

**ArchaeoDomus**  
Archaeological &  
Heritage Services

## Written Scheme of Investigation

For Barn 2, Court House Farm, Cascob, Presteigne, Powys, LD8 2NT

NGR: SO 24657 66174

April 2015

Prepared for:

Nigel May & Stephanie Kruse, No 1 Court House Barns, Cascob,  
Presteigne, Powys, LD8 2NT

Project Ref.: N/A

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## **Project Team**

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Ross Cook - a buildings archaeologist with a background in archaeology and buildings conservation. I have worked for the Royal Commission on the Ancient and Historical Monuments of Wales as a Historic Buildings Investigator (Archaeology) and within the restoration/conservation of historic buildings, both in Wales and England. I am currently involved with project work with Cadw, Picton HLF Bid, Oxford Dendrochronological Laboratory and *The Buildings of Medieval and Ottoman Palestine* (publication).

ArchaeoDomus Archaeological & Heritage Services is the trading name of Ross Cook. An affiliate member of the ClfA, with application currently in process for a full membership, and adhere to the ClfA codes of conduct. I hold a valid CSCS card.

Cert. in Buildings Archaeology - University of Sussex, CCE.

PGCert. Social Anthropology - University of Wales, Lampeter

BA Joint Honours Archaeology & Anthropology - University of Wales, Lampeter

## Non Technical Summary

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This written scheme of investigation details proposals for an Level 2 buildings record of the Barn 2, which forms a part of a Grade II listed range of barns (ID 9083) at Court House Farm (ID 9081), Presteigne. This WSI has been prepared for Nigel May and Stephanie Kruse, the applicants and owners of Court House Barns.

### 1 - Introduction

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ArchaeoDomus Archaeological & Heritage Services has been awarded the contract to undertake an archaeological programme of works, to include a Written Scheme of Investigation (WSI) and Level 2 buildings survey relating to the proposed renovation and conversion of Barn 2, a late 17<sup>th</sup> - early 18<sup>th</sup> century oak framed barn, into a two dwelling units providing four bedrooms. The barn sits within the farmyard of Court Farm House, a Grade II Listed Building. This project has been commissioned by Nigel May and Stephanie Kruse.

Listed Building Consent was granted on 19<sup>th</sup> September 2012 for the 'Conversion of redundant farm barn into 2 residential units and erection of garage'. With permission Archaeological Conditions were set out by Powys Planning Authority. The conditions state:-

*'Development shall not begin until and appropriate survey and recording of the existing timber frame has been undertaken in accordance with details to be submitted to and approved in writing by the Local Planning Authority. (It is recommended that the recording is undertaken to the standards laid down by the Institute for Archaeologists). On Completion of the site survey a report on the investigation shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.'*

The Planning Authority is Powys and the planning application number is P2012 0332, which is available on request from the authority.

This Written Scheme of Investigation has been prepared by Ross Cook, Archaeologist and Heritage Consultant at ArchaeoDomus Archaeological & Heritage Services at the request of Nigel May and Stephanie Kruse. This is to provide information on the methodology and archaeological practice used by ArchaeoDomus Archaeological & Heritage Services during the building recording of Barn 2.

The aim of the buildings report is to provide an archaeological account of Barn 2 prior to its renovation and conversion to two dwellings. It will assess the buildings form, function and development, with the report produced in accordance with English Heritage Levels of Survey.

The purpose for the investigation is to provide information to the Local Planning Authority and Clywd Powys Archaeological Trust Heritage Management with information regarding the archaeological significance of the building. Requirements for this are set out in Planning Policy Wales, Section 6.5 (Edition 7, July 2014) and in the Welsh Office Circular 60/96 & 61/96. This

framework ensures that archaeological remains and deposits are fully investigated, recorded and catalogued if they are uncovered as a result of activities associated with the development.

All work will be undertaken by qualified staff and in accordance with the standards and guidelines of the Chartered Institute for Archaeologists.

## 2 - Site Location

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Barn 2 is located c. 750m east-southeast of the village centre (Church) of Cascob and 2.1km west of the B4357. The site lays just south of the Lugg Valley within a small valley occupied by the Cascob Brook, and to the eastern edge of Radnor Forest. The barn is bounded by the brook to its south and west, Court House to its north and Courthouse Wood to the east, sitting at 218m above sea level. Surrounding the site is a mix of arable and pastoral farming.

The local bedrock is a mix of Silurian mudstone, siltstone and sandstone deposits belonging to the Ludlow Rocks group (BGS), but no superficial deposits are currently recorded for this area (BGS). Topping this is a soil layer of a medium to heavy loam and clayey loam (UKSO).

