

Archaeological
Building
Recording
Services

**A Photographic Survey
Oak Tree House
Llanmerewig
Powys
(NGR SO 15768 92511)**

On Behalf of Messrs Reid & Osbourne



A Photographic Survey

Oak Tree House

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(NGR SO 15768 92511)

On Behalf of Messrs Reid & Osbourne

ABRS Project No 2021-CBAP

Planning Permission 21/0223/FUL

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**A Photographic Survey of an Outbuilding at Oak Tree House, Llanmerewig, Powys
(NGR SO 15768 92511).**

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A Photographic Survey of an Outbuilding at Oak Tree House, Llanmerewig, Powys (NGR SO 15768 92511).

Summary

This document is a photographic survey of an outbuilding at Oak Tree House, Llanmerewig, Powys (NGR SO 15768 92511), commissioned from Archaeological Building Recording Services (ABRS) by Messrs Reid & Osbourne in advance of the proposed conversion of the outbuilding to residential dwelling.

Mae'r ddogfen hon yn arolwg ffotograffig o adeilad yn Oak Tree House, Llanmerewig, Powys (NGR SO 15768 92511), a gomisiynwyd gan y Archaeological Building Recording Services (ABRS) gan Messrs Reid & Osbourne cyn addasu'r adeilad i annedd breswyl.

The building is likely to be late 18th or early 19th century in date and originated as stabling or a cow hovel with a granary or fodder store above.

Mae'r adeilad yn debygol o fod yn hwyr yn y 18fed neu ddechrau'r 19eg ganrif ac yn tarddu fel stablau neu beudy gyda granary neu borthiant uwch ben.

The archive will be deposited Clwyd Powys Archaeological Trust HER under the temporary site code 2021-CBAP.

Bydd yr archif yn cael ei dychweled gyda Ymddiriedolaeth Archaeolegol Clwyd-Powys dan y cod 2021-CBAP.

1. Introduction

Archaeological Building Recording Services (ABRS) were commissioned by Messrs Reid & Osbourne to undertake archaeological standing building recording (photographic survey) of an outbuilding at Oak Tree House, Llanmerewig, Powys (NGR SO 15768 92511 (*Figures 1 & 2*)). Planning Permission has been granted by Powys County Council for conversion of the building to residential use (Planning Application No 21/0223/FUL). The building is a traditionally built redundant agricultural building, believed to date from the 19th century. The building was, until a recent change in ownership part of Cefn Brith, a former farm, some 2km to the south of Abermule in the hamlet of Llanmerewig. The Development Control Archaeologist, Clwyd Powys Archaeological Trust (CPAT), as advisor to Powys County Council has recommended that archaeological standing building recording (photographic survey) be carried out prior to the commencement of the works.

