

STANDING BUILDING RECORDING SURVEY

Upper House
Lyonsall
Herefordshire

NGR: SO 51186 39775
JOB No: BA1116UHL/01
SMR Event No. 1893



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1. Non-Technical Summary

The standing building recording survey of the complex of outbuildings at Upper House, Lyonshall, Herefordshire, supplemented by documentary research, identified evidence of up to three phases of construction from c.1870 up to the present day.

- *The majority of the existing complex, comprising a stone-built threshing barn, granary and cartshed, stable blocks and cattle sheds, probably dates from around 1870 and may be viewed as a fairly well-preserved example of a mid-Victorian 'model farm' which was probably built by John Griffiths Beavan, then owner of the Upper Farm estate.*
- *The layout of the existing farm buildings at Upper House is first shown on the OS 1st edition map of 1887 and, allowing for minor alterations, has largely remained intact until the present day.*
- *The present farm buildings appear to be contemporary with the construction of the adjacent farmhouse, and occupy the site of an earlier farmstead (also called Upper House) which is shown on the Lyonshall tithe map of 1842 and estate plans dated 1849 and 1860 and appears to date back at least to the middle of the 18th century.*
- *Cartographic evidence suggests that this earlier complex was completely demolished to make way for the present farmhouse and outbuildings, although some of the masonry from the demolished buildings may have been reused in the construction of the present farm.*
- *Minor alterations appear to have been made at some time between 1887 and 1904, when a stable and hayloft were erected within the SE end of the threshing barn (Building 1), and further alterations were made during the 20th century, including the removal of the granary floor in Building 2 and the insertion of brick partition walls and windows in the stable range to the SW.*

2. Introduction

Border Archaeology was instructed in June 2011 by Kinsey Hern, Esq to undertake a programme of archaeological work comprising archaeological building recording and archaeological observation during site works as stated in the summary brief issued by Mr Julian Cotton Esq., Archaeological Advisor, Herefordshire Council (Ref: DCNW2006/0975/F) in respect of proposed alterations to develop premises at Upper House, Lyonshall, Herefordshire (NGR: SO 51186 39775).

This report is part of a comprehensive programme of recording works that includes archaeological observation of development work, this being the subject of a separate report.

