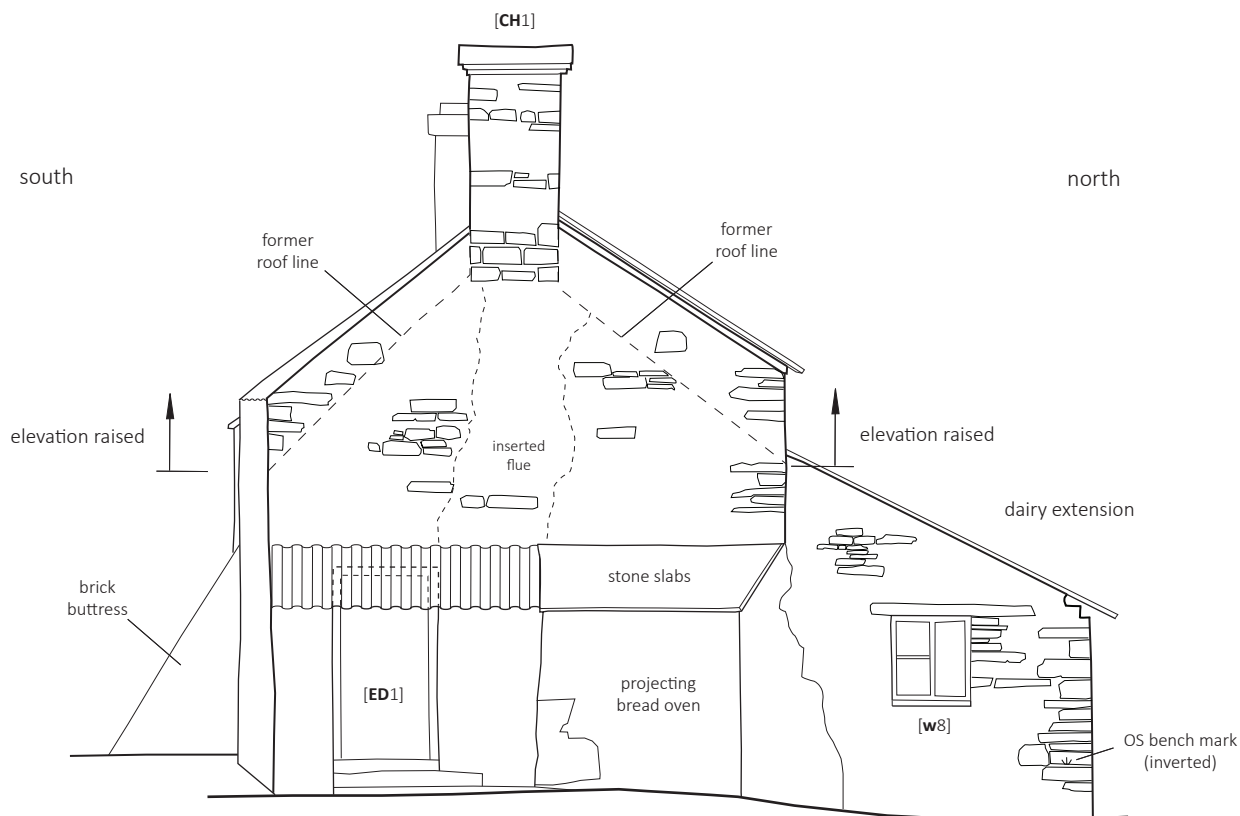
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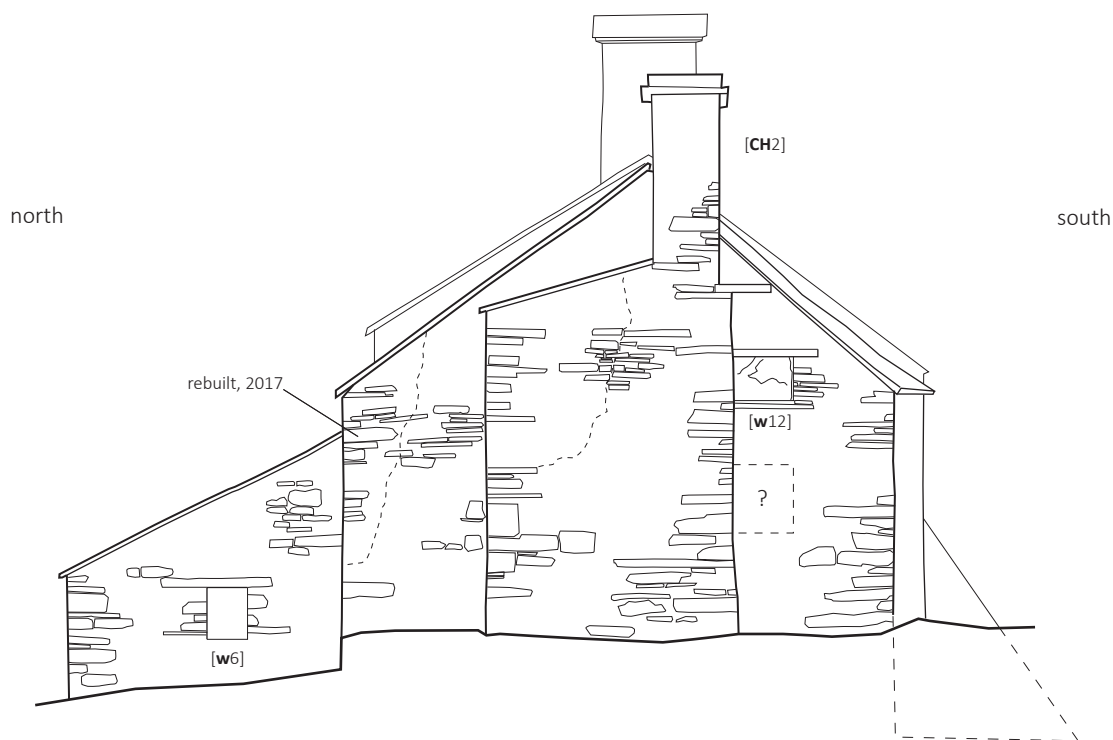
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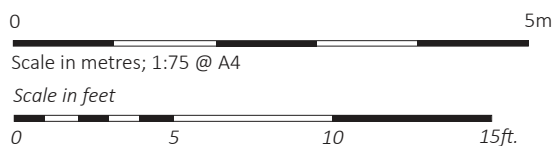
NB. for illustrative purposes only, do not scale from this drawing



