

Archaeology Wales

Peace Cottage, Evancoyd, Evenjobb, Powys LD8 2PA

Heritage Impact Assessment



By
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Report No. 1663


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Summary

The following report presents the results of a desk-based Heritage Impact Assessment (HIA) and site visit at Peace Cottage, Evancoyd, Evenjobb, Powys LD8 2PA, centred on SO 26088 63124. The assessment was undertaken to examine the impact of proposals to demolish a rear store and erect a new rear extension at Peace Cottage on designated and non-designated assets in the vicinity. The planning application numbers are P/2017/1271 & P/2017/1273, and the local planning authority is Powys County Council.

The development is close to a number of Grade II Listed Buildings and lies within the area of the Grade II listed Evancoyd Registered Park and Garden (PGW (Po) 51 (POW)). It is also located immediately adjacent to a possible medieval castle motte (PRN 298) and Peace Cottage is curtilage listed, and recorded on the regional Historic Environment Record (PRN 125700).

It is considered that the proposed development will have no direct or indirect impact on either the surrounding Listed Building or the registered Parkland, as there is little or no visibility between the development and the listed buildings and parkland, the visible elements of Peace Cottage will remain unaltered, and the rear extension to be removed is not an important element in the history and development of these sites. Therefore the proposed development is not likely to affect the setting or character of the Listed Buildings or Parkland.

Whilst the development does directly affect Peace Cottage and is visible from the motte, the impact on these is considered neutral due to the position of the extension at the rear of the cottage and nature of the construction.

The potential for buried remains from the Post-Medieval period is considered high, and the potential for remains from the Medieval period is considered moderate within the proposed development site. Therefore, an archaeological watching brief during demolition and groundworks is recommended.

1 Introduction

Archaeology Wales (AW) was commissioned by McCartney LLP to carry out a desk-based Heritage Impact Assessment (HIA) and site visit at Peace Cottage, Evancoyd, Evenjobb, Powys LD8 2PA (henceforth "the site"), centred on NGR SO 26088 63124 (Figures 1 & 2) in relation to a proposal to demolish a rear store and erect a new rear extension at Peace Cottage (planning application nos P/2017/1271 & P/2017/1273). The local planning authority is Powys County Council (PCC).

The development is close to a number of listed buildings and lies within the area of the Grade II listed Evancoyd Registered Park and Garden (PGW (Po) 51 (POW)). It is also located immediately adjacent to a possible medieval castle motte (PRN 298).

This HIA and site visit has been undertaken to assess the impact of the proposal on the historic environment and to provide PCC with the information they are likely to need in respect of the proposed development, the requirements for which are set out in *Planning Policy* (revised edition 9, 2016) Section 6.5 and *Technical Advice Note (TAN) 24: The Historic Environment* (2017).

2 Site Description

2.1 Location

Peace Cottage is a small dwelling lying within the parkland associated with Evancoyd House, a mid-19th century mansion and parkland. The park is laid out within ornamental woodlands in a dingle to the west of the house, with late-19th century tree and shrub planting. Peace Cottage lies to the northeast of the house, adjacent to the remains of a medieval motte.

The site lies in a rural location close to the English/Welsh border. Lodgemoor Wood extends to the west of Evancoyd and Home Wood lies on the south side, otherwise agricultural fields extend throughout the surrounding area. The site lies at approximately 230m OD in an undulating landscape cut by streams running around the western side of Evancoyd. The ground rises eastwards to the hilltops of Pen Offa and Evenjobb Hill. The B4357 runs to the east, providing the main access to the site.

The settlement pattern is one of dispersed farmsteads and dwellings, with a small nucleated settlements at Evenjobb 800m to the south and Kinnerton 1.6km to the west.

2.2 Geology

According to the British Geological Survey the underlying solid geology comprises undifferentiated mudstones, siltstones and sandstones of the Ludlow and Wenlock Rocks. This is overlaid by Devensian till (BGS 2018).

3 Method

The methodology for this assessment follows that set out in the Written Scheme of Investigation (WSI) and approved by Clwyd-Powys Archaeological Trust – Development Control (CPAT-DC) in their capacity as archaeological advisors to PCC. (Appendix II.)

The objective is to assess the impact of the development proposals on the historic environment by means of the desk-based HIA and Site Visit. This work was undertaken following the guidance laid out within *Managing Heritage Impact Assessment in Wales*, published by Cadw in May 2017.

It will aim to take full account of the merits of the existing buildings, including adjacent and non-designated heritage assets and their settings. It will aim to gather enough information to understand the significance of any heritage assets affected and assess the impact of the proposals on those assets. This will help inform future decision making, design solutions and potential mitigation strategies.

The report will provide information of sufficient detail to allow informed planning decisions to be made which can safeguard the heritage resource, it will establish the historical significance of the asset, and its relationship to the wider historical environment.

The assessment will consider the following:

a) The significance of the existing buildings and their setting and their relationship to adjacent and non-designated heritage assets, through assessment of various readily available primary sources:

1. Collation and assessment of all relevant information held in the regional Historic Environment Record (HER) at Clwyd-Powys Archaeological Trust (CPAT), Welshpool, for both Peace Cottage and other assets within a 200m radius of the proposed development site. This will include both designated and non-designated sites.
2. Assessment of all available reports and archives including unpublished and unprocessed material affecting the site and its setting.
3. Assessment of all relevant extant photographic evidence, including available historic photos.
4. All sources indexed in the County Archives as appropriate, site files held by the RCAHMW.
5. Map regression analysis using all relevant cartographic sources e.g. all editions of the Ordnance Survey County Series, tithe and early estate maps (as available).
6. Place name evidence.
7. Historic documents (e.g. Charters, registers, estate papers).

b) The significance of the assets in their local, regional and national context and in light of the findings of the assessment.

c) The potential impact of any proposed development on existing historical assets and their setting.

This work conforms to the *Standard and Guidance for Archaeological Desk-Based Assessment*, as produced by the Chartered Institute for Archaeologists (CIfA 2014) and follows the guidance laid out in *Managing Heritage Impact Assessment in Wales* (Cadw 2017).

4 Archaeological and Historical Background

4.1 *Previous Archaeological Studies*

Two archaeological investigations have been undertaken within a 200m radius of the site centre.

In 2001 Marches Archaeology carried out a watching brief (HER 87381) during the building of a barn 52m to the east of Evancoed Mound (PRN 298), a suggested motte. The barn was within the possible bailey associated with the motte. The stanchions and roof of the barn had been erected before the archaeologist was contacted. No medieval archaeological features or deposits were noted. 17th century pottery was noted but not retained.

Also in 2001, 130m to the northeast, a photographic survey was carried out by CPAT (HER 44384).

4.2 *The Historic Landscape*

The site lies within the Registered Historic Park and Garden of Evancoyd (PGW (Po) 51 (POW), a small park, Grade II listed, associated with the mid-19th century (*circa* 1840) Evancoyd House. The park is laid out within ornamental woodlands in a dingle to the west of the house, with late-19th century tree and shrub planting (Figure 4).

The remains of the late 19th century house, 'The New Seat', survive in the woodland and park. This was built for a son of the family who died in the Boer War, it was never occupied and later robbed for other building work.

No Scheduled Ancient Monuments, World Heritage Sites, Conservation Areas or Registered Battlefields are within the study area.

4.3 *Listed Buildings*

Peace Cottage itself is not a Listed Building, but lies within the curtilage of other Listed Buildings.

There are seven Listed Buildings (LB) within the 200m search radius (Figure 2), all are grade II listed.

One group is to the west, the other lies generally to the east. Of the western group, the northernmost is 68m away (LB 9151), a stable forming the middle of three separate ranges around a courtyard; these three outbuildings form a group with Evancoyd House. The 19th century stable range is on the north side of the yard, converted in part to domestic accommodation. It comprises a two-storey coursed rubble building with slate roof with brick end stack and brick cambered lintels, it has boarded doors and small-paned timber casements.