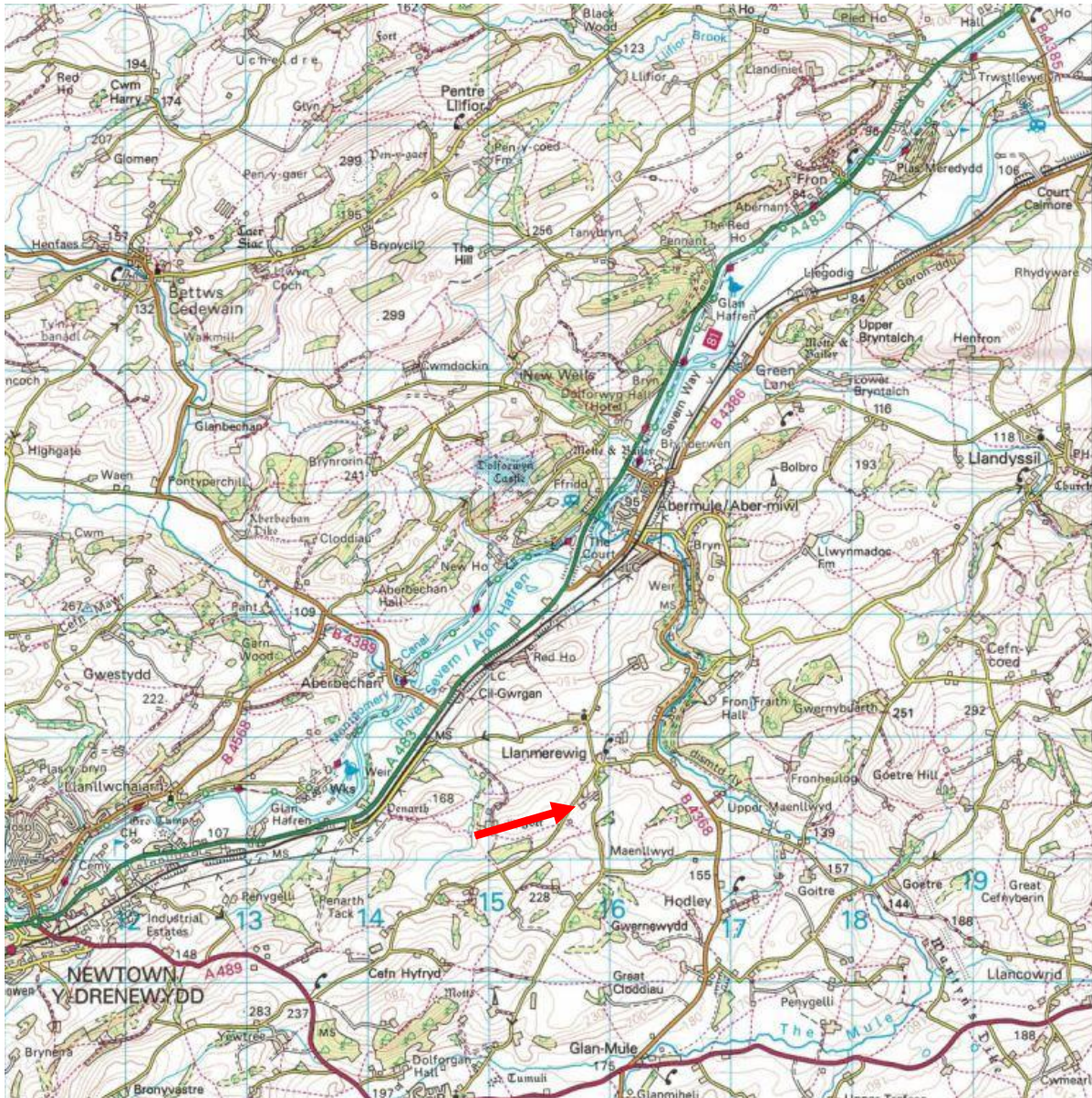


Figure 1
Site Location

Reproduced from 1:50000 map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office. ©Crown Copyright 1990. All rights reserved. Licence number 100053136.

The building is not listed, nor is it located within a designated Conservation Area. The building is recorded by the HER as a non-designated heritage asset (PRN 188422). The former Cefn Brith Farm, as recorded by the second edition Ordnance Survey by CPAT Farms and Farmsteads (Montgomeryshire (2019)) is recorded on the HER (PRN No 191558), as is the former farmhouse (PRN No 31121).

The outbuilding at Cefn Brith, building A is built of local coursed rubble with weatherboarded timber framing at first floor level under a corrugated tinned steel sheet pitched roof (*Figure 3*). To the north east is a modern pent roof extension, B (*Figure 4*) and to the south west is the remains of a recently collapsed pitched roofed building, C (*Figure 5*), historic photographs show this to have been a 20th century open fronted “pole barn”. The building is located to the south – south east (upslope) of the farmhouse (*Figure 2*). The building is clearly recorded by the second edition Ordnance Survey of 1903 and the tithe map

for the parish of Llanmerewic [sic] drawn in 1838 records a slightly smaller building on a similar footprint. This, along with the physical evidence observed during the building recording would suggest a late 18th or more likely early 19th century date for the building.

