

CPAT Report No. 1671




# Downton Cottage, New Radnor, Powys

Photographic Survey



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Client name: Lady Evie Duff Gordon  
 CPAT Project No: 2385  
 Project Name: Downton Cottage  
 Grid Reference: SO 22980 60585  
 County/LPA: Powys  
 Planning Application: 19/0080/HH  
 CPAT Report No: 1671  
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## Summary

The Clwyd-Powys Archaeological Trust carried out a photographic survey of Downton Cottage, near New Radnor in Powys, on behalf of the owners in early June 2019. The survey was required as a condition of planning permission for the restoration, modernisation and extension of the building by Powys County Council.

The survey provided an overview of the current nature and condition of the building, which had been built in the 19<sup>th</sup> century using local brick with a stone tiled roof and had probably been attached to an existing stone-built kitchen garden. The interior had been modernised and no original features remained.

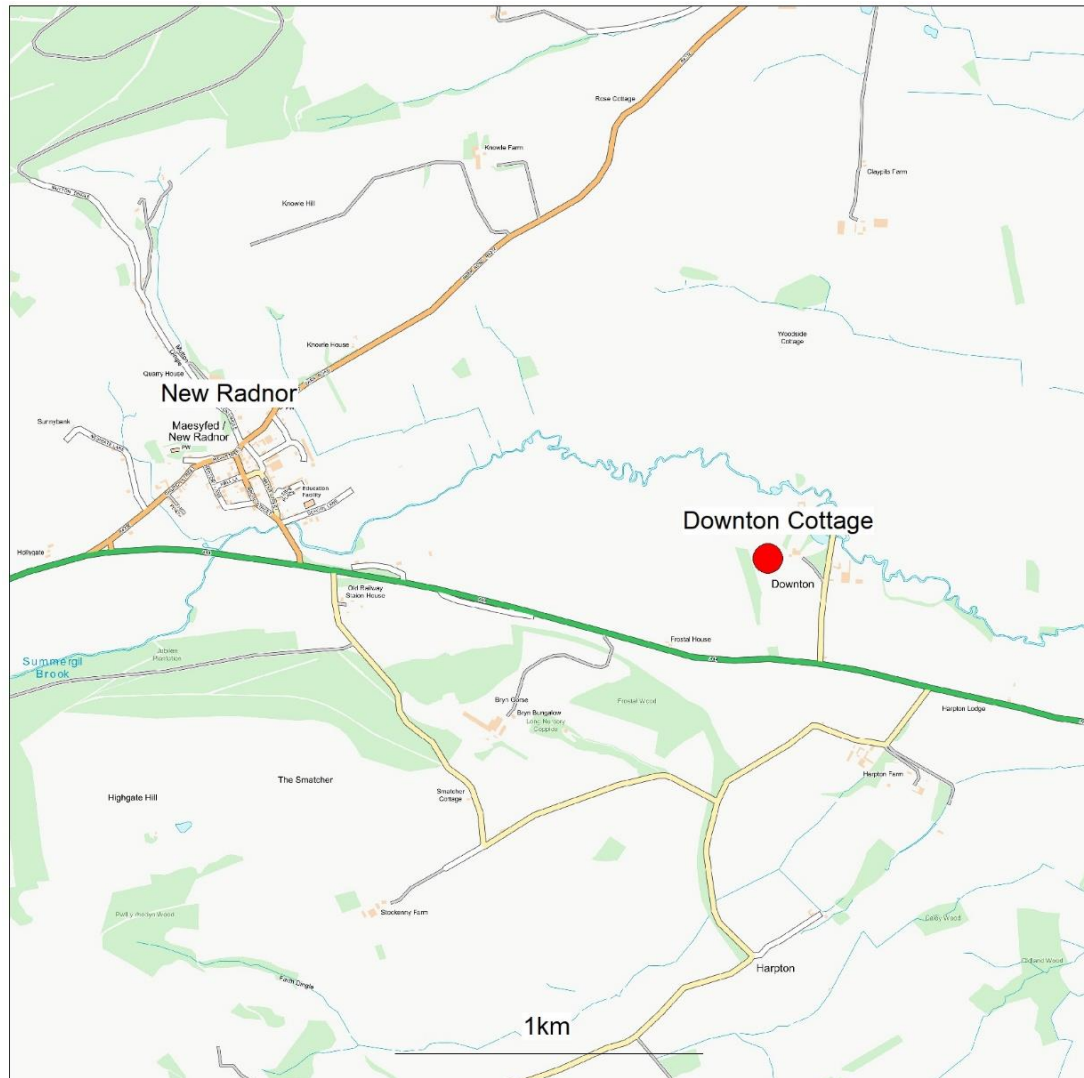
## Crynodeb

Bu Ymddiriedolaeth Archaeolegol Clwyd-Powys yn cynnal arolwg ffotograffig yn Downton Cottage, ger Maesyfed ym Mhowys, ar ran y perchnogion ar ddechrau mis Mehefin 2019. Roedd yr arolwg yn ofynnol fel amod o ganiatâd cynllunio ar gyfer adfer, moderneiddio ac estyn yr adeilad gan Gyngor Sir Powys.

Darparodd yr arolwg drosolwg ar natur a chyflwr presennol yr adeilad, a adeiladwyd yn y 19<sup>eg</sup> ganrif gan ddefnyddio bric lleol gyda tho â theils cerrig, ac mae'n debygol ei fod wedi'i gysylltu â gardd lysiau wedi'i hadeiladu o gerrig. Roedd y tu mewn wedi'i foderneiddio ac nid oedd unrhyw nodweddion gwreiddiol ar ôl.