(a) East gable end



(b) West gable end

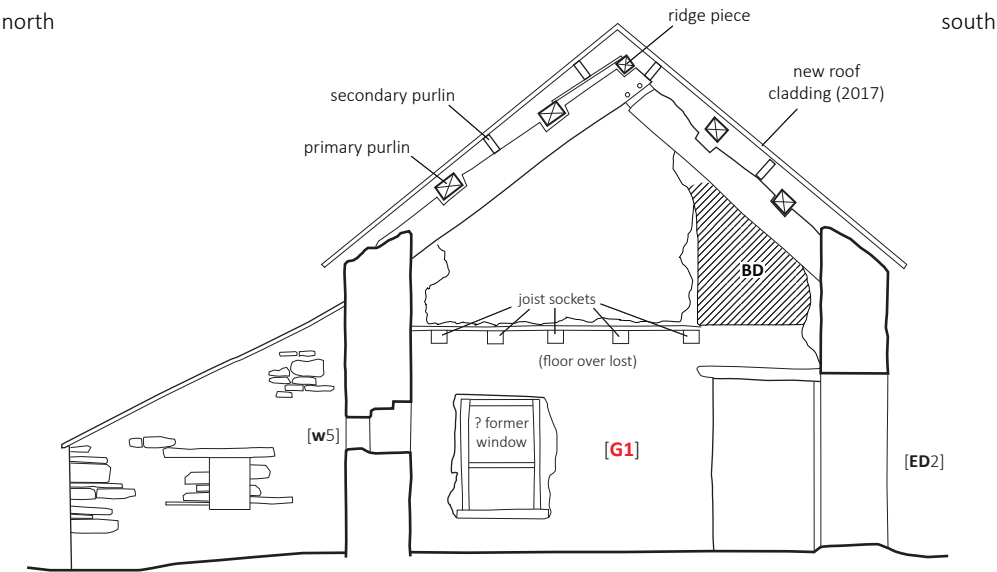


Upper Blaen Farm (Blaen-Olchon)
Llanveynoe, Herefordshire

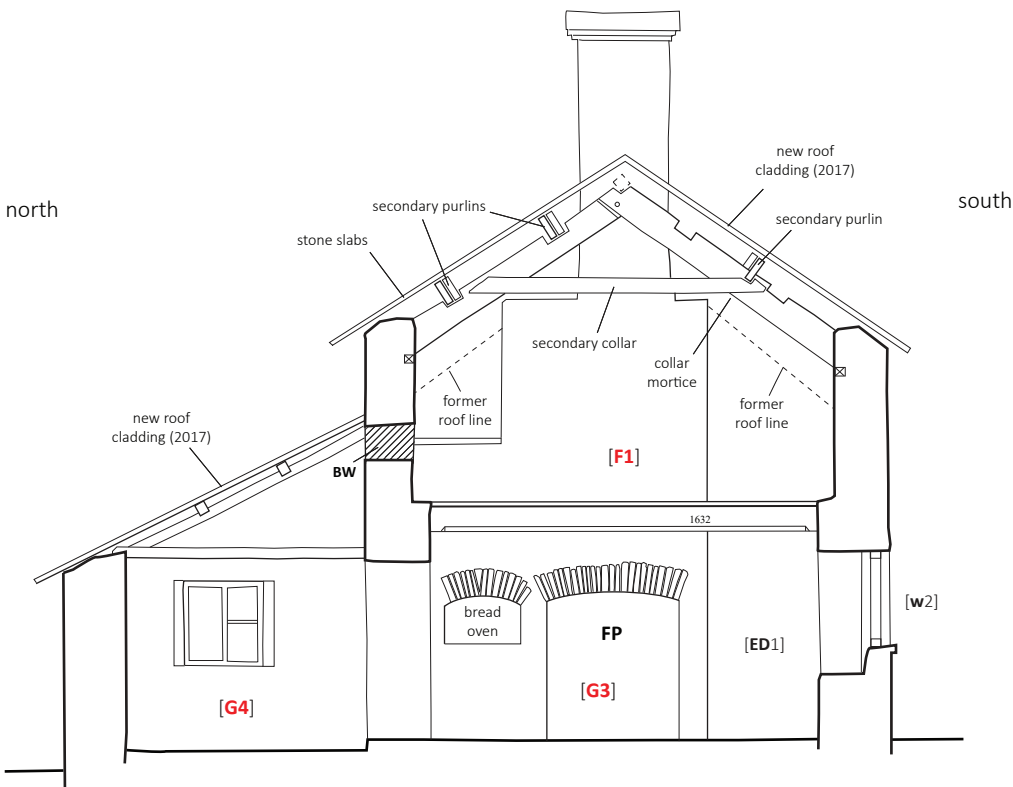
Figure 9: Farmhouse, gable elevations

(Based upon Morris Higham RIBA, Drg. No. EW/304/01 of April 2016)

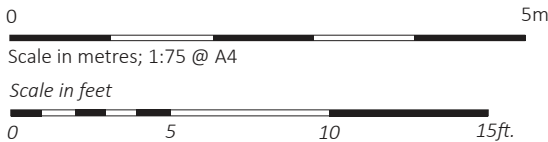
NB. for illustrative purposes only, do not scale from this drawing



