

CPAT Report No. 1618

# Hillside Cottage Barn, Meifod, Powys


Building Survey



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS

CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: Mr M Hannon  
 CPAT Project No: 2326  
 Project Name: Hillside Cottage  
 Grid Reference: SJ 1800 1367  
 County/LPA: Powys  
 Planning Application: P/2018/0238  
 CPAT Report No: 1618  
 HER Enquiry No: N/A  
 Event PRN: 140261  
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 Confidential until: No

Prepared by:	Checked by:	Approved by:
		
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## Summary

The Clwyd-Powys Archaeological Trust (CPAT) conducted a survey in October 2018 to record a barn at Hillside Cottage, Meifod, in Powys, as a condition of planning consent for the demolition of a barn and the erection of a new building. Hillside Cottage lies along Cil Road, between Meifod and Pentre'r Beirdd.

The survey provided a detailed measured and photographic record of the surviving exposed timber-frame for an L-shaped barn range of two, or possibly three phases. The original barn is likely to date from the 18<sup>th</sup> century and was associated with Braich-Isaf farm, while the later range is mid- or late-19<sup>th</sup> century in date.

## Crynodeb

Bu Ymddiriedolaeth Archaeolegol Clwyd-Powys (CPAT) yn cynnal arolwg ym mis Hydref 2018 i gofnodi ysgubor ger Hillside Cottage, Meifod, ym Mhowys, fel amod o ganiatâd cynllunio ar gyfer dymchwel ysgubor a chodi adeilad newydd. Mae Hillside Cottage ar hyd Ffordd y Cil, rhwng Meifod a Phentre'r Beirdd.

Fe ddarparodd yr arolwg gofnod mesuredig a ffotograffig manwl o'r ffrâm bren a oedd dal i'w gweld ar gyfer rhesaid ysgubor siâp L o ddau, neu dri chyfnod o bosibl. Mae'n debygol bod yr ysgubor wreiddiol yn dyddio o'r 18<sup>fed</sup> ganrif ac roedd yna gysylltiad rhyngddi a fferm Braich-Isaf, tra bo'r rhesaid ddiweddarach yn dyddio o ganol neu ddiwedd y 19<sup>eg</sup> ganrif.

# 1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust conducted a survey to record a barn at Hillside Cottage, Meifod, in Powys, as a condition of planning consent (P/2018/0238) for the demolition of a barn and the erection of a new building. Hillside Cottage lies along Cil Road, between Meifod and Pentre'r Beirdd (Fig. 1; SJ 1800 1367).



Contains Ordnance Survey data © Crown copyright and database right 2018

Fig. 1 Location of Hillside Cottage

- 1.2. Planning consent was granted in September 2018 with the inclusion of the following condition:

‘No development shall take place until a programme of building recording and analysis, equivalent to an English Heritage Level 3 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The programme of building analysis and recording must meet the standards laid down by the Chartered

Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR). After approval by the Local Planning Authority, a copy of the report and resulting archive 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 or demolished, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.'

## 2 Historical Background

- 2.1. The earliest readily available cartographic source, the Ordnance Survey Surveyors' Drawing of 1829, shows two buildings on the site, but scale is such that no clear detail is discernible. However, the 1845 Tithe Survey for Guilsfield parish, township of Upper and Lower Broniarth (Fig. 3) is more useful, depicting what was then known as Braich-isaf, a farm owned by William Ormsby Gore and occupied by Jeremiah Jones.