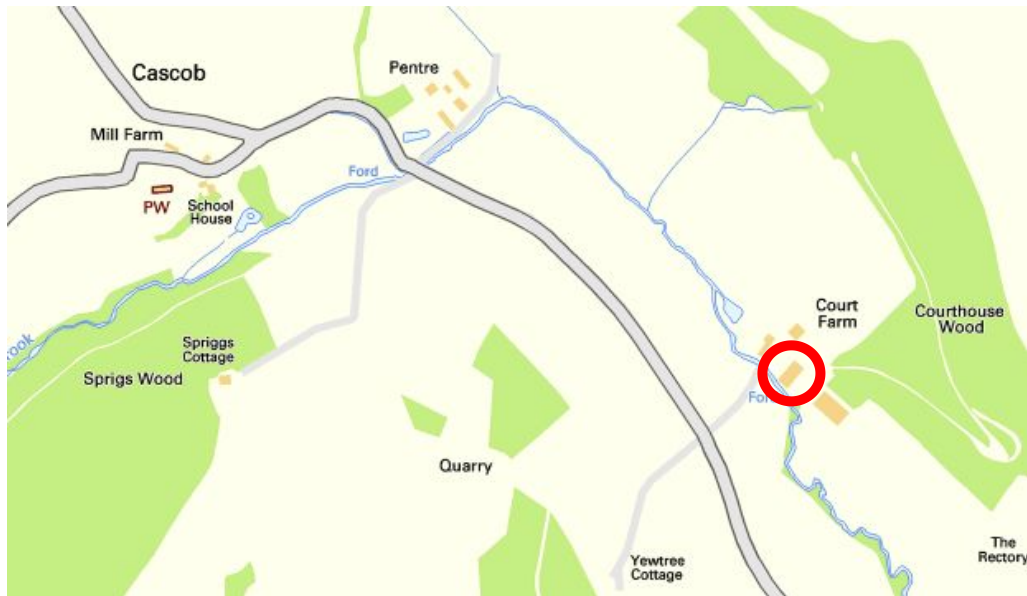


Fig. 1 - Location of Barn 2.

Contains Ordnance Survey data © Crown copyright and database right 2015

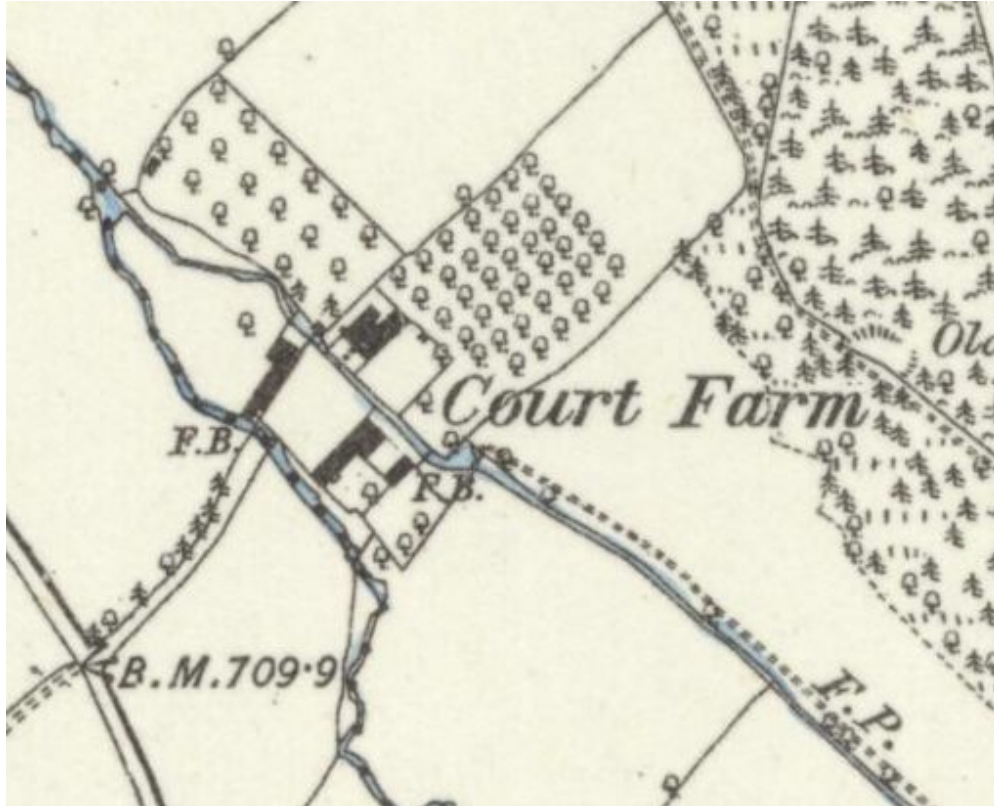


Fig. 2 - OS Six-inch to One Mile Map, 1887 - Radnorshire XVII.SW.  
National Library of Scotland 2015

### **3 - Archaeological & Historical Background**

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Although not precisely dated, it has currently been suggested that the barn is of an 18<sup>th</sup> century date (Justification Statement), given its form and style would sit comfortably within a date range of the late 17<sup>th</sup> to early 18<sup>th</sup> century. The south east range was Grade II Listed (ID 9083) on 16<sup>th</sup> March 1992, along with the south west barn range and Court Farmhouse, both also receiving a Grade II Listed status. Court Farmhouse is Grade II Listed (ID 9081) as a early 19<sup>th</sup> century single pile house, though may be of an earlier date, whilst the barn range to the south east is dated in the listing as being 19<sup>th</sup> century in origin. Timber framed barns are not uncommon in Radnorshire and the Marches, though its survival along with the farmhouse and later range makes this a good case study for boarder farm development.