# 1 Introduction

- 1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust was engaged by Warren Benbow Architects, acting as agents on behalf of Lady Evie Duff Gordon, to undertake a photographic survey of Downton Cottage, New Radnor, Powys (Fig. 1; SO 22980 60585).



*Contains Ordnance Survey data © Crown copyright and database right 2018*

*Fig. 1 Location of Downton Cottage*

- 1.2. Planning permission (19/0080/HH) for the restoration, modernisation and extension of the building was granted in May 2019, with the inclusion of the following condition:

5 Development shall not begin until an appropriate Photographic Survey (Historic England Photographic Survey specification Understanding Historic Buildings 2016, 5.5, p.27) of the existing building has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The photographic survey must be completed by an archaeological contractor. The resulting digital photographs should be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: mark.walters@cpat.otg.uk Tel: 01938

553670). After approval by the Local Planning Authority, a digital copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

Reason: To allow an adequate analytical record of the building to be made, before it is altered, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded in accordance with policies SP7 and DM13 of the Powys Local Development Plan (2018).

- 1.3. The cottage lies in the grounds around Downton Hall, some 2km east-south-east of New Radnor. A small outbuilding lies to the rear (north) of the property and is included in the area of the survey. Apart from the cottage garden to its south, the immediate locality comprises pasture fields and woodland.



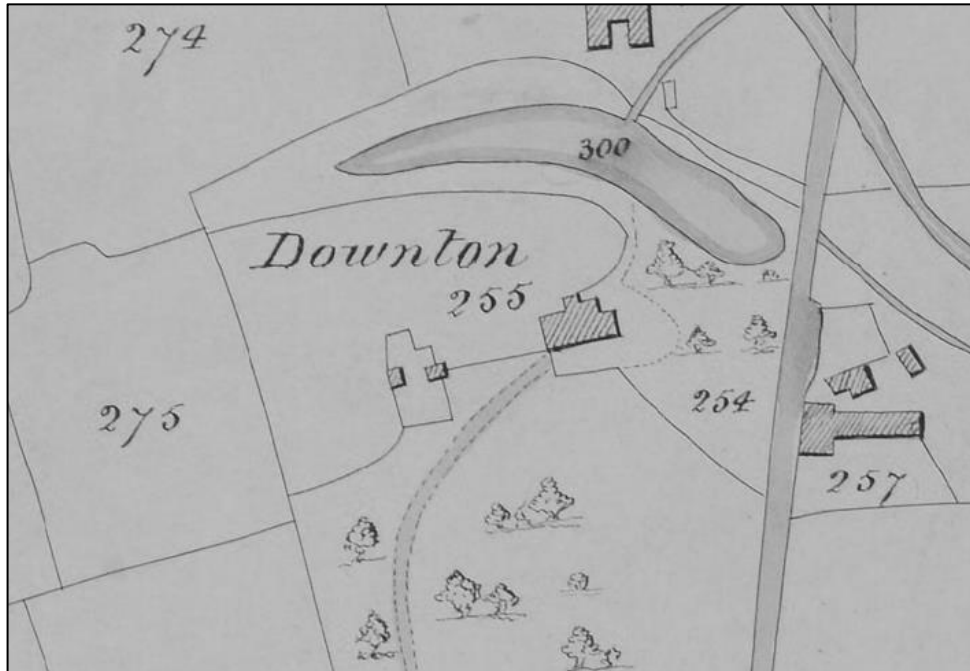
*Fig. 2: Downton Cottage and garden, from the south. Photo CPAT 4653-0011*