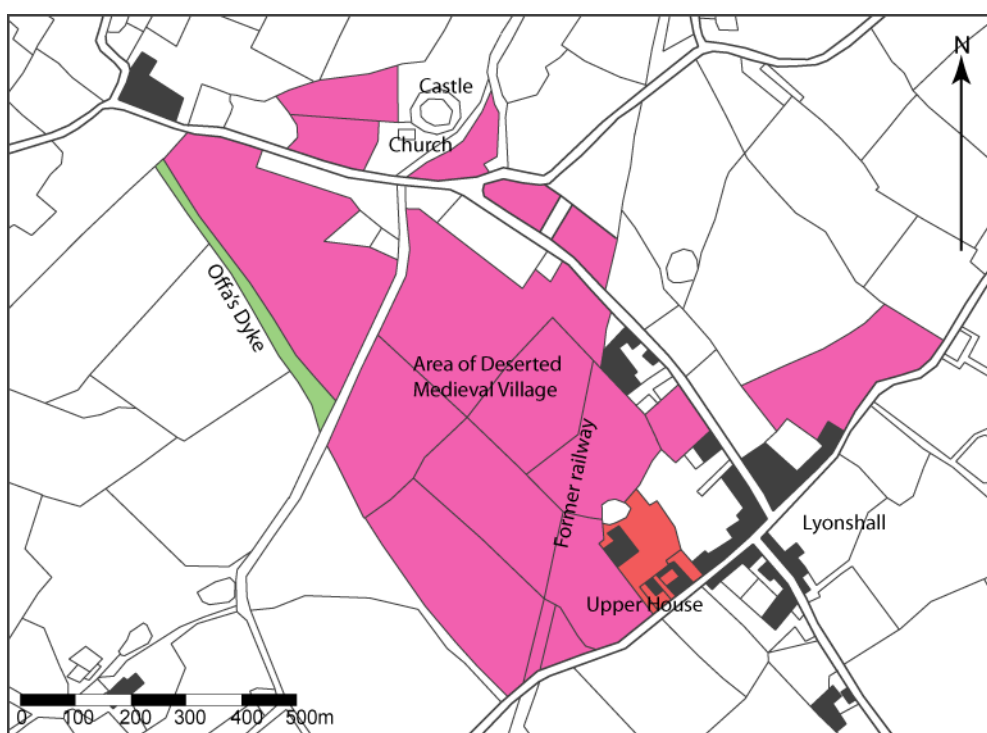


Fig. 1 Plan showing location of Upper House, Lyonshall

The buildings in question are shown on proposed conversion plans dated 29 March 2008 (Drawing Ref. 08Hern02) provided to Border Archaeology by F. C. Jones & Co for information.

Copies of the report will be submitted to the client, Julian Cotton Esq. and the Herefordshire Council Sites and Monuments Record.

3. Standing Building Recording Methodology

This standing building recording survey was carried out to RCHME Level 2 as defined within *Understanding Historic Buildings - A guide to good recording practice* (English Heritage, 2006), comprising a limited written, drawn and photographic survey of a complex of outbuildings at Upper House, Lyonshall, Herefordshire.

This programme of work was undertaken in accordance with the *Standards for Archaeological Projects in Herefordshire (Issue 1)* and in compliance with the Institute for Archaeologists' *Code of conduct* (2010) and *Code of approved practice for the regulation of contractual arrangements in field archaeology* (2008). The aim of the programme of standing building recording was to allow for the preservation by record of all standing building fabric of historical interest that will be destroyed or substantially altered by the development.

Border Archaeology carried out a building survey programme to RCHME Level 2, consisting of a limited written, drawn and photographic record of all standing walls likely to be affected by the proposed development. This included a brief written description of the buildings surveyed, a photographic survey of all significant internal and external features (including all door and window openings and external elevations) and an annotated plan.

This programme of building recording followed guidelines set out within Planning Policy Statement 5 (DCLG, 2010), *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (Institute for Archaeologists, 2008) and standards defined by English Heritage/RCHME in *Understanding Historic Buildings – A guide to good recording practice* (English Heritage, 2006).

A photographic record was made using a high-resolution colour digital camera of 12MPX capacity. Individual features were photographed as separate items and in detail. Each feature was also photographed and placed into a wider context (i.e. the surrounding elevation). The photographic record comprises a total of 180 photographs and has been incorporated into the site archive.

4. Historical and Archaeological Background

Upper House (SMR No. 45850) is located on the western outskirts of the village of Lyonshall, which has been designated as an 'Archaeologically Important Area' (Herefordshire Council 2010). Lyonshall is referred to in the Domesday Survey of 1086 as 'Lenehall', a manor in the possession of Roger de Lacy comprising five hides with two ploughs in lordship, three villagers, eleven smallholders, three riding men and five slaves. A castle was constructed in the late 11th century and later rebuilt in the early 13th century. It was refortified in the early 1390s and appears to have been abandoned shortly after the Glyndwr revolt.

To the N of Upper House, aerial photography has identified evidence of a deserted medieval settlement, comprising burgage plot boundary banks, building platforms, and field boundaries located within an area extending NE towards the church (Shoesmith R, 1999, p 438). Although the settlement at Lyonshall does not appear to have attained borough status it was important enough to receive a grant of a market and fair as early as 1218 and successive grants of markets are recorded up to the early 14th century (O'Donnell J, 1971 p188-193). Lyonshall's status as a market centre lapsed after about 1500 presumably due to the close proximity of the market towns of Kington to the west, Pembridge to the NE and Weobley to the SE.

The early history of Upper House is poorly documented; however it was certainly in existence by no later than the mid 18th century. The earliest documented reference to the farm occurs in a marriage settlement of October 1749, by which The Holme and a 'house adjoining the orchard there called Upper House' were granted to John Muscott of Pembridge to hold in trust for John Cheese of Kington and his wife (HRO Ref. BC61/28).