(a) Cross-section through west end looking east



(b) Cross-section through east end looking east

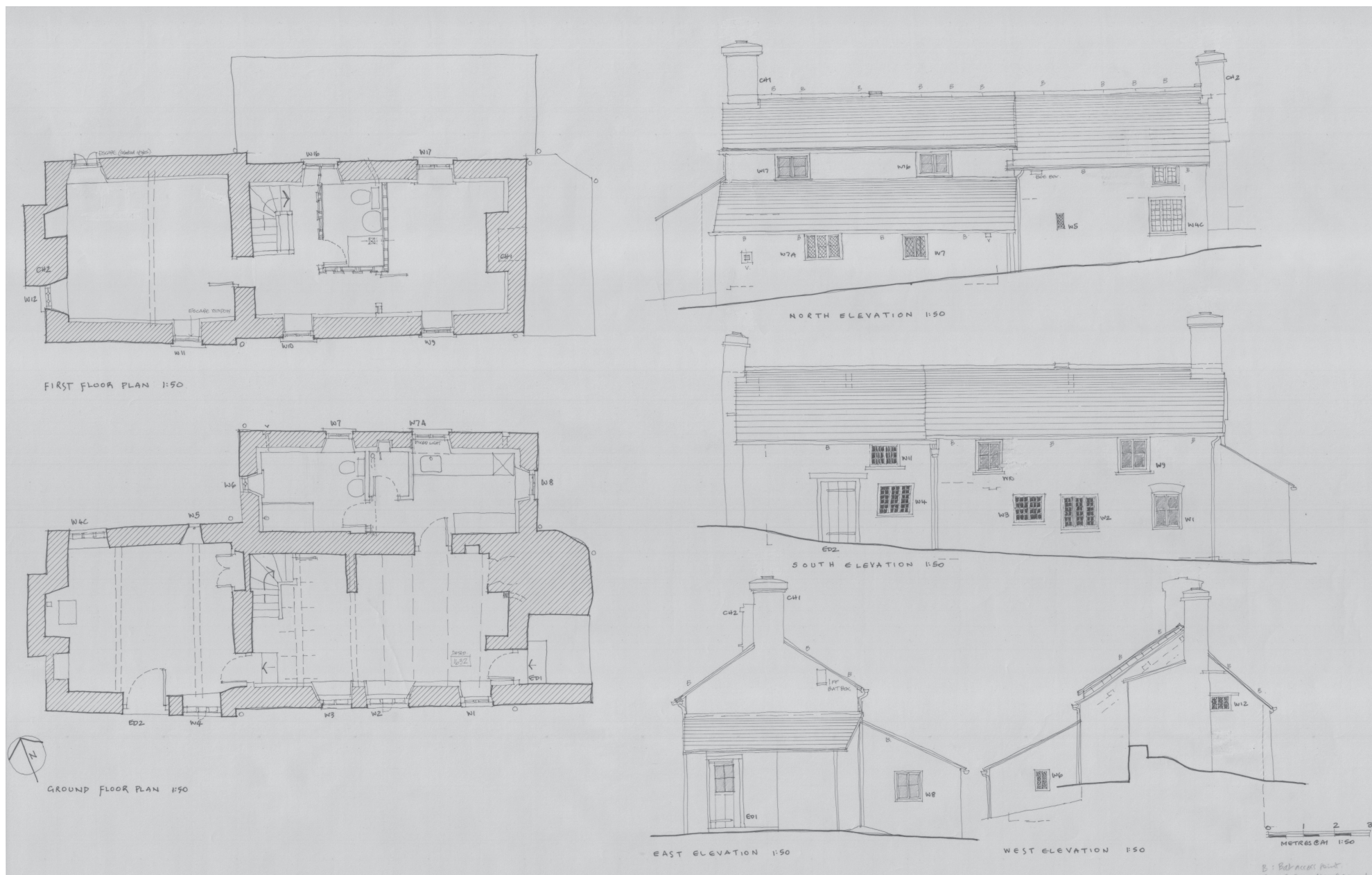


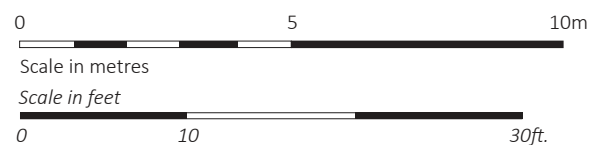
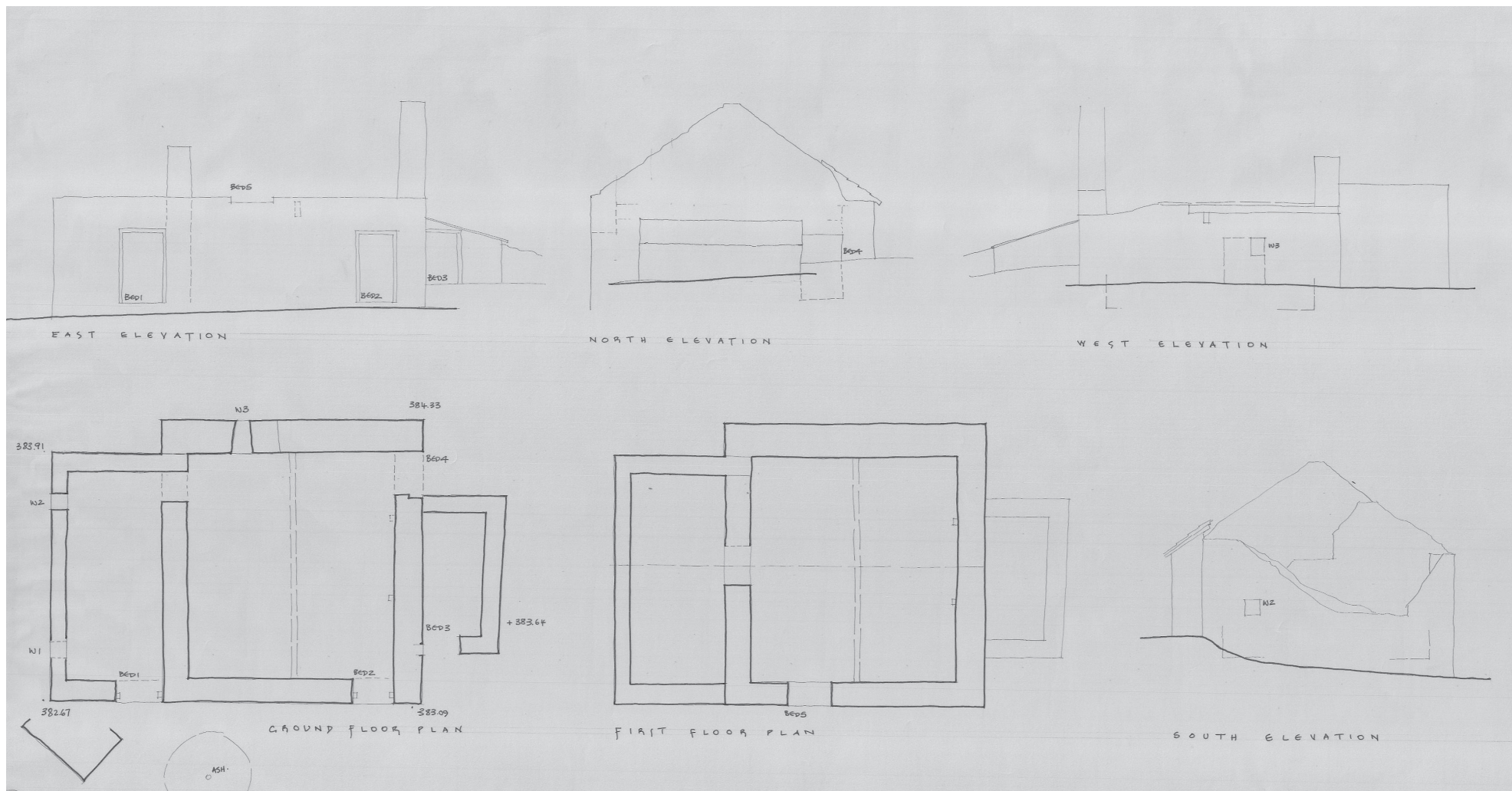


(a) Farmhouse looking east



(b) Farmhouse (west end), looking north.





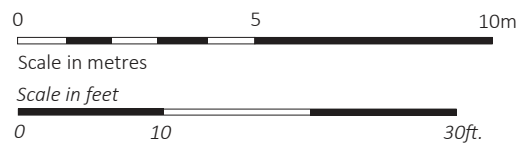
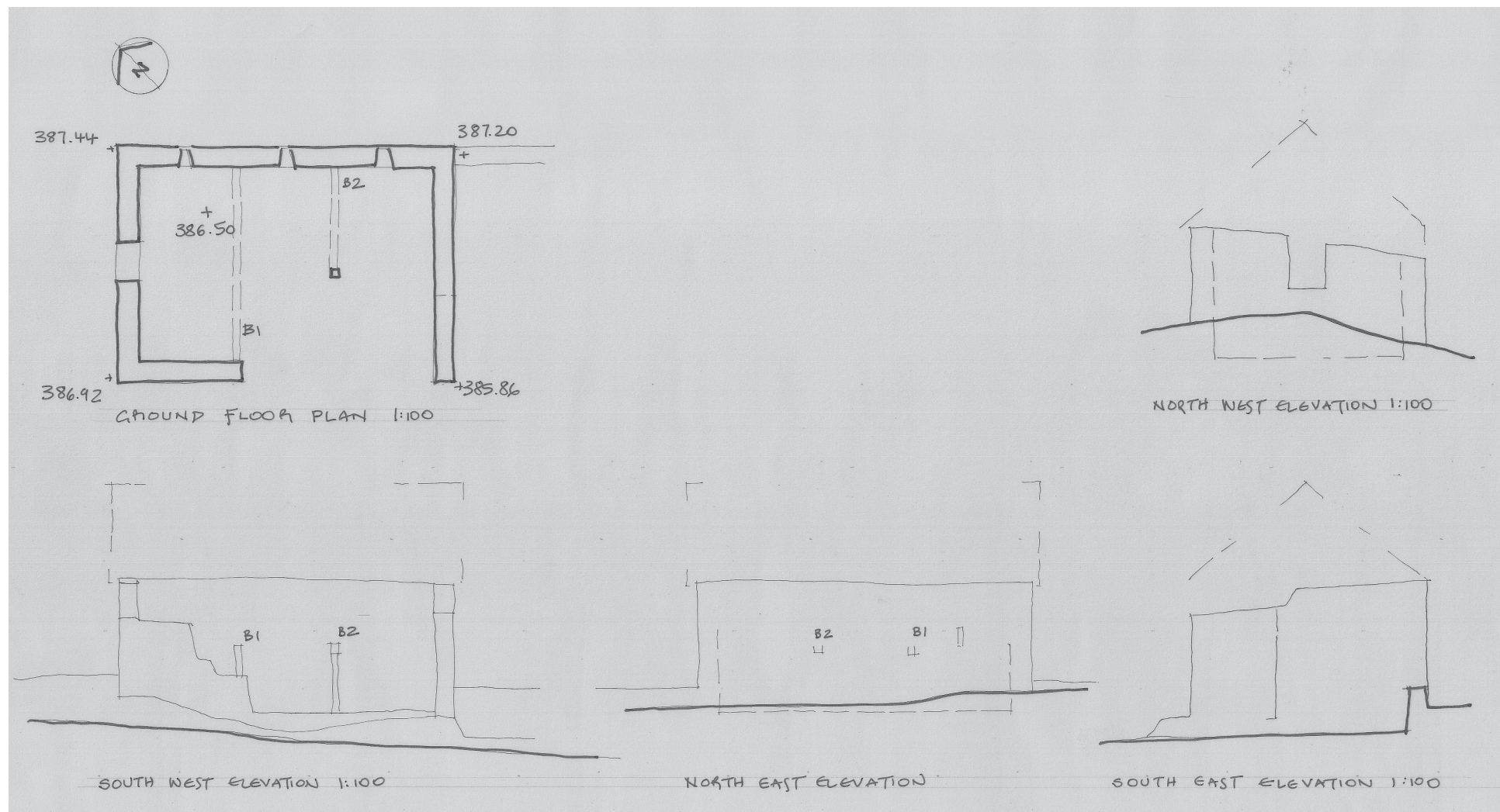




Plate 1: General contextual view of Blaen-Olchon farmstead, looking north-east.



Plate 2: Detail of farmhouse range, looking north-east.



Plate 3: General view of farmhouse looking west illustrating 'downhill' siting (roofless 'Beudy' to centre, left).



Plate 4: South elevation of farmhouse.



Plate 5: South elevation, west end, looking north.



Plate 6: Staggered crack at SW angle.



Plate 7: SJ at junction of eastern/western sections.



Plate 8: External door [ED2].