## 2 Photographic Survey

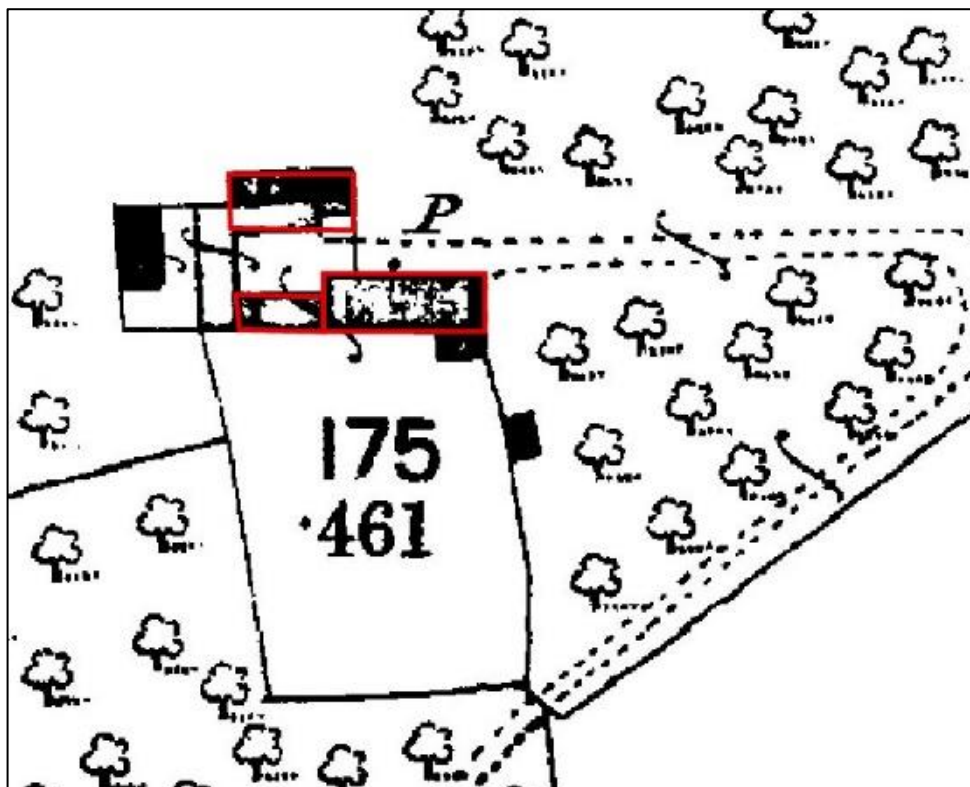
- 2.1. The photographic survey was conducted on 6 June 2019 in accordance with the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014), and their *Standard and Guidance for Historic Environment Desk-based Assessment* (2014). It also conformed the standard of a Photographic Survey as set out in Historic England (2016) *Understanding Historic Buildings: a guide to good recording practice*, 5.5, p. 27. A photographic survey provides a very full visual record, but without a written or drawn survey at a comparable level of detail.
- 2.2. Only those photographs relevant to understanding the nature of the buildings are reproduced here, but the location and direction of view of all are shown on Figs 19-20 at the end of this report.



- 2.3. The cartographic sources date to the 19<sup>th</sup> century and from these it seems clear that the cottage was built between 1846 and 1889, though it is worth noting that the 1846 map is described as a copy and possibly therefore of an original of 1811, so an earlier date may be possible. It seems to have been attached to the walled garden to the west of Downton, which is depicted on a map of 1833, though this is at too small a scale to be usefully reproduced.



*Fig. 3: The 1846 Tithe map*



*Fig. 4: The cottage as it appears on the first edition Ordnance Survey map of 1889 (existing buildings relating to the planning application outlined in red)*

- 2.4. Although much modernised, particularly in the interior where there are no surviving early features or fittings, the main structure is relatively intact. It comprises a brick-built house which seems to have been appended to the boundary of the stone walled garden to the west of Downton, known to have been in place in the first half of the 19<sup>th</sup> century. Some structures are visible on the 1846 map, but none of these have survived and both the cottage and the current outbuilding to the rear (north) are not evident.