The west side of the range (LB 9152), 89m distant and of the same date, is a single-storey, coursed, squared rubble building with a hipped slate roof, projecting entrance bay with wide brick cambered arch. It has a later double door entry to the right and king-post trusses.

The easternmost of this group, 66m to the southwest, is a 19th century coachhouse with loft over (LB 9150). It is built of coursed squared rubble with hipped slate roof, it has a timber bellcote with leaded pyramidal cap and weathercock. It has two double-door entries with flat voussoir lintels. Stone steps lead to a boarded loft door; other loft openings are louvred. It incorporates king-post roof trusses. The range runs back to join the rear wing of Evancoyd House.

72m to the southwest is the small country house of Evancoyd (LB 9149). Of two-storeys, with roughcast front elevations, it displays exposed coursed rubble to the rear and has hipped slate roofs with boxed eaves and rendered brick stacks. There is a three-bay entrance front with 12-pane sashes, a wide pedimented central doorcase and modern panelled door with glazed surround. The garden elevation has a modern in-filled centre section replacing the original veranda, the wing gable ends have 3-light sashes on the first floor and on the ground floor and French windows flanked by margin lights. The rear elevations have various sash windows under flat voussoir lintels and the service ranges have sash windows under brick cambered lintels.

The Gardener's Cottage (LB 9153) lies 64m to the east. Dating from the early 19th century, it was formerly a pair of cottages but now comprises a single dwelling. Constructed in two-storeys of painted rubble with slate roof and rubble ridge stack with smaller brick upper to left of centre, there is a projecting rubble stack with bread oven to the right of the gable end. There are two boarded doors under slated canopies set on timber uprights. It has casement windows; three windows in the former left-hand cottage retain small-paned iron frames. There is a blocked opening with voussoir lintel at the extreme left.

Evancoyd Lodge (LB 9154) lies 110m to east. Built in *circa* 1835 in simplified Picturesque style, it is of two-storeys of coursed squared rubble with hipped slate roof extending to a catslide over a smaller rear section with a further lean-to addition. There is a tall rubble stack to the rear with triple, diagonally-set shafts in brick and deep-set boxed eaves. There is an angled bay window at the front and an enclosed timber porch with small-paned timber casements.

132m to the northeast is a hay barn (LB 9155). This is an early to mid-19th century detached 4-bay barn. Comprising rubble walls with many ventilation slits, it is open-

fronted to the south with rubble partitions. The right-hand bay is in-filled with later rubble and weather-boarding. It has an iron roof and king-post trusses and has been converted to a dwelling.

4.4 *Known Archaeological Remains and Historical Development*

A search was made of the Portable Antiquities Scheme (PAS) database covering the assessment area. No records were returned.

There are fourteen sites in the HER within 200m of Peace Cottage (Figure 4, Appendix I) including the designated assets listed above; the sites recorded in the National Monument Record (NMR) within this zone are duplicates of the HER data except for one record (Figure 4). The sites are briefly described below, according to period, where they are incorporated into a summary of the historical development of the area.

4.4.1 *Prehistoric: Palaeolithic (c.450,000 – 10,000 BC), Mesolithic (c.10,000 – 4400 BC), Neolithic (4400 BC – 2300 BC), Bronze Age (2300 BC – 700 BC) & Iron Age (700 BC – AD 43)*

The Trappe Find (PRN 19031), a spindle whorl of local stone, was found 166m to southeast in 1961. A number of other Prehistoric finds were discovered on the far side of the B4357, outside the assessment area.

In the wider landscape, Castle Ring (Pen Offa Iron Age hillfort / defended enclosure) (NPRN 306369) lies *circa* 500m to the northeast. It is an oval enclosure, 136m by 106m, defined by banks, ditches and a counterscarp, with simple entrances to the northwest and southeast. A number of other defended enclosures, tumuli and standing stones can be found to the south and west, between 500m and 5km distant.

The potential presence of Prehistoric remains on the proposed development is considered to be low.

4.4.2 *Roman (AD 43 – AD 410)*

There are no records of Roman activity within the assessment area, although four sherds of Roman pottery were discovered during field-walking adjacent to Evenjobb motte (PRN 49079).

The potential presence of Roman remains on the proposed development is considered to be low.

4.4.3 *Early Medieval (AD 410 – AD 1086)*

Although no remains of Early Medieval activity are known within a 200m radius of the site, the area is close to the English/Welsh border and Offa's Dyke runs *circa* 1km to the east.

The potential presence of Early Medieval remains on the proposed development is considered to be low.

4.4.4 Medieval (AD 1086 – AD 1536)

To the east of Peace Cottage, 20m away, lies the remains of a possible motte (PRN 298 / NPRN 306370). A steep-sided, flat-topped mound, 20m in diameter and 2.2m high, set in the grounds of Evancoyd. The east side has been destroyed by building works. There are no traces of a ditch or bailey, and it has been suggested that the mound could be a later garden feature (RCAHMW). However, the location of the mound, situated between two domestic dwellings on the estate and away from the main gardens, renders this unlikely. A number of other mottes are known in the wider vicinity, e.g. Dunn's Lane motte (NPRN 306368) *circa* 700m to the south near Evenjobb, and at Kinnerton *circa* 1.5km to the west (NPRN 306393).

The potential presence of Medieval remains on the proposed development is considered to be moderate.

4.4.5 Post-Medieval (AD 1536 – AD 1899) & Modern

Aside from the designated assets, the assessment area also includes a fish pond (PRN 125701), which was noted on the 1st Edition Ordnance Survey map during the Glastir woodland project.

Post-Medieval activity was recorded in the course of a Watching Brief during the building of a barn to the east of the mound, when 17th century pottery was found (PRN 57618).

Evancoyd House and its ancillary buildings (see Section 4.3) all date from *circa* 1840, but the architect is unknown. Peace Cottage is unlisted but lies within the curtilage of this collection of Grade II Listed Buildings (PRN 125700). A mound of earth to the west of the main house proved to be dump of material created during construction works and was levelled by the present owner post-1989 (*pers. comm.*).

The gardens of Evancoyd (PRN 32920) lie to the east and southeast of the house and stand on the edge of a steep ridge with a significant view to the southwest between two woodland belts onto parkland which rolls south to the Radnor plain.

The history of the park prior to 1840 is unclear but it is situated to the north-west of the small ancient settlement of Evenjobb on the historic Radnor plain. About 4 km to the west of the park lies the Radnor Forest which dates back to antiquity. It is likely that the area of the park had been forest which would have been cleared, probably by the late medieval period.

The earliest record that has been found for the site of the park is a tithe map of 1840 which records the park as 'meadow' and 'close' in the ownership of the Mynors family. The lake, marked as 'pool' and the drive are shown. Two small plantations were also recorded, to the north and south of the lake. What is significant about this map is that it records no house, or buildings, in the vicinity of Evancoyd. By the Ordnance Survey map of 1888 the park is much in its present form except for the site of the New Seat, which is marked on its north-west. The drive to the New Seat is not marked, by this date it appears to have been superseded by two new drives which approached the house from the east and south-east. These are the drives which survive today.

The woods, particularly Lodgemoor Wood, both contain fine examples of 19th century tree and shrub introductions but they are largely overgrown. The valley to the west of the house is very overgrown, it contains at least two ponds. The valley stream runs into a large oval pond with a central island, which lies below the house. A new service track has been created above and along the west side of the pond to help with work in the woods.

The potential for archaeology from the Post-Medieval period is considered to be high.

5 Map Regression

(Figures 6 to 8)

5.1 *Old Radnor Parish Tithe and early maps*

The 1841 tithe map of Old Radnor parish shows the buildings and ponds which currently stand in Evancoyd park, including Peace Cottage. A small, round pond with an island appears to be located at the edge of the woods, west of the current pond and island. The apportionment shows these to be in the ownership and occupancy of Peter Rickard-Mynors. The gardens are probably also present, but damage to the map means that these are no longer shown. A fragment of text which lies partly within the damaged area could be a label for the property, but appears to read Evenjobb Hall (Figure 5).