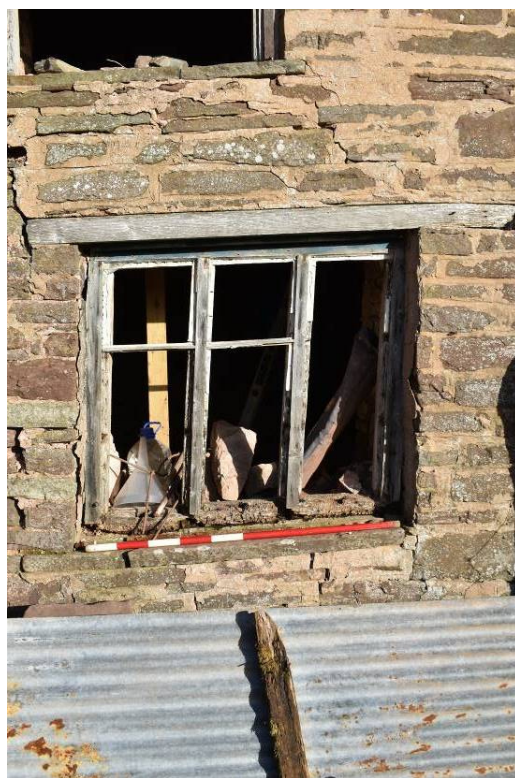


Plate 9: Window [w4].



Plate 10: Window [w11]; note mortices to soffit of lintel.



Plate 11: South elevation, west end, looking north.



Plate 12: Brick buttress (post-dates 1927).



Plate 13: Window [w3].



Plate 14: Window [w2].



Plate 15: Window [w1].



Plate 16: Window [w9].



Plate 17: Window [w10]



Plate 18: Oblique view of farmhouse and attached dairy extension, north elevation, looking south-west.



Plate 19: North elevation, west end (including rebuilt section of wall around door [ED3] at north-west angle).



Plate 20: Window [w5] with inset detail of stave holes to stone cill.



Plate 21: North elevation of farmhouse and attached dairy extension, looking south.



Plate 22: Window [w13].



Plate 23: Window [w7] to north wall of dairy; inset detail of mortices to soffit of lintel.



Plate 24: East gable end.

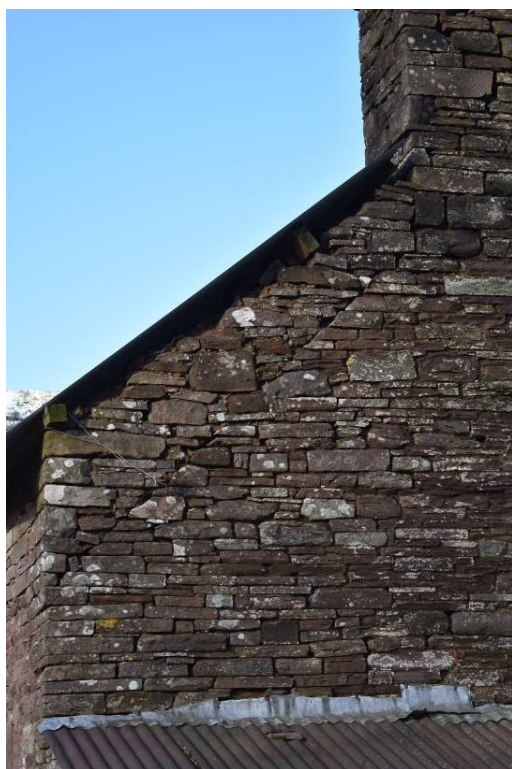


Plate 25: Line of former roofslope to south side.



Plate 26: Detail of eastern stack [CH1].



Plate 27: Projecting masonry block assoc. bread oven and covered entry (former enclosed lobby) serving [ED1].



Plate 28: Projecting bread oven.



Plate 29: Exterior door [ED1].



Plate 30: Unbonded masonry of bread oven.



Plate 31: East elevation of dairy with detail of OS bench mark (inverted).



Plate 32: Straight-joint between gable and dairy extension.



Plate 33: Detail of window [w8].



Plate 34: West gable end.



Plate 35: Projecting, shouldered stack [CH2].

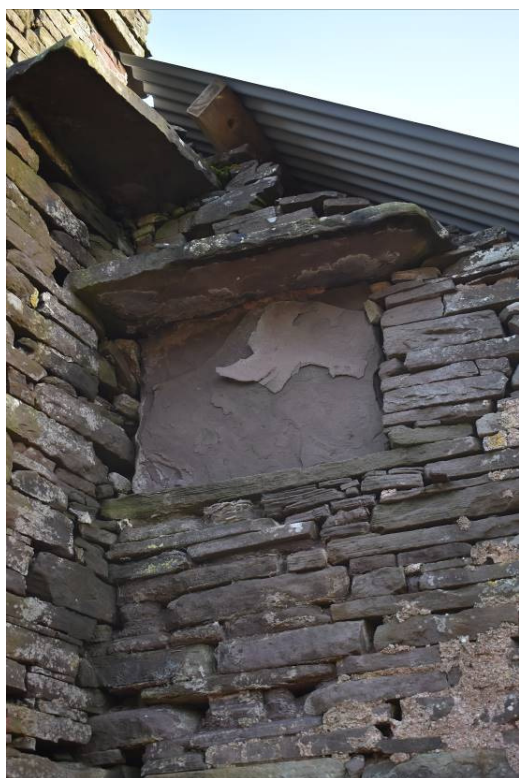


Plate 36: Window [w12] blocked by stone slab.



Plate 37: Detail of window [w6].



Plate 38: West elevation of dairy extension, looking east.



Plate 39: Room [G1] looking south-east. **NB.** 1F blocked opening above GF connecting doorway (top, right).



Plate 40: Room [G1] looking north-east.



Plate 41: Room [G1] looking north-west.



Plate 42: Room [G1] looking south-west.



Plate 43: Window [w4] to south elevation [G1].



Plate 44: GF window [w5] to north elevation [G1].



Plate 45: Fireplace to western gable end.



Plate 46: Detail of taper burns to FP bressummer and 'hacking' to accept plaster render.



Plate 47: Built-in cupboard to north side of east wall of [G1] (?former window).



Plate 48: Door communicating with east end of range.



Plate 49: 1F window [w11]; note central mullion mortice and 'diamond' stave mortices to soffit of lintel (inset).



Plate 50: Blocked window [w12]; note mullion mortices to soffit of lintel (inset).



Plate 51: Stone-lined recess to 1F gable (N).



Plate 52: Simple rafter-couple roof truss over [G1], with paired, trenched through-purlins and ridge-piece.



Plate 53: Double-pegged, bridled apex.



Plate 54: Principal resting in stonework.



Plate 55: Doorway between [G1] and [G2].



Plate 56: Blocked opening over doorway.



Plate 57: Partly removed, secondary partition between rooms [G2/G3].



Plate 58: Fabric of partition, inserted beneath stop-chamfered beam, abuts north wall of range.



Plate 59: Site of former stair at [G2]; NB. scar of curved string and possible blocked window (arrow).



Plate 60: 1F structure over [G2].

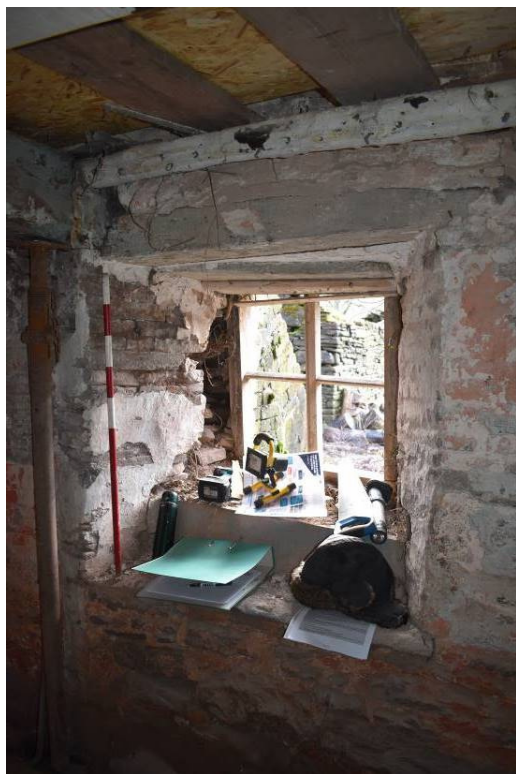


Plate 61: Reduced window [w3] lights [G2].