*Fig. 5: The stone wall of the kitchen garden predating the cottage, seen as a step in the wall halfway up the conservatory and between the two garages to its left. Photo CPAT 4653-0042*

- 2.5. Sections of the walled garden survive, particularly those defining its west and east sides, and there is a section of wall within the outbuilding which is almost certainly the wall forming the north end of the garden on the 1846 map, though additional courses were added to give its current appearance.



*Fig. 6: The former garden wall within the outbuilding, showing the added courses. CPAT 4653-0005*





*Fig. 7: The eastern side of the former walled garden. Photo CPAT 4653-0057*

- 2.6. On the east and north sides of the cottage there is clear evidence that the roof height was raised at some point, in the form of a change of brick type from local irregular bricks to later industrially-produced bricks. The original structure no doubt was of the same height and appearance as the lower section to the west (see Fig. 9 and the right hand side of Fig. 11) and it seems probable that, although the north wall of the lower section has been replaced, the rest is a survivor of an earlier version of the building. The early brick structure is interesting in that it seems to have been built in a random manner without a deliberate bond. Although this might suggest an early origin, the cartographic sources do not support that possibility and it is therefore most likely to indicate the unfamiliarity of the builder with brick as a building material. Curiously, the south side of the roof is clad in stone tiles while the north is slated.



*Fig. 8: The eastern gable of the cottage showing the former roof level. Photo CPAT 4653-0056*



*Fig. 9: The western gable of the cottage, probably a surviving portion of an earlier version of the building, showing its appearance and roof line. The north side, to the right, has stone roof tiles while the south side is slated; the same is true of the rest of the cottage. Photo CPAT 4653-0054*



*Fig. 10: The stone roof tiles on the south side of the cottage. These were no doubt reused after the roof height of this part was raised. Photo CPAT 4653-0059*

- 2.7. The north wall of the cottage (Fig. 11) contains some fairly random features, particularly the two arched window openings towards its western end (Fig. 12), one of which is now partially blocked. There is no evidence of these having been doorways as might be expected, so they were presumably intended as two of perhaps three or four similar ornamental windows on this side. There seems to have been a rebuild and window insertions at the eastern end of the wall which would have removed any others that may once have occupied this area.





*Fig. 11: The north side of the cottage, with slate roof and random windows. Note the lower section to the right which probably indicates the original roof line and pitch. Photo CPAT 4653-0002*



*Fig. 12: The arched openings in the north wall of the cottage, the one to the right partially blocked. Photo CPAT 4653-0046*

- 2.8. Internally, there is no evidence for original features, the fireplace on the ground floor (Fig. 13) is of 20<sup>th</sup>-century date and where the chimney is visible in the attic space it is evident that the structure is built of industrial standard bricks, not the irregular ones that identify the early structure. It might well have been a later insertion but this could not be determined owing to the change in the roof height. The roof timbers look to have been replaced in the main part of the cottage but the lower section to the west could have retained its original timbers; this part was not accessible from the interior so this must remain as speculation, based on the irregular appearance of the ridge line.



*Fig. 13: The fireplace in the ground floor sitting room. Photo CPAT 4653-0032*



*Fig. 14: Bedroom 1 on the first floor. Photo CPAT 4653-0016*

- 2.9. The outbuilding to the rear of the cottage (Figs 15 and 16) is predominantly stone walled in construction, though with a wooden framed and clad section forming its northern part, outside the garden wall that has already been mentioned. It seems to have appeared in the later part of the 19<sup>th</sup> century and more recently was used as individual loose boxes for stock, with the northern part forming a storage area.





*Fig. 15: View of the outbuilding to the north of the cottage, from the east. Photo CPAT 4653-0006*



*Fig. 16: The northern view of the outbuilding. The buildings to the right are not part of the planning application. Photo CPAT 4653-0003*

### 3 Conclusions

- 3.1. The cottage is largely constructed from irregular local bricks, with the roof clad in both stone tiles and slates. Although it has what might be thought to be an 18<sup>th</sup>-century appearance the cartographic sources suggest that it was built in the mid-19<sup>th</sup> century. This seems to have been carried out by building on top of the existing wall of the walled garden that lay to this side of the hall and is depicted on the 1846 Tithe map; the map does not show the cottage, however. It was presumably designed to be a dwelling for the gardener.