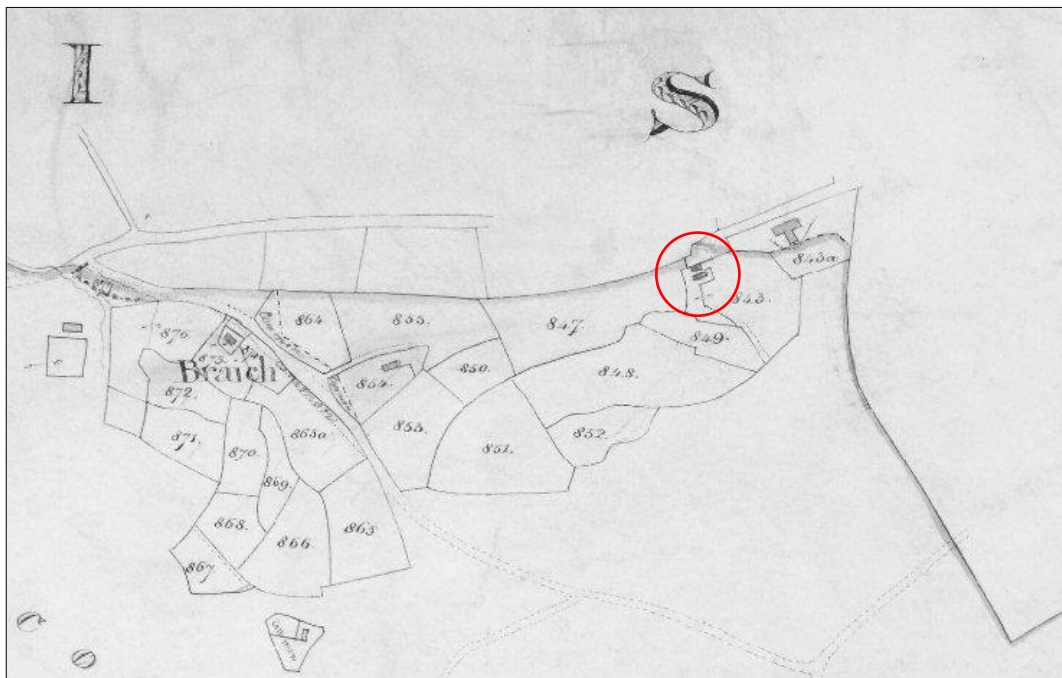


Fig. 3 Extract from the 1845 Tithe Survey for Guilsfield parish, township of Upper and Lower Broniarth. Braich-isaf is circled in red

- 2.2. The large scale Ordnance Survey mapping from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries (Fig. 4) provides rather more detail, showing the farmhouse on the south-east side of the farmyard, with an L-shaped barn opposite and another building on the south-west side. It is understood that the farmhouse has been replaced by a 20<sup>th</sup>-century



- 3.1. The survey was conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014) and *Standard and Guidance for Historic Environment Desk-based Assessment* (2014). The survey will took the form of a Level 3 building survey as defined by Historic England (2016) *Understanding Historic Buildings: a guide to good recording practice*.
- 3.2. The survey was conducted by the author on 24 October 2018, using total station surveying and digital photography. Photographs and drawings are provided in Appendix 3.
- 3.3. The barn was originally of timber box-frame construction and appears to have been weatherboarded throughout, the framing have no evidence for the infilling of any panels internally or externally. The building has seen considerable repairs and modifications in more recent years, while at the time of the survey much of the interior was boarded over, while the exterior was weatherboarded. Consequently,

the survey was unable to record the surveying timber frame in full, although sufficient detail was visible to determine the main architectural detail and construction techniques.

- 3.4. The barn is of two, or possibly three main phases. The south-western end, now a carport, may be part of the original range, or could be a later addition, although insufficient detail was visible to be certain. The remainder of that range, between trusses 2 and 5, forms the original barn, likely to date from the 18<sup>th</sup> century. The north-eastern end, comprising a three-bay structure aligned north-west/south-east, is certainly later and likely to be mid- or late-19<sup>th</sup>-century in date.
- 3.5. Trusses 2, 3 and 4 present varying survival of original timbers, Truss 2 being the best preserved. The trusses clearly had a tie beam with collar above, supported on two short posts. None of the trusses retain the original principal rafters, although most of the purlins do survive. Below the tie-beam trusses 2 and 4 were divided by box-framing, with angled braces against the principal posts. Truss 3, however, only has a socket for a central post (now missing) below the tie-beam. No detail was visible for truss 5, at the north-eastern end of the original barn, while the spacing of the trusses suggests that there may have been a further truss between trusses 2 and 3, although what survives here now is largely formed by reused timbers.
- 3.6. The later range has four trusses (trusses 4-9), although only the central two were visible. These consisted of a tie beam and principal rafters with raking struts between and a central post below the tie-beam. It is uncertain how much of the box-framing survives as only the lower part of the walls was exposed internally, while externally the visible timbers consist of later boarding in front of the original timbers and as such are not structural.
- 3.7. No assembly marks were observed and no original fixtures and fittings survived within either range.