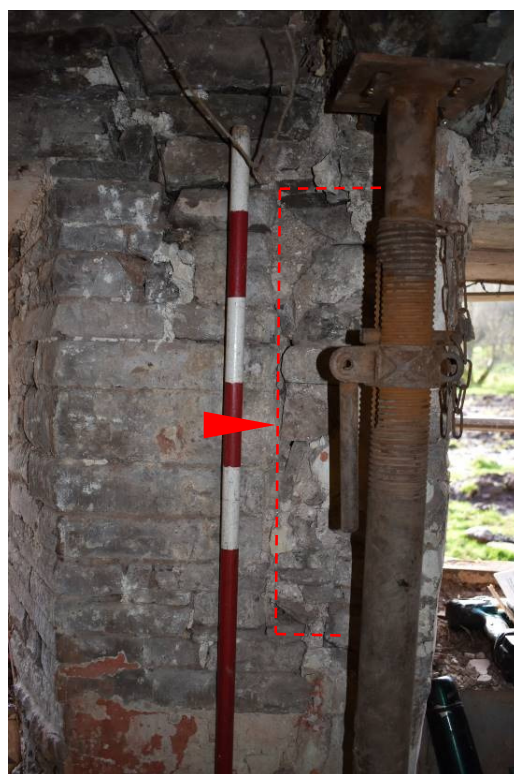


Plate 62: Original jamb of window [w3].



Plate 63: Vertically-set slabs at base of cross-wall to west side of [G2].



Plate 64: Room [G3] looking east.



Plate 65: Deeply splayed window [w2] lighting [G3].



Plate 66: Window [w1].



Plate 67: Door from [G3] to dairy extension [G4].



Plate 68: Fireplace and bread oven in east wall of [G2]; external door [ED1] to right.



Plate 69: Transverse 1F beams over [G2].



Plate 70: Detail of stop-chamfered floor beam.

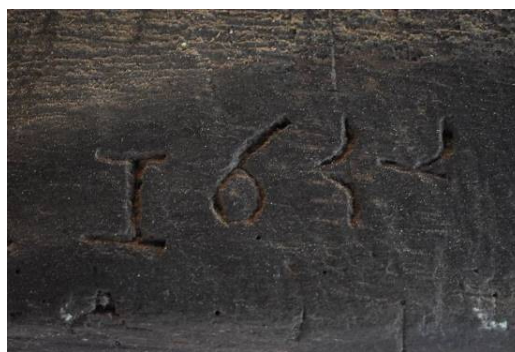


Plate 71: Date '1632' inscribed in floor beam over [G3].



Plate 72: 1F room [F1] looking north-east.



Plate 73: 1F room [F1] looking north-west.



Plate 74: 1F room [F1], west wall; note render evidencing removed partitions and blocking of low door to left.



Plate 75: [F1], south wall; window [w10].



Plate 76: [F1] south wall; window [w9].



Plate 77: [F1], north wall; window [w9].



Plate 78: Blocked window to north wall [F1]; see Plate 90.



Plate 79: Truss over eastern range, note applied secondary collar for lath and plaster, underdrawn ceiling.



Plate 80: Bridled, single-pegged apex.



Plate 81: Trench for original purlin.

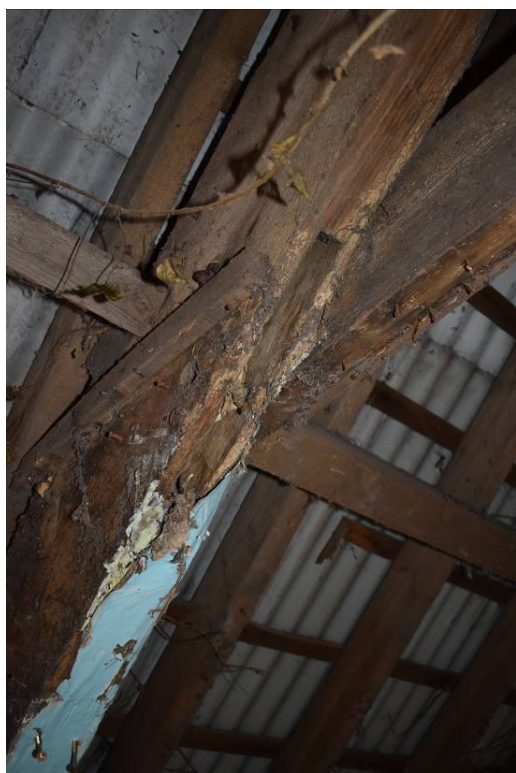


Plate 82: Southern principal; collar mortice.



Plate 83: Northern roofslope, wide rafters.



Plate 84: Dairy extension [G5] looking west.



Plate 85: Dairy extension [G5/4] looking east.



Plate 86: Detail of half-truss over dairy extension [G5].



Plate 87: Window [w8] to dairy, east end.



Plate 88: Window [w6] to dairy, west end.



Plate 89: Window [w7] to dairy, north wall.



Plate 90: High-level blocked window with projecting stone cill, visible from dairy extension, room [G5] (see Plate 78).

APPENDIX A: Register of Project Photographs

NB: All photographs taken with Nikon D3500 digital SLR camera, 10 mega-pixels. Photos highlighted in **BOLD** are reproduced as plates within the current document, with plate references at Column 2.

Photo No.	Plate No.	Subject	Orientation	Date	Photographer
DSC_0001		Upper Blaen Farm; general view looking north-east (landscape)	→ NE	22.01.21	R Tyler
DSC_0002		Upper Blaen Farm; general view looking north-east (portrait)	→ NE	22.01.21	R Tyler
DSC_0003		Upper Blaen Farm; contextual view looking north-east (landscape)	→ NE	22.01.21	R Tyler
DSC_0004		Upper Blaen Farm; contextual view looking north-east (portrait)	→ NE	22.01.21	R Tyler
DSC_0005	34	West gable end	→ E	22.01.21	R Tyler
DSC_0006		West gable end	→ E	22.01.21	R Tyler
DSC_0007	35	West gable end (oblique)	→ SE	22.01.21	R Tyler
DSC_0008		West gable end (oblique)	→ NE	22.01.21	R Tyler
DSC_0009		Detail of stack [CH2] at west gable end	↑	22.01.21	R Tyler
DSC_0010		Blocked window [w12] to 1F (south), west gable end	detail	22.01.21	R Tyler
DSC_0011	36	Blocked window [w12] to 1F (south), west gable end	detail	22.01.21	R Tyler
DSC_0012	4	South elevation; general view looking north-east	→ NE	22.01.21	R Tyler
DSC_0013	5	South elevation, west end	→ N	22.01.21	R Tyler
DSC_0014		South elevation, west end	→ N	22.01.21	R Tyler
DSC_0015		Detail of stack [CH2] over west gable end	→ N	22.01.21	R Tyler
DSC_0016	8	South elevation, west end; detail of [ED2]	→ N	22.01.21	R Tyler
DSC_0017	6	South elevation, west end; staggered crack within stonework	→ N	22.01.21	R Tyler
DSC_0018		South elevation, west end; window [w4] (landscape)	→ N	22.01.21	R Tyler
DSC_0019	9	South elevation, west end; window [w4] (portrait)	→ N	22.01.21	R Tyler
DSC_0020	10	South elevation, west end; 1F window [w11]	→ N	22.01.21	R Tyler
DSC_0021		South elevation, west end; 1F window [w11] mortice details to lintel	↑	22.01.21	R Tyler
DSC_0022		South elevation, offset detail at junction of eastern and western parts	→ N	22.01.21	R Tyler
DSC_0023		Detail of SJ at DSC_0022	detail	22.01.21	R Tyler
DSC_0024	7	Detail of SJ at DSC_0022	→ NW	22.01.21	R Tyler
DSC_0025		South elevation, east end	→ N	22.01.21	R Tyler
DSC_0026		South elevation, east end (oblique)	→ NE	22.01.21	R Tyler
DSC_0027	11	South elevation, east end	→ N	22.01.21	R Tyler
DSC_0028	12	South elevation, east end; angle brick buttress (post-1927)	→ NE	22.01.21	R Tyler
DSC_0029	13	South elevation, east end; GF window [w3]	detail	22.01.21	R Tyler
DSC_0030	17	South elevation, east end; 1F window [w10]	detail	22.01.21	R Tyler
DSC_0031		South elevation, east end	→ N	22.01.21	R Tyler
DSC_0032	14	South elevation, east end; GF window [w2]	detail	22.01.21	R Tyler
DSC_0033	15	South elevation, east end; GF window [w1]	detail	22.01.21	R Tyler
DSC_0035	16	South elevation, east end; 1F window [w9]	detail	22.01.21	R Tyler
DSC_0036		South elevation, east end; GF window [w1] (oblique)	→ NE	22.01.21	R Tyler
DSC_0037		South elevation, east end; angle brick buttress (post-1927)	→ NW	22.01.21	R Tyler
DSC_0038		South elevation, central section and west end (oblique)	→ NW	22.01.21	R Tyler
DSC_0039		South elevation, east end; projecting wall flanking [ED1]	→ N	22.01.21	R Tyler
DSC_0040		East gable end (oblique)	→ NW	22.01.21	R Tyler
DSC_0041		South elevation, east end; projecting wall flanking [ED1]	→ NW	22.01.21	R Tyler
DSC_0042		East gable end (oblique); doorway and GF bread oven projection	→ NW	22.01.21	R Tyler
DSC_0043	24	East gable end	→ W	22.01.21	R Tyler
DSC_0044		East gable end (oblique)	→ NW	22.01.21	R Tyler
DSC_0045	26	Detail of stack [CH1] over east gable end	↑	22.01.21	R Tyler
DSC_0046	25	Scar of former roofline, east gable end (south)	detail	22.01.21	R Tyler
DSC_0047		Scars of former rooflines, east gable end	→ NW	22.01.21	R Tyler
DSC_0048		Detail of stack [CH1] over east gable end	→ W	22.01.21	R Tyler
DSC_0049		General view of farmhouse (oblique)	→ NW	22.01.21	R Tyler
DSC_0050		General view of farmhouse, south elevation (oblique)	→ NW	22.01.21	R Tyler
DSC_0051	27	East gable end (oblique); doorway and GF bread oven projection	→ NW	22.01.21	R Tyler
DSC_0052	28	East gable end, projecting block of masonry rel. bread oven (portrait)	→ SW	22.01.21	R Tyler
DSC_0053		East gable end, projecting block of masonry rel. bread oven (landscape)	→ SW	22.01.21	R Tyler
DSC_0054	31	East elevation of northern dairy extension	→ W	22.01.21	R Tyler
DSC_0055	32	SJ between farmhouse and dairy extension	→ W	22.01.21	R Tyler