A building, which is not now present, is shown between Gardener's Cottage (LB 9153) and the Gate House (LB 9154). A further building is shown at the location of the current modern barn to the northwest of the cottage.

Earlier mapping, such as the map of Presteigne produced by Thomas Budgen in 1815, shows a number of houses along a track leading west off the main road, with woodland to the north and west, located in the area of the present buildings. This would predate the house and park built by the Mynors family. This group is labelled Newcastle. Newcastle Court is shown on the tithe a little distance to the north of Evancoyd. It is not clear if this is a labelling error, a location error or whether the area and former buildings which predate the current houses were originally known as Newcastle.

5.2 *Ordnance Survey and Later Historic Maps*

Ordnance Survey 1st Edition 1888 & 2nd Edition 1905 1 to 6 inch

The 1st Edition OS map shows little change to the area by the late 19th century. The main house and outbuildings appear as in earlier mapping, with walled garden to the southeast (Figure 6).

The mound is marked, which was not the case on the tithe map, as is the quarry. The unfinished New Seat house in the woods is present by this date.

The layout of buildings on the east side of the park is slightly different. The additional building is still present between Gardener's Cottage (LB 9153) and the Gate House (LB 9154). Other changes are to the building between the Hay Barn (LB 9155) and the Gate House which has an extended layout to the rear and another building has appeared to the west of this.

The 1905 OS map does not show any major changes to the park, although the detail in the walled garden has gone.

Ordnance Survey 3rd Edition 1930 & 4th Edition 1953 1 to 6 inch

By 1930 there are minor changes on the map; the quarry is no longer indicated, the building on the site of the barn is gone and some small changes appear in the channel of the stream that feeds the ponds (Figure 7).

The house in the woods is much reduced, if not gone, and a Pheasantry is marked here instead.

The picture is unchanged in the 4th Edition map.

Ordnance Survey 1976-77 1:2500

On the 1977 map the structure is still present between the Lodge (LB 9154) and Gardener's Cottage (LB 9153). The rear extension to the house north of the Lodge is gone. Peace Cottage is labelled Place Cottage at this time. The series of ponds to the south which ran to the southwest and will again be a feature in the present day, is no longer present, only a drain marks their route.

6 Aerial Photographs and LiDAR

Aerial photographs (APs) and LiDAR were examined, although they were not expected to reveal new information about the site.

The main features of the park, such as the ponds, house and outbuildings, and ornamental gardens and are clearly discernible from recent aerial photography, though some of the area is obscured by trees. Recent oblique images of the park held by CPAT give a better impression of the park features and setting of the listed buildings.

LiDAR imagery of the site is available at 2m resolution. The digital terrain model (DTM) gives a good impression of the topography and clearly shows the ridge that the houses and gardens sit upon. Some garden features are visible and the motte is just about detectable at this low resolution (Figure 8).

7 Site Visit

A site visit was undertaken on the 24th March 2018 (Photos 1 – 20). Conditions were dry and overcast with occasional drizzle, visibility was good.

Peace Cottage (PRN 125700) lies on the north side of the drive, which runs east-west from the main road (B4357) and loops around to form a cul-de-sac providing access to properties on the estate (photos 1 & 2).

It is constructed of coursed, squared rubble with lime mortar bonding and some cement pointing. It has a pitched roof, the original slates have been replaced by modern composite roof tiles. The building is double fronted with two storeys. At the front the two upper storey windows have six lights, the lower storey have nine. Also at the front is a small single storey extension at the southwest with a pitched roof; another single storey extension lies at the west end, with a sloping roof and a small lean-to sits at the rear of the cottage with a later brick blockage (photo 6). The extensions are constructed from similar materials and were probably later historic additions. The cottage is likely to be contemporary with the other buildings in the park, which would date its construction to the mid-19th century.

The ornamental gardens, associated buildings and drive are located on an escarpment, falling away to lower ground with streams and ponds to the north, west and south sides, the ground then rises as wooded slopes surrounding the properties. The escarpment itself is undulating, so that the other buildings in the area are mostly hidden by variations in the topography and planting. In the distance, to the east, the ground on the other side of the main road rises up to Penn Offa and the ridge upon which Offa's Dyke runs.

The planned extension is to the rear of Peace Cottage. The view from the rear towards the north is restricted by mixed woodland on the slope, falling away on the north side. To the east of Peace Cottage, in close proximity to it, is the mound which may be a motte (photo 3). The ground is kept clear, though several mature trees grow on the feature. The ground to the east of the motte is at a lower elevation and the combined effect of the motte and topography means that the three listed buildings that lie to the east of the cottage (LB 9153, LB 9154 & LB 9155) are not inter-visible with it (photos 17-20).

A modern wooden barn is situated to the northwest of the cottage and is the only clearly visible structure, as the proposed development is entirely shielded by its location to the rear, and by the topography, planting and motte (photo 5).

The rear of the stable block (LB 9151) of the three ranges is partly visible, as is the roof, north wall and bellcote of the Coach House (LB 9150) (photos 4, 7 - 11). The roof and top storey of Evancoyd House (LB 9149) is also partly visible from Peace Cottage; all of these buildings are located on lower ground. From the rear of Peace Cottage only the motte and modern barn are visible.

Elegant gardens and the brick wall perimeter to the east of Evancoyd House are not inter-visible with Peace Cottage, due to the ground level and screening from planting (photo 12 & 14).

A significant view to the south of the Radnor plain framed between two belts of woodland can be seen from the gardens associated with the country house (photo 13). A RCAHMW record positioned a structure at the side of the pond at the bottom of this slope. This was obviously an error in recording the location of the stable which forms the middle range of the outbuildings.

The fishpond which lies to the north of the site was also visited; this is recorded in the HER (PRN 125701) although an old quarry which lies next to it is not. Both lie at the bottom of a steep slope and are not inter-visible with the cottage (photo 15 & 16).

8 Impact Assessment

8.1 *Assessment of Archaeological Potential and Importance*

Reference No.	Name	Site Type	Period	NGR	Importance
HER 125700	Peace Cottage	Building	19th century	SO 26091 63126	Local significance
HER 298	Motte	Earthwork	Possible medieval	SO 26118 63130	Local significance

Table 1: archaeological potential in or immediately adjacent to the proposed development area

The site was probably open pasture in the past, prior to the development of the park.

The potential for archaeological remains from the Post-Medieval periods to survive within the proposed development areas is high, and whilst the significance of these remains is generally low they may be of importance to understanding the development and history of the park. If the mound is Medieval then the potential for remains from this period is moderate, the mound itself and any associated remains are of local importance but would be part of a wider landscape of features of defence along the English/Welsh border. The potential for remains from other eras is considered to be low.

8.2 *Previous Impacts*

The construction of current buildings and landscaping for the gardens and parkland in the 19th century are likely to have impacted upon the archaeological remains from earlier periods.

8.3 Potential Impacts of the Proposed Development

The proposed development, for the demolition of the lean-to outbuilding and construction of a new extension to the rear of Peace Cottage, will have a negative impact on any buried archaeological remains. Any of the following activities associated with the proposed development could therefore expose, damage or destroy archaeological remains:

- Enabling works
- Landscaping and terracing works
- Surface stripping
- Construction of infrastructure
- Foundation excavations
- Service installation

The proposed development has the potential to generate indirect (visual) effects on archaeological sites, such as altering their setting.

8.4 Designated Sites and Landscape

There are seven Grade II Listed Buildings within 200m of the site, and the cottage itself is curtilage listed. Some inter-visibility exists from the front of the cottage with the listed buildings to the west, that is the rear of the stable block (LB 9151), part of the northern end of the Coach House (LB 9150) and the top floor of Evancoyd House (LB 9149). The view from and to the proposed extension is more restricted due to its location at the rear of the cottage. Nor is the proposed development visible to most of the grade II listed Historic Parkland (PO 51). It is screened by trees to the north and the cottage to the south, the topography also restricts the inter-visibility of the other buildings to the site.