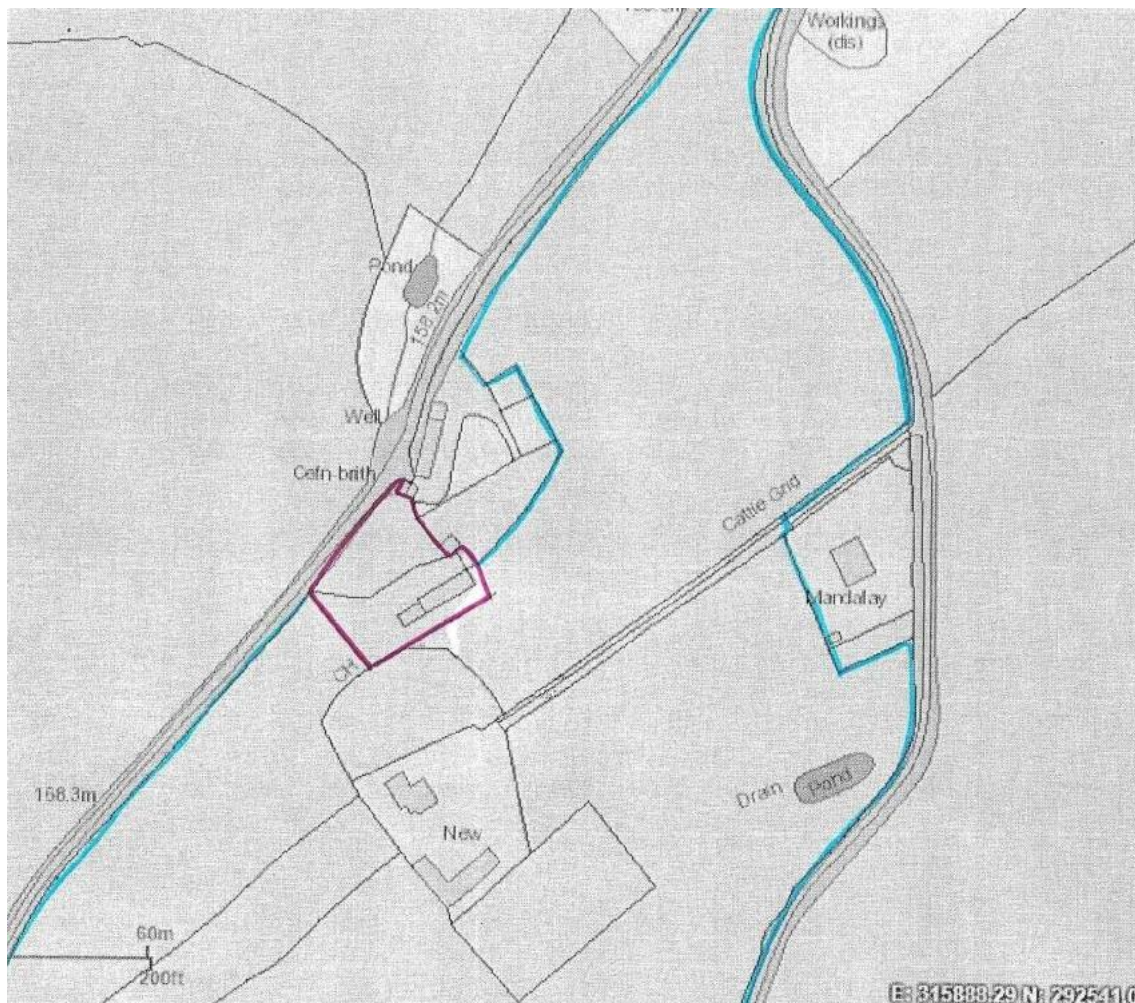


Figure 2
Proposed Development Area in Detail.
(Provided by client. 1:1250)

On the principal elevation are three pedestrian doors and a larger, possibly inserted, carriage door. On the first floor are two pitching doors, one of which uses a arrowhead strap hinge which stylistically appears to be 17th century in date (*Figure 6*). Given its exposed location it is likely to be reused or a later, locally made hinge. This arrangement of openings would suggest that the building was originally stabling or a cow hovel with a granary or fodder store above.