Fig.2 Extract from a plan of the estate at Upper House, Lyonshall, attached to a marriage settlement of 16 October 1860

(Reproduced by courtesy of Herefordshire Record Office)



Upper House appears to have remained part of the Holme estate until the end of the 18th century; however by no later than 1820, Upper House had been acquired by Edmund Burnham Pateshall of Allensmore (d.1848), who is recorded as owner of the farm in the Lyonshall tithe apportionment of 1842. Pateshall died without issue and by the terms of his will Upper House was conveyed to John Griffiths Beavan who held the estate until his death in 1859. A year after his death, Upper House together with the Lower Penrhos estate were conveyed as part of a marriage settlement to his nephew John Griffiths Beavan the younger (HRO Ref. B33/170), who still held both estates at the time of his death in 1906 (PCRO Ref. RX/11/619). Both Edmund Pateshall and the Beavans leased out Upper House to a succession of tenant farmers during the course of the 19th century.

The complex of farm outbuildings at Upper House shown on the tithe map of 1842 and later estate plans of 1849 and 1860 display a markedly different layout compared to that shown on the OS 1st edition map of 1887. The plan of Upper House dated 1860 shows a large L-shaped range to the NE of the farmhouse with a small square block to the N and another L-shaped building to the NE. By 1887, however, the farmhouse and the adjoining complex of outbuildings to the NE had been completely rebuilt. The OS 1st edition map of 1887 shows the layout of the outbuildings largely resembling its present-day appearance; some minor alterations are shown on the OS 2nd edition map of 1904, most notably the internal division inserted at the SE end of the NW-SE aligned threshing barn.

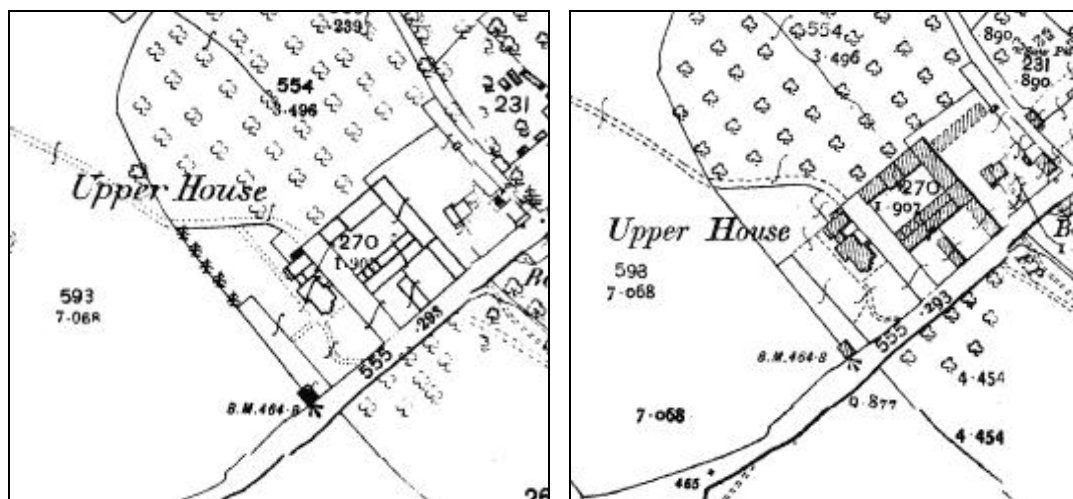


Fig. 3: Extracts from the OS 1st edition 25 inch map (1887) and the OS 2nd edition 25 inch map (1904) showing the layout of the outbuildings at Upper House (Reproduced by courtesy of Herefordshire Record Office)

The cartographic evidence clearly shows that the farmhouse and outbuildings which are shown on the Upper House estate plan of 1860 were completely demolished at some point before 1887 and replaced by the present buildings, probably in about 1870 (certainly no later than 1887). It is likely that John Griffiths Beavan, owner of the Upper Farm estate from 1860 until his death in 1906, was responsible for the construction of the existing farmhouse and outbuildings.