The listed buildings to the east (LB 9153, LB 9154 & LB 9155) are at a lower level and the views towards the proposed extension and the rear of the cottage are not at all visible, partly screened by the motte adjoining the cottage.

Peace Cottage itself (PRN 125700) will be impacted by the development; the lean-to outbuilding at the rear will be demolished as part of the works and the construction of the extension. However, the lean-to is a later addition to the cottage, is in poor repair and has been patched with brick at some time.

The character and setting of the front of the cottage is not changed by the proposed development. The new extension at the rear of the structure is another amendment to a building which has had several additions in its history and the development is not out of keeping with the style of the house.

8.5 Non-designated Archaeological Sites

There are non-designated archaeological sites in the proposed development area, as laid out in Section 8.1, that will be affected.

The mound/motte (PRN 298) is adjacent to the cottage and is inter-visible with the extension. However the setting of this feature was changed in the 19th century with the development of the park, house and associated buildings. The mound is not impinged upon by the proposed development and any impact can be considered to be minimal.

There is the potential for buried remains of Post-Medieval and Medieval date to exist within the proposed development site. Though likely to be of low significance, they may shed light on the nature of the mound and activity in Evancoyd prior to the 19th century changes.

Other features in the park, including those which lie to the north of the site are not inter-visible and are not expected to be indirectly or directly impacted.

9 Conclusions

9.1 *Impacts on Designated Assets*

The proposed development includes the demolition of a lean-to outbuilding and construction of an extension. The impact of the proposed new development on the park and buildings in the assessment area is considered to be low as there is limited or no inter-visibility with the assets.

No Listed Buildings in the assessment area will be directly or indirectly impacted by the proposed development as most are not inter-visible, screened as they are by other buildings, planting and lack line-of-sight. The stables (LB 9151) and coach house (LB 9150) to the west have a restricted view of the front of Peace Cottage, with very restricted views to the proposed site. The development is considered to have at most a very minimal indirect impact on these.

The listed buildings to the east are unaffected by the proposed development, having no visual or other connection to the site. They are neither indirectly nor directly impacted by it.

The development is not considered likely to cause a significant change to the character of the area or the setting of the designated assets as they are not directly impacted, and any indirect impact on listed buildings or the Grade II listed Parkland (PO 51) is minimal.

Peace Cottage (PRN 125700), which is curtilage listed, is directly impacted by the development. The value of the asset is low, coming mainly from being part of a contemporaneous group of buildings. The character and setting of the cottage from the front is unaffected and whilst the new construction to the rear will have some affect it can be considered neutral; the current lean-to is an addition to the building and in poor condition, being repaired unsympathetically in the past.

9.2 Impacts on Non-designated Assets

The mound or motte (PRN 298) to the east is inter-visible with the site and lies less than 20m away, however the proposal is not expected to seriously impact on the monument as it will not greatly alter the current setting or physically impinge on the mound.

The potential for archaeological remains to exist within the proposed development area is considered to be generally low for most periods, and high for Post-Medieval and moderate for Medieval.

The other non-designated assets are not considered to be impacted in any way.

9.3 Mitigation

There is potential for Post-Medieval and possibly Medieval activity on the site. The extent of other below-ground remains is unknown but there is the potential for survival, therefore the following is considered appropriate mitigation:

An archaeological watching brief during demolition of any standing structures and during groundworks to ensure any such features are preserved through record.

10 Sources

General

- Archaeology Wales, 2018, Written Scheme of Investigation for a Heritage Impact Assessment at Peace Cottage, Evancoyd, Evenjobb, Powys, LD8 2PA
- Archwilio, The Historic Environment Records of Wales
<http://www.cofiadurcahcymru.org.uk/arch/index.html> [accessed March 2018]
- British Geological Survey interactive map
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [accessed March 2018]
- British Library On line Gallery
<http://www.bl.uk/onlinegallery/index.html> [accessed March 2018]
- Chartered Institute for Archaeologists, 2014, Standard and Guidance for Desk Based Assessments.
- Places of Wales, National Library of Wales <https://places.library.wales/> [accessed March 2018]
- Portable Antiquities Scheme Database
<https://finds.org.uk/database> [accessed March 2018]
- RCAHMW, 1913, Radnorshire: An Inventory of the Ancient Monuments in the County
<https://books.google.co.uk/books?printsec=frontcover&id=j4atuVVIEmUC#v=onepage&q&f=false> [accessed March 2018]
- Royal Commission on Ancient and Historic Monuments in Wales online catalogue
<http://www.coflein.gov.uk/> [accessed March 2018]

Maps

- Map of Presteigne 1815 Thomas Budgen
- Parish Tithe Map of Old Radnor 1841 and Apportionments
- Ordnance Survey Mapping
- Ordnance Survey 1st Edition 1888 1 to 6 inch
- Ordnance Survey 2nd Edition 1905 1 to 6 inch
- Ordnance Survey 3rd Edition 1930 1 to 6 inch
- Ordnance Survey 4th Edition 1953 1 to 6 inch
- Ordnance Survey 1976-77 1:2500
- Ordnance Survey map sheets sourced from The National Library of Scotland on line:
<http://maps.nls.uk/os/> [accessed March 2018]

Remote imagery

- LiDAR 2m imagery LiDAR Natural Resources Wales
<http://lle.gov.wales/catalogue/item/HistoricLidarArchive/?lang=en>
[downloaded March 2018]
- Oblique Aerial Images CPAT:
- 04-C-0196
- 04-004-0026