- 
- 3.2. At a later point in the 19<sup>th</sup> century, the roof height of all bar the western end of the cottage was raised by the use of regular, industrial quality brick and some sections were probably repaired using this material at the same time. The chimney stack is probably of the same date.
  - 3.3. Internally, the cottage has been modernised and there are no visible surviving features from the original building.
  - 3.4. The outbuilding included in the planning application was also based on the former garden wall, and is of stone and timber construction. More recently, it seems to have been used as a series of loose boxes for stock and also for storage, with modifications to suit.

## 4 Sources

### **Cartographic sources**

1833 Old Series Ordnance Survey 1 inch: 1 mile map Sheet 56SE

1846 Tithe map for New Radnor Parish

1889 Ordnance Survey 1:2500 1<sup>st</sup> edition Radnorshire 24.12

1903 Ordnance Survey 1:2500 2<sup>nd</sup> edition Radnorshire 24.12

## 5 Archive deposition Statement

- 5.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the CIfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance* (2014). The archive is entirely digital and will be deposited jointly with the Historic Environment Record, Clwyd-Powys Archaeological Trust and the National Monuments Record (RCAHMW).

### **Archive summary**

CPAT Event PRN: 140298

60 digital photographs, CPAT film no 4653

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## Appendix 1: CPAT WSI 2064

### 1 Introduction

- 1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust has been by Warren Benbow Architects, acting as agent on behalf of Lady Evie Duff Gordon, to undertake a photographic survey of Downton Cottage, New Radnor, Powys (SO 22980 60585).
- 1.2. Planning permission (19/0080/HH) for the restoration, modernisation and extension of the building was granted in May 2019, with the inclusion of the following condition:
  - 1.3. 5 Development shall not begin until an appropriate Photographic Survey (Historic England Photographic Survey specification Understanding Historic Buildings 2016, 5.5, p.27) of the existing building has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The photographic survey must be completed by an archaeological contractor. The resulting digital photographs should be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: mark.walters@cpat.otg.uk Tel: 01938 553670). After approval by the Local Planning Authority, a digital copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd- Powys Archaeological Trust for inclusion in the regional Historic Environment Record.
  - 1.4. Reason: To allow an adequate analytical record of the building to be made, before it is altered, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded in accordance with policies SP7 and DM13 of the Powys Local Development Plan (2018).

### 2 Objectives

- 2.1. The objectives of the survey are:
  - To produce a photographic record will be made of the building and its historic fabric that is affected by the conversion or demolition works;
  - to prepare a report outlining the results of the survey.

### 3 Methodology

- 3.1. The archaeological works will be conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014), *Standard and Guidance for Historic Environment Desk-based Assessment* (2014)

#### Photographic Survey

- 3.2. The survey will conform to a Photographic Survey as set out in Historic England (2016) *Understanding Historic Buildings: a guide to good recording practice*, 5.5, p. 27. A photographic survey provides a very full visual record, but without a written or drawn survey at a comparable level of detail. A comprehensive photographic survey may be called for when recording a building for which there is no need for detailed analysis. It may also be appropriate for recording a building of well-known type which is under threat, but where existing documentation is in other respects adequate, or when for some other reason drawings and historical analysis are not required. This will include:

- 
- The precise location of the building as an address and in the form of a National Grid reference
  - Description and photographic record of the exterior and the interior
  - Basic understanding of the form, function and any phasing of the standing building.
- 3.3. The drawn record will be created which it has been assumed can be based on existing drawings and will include:
- A plan showing the location and direction of view of each photograph. A separate plan will be provided of all floors affected by the proposed development
- 3.4. The photographic survey will be conducted using digital photography with a minimum resolution of 12 mega pixels to include:
- general views
  - external appearance
  - internal views
  - elevations and structural detail
  - overall appearance
  - fixtures, fittings etc
- 3.5.

## 4 Report

- 4.1. Following the on-site work an illustrated report will be prepared containing conventional sections to include:
- Non-technical summary
  - Location and NGR
  - Statutory designations
  - Date of record, recorder and archive deposition
  - Introduction
  - Site location
  - Methodology
  - Summary of the form, function, date and development of the building
  - Summary description of the building
  - Evidence for former existence of demolished structures, removed fittings etc
  - Conclusions
  - References
- 4.2. The report summary will be provided in English and Welsh, in accordance with the *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1* (July 2018).