DSC_0056	33	East elevation of northern dairy extension; window [w8]	detail	22.01.21	R Tyler
DSC_0057	18	Farmhouse/dairy extension; general view (oblique)	→ SW	22.01.21	R Tyler
DSC_0058		East gable end (oblique)	→ SW	22.01.21	R Tyler
DSC_0059		Dairy extension, general view (oblique)	→ SW	22.01.21	R Tyler
DSC_0060	21	Farmhouse (east end) / dairy extension; north elevation	→ S	22.01.21	R Tyler
DSC_0061		Dairy extension, general view (oblique)	→ SW	22.01.21	R Tyler
DSC_0062	23	Dairy extension, north elevation; window [w7]	detail	22.01.21	R Tyler
DSC_0063		Window [w7]; detail of mortices to lintel soffit	detail	22.01.21	R Tyler
DSC_0064	22	Farmhouse, north elevation (east end); 1F window [w13]	detail	22.01.21	R Tyler
DSC_0066	38	Dairy extension, west elevation	→ E	22.01.21	R Tyler
DSC_0067	19	Farmhouse, north elevation (west end)	→ S	22.01.21	R Tyler
DSC_0068		Farmhouse, north elevation (west end)	→ S	22.01.21	R Tyler
DSC_0069	37	Dairy extension, west elevation; window [w6]	detail	22.01.21	R Tyler
DSC_0070	20	Farmhouse, north elevation (west end); window [w5]	detail	22.01.21	R Tyler
DSC_0071		Window [w5]; stave holes to stone cill	detail	22.01.21	R Tyler
DSC_0072		Window [w5]; stave holes to timber lintel	detail	22.01.21	R Tyler
DSC_0073		Farmhouse, north elevation (west end); rebuilt section with [ED3]	→ SW	22.01.21	R Tyler
DSC_0074		Farmhouse, north elevation (west end); rebuilt section with [ED3]	→ SW	22.01.21	R Tyler
DSC_0075		Farmhouse; general view (oblique)	→ SE	22.01.21	R Tyler
DSC_0076		Upper Blaen Farm; contextual view looking north-east (portrait)	→ NE	22.01.21	R Tyler
DSC_0077		Upper Blaen Farm; contextual view looking north-east (portrait)	→ NE	22.01.21	R Tyler
DSC_0078	2	Upper Blaen Farmhouse; general view looking north-east	→ NE	22.01.21	R Tyler
DSC_0080		Upper Blaen Farm; contextual view looking north-east (landscape)	→ NE	22.01.21	R Tyler
DSC_0081	1	Upper Blaen Farm; contextual view looking north-east (landscape)	→ NE	22.01.21	R Tyler
DSC_0082		Farmstead looking north with 'Beudy' to foreground	→ N	22.01.21	R Tyler
DSC_0083		Farmhouse; general view (oblique) looking NW	→ NW	22.01.21	R Tyler
DSC_0084		Farmhouse; general view looking west (portrait)	→ W	22.01.21	R Tyler
DSC_0085		Farmhouse; general view looking west (landscape)	→ W	22.01.21	R Tyler
DSC_0086		Farmhouse; general view looking west	→ W	22.01.21	R Tyler
DSC_0087		Farmhouse; general view (oblique) looking NW	→ NW	22.01.21	R Tyler
DSC_0088	3	Farmhouse; general view (oblique) looking NW	→ NW	22.01.21	R Tyler
DSC_0089		Farmhouse; east gable end (oblique)	→ NW	22.01.21	R Tyler
DSC_0090	39	Farmhouse, west end; [G1] looking SE	→ SE	22.01.21	R Tyler
DSC_0091	40	Farmhouse, west end; [G1] looking NE	→ NE	22.01.21	R Tyler
DSC_0092		Farmhouse, west end; door in E wall [G1] leading to east end of range	→ SE	22.01.21	R Tyler
DSC_0093	48	Farmhouse, west end; door in E wall [G1] leading to east end of range	→ E	22.01.21	R Tyler
DSC_0094	43	Farmhouse, west end; [G1] window [w4]	detail	22.01.21	R Tyler
DSC_0095		Farmhouse, west end; [G1] south-east corner	→ SE	22.01.21	R Tyler
DSC_0096	49	Farmhouse, west end; [G1], south wall – 1F window [w11]	detail	22.01.21	R Tyler
DSC_0097		Window [w11]; detail of mortices to lintel soffit	↑	22.01.21	R Tyler
DSC_0098		Window [w11]; detail of ogee moulded jamb	↑	22.01.21	R Tyler
DSC_0100		Farmhouse; [G1] built-in cupboard to east wall (?former window)	→ E	22.01.21	R Tyler
DSC_0101	47	Farmhouse; [G1] built-in cupboard to east wall (?former window)	→ NE	22.01.21	R Tyler
DSC_0102		Farmhouse, west end; door in E wall [G1] leading to east end of range	→ SE	22.01.21	R Tyler
DSC_0103		[G1]; render extending behind infill of 1F blocked door (E wall)	↑	22.01.21	R Tyler
DSC_0104		[G1]; render extending behind infill of 1F blocked door (E wall)	detail	22.01.21	R Tyler
DSC_0105	44	Farmhouse, west end; [G1] window [w5] (north wall)	→ N	22.01.21	R Tyler
DSC_0108		Farmhouse, west end; [G1] – empty 1F joist sockets to east wall	detail	22.01.21	R Tyler
DSC_0109		Farmhouse, west end; [G1] – relic floor beam end in stonework	detail	22.01.21	R Tyler
DSC_0110	42	Farmhouse, west end; [G1] looking SW	→ SW	22.01.21	R Tyler
DSC_0111	41	Farmhouse, west end; [G1] looking NW	→ NW	22.01.21	R Tyler
DSC_0112	45	Farmhouse, west end; [G1] - fireplace to west wall	→ W	22.01.21	R Tyler
DSC_0113		Farmhouse, west end; [G1] - fireplace and cupboard to west wall	→ W	22.01.21	R Tyler
DSC_0114		Farmhouse, west end; [G1] - built-in cupboard to west wall	→ SW	22.01.21	R Tyler
DSC_0115		Farmhouse, west end; [G1] - timber bressummer to western fireplace	detail	22.01.21	R Tyler
DSC_0116	46	Taper burns to fireplace bressummer	detail	22.01.21	R Tyler
DSC_0118		Bressummer 'hacked' to receive plaster	detail	22.01.21	R Tyler
DSC_0119	51	Farmhouse, west end; [G1] - stone-lined recess to 1F, west wall	↑	22.01.21	R Tyler
DSC_0120		Farmhouse, west end; [G1] - built-in cupboard to west wall	↑	22.01.21	R Tyler
DSC_0121	50	Farmhouse, west end; [G1] - blocked window [w12] to west wall	↑	22.01.21	R Tyler
DSC_0122		Window [w12]; detail of morticed to soffit of lintel	↑	22.01.21	R Tyler
DSC_0123		Farmhouse, west end; [G1] - horizontal void denoting former 1F level	detail	22.01.21	R Tyler