Upper House was recorded during the Historic Farmsteads Characterisation Project in 2008. An archaeological evaluation was carried out on an area of land adjacent to the farm in 2007 in respect of the proposed construction of a house; however no deposits or features of archaeological significance were identified (Archaeological Investigations, 2007).

5. Structural Description and Phasing

5.1 General Building Plan

The complex of farm outbuildings forming the subject of this programme of standing building recording is situated immediately to the NE of Upper House, a gabled mid-Victorian Gothic house built c.1870 (**Fig. 4**). It consists of a compact group of outbuildings, all of which are built of roughly coursed sandstone with brick dressings, ranged around three sides of a stone paved courtyard and comprises four distinct components:

1/ Building 1, the central part of the complex, consists of a substantial threshing barn aligned NW-SE, 9 bays in length, the three southeasternmost bays being separated from the rest of the barn by a roughly coursed stone partition wall.

2/ Building 2, projecting SE from the NE end of the principal (SW-facing) elevation of Building 1, is a gabled two storey block, 5 bays in length, comprising stables, a cartshed and granary at first floor level with a with a single storey extension, 5 bays long, used as stabling to the SW.

3/ Building 3, projecting SE from the SW end of the principal elevation of Building 1, consists of a broad, gabled single storey range, two bays wide and 9 bays long, the three southwesternmost bays being separated from the rest of the barn by a brick partition wall.

4/ Building 4, attached to the SE gable end of the threshing barn, consists of an open shed, aligned NW-SE and 7 bays in length. The open, SW facing elevation of the shed fronts onto a yard containing a modern steel framed barn with a corrugated roof (not included within the recording programme).



Plate 1: View looking NE showing the principal elevation of the threshing barn (Building 1) overlooking the central courtyard with flanking wings (Buildings 2 & 3) to the NW and SE