Internally, A consists of three bays divided by two cross frames, largely of reused timber, both nailed and pegged (*Figure 7*). There is no clear evidence of the original use or the layout; however the limited remains of lime plaster may suggest stabling.

Access to the first floor, (4) was limited due to the condition of the floorboards and joists. The first floor consists of a single bay (*Figure 8*), the roof is carried on two pegged A frame trusses with raking struts in hardwood with paired purlins. There are assembly marks visible on the north east face of westernmost truss and on the south west face of the easternmost

truss; assembly marks being on opposite faces would suggest that the trusses are not contemporary. There are assembly marks on the purlins and the common rafters are hardwood. The roof structure appears to be single phase.

A photographic survey was to be undertaken following standards as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016). The photographic survey addressed the requirements detailed in written advice issued by the Development Control Archaeologist, Clwyd Powys Archaeological Trust.

The project was completed following an approved Written Scheme of Investigation (WSI) for *Historic Building Inspection and Recording (Photographic Survey) Cefn Brith (Outbuilding Adj. to), Llanmerewig, Powys* (ABRS 2021-CBAP_WSI), the Chartered Institute for Archaeologists (CIfA) *Code of Conduct*, and adhered to their *Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (2020).

2. Aims and Methodology

The aim of the survey was to provide a permanent photographic record of the building in its current state, prior to alteration or repair, to standards set down by Historic England (2016).

The photographic survey was undertaken by Gerwyn Richards on December 15th 2021. Photographs, in digital format taken as raw image files and converted to TIFFs (Tagged Image File Format) were taken.

Orientation: The building is linear in plan, with the long axes aligned north east to south west, with the principal elevation being that facing the north west. Where the terms ‘left’, ‘right’, ‘front’ and ‘back’ etc are used in the report, this is in relation to the principal elevation as viewed from the north west.

All maps and drawings are reproduced with north to top of page, following Ordnance Survey standards unless indicated otherwise with appropriate north arrow and key.

As far as is known, no previous historic building recording has been undertaken of the building.



Figure 3
Principal Elevation, General View (Looking South East).



Figure 4
B, General View (Looking South East).



Figure 5
C. General View (Looking North East).



Figure 6
Pitching Door on Principal Elevation, Showing Potentially 17th Century Hinge (Looking South East).