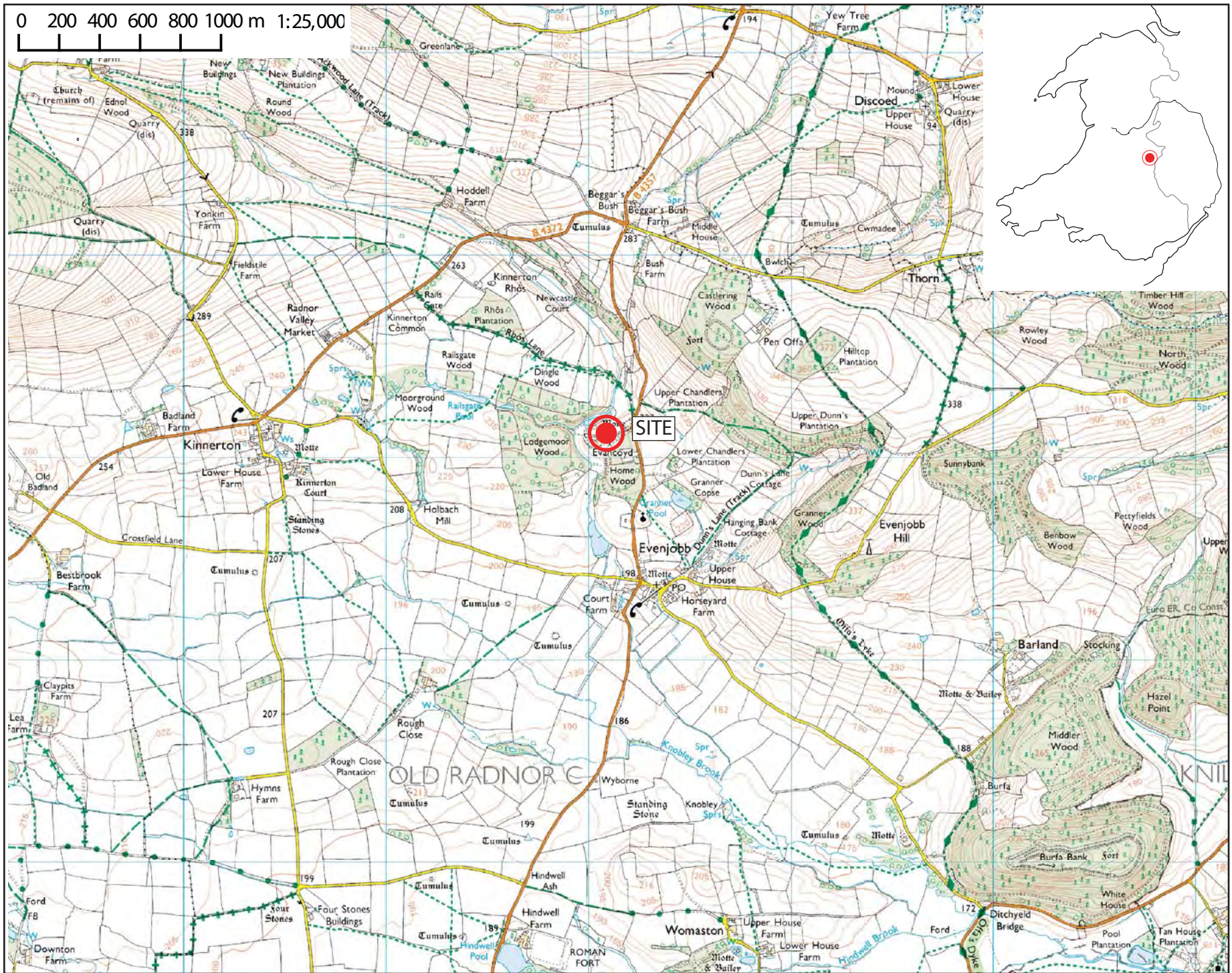
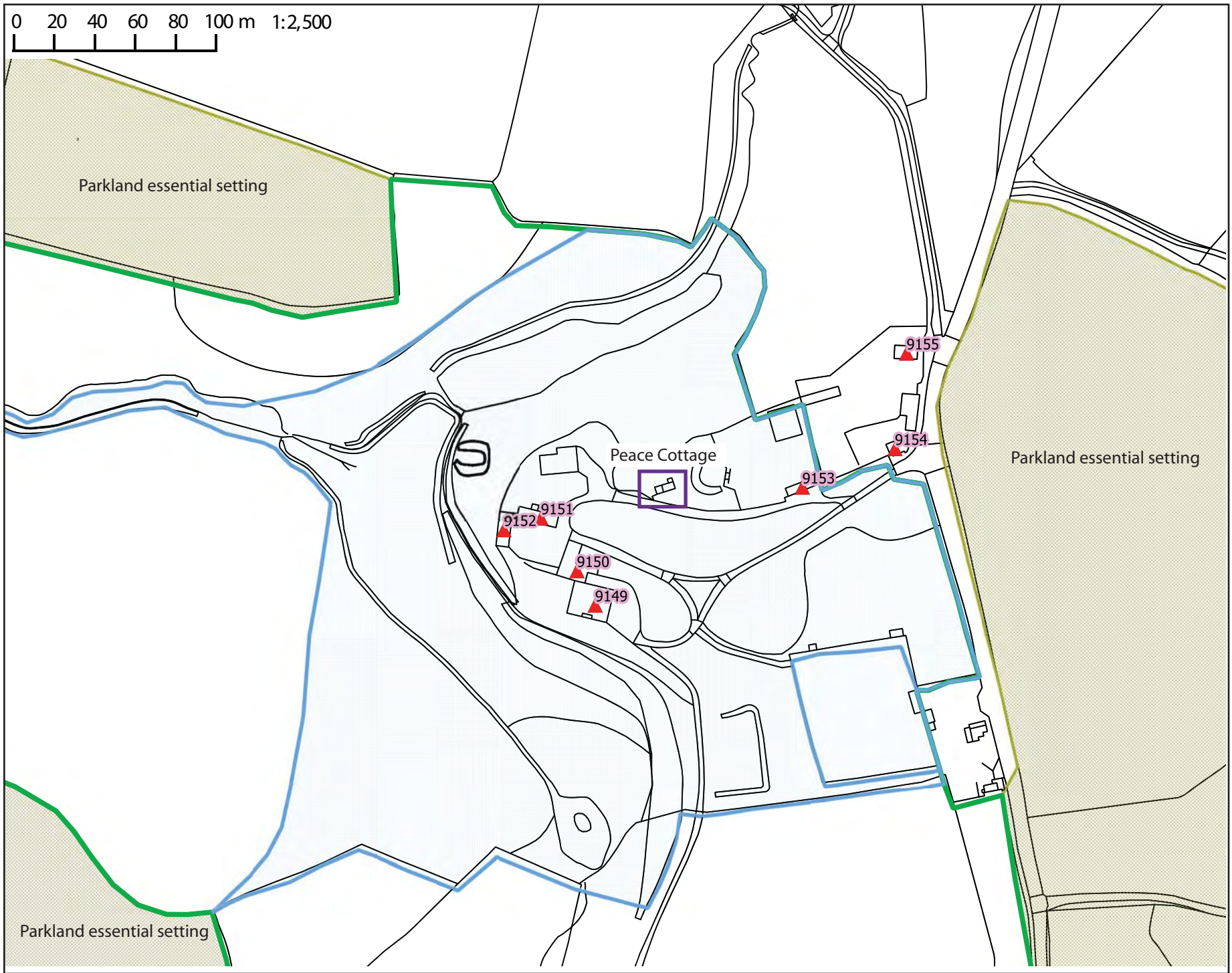


Figure 1: Location map, 1:25,000 @ A4

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Extent of registered historic park and garden PGW (Po) 51 (POW)

Evancoyd Garden (within PGW (Po) 51 (POW))

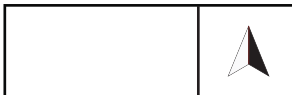
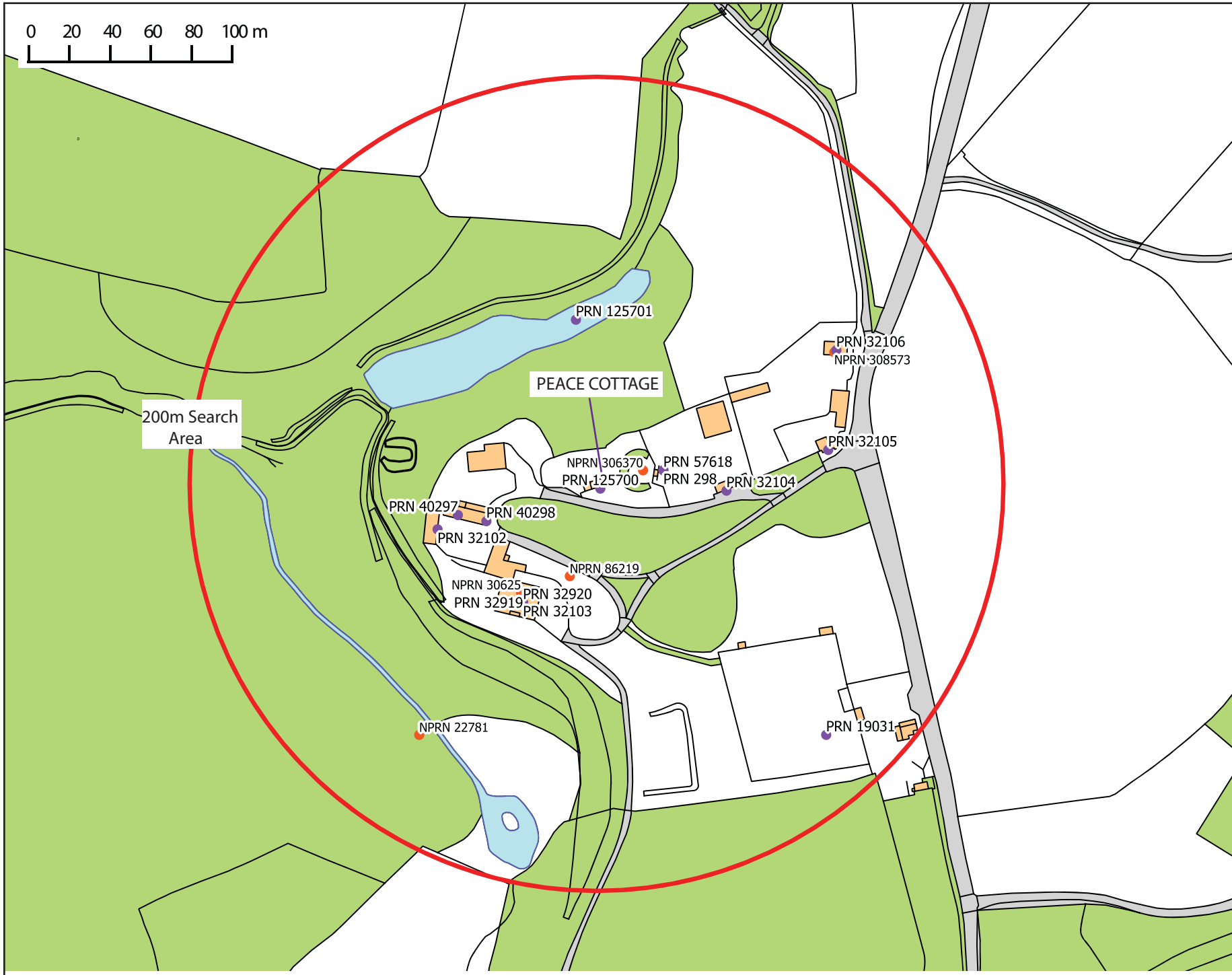
Listed Building