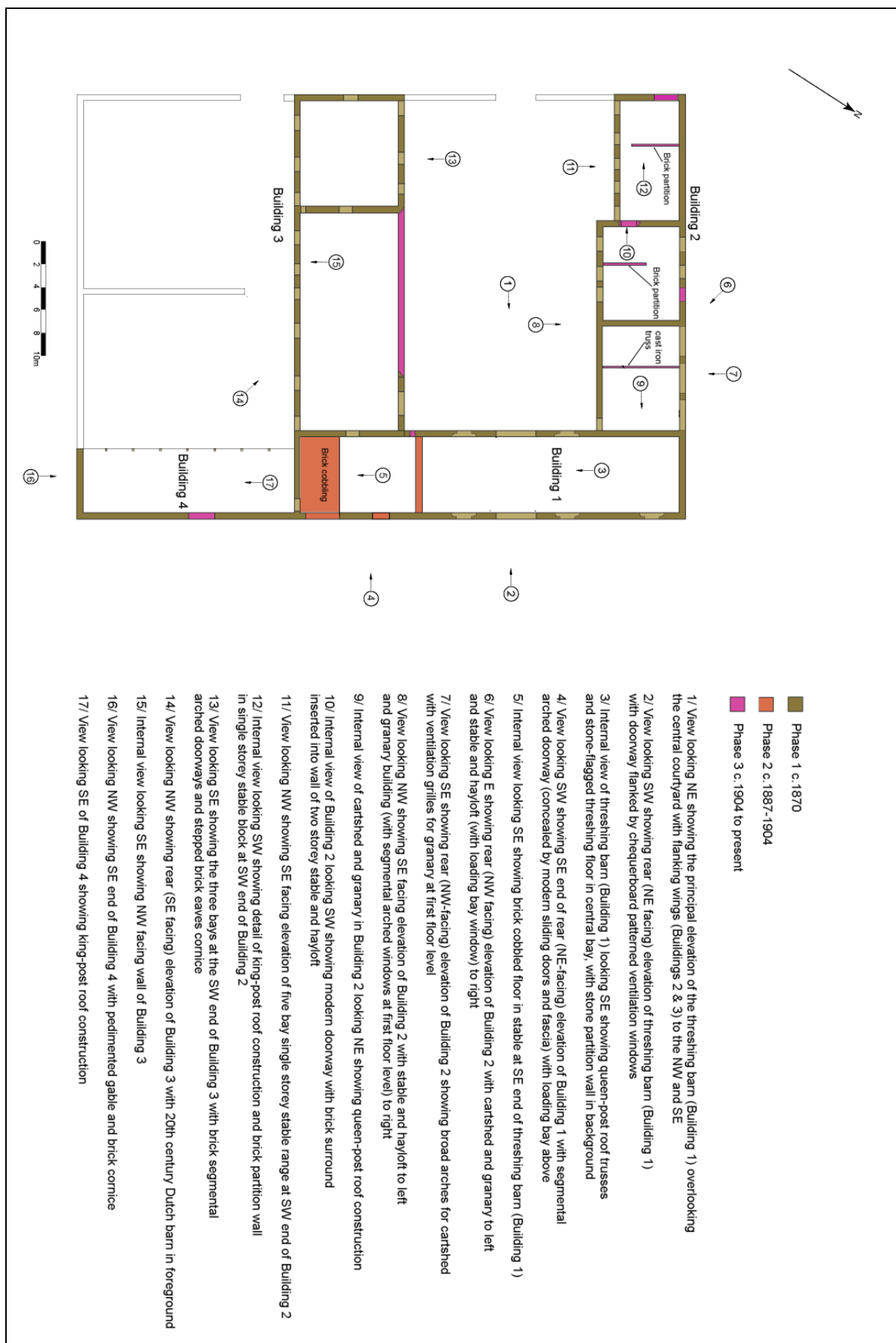


Fig. 4 Phased plan of outbuildings at Upper House, Lyonshall

5.2 Structural Description

Building 1

At the NE end of the courtyard is a substantial threshing barn, oriented NW-SE and 9 bays in length, built of roughly coursed sandstone with a stepped brick cornice at eaves level and stepped brick pediments at the NW and SE gable ends. The stonework has mostly been repointed in recent years however there is evidence of worked masonry blocks which could possibly have been incorporated from another, earlier structure on the site. The present slate roof is a modern addition. There is a broad central doorway, depressed-arched with brick dressings, in the front and rear elevations of the barn, which provided access to the central bay of the barn. Flanking the central doorway are two large, depressed-arched ventilation windows with a distinctive chequerboard infill of bricks with alternate holes.



Plate 2: View looking SW showing rear (NE facing) elevation of threshing barn (Building 1) with doorway flanked by chequerboard patterned ventilation windows

Another large ventilation window is visible at the NW end of the rear (NE-facing elevation), to the left of which is a small segmental arched opening with a stone lintel (presumably a loading bay window) set in the upper part of the elevation. Internally, the most noteworthy features are the well-preserved stone-flagged threshing floor in the central bay of the barn which has still survived largely intact and the queen-post roof with angled struts connecting the tie beam to the principal rafters and three sets of trenched purlins.



Plate 3: Internal view of threshing barn (Building 1) looking SE showing queen-post roof trusses and stone-flagged threshing floor in central bay, with stone partition wall in background

The three southeasternmost bays of the barn appear to have been separated from the rest of the barn and converted to use as a stable with hayloft above (probably at some time between 1887 and 1904). This is indicated internally by the stone partition wall with vertical timber braces and externally by the broad, segmental arched brick archway at the SE end of the rear elevation (partially concealed by modern sliding doors and fascia) with a segmental arched loading bay immediately above and to the right of the doorway. A narrow ventilation slot immediately to the right of the loading bay probably represents an earlier survival.



Internally, the most notable features within the stable block consist of the brick cobbled floor and the low ceiling with hatch leading to the loft above.



Plate 4: View looking SW showing SE end of rear (NE-facing) elevation of Building 1 with segmental arched doorway (concealed by modern sliding doors and fascia) with loading bay above



Plate 5: Internal view looking SE showing brick cobbled floor in stable at SE end of threshing barn (Building 1)

Building 2

This consists of a tall two storeyed gabled block with a single storey structure attached to the SW gable end. It clearly appears to have been contemporary with the building of the threshing barn as indicated by the roughly coursed sandstone masonry (with no discernible evidence of a construction break) and detailing such as the continuous stepped brick cornice at eaves level and pedimented gables.