## 4 Conclusions

- 4.1. The survey has provided a detailed measured and photographic record of the surviving exposed timber-frame for an L-shaped barn range of two, or possibly three phases. The original barn is likely to date from the 18<sup>th</sup> century and was associated with Braich-Isaf farm, while the later range is mid- or late-19<sup>th</sup> century in date.
- 4.2. The barn is typical of the local vernacular and contains no particularly notable architectural detail or evidence for original fixtures and fittings.

## 5 Cartographic sources

1829 Ordnance Survey Surveyors' Drawing No 328

1845 Tithe Survey for Guilsfield parish, township of Upper and Lower Broniarth

1886 Ordnance Survey 1:2500 1<sup>st</sup> edition Montgomeryshire 15.06

1901 Ordnance Survey 1:2500 2<sup>nd</sup> edition Montgomeryshire 15.06



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## 6 Archive deposition Statement

- 6.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the ClfA *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:** 140261

39 digital photographs, CPAT film no 4555

Digital survey (AutoCAD14 dwg):

- 2326\_NW\_elev
- 2326\_plan
- 2326\_SE\_elev
- 2326\_survey 2326\_Truss2
- 2326\_Truss3
- 2326\_Truss4
- 2326\_Truss7

Digital drawings (Adobe Illustrator CS6 and jpeg)

- 2326\_elevations
- 2326\_photo\_locations
- 2326\_plan

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## Appendix 1: CPAT WSI 1987

### 1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust has been invited to undertake a programme of building recording in connection with a proposed development on land at Hillside Cottage, Meifod, in Powys. The proposal (P/2018/0238) involves the demolition of a barn and carport and the erection of a new building. The Curatorial Section of the Clwyd-Powys Archaeological Trust, in their capacity as archaeological advisors to the local authority, have determined that the building recording is required to ensure the preservation by record of any archaeological or architectural features which may be revealed during the works.
- 1.2. The development is located along Cil Road, to the north-east of Meifod.

### 2 Objectives

- 2.1. The objectives of the survey are:
  - to describe and record all of the key internal and external components of the surviving barn. This will be completed by means of a desktop study and English Heritage Level 3 building survey;
  - to prepare a report outlining the results of the survey;
  - to prepare a final publication of the results in an appropriate regional or national journal, depending on the nature and significance of any archaeology.

### 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).
- 3.2. The survey will take the form of a Level 3 building survey as defined by Historic England 2016 *Understanding Historic Buildings: a guide to good recording practice*. This level of survey is intended to create an analytical record of the building, and will include:
  - Description and photographic record of the exterior and the interior
  - Detailed account of type, construction, form, function
  - Phasing
  - Past and present use and relationship with setting
  - Copies of historic maps, plans, photographs and documents
  - conclusions regarding the building's development and use
- 3.3. The drawn record will be created using either conventional measured survey or total station surveying as appropriate. The end result will include:
  - Measured plans of each floor, elevation and cross-sections

- 
- Drawings of any architectural features/decoration
  - Phase plans showing the development of the structure

**Photography**

- General views of elevations
- General views of external appearance
- Overall appearance of principal rooms
- Internal and external structural detail
- Fixtures, fittings, machinery, related contents

**Report**

- 3.4. 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
- Desk-based study, including copies of historic maps and photographs where permitted
- Summary description of the building
- Past and present usage
- Evidence for former existence of demolished structures, removed fittings etc
- Conclusions
- References

**Site archive**

- 3.5. The overall archive will conform to guidelines described in Management of Research Projects in the Historic Environment (MoRPHE), Historic England 2006, the ClfA (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).
- 3.6. 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, 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.