Figure 2: Location plan.

1:2500 @ A4

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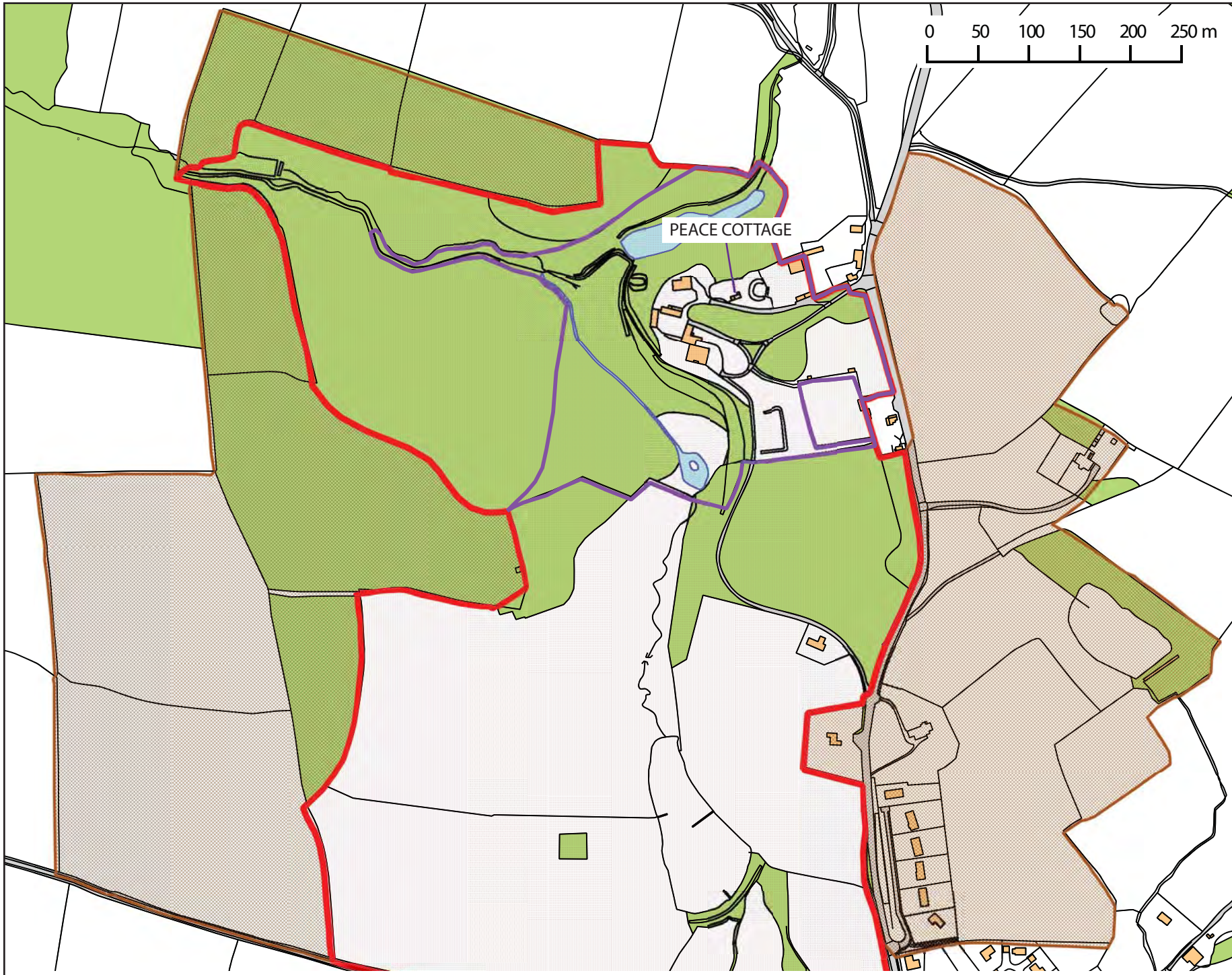
- Site recorded on the regional HER (CPAT)
- Site recorded on the NMR (RCAHMW)

Figure 3: HER and NMR monument data from CPAT and RCAHMW.

1:2500 @ A4

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- Boundary of the Grade II listed Evancoyd Historic Park (PO 51)
- Garden boundary associated with PO 51
- Essential setting to Parkland PO 51

Figure 4: Extent of the Grade II listed Evancoyd Historic Parkland.

1:5000 @ A4

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Figure 5: Extract from the tithe map of Old Radnor, 1841.



Figure 6: Extract from the Ordnance Survey 1st Edition 1888 1 to 6 inch .



Figure 7: Extract from the Ordnance Survey 3rd Edition 1930 1 to 6 inch.