Plate 6: View looking E showing rear (NW facing) elevation of Building 2 with cartshed and granary to left and stable and hayloft (with loading bay window) to right

The two storeyed block appears to have had two distinct uses, the three northeasternmost bays being used as a cartshed with granary above (**Plate 6**). This usage is indicated by the three depressed-arched openings in the rear (NW facing) elevation, which are externally faced with Staffordshire blue bricks but with red brick dressings internally (**Plate 7**). Above the archways are three small ventilation slots with iron grilles, again characteristic of granary usage. A narrow segmental arched doorway in the NE corner of the front (SE-facing) elevation provided access to the granary at first floor level, which was lit by two segmental arched casement windows (**Plate 8**).



Plate 7: View looking SE showing rear (NW-facing) elevation of Building 2 showing broad arches for cartshed with ventilation grilles for granary at first floor level



Plate 8: View looking NW showing SE-facing elevation of Building 2 with stable and hayloft to left and granary building (with segmental arched windows at first floor level) to right

Most of the upper floor appears to have been removed with the exception of a narrow section surviving at the NE end of the block (accessed by the stairway); however the slots for rafters and wall plates set into the thickness of the wall immediately beneath the windows indicate the original extent of the granary floor. The presence of a queen-post roof truss with angled struts at the NE end of the block indicates continuity with the construction of the adjacent threshing barn; it appears that one of the trusses had been replaced by a cast iron truss at some point in the 20th century (**Plate 9**).



Plate 9: Internal view of cartshed and granary in Building 2 showing queen-post roof construction

A stone partition wall separates the cartshed and granary from the three bay stable with hayloft to the SE. Externally, the front and rear elevations consist of a centrally placed segmental arched doorway (with typical plank and batten stable doors) flanked by segmental arched four light casement windows with stone lintels, with a segmental arched loading bay above both doorways.

On the rear (NW facing) elevation, the window to the left of the doorway appears to have been replaced by a modern flat arched, eight-light casement window. The interior of the stable at ground level is largely whitewashed, with a brick partition wall inserted to separate the stable into two distinct compartments. Attached to the brick partition wall is a wooden rail with hooks, presumably for hanging harness.

A flat headed doorway with a wooden lintel inserted into the SW gable end of the two storey hayloft and stable (which appears to be a later addition, judging from the surrounding brick infill) provides access to the single storey, five bay range, which appears to have been used as stabling (**Plate 10**).

The front (SE facing) elevation of this single storey range has a segmental brick arched doorway at the SW end, to the right of which are two segmental arched casement windows, followed by another segmental arched doorway (with plank and batten stable door) with another arched casement window at the NE end (**Plate 11**). The rear (NW facing) elevation is devoid of fenestration, with two narrow ventilation slots visible just below eaves level, while a large rectangular window opening (with a wooden lintel) has been inserted in the SW gable. The stepped eaves cornice and pedimented gable indicate stylistic continuity with the two storey granary and the threshing barn.



Plate 10: Internal view of Building 2 looking SW showing modern doorway with brick surround inserted into wall of two storey stable and hayloft



Plate 11: View looking NW showing SE facing elevation of five bay single storey stable range at SW end of Building 2

Internally, the range has been whitewashed and few original features relating to its usage were visible. The most noteworthy features consist of the roof with its kingpost trusses and a single pair of trenched purlins (**Plate 12**). A brick partition wall (laid in English Garden Bond and bonded with a cement mortar) has been inserted at a later date, separating the two southwesternmost bays from the remainder of the building. All internal fittings relating to the usage of this range as a stable (eg. hayracks, mangers etc.) appear to have been removed at a previous date.