### **3 - Site specific objectives**

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**Historic Buildings Record** - The aim of the buildings report is to produce a lasting record of the barn prior to its renovation and conversion into two dwelling unit, defined by the ClfA (2014: 3) as:-

- *A programme of archaeological building investigation and recording will determine, as far as is reasonably possible, the nature of the archaeological resource associated with a specified building, structure or complex. It will draw on existing records (both archaeological and historical sources) and fieldwork. It will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct, Code of approved practice for the regulation of contractual arrangements in archaeology, and other relevant by-laws of the CfA. The programme will result in the production of drawings, an ordered accessible archive and a report*

#### **4 - Method Statement for Buildings Record**

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A buildings record to English Heritage Level 2 will be undertaken prior to *any* renovation and conversion works. This will take the form of

*'a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.'* (EH 2006: 14)

A photographic survey will be made of the building, both internally and externally, where safe to do so. This will seek to document the remains of the building and document the materials, alterations and construction methods used to build the barn, whilst these are visible. Survey drawings produced by the The Oak Frame Carpentry Co Ltd will be used, marked up and annotated for use within the report.

The results of the investigation and report will aim

*'to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.'* (CfA 2014: 3)

The resources of the RCAHMW, regional HER and other readily available resources will be consulted during this process.

The report will be completed within two months of the commencement of fieldwork.

## **5 - Reporting**

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The report will be submitted within two months of completion of the fieldwork.

A report will be written collating the written, graphic and recorded information outlined in the sections above. The report will include annotated plans, photography, description of the historic building fabric, architectural features of interest and phasing.

The report will include:

1. Non-technical summary
2. Introduction
3. Aims and Objectives
4. Methodology for Fieldwork
5. Structural Description
6. Research
7. Analysis of Findings
8. Conclusions
9. Drawings and Photographs
10. Index of Archive
11. References

The report will be submitted to CPAT-HM for approval and feedback prior to its submission to the local planning authority, in this instance Powys Planning Authority. On acceptance of the report, copies will be submitted to the client and to the regional HER, RCAHMW, to the Archaeological Data Service, and a copy will be deposited with Radnorshire Museum. A copy of the report will also be made available on the ArchaeoDomus website at [www.archaeodomus.co.uk](http://www.archaeodomus.co.uk) following its submission to the regional HER.

On completion of the report and its acceptance the clients will have fulfilled their archaeological planning conditions.

ArchaeoDomus shall retain the copyright of any commissioned reports, tender documents, plans and photographs, under the *Copyright, Designs and Patent Act 1988*, with all rights reserved, excepting that a licence is granted to the client for the use of such documents by the client in all matters directly relating to the project.

## **6 - Monitoring**

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The Local Planning Authority and Clwyd Powys Archaeological Trust Heritage Management will be contacted prior to the commencement fieldwork.

Any changes to this Written Scheme of Investigation that ArchaeoDomus Archaeological & Heritage Services may wish to make after approval will be communicated to Clwyd Powys Archaeological Trust Development Management for approval on behalf of the Local Planning

Authority.

Representatives of the Local Planning Authority and Clwyd Powys Archaeological Trust Heritage Management will be given access to the site so that they may monitor the progress of the building recording.

If significant features or forms are identified, these will be communicated to CPAT-HM, the Royal Commission and Cadw for further inspection.

## **7 - Resources and timetable**

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### ***Standards***

The field work will be undertaken by ArchaeoDomus Archaeological & Heritage Services using current best practice.

### ***Staff***

The project will be undertaken by a Ross Cook from ArchaeoDomus Archaeological & Heritage Services.

### ***Equipment***

The project will use equipment supplied by ArchaeoDomus Archaeological & Heritage Services.

### ***Timetable of Archaeological Works***

The work will be undertaken at the convenience of the client. A start date is to be agreed with Nigel May and Stephanie Kruse and all subsequent fieldwork dates to be confirmed.

### ***Insurance***

ArchaeoDomus Archaeological & Heritage Services holds insurance provided by Towergate Insurance.

### ***Health and safety***

All members of staff will adhere to the requirements of the Health & Safety at Work Act, 1974. For further information please request our *Health and Safety Policy*.

Thank you to Nigel May and Stephanie Kruse for commissioning ArchaeoDomus Archaeological & Heritage Services to undertake this work.



**Sources:**

English Heritage 2006, *Understanding historic Buildings; A guide to good practice*

CIfA 2014, *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*