## 5 Site archive

- 5.1. The overall archive will conform to guidelines described in Management of Research Projects in the Historic Environment (MoRPHE), Historic England 2015, the CIfA (2014) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* and *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales* (NPAAW, 2017) and *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1* (July 2018).
- 5.2. The paper and digital archive will be deposited with the National Monuments Record (NMR), RCAHMW, including a copy of the final report. This archive will include all written, drawn,

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survey and photographic records relating directly to the investigations undertaken. NMR Digital archives will follow the standard required by the RCAHMW (RCAHMW 2015). A copy of the digital archive only will also be lodged with the Historic Environment Record, Clwyd-Powys Archaeological Trust.

## 6 Resources and programming

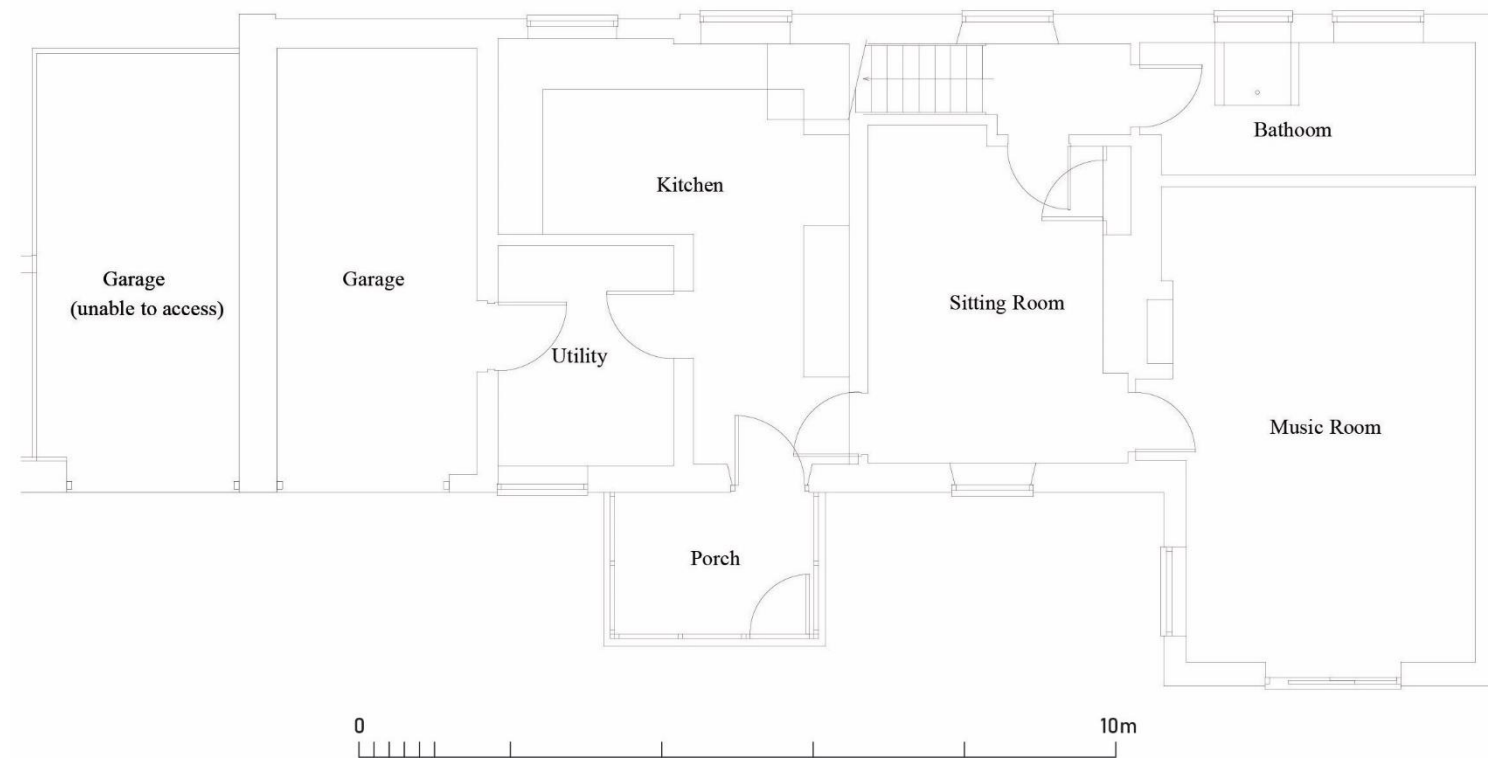
- 6.1. The assessment will be undertaken by a team of skilled archaeologists under the overall supervision of Nigel Jones, a senior member of CPAT's staff who is also a member of the Chartered Institute for Archaeologists (CIfA). CPAT is also a CIfA Registered Organisation and as such agrees to abide by their *Code of Conduct* (2014) and the *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (2014).
- 6.2. All report preparation will be completed by or with the assistance of the same field archaeologist(s) who conducted the fieldwork.
- 6.3. At present CPAT would be in a position to undertake the survey during June 2019, subject to the receipt of sufficient advanced notice from the client.
- 6.4. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 6.5. CPAT is covered by appropriate Public and Employer's Liability insurance, as well as