DSC_0124		Farmhouse, west end; [G1] - horizontal void denoting former 1F level	detail	22.01.21	R Tyler
DSC_0125		Farmhouse, west end; [G1]; roof structure over	↑	22.01.21	R Tyler
DSC_0126	52	Farmhouse, west end; [G1]; roof structure over	↑	22.01.21	R Tyler
DSC_0127		Roof structure over [G1]; detail of double-pegged apex and ridge-piece	↑	22.01.21	R Tyler
DSC_0128		Roof structure over [G1]; detail of trenched side-purlin (N slope)	detail	22.01.21	R Tyler
DSC_0129	53	Roof structure over [G1]; detail of double-pegged apex and ridge-piece	↑	22.01.21	R Tyler
DSC_0130		Roof structure over [G1]; detail of trenched side-purlin (S slope)	detail	22.01.21	R Tyler
DSC_0131		Farmhouse, west end; [G1]; south wall	→ SE	22.01.21	R Tyler
DSC_0132	54	Roof structure over [G1]; rafter foot embedded in lateral wall	detail	22.01.21	R Tyler
DSC_0133		Roof structure over [G1]; taper burns to S principal of truss	detail	22.01.21	R Tyler
DSC_0134	55	Farmhouse, [G2]; door /steps from [G1]	→ SW	22.01.21	R Tyler
DSC_0135		Farmhouse, [G2]; door /steps from [G1]	→ W	22.01.21	R Tyler
DSC_0136	56	Farmhouse, [G2]; blocked opening over GF doorway	↑	22.01.21	R Tyler
DSC_0137		Farmhouse, [G2]; blocked opening over GF doorway	detail	22.01.21	R Tyler
DSC_0138		Farmhouse, [G2]; slabs lining lower W wall (?reduced floor level)	→ NW	22.01.21	R Tyler
DSC_0139		Farmhouse, [G2]; location of former stair	→ N	22.01.21	R Tyler
DSC_0140		Farmhouse, [G3]; general view looking south	→ S	22.01.21	R Tyler
DSC_0141	64	Farmhouse, [G3]; general view looking south	→ S	22.01.21	R Tyler
DSC_0146		Farmhouse, [G2]; location of former stair	→ NW	22.01.21	R Tyler
DSC_0147	59	Farmhouse, [G2]; location of former stair	→ NW	22.01.21	R Tyler
DSC_0148		Farmhouse, east end; partly demolished wall between [G2/3]	→ NW	22.01.21	R Tyler
DSC_0149	57	Farmhouse, east end; partly demolished wall between [G2/3]	→ NE	22.01.21	R Tyler
DSC_0150	58	Farmhouse, wall between [G2/3] inserted beneath beam	detail	22.01.21	R Tyler
DSC_0151		Farmhouse, [G2]; high-level voids in north wall	detail	22.01.21	R Tyler
DSC_0152		Farmhouse, [G2]; detail of window [w3], south wall	detail	22.01.21	R Tyler
DSC_0153		Farmhouse, [G2]; detail of window [w3], south wall (oblique)	detail	22.01.21	R Tyler
DSC_0154		Farmhouse, [G3]; FP and bread oven in east wall	→ E	22.01.21	R Tyler
DSC_0156	68	Farmhouse, [G3]; FP and bread oven in east wall	→ E	22.01.21	R Tyler
DSC_0157		Farmhouse, [G3]; FP in east wall	→ E	22.01.21	R Tyler
DSC_0158		Farmhouse, [G3]; FP in east wall	→ NE	22.01.21	R Tyler
DSC_0159		Farmhouse, [G3]; bread oven in east wall	→ NE	22.01.21	R Tyler
DSC_0160		Farmhouse, [G3]; built-in cupboard to north wall	→ N	22.01.21	R Tyler
DSC_0161		Farmhouse, [G3]; door in north wall to dairy [G4]	→ N	22.01.21	R Tyler
DSC_0164		Farmhouse, [G3]; detail of inscribed date '1632' to 1F beam	detail	22.01.21	R Tyler
DSC_0167	71	Farmhouse, [G3]; detail of inscribed date '1632' to 1F beam	detail	22.01.21	R Tyler
DSC_0168	70	Farmhouse, [G3]; detail of stop-chamfered beam	detail	22.01.21	R Tyler
DSC_0169	60	Farmhouse, [G2]; detail of 1F structure over	↑	22.01.21	R Tyler
DSC_0170		Farmhouse, [G2]; detail of 1F structure over	↑	22.01.21	R Tyler
DSC_0171	69	Farmhouse, [G3]; detail of 1F structure over	↑	22.01.21	R Tyler
DSC_0172		Farmhouse, [G2]; ?former window in area of stair	→ NW	22.01.21	R Tyler
DSC_0173		Farmhouse, [G2]; 'ghost' of curved string to north wall	→ N	22.01.21	R Tyler
DSC_0174		Farmhouse, east end [F1], former 1F connecting door to west end	→ SW	22.01.21	R Tyler
DSC_0175	84	Dairy extension; [G5] looking west	→ W	22.01.21	R Tyler
DSC_0176		Dairy extension; [G5] looking west	→ W	22.01.21	R Tyler
DSC_0177	85	Dairy extension; [G4/5] looking east	→ E	22.01.21	R Tyler
DSC_0180		Dairy extension; detail of primary roof purlin	detail	22.01.21	R Tyler
DSC_0181	86	Dairy extension; detail of western ½-truss [G5]	→ W	22.01.21	R Tyler
DSC_0182		Dairy extension; detail of western ½-truss [G5]	↑	22.01.21	R Tyler
DSC_0183		Dairy extension; detail of eastern ½-truss [G4/5] (wall removed)	→ W	22.01.21	R Tyler
DSC_0184		North wall of farmhouse, visible within dairy extension	→ S	22.01.21	R Tyler
DSC_0185		Dairy extension, west wall window [w6]	→ W	22.01.21	R Tyler
DSC_0186		Small grist mill stone set into west wall of dairy	detail	22.01.21	R Tyler
DSC_0187	88	Dairy extension, west wall window [w6] (oblique)	→ NW	22.01.21	R Tyler
DSC_0188	89	Dairy extension, north wall window [w7] (oblique)	→ NE	22.01.21	R Tyler
DSC_0189		Window [w7]; detail of mortices to soffit of lintel	detail	22.01.21	R Tyler
DSC_0190		Dairy extension, niche in north wall, east of [w7]	→ NE	22.01.21	R Tyler
DSC_0191	87	Dairy extension, [G4], east wall, window [w8]	→ E	22.01.21	R Tyler
DSC_0192	67	Door from farmhouse [G3] to dairy [G4]	→ N	22.01.21	R Tyler
DSC_0193		Detail of DSC-0192; mason's mitre joint	detail	22.01.21	R Tyler
DSC_0194	66	Farmhouse, [G3] (south); detail of window [w1]	→ SE	22.01.21	R Tyler
DSC_0195	65	Farmhouse, [G3] (south); detail of window [w2]	→ S	22.01.21	R Tyler
DSC_0196		Farmhouse, [G3] (south); detail of window [w2]	→ SW	22.01.21	R Tyler