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## 4 Resources and programming

- 4.1. 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 (RAO No 6) 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).
- 4.2. All report preparation will be completed by or with the assistance of the same field archaeologist(s) who conducted the fieldwork.
- 4.3. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 4.4. CPAT is covered by appropriate Public and Employer's Liability insurance, as well as Professional Indemnity insurance.

N W Jones

22 October 2018

## Appendix 2: photographic contact sheet



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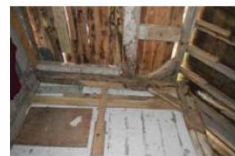
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4555-0039.JPG



### Appendix 3: Survey drawings and photographs



Fig. 5 North-west elevation. Photo CPAT 4555-0002



Fig. 6 North-west elevation. Photo CPAT 4555-0005



Fig. 7 North-west elevation. Photo CPAT 4555-0009



Fig. 8 19<sup>th</sup>-century barn range. Photo CPAT 4555-0010



Fig. 9 South-east elevation. Photo CPAT 4555-0011



Fig. 10 Truss 2. Photo CPAT 4555-0018





Fig. 11 North-west elevation interior, truss 2 to the left.  
Photo CPAT 4555-0020



Fig. 12 Truss 3. Photo CPAT 4555-0024



Fig. 13 South-east elevation interior, between  
trusses 3 and 4. Photo CPAT 4555-0002