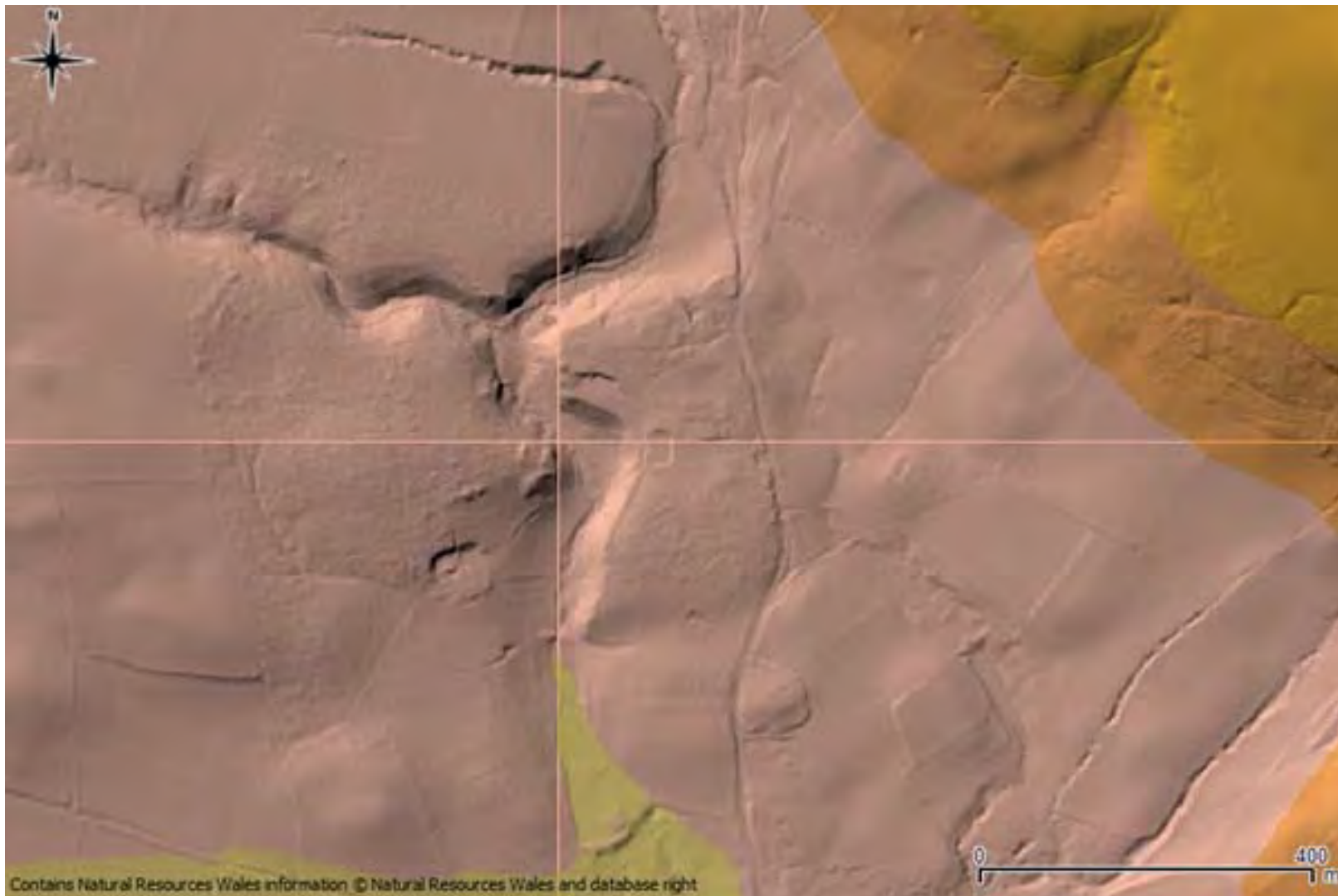


Figure 8:
2m resolution LiDAR
DTM.

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Photo 1: Peace Cottage (HER 125700), looking north.



Photo 2: Rear of cottage, mound in background and hills behind, looking southeast.



Photo 3: Mound or motte (HER 298), ground rising to Penn Offa in left of picture, looking east.



Photo 4: Rear of cottage with view towards stable block (LB 9151) and coach house (LB 9150), looking southwest.



Photo5: View from mound towards Evancoyd House (LB 9149) and Coach House (LB 9150), modern barn on right, looking west.



Photo 6: Lean to outbuilding, looking west.



Photo 7: View from rear of stable block (LB 9151) looking northeast towards Peace Cottage.



Photo 8: View of Coach House (LB 9150) from within courtyard looking south.



Photo 9: View of outbuildings (LB 9152 & 9151) looking northwest.



Photo 10: Rear of Evancoyd House (LB 9149) looking east.



Photo 11: Evancoyd House (LB 9149) looking northwest.



Photo 12: View from gardens towards cottage, looking north.



Photo 13: Significant view to south from gardens.



Photo 14: View of gardens, looking northeast.



Photo 15: View across fishpond (HER 125701) looking northeast.



Photo 16: View of old quarry, looking south.



Photo 17: Gardener's Cottage (LB 9153) looking northeast.



Photo 18: View from Gardener's Cottage (LB 9153) towards cottage, mound visible at rear, looking west.



Photo 19: View of Lodge (LB 9154) looking west towards cottage.



Photo 20: View of Hay Barn (LB 9155) looking north from drive. Roof of Lodge (LB 9154) on right.

Archaeology
Wales

**APPENDIX I:
HER Gazetteer
(for sites within 500m)**

CLWYD-POWYS ARCHAEOLOGICAL TRUST HISTORIC ENVIRONMENT RECORD ENQUIRY REPORT - CORE RECORDS

Enquiry reference number: E6351
Prepared by: Chris Martin, Clwyd-Powys Archaeological Trust
Produced for: Phil Poucher, Archaeology Wales

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Search criteria

{criteria}

PRN 32919 **NAME** Evancoyd

NGR SO2604963067 **COMMUNITY** Old Radnor

TYPE Post-Medieval, House. Rank: 1

SUMMARY -

DESCRIPTION Grade II listed house

CONDITION Condition: Intact Description: - Related event: - Date of entry: 2001-07-05 00:00:00

STATUS listed building 63/F/19 II, listed building (curtilage) 9152 II

CROSS REFERENCES part of 32919

SOURCES

McCullough, A E, and Martin, C H R 2015 Polygonisation of Traditional Farm Buildings in Radnorshire, Glastir Pilot CPAT Report No 1359

Ordnance Survey 1903-04 OS map, second edition, 25 inch, Radnorshire

ARTEFACTS

C14 DATES

PHOTOS

04-C-0196 , 04-004-0026

ARCHWILIO URL

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT32919&dbname=cpat&tname=CORE>

PRN 298 NAME Evancoyd motte

NGR SO26126313 **COMMUNITY** Old Radnor

TYPE Medieval, Motte. Rank: 1

SUMMARY FLAT-TOPPED MOUND. STEEP SIDED. 20M DIA 2.2M HIGH. E SIDE DESTROYED BY BUILDING CONSTRUCTION.

DESCRIPTION FLAT-TOPPED MOUND. STEEP SIDED. 20M DIA 2.2M HIGH. PROB MOTTE (OS, 1974). E SIDE DESTROYED BY BUILDING CONSTRUCTION.

CONDITION Condition: Damaged Description: - Related event: - Date of entry: 1981-12-31 00:00:00

STATUS None recorded

CROSS REFERENCES - -CPAT300402, CPAT87381

SOURCES

Royal Commission on the Ancient and Historical Monuments of Wales 1913 Inventory of the Ancient Monuments in Wales and Monmouth III - County of Radnor

Hogg, A H A & King, D J C 1970 Castle in Wales and the Marches Archaeologia Cambrensis 119

Remfry, P 1996 Castles of Radnorshire

Appleton-Fox, N 2001 Lodge Farm, Evenjobb, Powys: Report On a Programme of Archaeological Work Marches Archaeology

Ordnance Survey 1964 OS map

Ordnance Survey 1974 OS record card SO26SE 13 SO26SE 13

Clwyd-Powys Archaeological Trust 1974ff Powys Archaeological Record Archive

Jones, N W 2013 Walton Basin Project 2012-13: Archaeological Conservation in Rural Environments (ACRE) CPAT Report 1195.1

ARTEFACTS

C14 DATES

PHOTOS

ARCHWILIO URL

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT298&dbname=cpat&tname=CORE>

PRN 57618 NAME Evancoyd motte, post medieval activity

NGR SO26126313 **COMMUNITY** Old Radnor

TYPE Post-Medieval, Find. Rank: 1

SUMMARY FLAT-TOPPED MOUND. STEEP SIDED. 20M DIA 2.2M HIGH. E SIDE DESTROYED BY BUILDING CONSTRUCTION.

DESCRIPTION Watching brief carried out during building of barn to east of Evancoed Mound (PRN 298), a possible motte, in 2001 by Marches Archaeology. The barn was within the possible bailey associated with the motte. The stanchions and roof of the barn had been erected before the archaeologist was contacted. No medieval archaeological features or deposits were noted. 17th century pottery was found, but not recorded. (Appleton-Fox, N, 2001b)

CONDITION Condition: Unknown Description: - Related event: - Date of entry: 2005-09-21 00:00:00

STATUS None recorded

CROSS REFERENCES - -CPAT87381

SOURCES

Appleton-Fox, N 2001 Lodge Farm, Evenjobb, Powys: Report On a Programme of Archaeological Work Marches Archaeology

ARTEFACTS

Pottery Sherd Unknown number of sherds identified during watching brief but not recorded in report.