DSC_0197		Farmhouse, [G2] (south); detail of window [w3]	→ SW	22.01.21	R Tyler
DSC_0198	61	Farmhouse, [G2] (south); detail of window [w3]	→ SW	22.01.21	R Tyler
DSC_0199	62	Farmhouse, [G2] (south); eastern jamb of window [w3] (reduced)	detail	22.01.21	R Tyler
DSC_0200		Farmhouse, [G2] (south); eastern jamb of window [w3] (reduced)	detail	22.01.21	R Tyler
DSC_0201		Farmhouse; doorway [G2] to [G1]	→ SW	22.01.21	R Tyler
DSC_0202	29	Farmhouse; doorway [G2] to [G1]	→ W	22.01.21	R Tyler
DSC_0203	30	Open SJ between east gable end and masonry block assoc. brad oven	detail	22.01.21	R Tyler
DSC_0204	72	Farmhouse, east end, 1F [F1] looking north-east	→ NE	22.01.21	R Tyler
DSC_0205	73	Farmhouse, east end, 1F [F1] looking south-east	→ SE	22.01.21	R Tyler
DSC_0206	79	Farmhouse; roof structure over [F1] looking east	→ E	22.01.21	R Tyler
DSC_0207		Farmhouse; roof structure over [F1] looking south-west	→ SW	22.01.21	R Tyler
DSC_0208	80	Bridled, single-pegged apex of roof truss over [F1]	↑	22.01.21	R Tyler
DSC_0209	81	Redundant socket for original trenced purlin to south slope over [F1]	detail	22.01.21	R Tyler
DSC_0210		Southern principal of roof truss over [F1]	→ W	22.01.21	R Tyler
DSC_0211	82	Collar mortice in southern principal	detail	22.01.21	R Tyler
DSC_0212		Secondary collar bolted to southern principal	→ SE	22.01.21	R Tyler
DSC_0213		Southern principal on timber bearer in wall	detail	22.01.21	R Tyler
DSC_0214	74	Farmhouse, east end, 1F; west wall of [F1]	→ W	22.01.21	R Tyler
DSC_0215		Farmhouse, east end, 1F; stack to east gable end	→ NE	22.01.21	R Tyler
DSC_0216		Farmhouse, east end, 1F; former roof profile to south of stack	→ E	22.01.21	R Tyler
DSC_0217		Farmhouse, east end, 1F; former roof profile to north of stack	→ E	22.01.21	R Tyler
DSC_0218		Farmhouse, east end, 1F; stack to east gable end	→ E	22.01.21	R Tyler
DSC_0219	75	Farmhouse, east end, 1F (south wall); window [w10]	→ SW	22.01.21	R Tyler
DSC_0220	76	Farmhouse, east end, 1F (south wall); window [w9]	→ SE	22.01.21	R Tyler
DSC_0221	77	Farmhouse, east end, 1F (north wall); window [w13]	→ N	22.01.21	R Tyler
DSC_0222		Farmhouse, east end; 8in offset to 1F, north wall	↓	22.01.21	R Tyler
DSC_0223		Farmhouse, east end; 8in offset to 1F, north wall	↓	22.01.21	R Tyler
DSC_0224		Farmhouse; roof structure over [F1] looking south-west	→ SW	22.01.21	R Tyler
DSC_0225	63	Farmhouse, east end [G2]; slabs to lower wall (?reduced floor level)	detail	22.01.21	R Tyler
DSC_0226	90	Farmhouse, east end; blocked 1F window in north wall, visible in dairy	↑	22.01.21	R Tyler
DSC_0227		Farmhouse, east end; blocked 1F window in north wall of [F1]	→ N	22.01.21	R Tyler
DSC_0228	78	Farmhouse, east end; blocked 1F window in north wall of [F1]	→ N	22.01.21	R Tyler
DSC_0229	83	Farmhouse, east end; wide common rafters support stone slabs to northern roofslope (portrait)	↑	22.01.21	R Tyler
DSC_0230		Farmhouse, east end; wide common rafters support stone slabs to northern roofslope (landscape)	↑	22.01.21	R Tyler
DSC_0231		Farmhouse, east end; 3x2in. common rafters support corrugated sheet cladding to southern roofslope (portrait)	↑	22.01.21	R Tyler
DSC_0232		Farmhouse, east end; 3x2in. common rafters support corrugated sheet cladding to southern roofslope (landscape)	↑	22.01.21	R Tyler
DSC_0233		Farmhouse, east end; relic matchboard cladding to northern roofslope	→ E	22.01.21	R Tyler

APPENDIX B: RCHME Fieldnotes by AJ Phillips, May 1927 (<https://www.woolhopeclub.org.uk/buildings/llanveynoe>)

B.

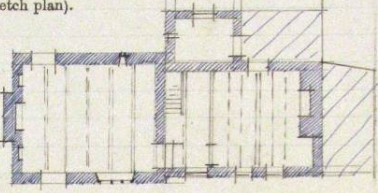
RECORD CARD FOR SECULAR MONUMENTS.

(N.B.—Detail of special interest is to be entered here, but described fully on a separate card.)

1. **Name and situation of Monument** (with owner's Name and Address). *Blaen-Olechon*
at head of Olechon Valley & about 2 1/2 miles N.W. of Church

2. **General appearance:** (a) No. of storeys. *1 + attic*
(b) Building materials. *Stone rubble*
(c) Roofs. *W half gable stone slates. Remainder modern slates.*

3. **Historical development** (with dates and small sketch plan).
The W portion of house is c 1700 while E & W half is probably slightly earlier. In modern times it has been somewhat re-modelled.

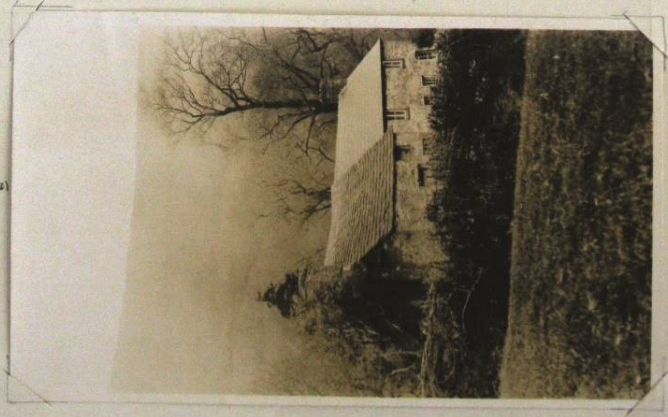


4. **Special features** (if any)

5. **Elevations:** (Beginning with the main front, and mentioning, in the following order:—(a) Walls; (b) Gables; (c) Doors; (d) Windows; (e) Chimneys; (f) Rainwater heads and pipes.)

S. Elev. Stone rubble. 1/3 slight eavesment with wood frame mullions plain on exterior & moulded on interior side (frame repaired externally).
W. Elev. Gabled. Rectangular outside stack, weathered on N side, & square shaft with projecting strips. There is a blocked window to attic.
E. Elev. Gabled. Gable partly re-built.
N. Elev. Projection has lean-to roof. Immediately E of same is modern lean-to. On ground floor is a small one light square window with wide internal splay.

6. **Grounds:** (a)



(89,102). Wt. 33,349—47. 500. 12/13. A.&E.W.
(97,153). „ 5621—53. 6000. 5/14. „

P.T.O.

County. *Herefordshire* Parish. *Llanveynoe* Sub-Commission. *Secular* No. of Monument. *27*

7. **Interior:** (Disposition of rooms, if original, giving fittings as they occur (see list), beginning with the ground floor, following with the basement, and working up to the attics; staircases in the same manner.)

Fittings:
(Reminder list).
(1) Ceilings
(2) Cupboards (fixed).
(3) Doors and Overdoors.
(4) Fireplaces and Mantelpieces.
(5) Glass.
(6) Paintings.
(7) Panelling.
(8) Parquet and floors.
(9) Plasterwork on internal walls.
(10) Roofs and beams (internal).
(11) Screens.
(12) Tapestries.
(13) Miscellaneous (e.g., carving, ironwork, locks, &c.).

Ground floor ceilings have exposed ^{step} chamfered beams & joints.

8. **Condition:** Fair.

9. **Visited by** (with dates): J.T. Phillips. May 1927.

10. **Bibliography:**

11. **No. of Ordnance Sheet** (6-in.): XLIII. N.E.

12. **Signature of Investigator.** J.T. Phillips