Plate 12: Internal view looking SW showing detail of king-post roof construction and brick partition wall in single storey stable block at SW end of Building 2

Building 3

This structure, located on the SE side of the courtyard opposite Building 2, consists of a broad, single storey gabled range oriented NE-SW with a double-pitched slate roof, 9 bays long and two bays wide, projecting from the principal (SW facing) elevation of the threshing barn. This range appears to have had two distinct uses, the three southwesternmost bays appear to have been used as stabling and are separated from the remaining 6 bays (which appear to have been used as cattle sheds) by a stone partition wall. This division appears to have been part of the original internal arrangement as it is shown on the OS 1st edition map of 1887. Building 3 has been subject to considerable recent alteration, much of the upper part of the SW facing elevation (overlooking the courtyard) has been taken down with the exception of the three southwesternmost bays, which have remained largely intact with their brick stepped eaves cornice and three segmental arched doorways surviving intact (**Plate 13**)



Plate 13: View looking SE showing the three bays at the SW end of Building 3 with brick segmental arched doorways and stepped brick eaves cornice

In comparison, the SE facing external elevation of Building 3 has survived largely intact although it is partially obscured by a modern four bay Dutch barn with a corrugated iron roof, the posts for which immediately abut the building itself (**Plate 14**). The three southwesternmost bays are punctuated by three brick segmental arched windows with typical plank and batten stable doors. The fenestration of the three central bays consists of a centrally placed brick segmental arched doorway surmounted by a low pitched roof and flanked by two segmental arched casement windows, while the three northeasternmost bays comprise a segmental arched casement flanked by two segmental arched doorways. The brick stepped eaves cornice and pedimented gable again indicate that this wing was almost certainly contemporary with the original construction of the barn complex c.1870.



Plate 14: View looking NW showing rear (SE facing) elevation of Building 3 with 20th century Dutch barn in foreground

The evidence of late 19th/early 20th century Ordnance Survey mapping indicates that there was formally an internal partition extending NE-SW through the centre of the barn. Little evidence for this now survives except within the southernmost three bays of the building, where there appears to have been until recently a brick partition wall separating the NW and SE parts into distinct compartments, now replaced by a concrete breeze block wall. The interior of the building exhibits evidence of considerable recent alterations, with several concrete breezeblock partition walls having recently been erected (**Plate 15**). A single, heavily altered queen post-roof truss has survived intact, the other trusses having been replaced by steel props. Little evidence of internal fittings associated with the original usage of the barn has survived and the original flooring of the barn has also been removed.



Plate 15: Internal view looking SE showing NW facing wall of Building 3

Building 4



Plate 16: View looking NW showing SE end of Building 4 with pedimented gable and brick cornice

This building, attached to the SE end of the threshing barn appears to be contemporary with its construction and is shown on the OS 1st edition map of 1887. It consists of an 8 bay open shed aligned NW-SE, the NE and SE facing walls are of roughly coursed sandstone masonry with brick eaves corncicing and a pedimented gable similar to that used in the threshing barn and elsewhere within the barn complex (**Plate 16**). The roof construction consists of seven king-post roof trusses (the posts for which rest on stone pillars) with a single pair of trenched purlins (**Plate 17**).



Plate 17: View looking SE of Building 4 showing king-post roof construction



6. Conclusions

The complex of outbuildings at Upper House, comprising a threshing barn, granary and cartshed, stabling and cattle sheds, represent a reasonably complete example of a mid-Victorian 'model farm' which appears largely to have been constructed in a single phase in about 1870, probably under the auspices of John Griffiths Beavan, then owner of the Upper Farm estate.

The layout of the existing farm buildings at Upper House is first shown on the OS 1st edition map of 1887 and, allowing for minor alterations, has largely remained intact until the present day. Of particular interest is the consistency of much of the external detailing, in particular the brick stepped eaves cornice and pedimented gable ends which recur throughout the complex.

The present farm buildings appear to be contemporary with the construction of the adjacent farmhouse, and occupy the site of an earlier farmstead (also called Upper House) which is shown on the Lyonshall tithe map of 1842 and estate plans dated 1849 and 1860 and is recorded in documentary sources dating back to as early as 1749. It appears that this earlier complex was completely demolished to make way for the existing farmhouse and outbuildings, although it is possible that some of the masonry from the demolished buildings was re-used in the construction of the present farm.

Minor alterations appear to have been made at some time between 1887 and 1904, when a stable and hayloft were erected within the SE end of the threshing barn (Building 1), and further alterations were made during the 20th century, including the removal of the granary floor in Building 2 and the insertion of brick partition walls and windows in the stable range to the SW.