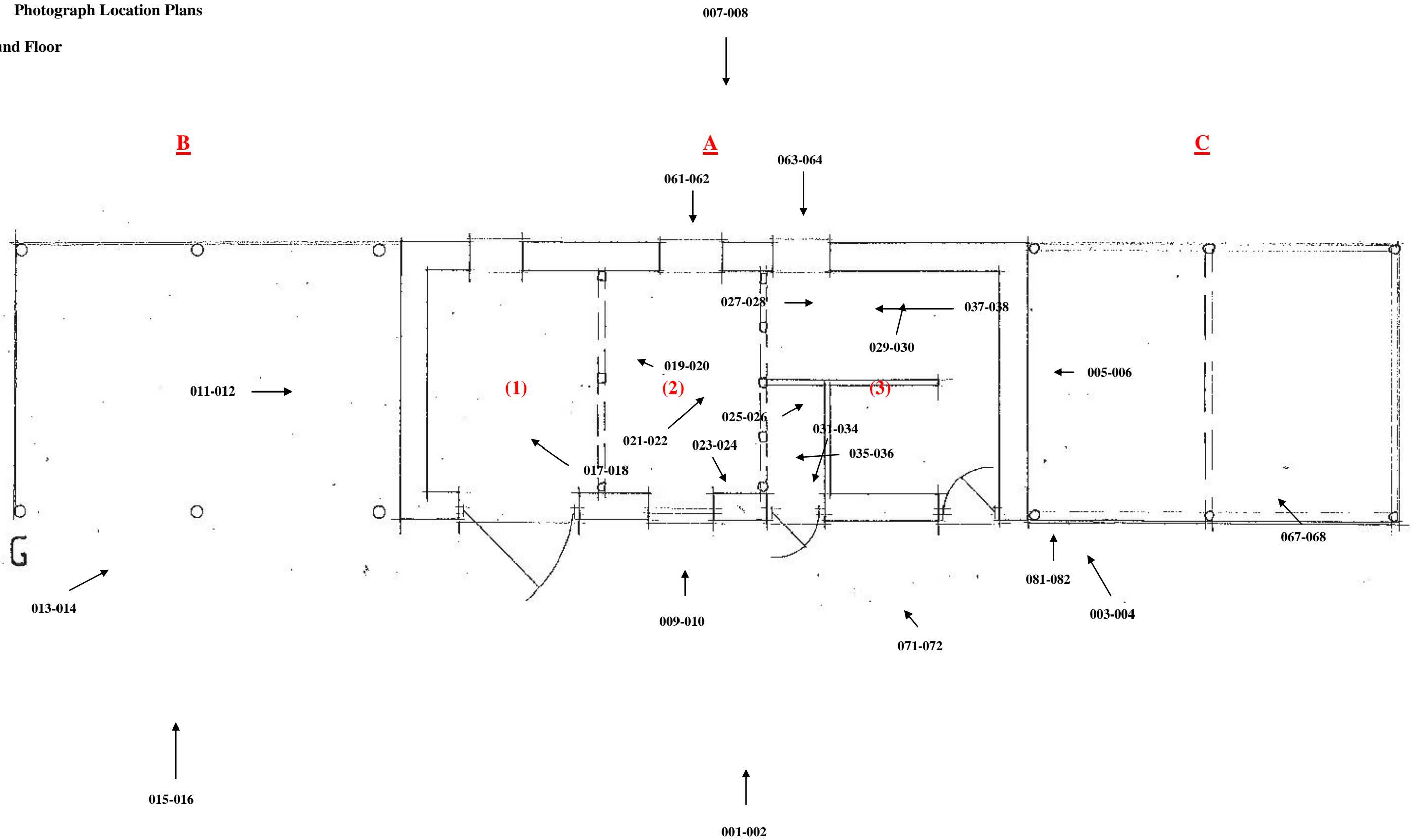
Figure 7
A(2) Cross Frame (Looking South – South West).