N W Jones

3 June 2019



First Floor Plan



*Fig. 17: Plans of Downton Cottage (courtesy of Warren Benbow Architects)*





North Elevation



South Elevation



Fig. 18: Elevations of Downton Cottage (courtesy of Warren Benbow Architects)

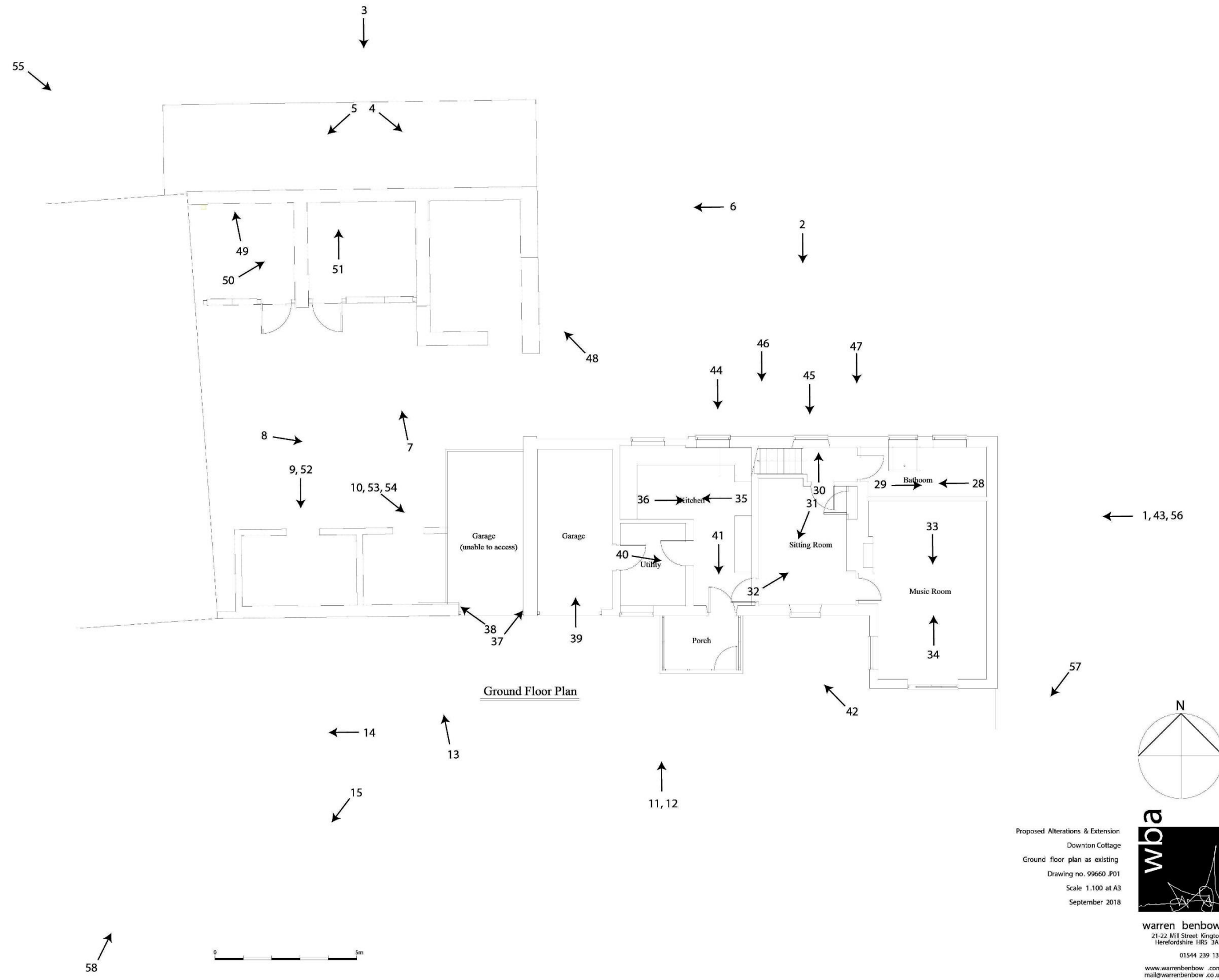


Fig. 19: Ground floor photo locations

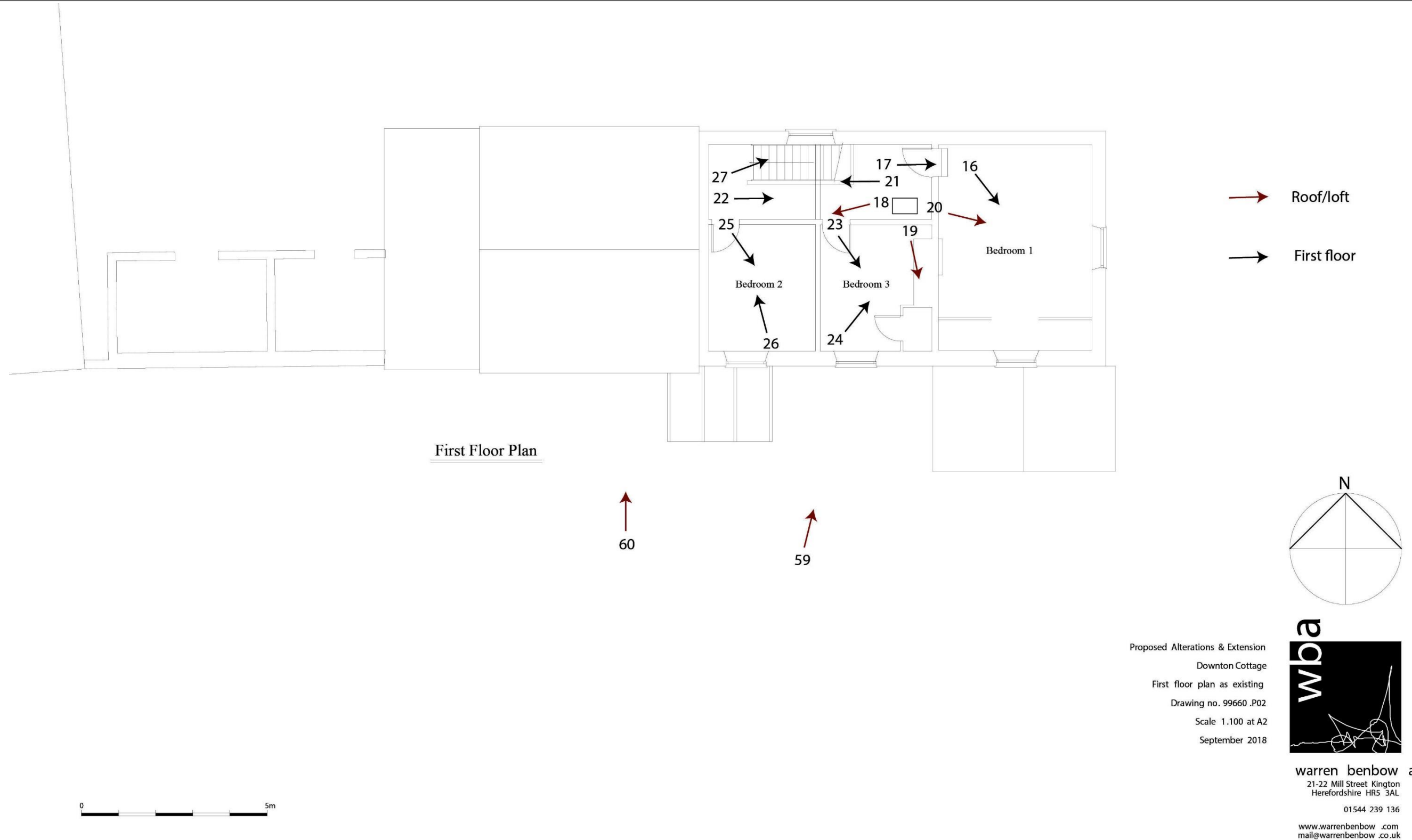


Fig. 20: First floor and roof photo locations