Fig. 14 Truss 4. Photo CPAT 4555-0029



Fig. 15 Bracing on Truss 4 and south-east elevation.  
Photo CPAT 4555-0031



Fig. 16 Truss 7. Photo CPAT 4555-0034



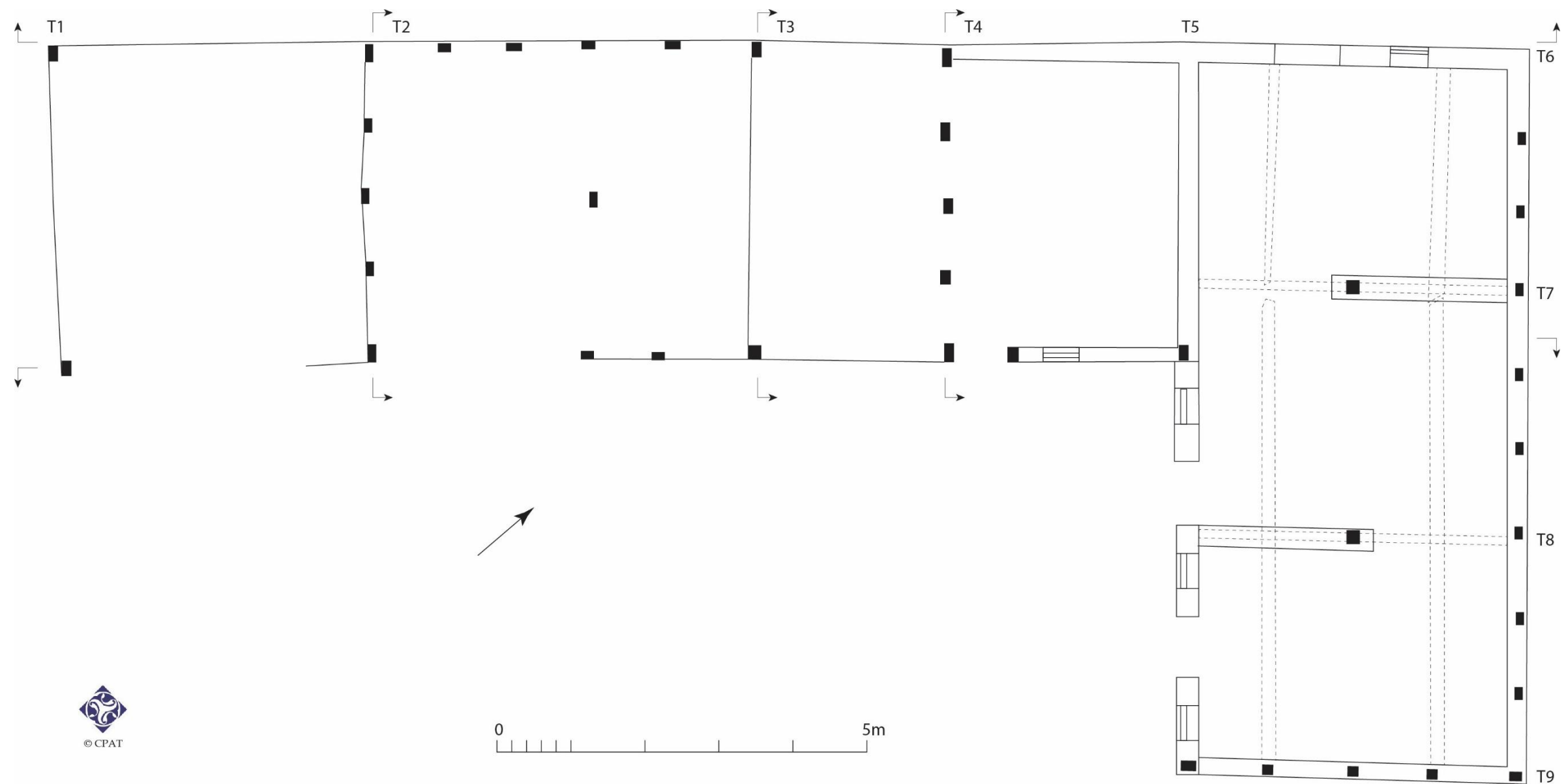
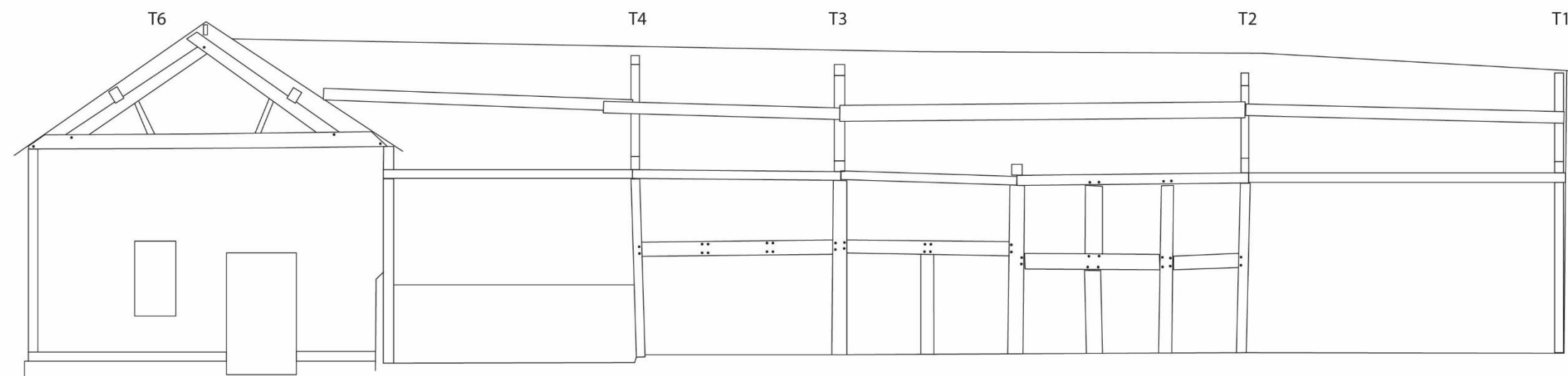
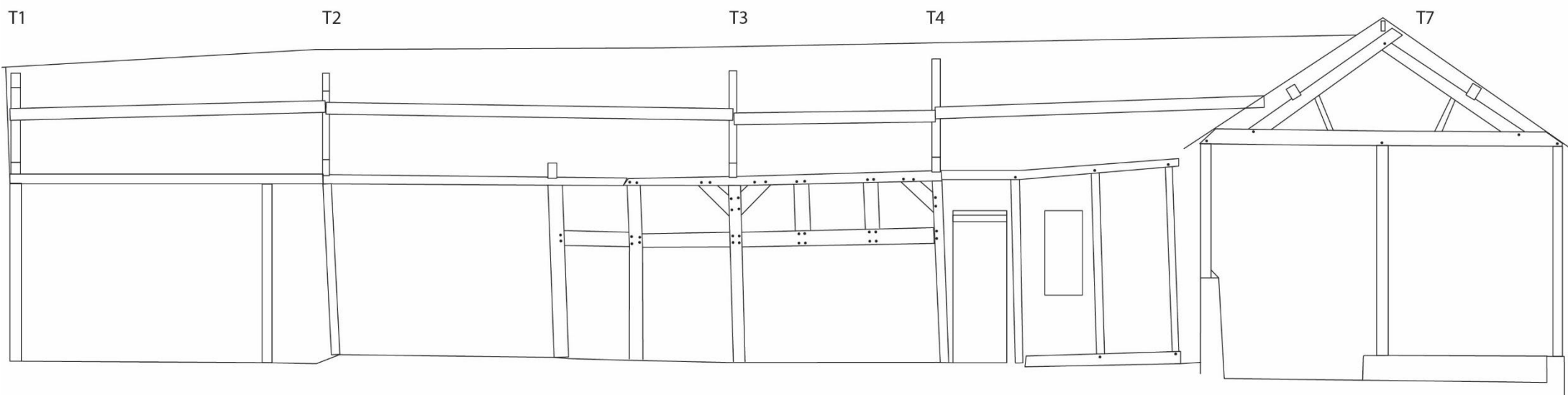