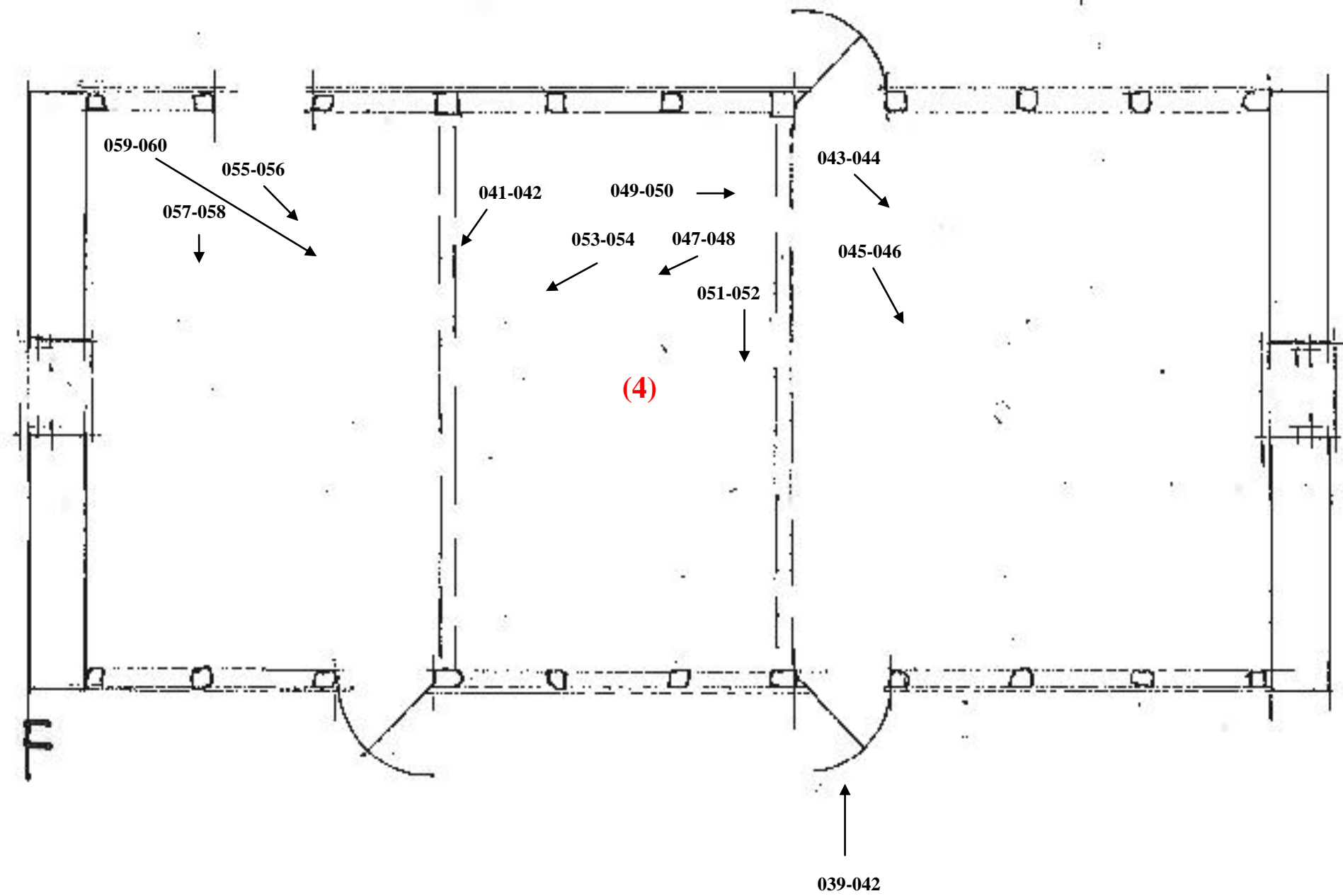
Figure 8
A(4) General View (Looking West).

3. Photograph Location Plans

Ground Floor



First Floor





4. Photographic Index

B&W	Digital	Build/Rm ID	Description	Dir	2021-CBAP
	001		Principal Elevation, General View.	SE	
	002		Principal Elevation, General View.	SE	
	003		SW Facing Gable, General View.	ESE	
	004		SW Facing Gable, General View.	ESE	
	005		Blocked Opening on SW Gable.	NE	
	006		Blocked Opening on SW Gable.	NE	
	007		Rear Elevation, General View.	NW	
	008		Rear Elevation, General View.	NW	
	009		Window/Blocked Doorway on Principal Elevation.	SE	
	010		Window/Blocked Doorway on Principal Elevation.	SE	
	011		NE Facing Gable, Ltd View.	SW	
	012		NE Facing Gable, Ltd View.	SW	
	013		NE Facing Gable, General View.	SSW	
	014		NE Facing Gable, General View.	SSW	
	015	<u>A</u>	General View.	SE	
	016	<u>A</u>	General View.	SE	
	017	<u>B</u> (1)	General View, Internal.	SE	
	018	<u>B</u> (1)	General View, Internal.	SE	
	019	<u>B</u> (2)	Cross Frame.	ESE	
	020	<u>B</u> (2)	Cross Frame.	ESE	
	021	<u>B</u> (2)	Cross Frame.	SW	
	022	<u>B</u> (2)	Cross Frame.	SW	
	023	<u>B</u> (2)	Window Reveal & Remnant Plaster.	WNW	
	024	<u>B</u> (2)	Window Reveal & Remnant Plaster.	WNW	
	025	<u>B</u> (3)	General View, Internal.	WSW	
	026	<u>B</u> (3)	General View, Internal.	WSW	
	027	<u>B</u> (3)	General View, Internal.	SW	
	028	<u>B</u> (3)	General View, Internal.	SW	
	029	<u>B</u> (3)	Arrow Slit Openings in Rear Wall.	SE	
	030	<u>B</u> (3)	Arrow Slit Openings in Rear Wall.	SE	
	031	<u>B</u> (3)	Re-used Girding Beam Over Door on Principal Elevation.	NNE	
	032	<u>B</u> (3)	Re-used Girding Beam Over Door on Principal Elevation.	NNE	