7. Copyright

Border Archaeology shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs & Patents Act 1988 with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of the report by the client in all matters directly relating to the project as described in the Project Specification.



8. Bibliography

8.1 Primary Sources

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BC 61/29 - Mortgage of Upper House and The Holme, Lyonshall – 1 May 1766

BC 61/32-33 - Assignment of mortgage for Upper House and the Holme, Lyonshall – 10 Oct 1776

BC 61/ 34-35 - Assignment of mortgage for Upper House and the Holme, Lyonshall – 3 June 1794

B33/148-170 - Deeds relating to Upper House, Lyonshall, 1805-1860

Lyonshall tithe apportionment – 1842

Lyonshall land valuation survey – 1910

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RX/11/619 - Will of John Griffiths Beavan the younger - 1906

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9. Cartography

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OS Surveyors Drawing (Scale of 2 inches to the mile) - 1815

Lyonshall tithe map – 1842

B33/213 Plan of estate at Upper House, Lyonshall – 1849

B33/170 Plan of estate at Upper House attached to marriage settlement of John Griffiths Beavan and Emily Davis - 1860

OS 1st edition 25 inch map – 1887

OS 2nd edition 25 inch map – 1904

OS 3rd edition 25 inch map – 1928

OS 1:2500 map – 1974



Site Summary

Report Name & Title	Standing Building Recording Survey - Upper House, Lyonshall, Herefordshire
Contractor's Name and Address	Border Archaeology, PO Box 36, Leominster, Herefordshire, HR6 8DE
Site Name	Upper House, Lyonshall, Herefordshire
Grid Reference (8 fig)	SO 5118 3977
SMR number/s of site	EHE 1893
Date of Field Work	June 2011
Date of Report	June 2011
	NUMBER AND TYPE OF FINDS
Pottery	Period: N/A Number of sherds: N/A
Other	Period: N/A Quantity: N/A
	NUMBER AND TYPE OF SAMPLES COLLECTED
Sieving for charred plant remains	No of features sampled N/A No of buckets N/A
C¹⁴/scientific dates	No and Type N/A Result N/A
Pollen	No of columns/spot samples N/A Name of pollen specialist N/A
Bone	Number of buckets sieved for bone N/A Quantity Recovered N/A Period N/A
Summary of the report	<p>The standing building recording survey of the complex of outbuildings at Upper House, Lyonshall, Herefordshire supplemented by documentary research, identified evidence of up to three phases of construction and rebuilding from c.1870 up to the present day. The majority of the existing complex, comprising a threshing barn, granary and cartshed, stable blocks and cattle sheds, dates from about 1870 and may be viewed as a well-preserved local example of a mid-Victorian 'model farm' which was probably built by John Griffiths Beavan, then owner of the Upper Farm estate. The layout of the existing farm buildings at Upper House is first shown on the OS 1st edition map of 1887 and, allowing for minor alterations, has largely remained intact until the present day.</p> <p>The present farm buildings appear to be contemporary with the construction of the adjacent farmhouse, and occupy the site of an earlier farmstead (also called Upper House) which is shown on the Lyonshall tithe map of 1842 and estate plans dated 1849 and 1860 and appears to date back at least to the middle of the 18th century. Cartographic evidence suggests that this earlier complex was completely demolished to make way for the present farmhouse and outbuildings, although some of the masonry from the demolished buildings may have been reused in the construction of the present farm. Minor alterations appear to have been made at some time between 1887 and 1904, when a stable and hayloft were erected within the SE end of the threshing barn (Building 1), and further alterations were made during the 20th century, including the removal of the granary floor in Building 2 and the insertion of brick partition walls and windows in the stable range to the SW.</p>



Document Control

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Report written by	<i>Stephen Priestley MA & William Logan BA Dip</i>		
Report edited by	<i>George Children MA MfA</i>		
Issue No	Status	Date	Approved for issue
1	Final	June 2011	<i>Neil Shurety Dip M.GM Inst. M</i>