Fig. 17 Plan of Hillside Cottage (Braich-Isaf) barn

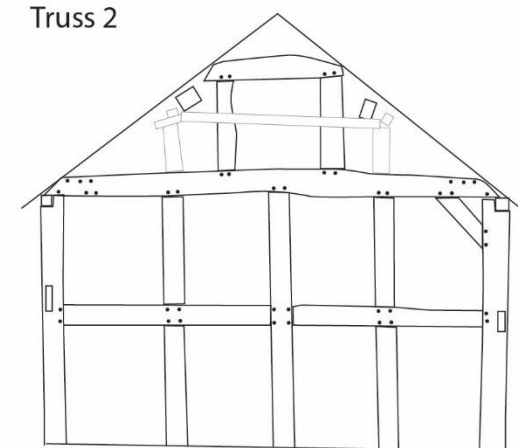
North-west elevation



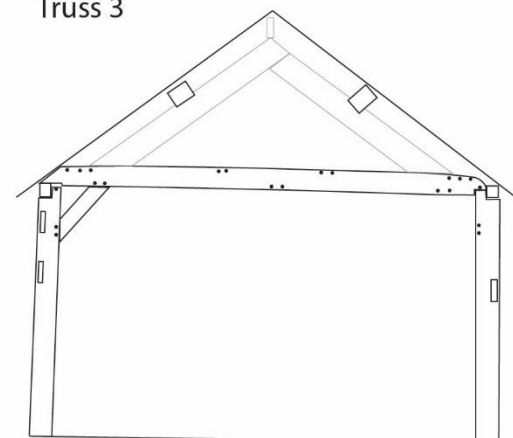
South-east elevation



Truss 2



Truss 3



Truss 4

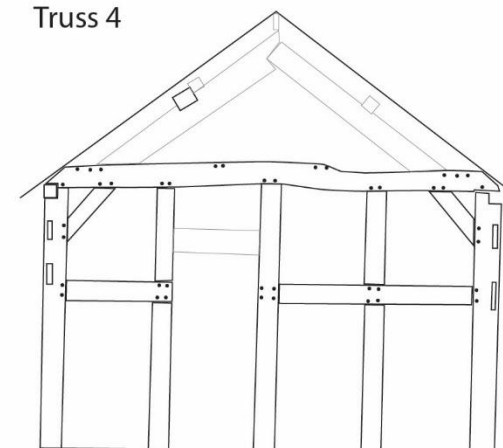


Fig. 18 Hillside Cottage (Braich-Isaf)  
barn, elevations and trusses

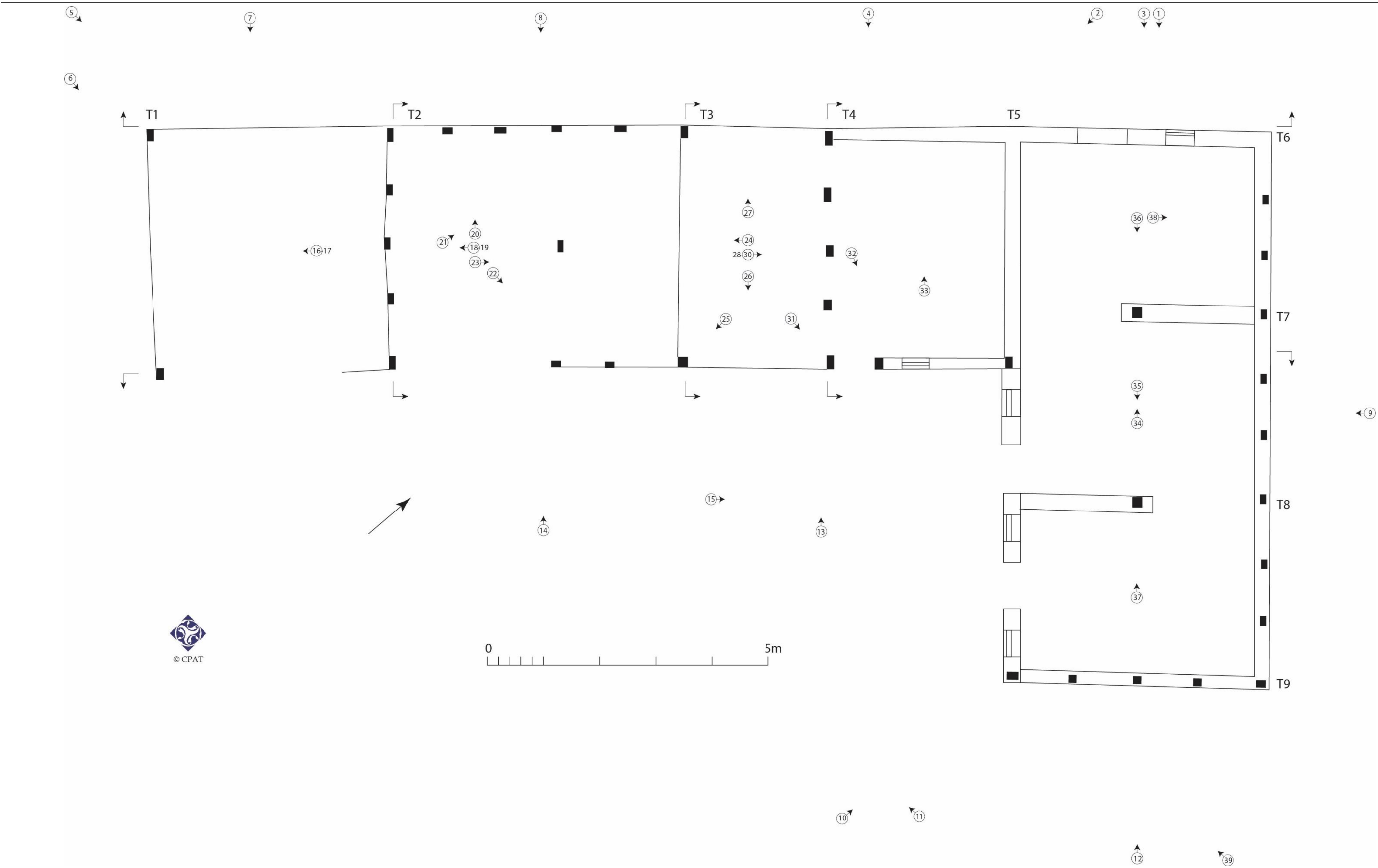


Fig. 19 Hillside Cottage (Braich-Isaf) barn, photograph locations