033	<u>B</u> (3)	Re-used Girding Beam Over Door on Principal Elevation.	NE
034	<u>B</u> (3)	Re-used Girding Beam Over Door on Principal Elevation.	
035		Cross Frame.	
036	<u>B</u> (3)	Cross Frame.	NE
037	<u>B</u> (3)	Cross Frame.	NE
038	<u>B</u> (3)	Cross Frame.	NE
039		Hinge on Pitching Door, Principal Elevation.	SE
040		Hinge on Pitching Door, Principal Elevation.	SE
041		Pitching Door & Weather Boarding on Principal Elevation.	SE
042		Pitching Door & Weather Boarding on Principal Elevation.	SE
043	<u>B</u> (4)	SW Gable, Internal.	W
044	<u>B</u> (4)	SW Gable, Internal.	W
045	<u>B</u> (4)	Roof Structure.	NW
046	<u>B</u> (4)	Roof Structure.	NW
047	<u>B</u> (4)	E. Truss.	ENE
048	<u>B</u> (4)	E. Truss.	ENE
049	<u>B</u> (4)	Assembly Marks on Tie Beam & Principal of W. Truss.	WNW
050	<u>B</u> (4)	Assembly Marks on Tie Beam & Principal of W. Truss.	WNW
051	<u>B</u> (4)	Assembly Marks & Scarfe Joint on Purlin.	NW
052	<u>B</u> (4)	Assembly Marks & Scarfe Joint on Purlin.	NW
053	<u>B</u> (4)	Apex of Principal Rafters on E. Truss.	NNE
054	<u>B</u> (4)	Apex of Principal Rafters on E. Truss.	NNE
055	<u>B</u> (4)	W. Truss.	WSW
056	<u>B</u> (4)	W. Truss.	WSW
057	<u>B</u> (4)	Roof Structure.	NNW
058	<u>B</u> (4)	Roof Structure.	NNW
059	<u>B</u> (4)	General View, Internal.	WSW
060	<u>B</u> (4)	General View, Internal.	WSW
061	<u>B</u> (2)	Iron Framed Window on Rear Wall, External.	NW
062	<u>B</u> (2)	Iron Framed Window on Rear Wall, External.	NW
063	<u>B</u> (3)	Iron Framed Window on Rear Wall, External.	NW
064	<u>B</u> (3)	Iron Framed Window on Rear Wall, External.	NW
065	<u>C</u>	General View.	ENE
066	<u>C</u>	General View.	ENE
067	<u>C</u>	Truss.	E

068	<u>C</u>	Truss.	E
069		Landscape View.	ENE
070		Landscape View.	ENE
071		Landscape View.	ENE
072		Landscape View.	ENE
073		Landscape View.	E
074		Landscape View.	E
075		General View, External	ESE
076		General View, External	ESE
077		General View, External	ESE
078		General View, External	ESE
079		General View, External	SW
080		General View, External	SW
081		Wall Footing Adj. SW Gable.	SE
082		Wall Footing Adj. SW Gable.	SE

5. Contact Sheets



2021-CBAP (1)



2021-CBAP (2)



2021-CBAP (3)



2021-CBAP (4)



2021-CBAP (5)



2021-CBAP (6)



2021-CBAP (7)



2021-CBAP (8)



2021-CBAP (9)



2021-CBAP (10)



2021-CBAP (11)



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2021-CBAP (69)



2021-CBAP (70)



6. Archive & Publication

The site archive consists of

- 1 A3 paper plans showing photo locations
- 2 DVDs containing 82 digital images
- 3 A4 contact sheets
- 3 A4 photo record sheets

An unbound copy of this report

The archive will be held by Clwyd Powys Archaeological Trust HER under the site code 2021-CBAP.

A version of the summary (above) will be submitted to the editor of the local journal for inclusion in the next edition.

7. References & Sources

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