C14 DATES

PHOTOS

-

ARCHWILIO URL

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT57618&dbname=cpat&tname=CORE>

PRN 125700 **NAME** Evancoyd, building

NGR SO2608663124 **COMMUNITY** Old Radnor

TYPE Post-Medieval, Building. Rank: 1

SUMMARY -

DESCRIPTION Building noted on early Ordnance Survey mapping during Glastir private woodland project

CONDITION Condition: Unknown Description: - Related event: - Date of entry: 2013-10-10 00:00:00

STATUS listed building (curtilage) 9152 II

CROSS REFERENCES - -

SOURCES

Ordnance Survey 1889 OS map, first edition, 25 inch, Radnorshire

Ordnance Survey 1903 OS map, second edition, 25 inch, Radnorshire

McCullough, A E, and Martin, C H R 2015 Polygonisation of Traditional Farm Buildings in Radnorshire, Glastir Pilot CPAT Report No 1359

Ordnance Survey 1903-04 OS map, second edition, 25 inch, Radnorshire

ARTEFACTS

C14 DATES

PHOTOS

-

ARCHWILIO URL

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT125700&dbname=cpat&tname=CORE>

PRN 125701 **NAME** Evancoyd, fish pond

NGR SO2607763204 **COMMUNITY** Old Radnor

TYPE Post-Medieval, Fish pond. Rank: 1

SUMMARY -

DESCRIPTION Fish pond noted on early Ordnance Survey mapping during Glastir private woodland project

CONDITION Condition: Unknown Description: - Related event: - Date of entry: 2013-10-10 00:00:00

STATUS None recorded

CROSS REFERENCES - -

SOURCES

Ordnance Survey 1889 OS map, first edition, 25 inch, Radnorshire
Ordnance Survey 1903 OS map, second edition, 25 inch, Radnorshire

ARTEFACTS

C14 DATES

PHOTOS

-

ARCHWILIO URL

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT125701&dbname=cpat&tname=CORE>

PRN 32920 **NAME** Evancoyd, garden

NGR SO2605163065 **COMMUNITY** Old Radnor

TYPE Post-Medieval, Garden. Rank: 1

SUMMARY -

DESCRIPTION Evancoyd stands on the edge of a steep ridge which drops down to the south-west, between two woodland belts, on to parkland which gently rolls south out on to the Radnor plain. A drive approaches the house off the Evenjobb/Whitton road from the east. This two-storeyed Georgian H-plan house has a white rendered south main block with a rubble service range on the north, which is partly built into the hillside. Three bays occur on the east entrance front, on the centre ground floor of which there is a wide pedimented door case. The south-west, or garden front, has five bays, the central three being recessed, illustrating the position of a previous verandah, now lost. The ground floor windows on this front are all French. The house has a hipped slate roof and rendered brick stacks. To the north of the house, and attached to it, there is a service range of one and a half storeys which opens on to the upper service drive. An additional east facing extension to this range was demolished in the early 1990s to create a small courtyard. A small open fronted loggia also stood on the south-west of the house, but like the east extension this was demolished in the early 1990s. The house has been extensively restored. Evancoyd was built in about 1840 for Peter Mynors, a member of a local gentry family, who had changed their name from Rickard to Mynors following an inheritance in 1780. The Mynors had lived at Evenjobb Court but decided to build a new house on land that they had owned to the north-west of the village since at least 1822. The architect is unknown. A tithe of 1840 recorded no building on the site but rudimentary parkland which included a long approach drive, which, it appears, would have linked up with the house from the north-west, and a pool. In the same year Lewis had only recorded the village crossroads, while compiling his Topographical Dictionary and it is likely that he would have recorded a new gentleman's seat either complete or in construction. By the mid-1800s the family had acquired the prefix Baskerville-Mynors and in 1856 R. Baskerville-Mynors served as Sheriff for the county. In about 1866 T. H. Wyatt was commissioned to build a new church, St. Peters, opposite the southern end of a south drive which was recorded on the 1888 Ordnance Survey map and which was partly paid for by the family. He also began work on 'The New Seat' in the north-west of the park for the Baskerville-Mynors's son who did not live to take possession of it. The house remained in the hands of the family until the Lewis family purchased the house and estate, which extended to about 700 acres, in about 1901. The present owners bought the house, some of the ancillary buildings and about 74 acres of land from the Lewis family in 1989. To the rear and north-west of the house there is a small rectangular stable court, contemporary with the house, enclosed by buildings on the west, north and east sides. A low dry-stone wall, partly hidden beneath a laurel hedge, runs along the south, connecting the west and east ranges. On the east there is a stone two-storeyed cart house and barn with a hipped slate roof and central bell lantern which attaches to the north-west of the house. A set of twelve stone steps connects the yard with an upper door on the west face. On the north of the court there is a two-storeyed slate roof stable range, with brick detail, which has been converted into an office and accommodation. On the east there is a second stable and cart house, single-storeyed with a central arch, which leads through into a small service area beyond. The service drive enters the stable court on the north-east, to the north of the cart house where the gravel drive gives way to hard standing. A new high set of gate piers attach to the east end of the north range and lead through into a northern service area, which connects to Peace Cottage's garden on the east. A simple timber lean-to shed stands on the north of the north range and a large new prefabricated workshop stands on the edge of a steep ridge about 8m to the north of this. The buildings in the stable court are all believed to date from about 1840. The gate posts and

workshop date only from about 1989. The small park lies to the south of the house. It covers about 40 acres and slopes gently to the south towards the Kinnerton road. In the south-east of the park there is a small lake and to the north of this the line of an abandoned drive crosses the park from the south-east to the north-west, apparently towards the site of the 'New Seat'. The drive crosses over a small stone bridge over the stream to the north of the lake, which feeds it. Just to the south of the present Evancoyd boundary a partly collapsed underground stone culvert runs from the south-east of Lodgemoor Wood to drain into this stream. A few isolated trees, and stumps, survive in the park. In the east of the park, just to the west of the entrance to the south drive, there is a new bungalow set in a small private garden. The history of the park prior to 1840 is unclear but it is situated to the north-west of the small ancient settlement of Evenjobb on the historic Radnor plain. About 4 km to the west of the park lies the Radnor Forest which dates back to antiquity. This area of land is also very close to the English border at Kington, defined by Hergest Ridge, and it would have witnessed border and Civil War fighting through its proximity to the settlements of Old and New Radnor. It is likely that the area of the park had been forest which would have been cleared, probably by the late medieval period. The earliest record that has been found for the site of the park is a tithe of 1840 which records the park as 'meadow' and 'close' in the ownership of the Mynors family. The lake, marked as 'pool' and the drive are marked. Two small plantations were also recorded, one to the north and south of the lake. What is significant about this map is that it records no house, or buildings, in the vicinity of Evancoyd. By the Ordnance Survey map of 1888 the park is much in its present form except for the site of the New Seat which is marked on its north-west. The drive to the New Seat is not marked, by this date it appears to have been superseded by two new drives which approached the house from the east and south-east. These are the drives which survive. The gardens at Evancoyd lie to the east and south-east of the house, with an ornamental woodland valley and two woods to the west. The garden area covers about 25 acres, a further 50 or so acres of woodland and moor lie to the north-west. The east drive enters the site off the Evenjobb/Whitton road on the west. It immediately climbs up a small slope, between a pair of timber gates. A lodge lies to the north of these gates. Just inside the gates the drive splits, a small north-western branch continuing past a pair of semi-detached cottages, a motte and a second cottage, (called Peace Cottage, the gardener's house) to connect with the stable court from the north-east. The main drive continues west for about 15m before branching again, separated from the upper branch by a laurel hedge. This branch opens into a narrow strip of land where, closer the house, a new kennel is located and continues straight into the stable court, passing the kennel on the north. The lower main drive curves down to the east front of the house entering a large gravelled circular forecourt. A south drive leaves the forecourt on the south-east and continues through the garden to a set of nineteenth-century gates which mark the garden boundary. It continues to the south for about 70m through a Lawson cypress avenue, bordered by a small woodland to the east, to exit the site opposite St Peter's church. Where the south drive leaves the forecourt a small branch connects back up to the north-west creating a small circulation. The centre of this circle is grassed, as is the bank which separates the north and south-west branches of the east drive. All of the drives, in the immediate vicinity of the house, are lined with small box balls placed at 2m intervals. On the north of the forecourt the bank is supported by a high white painted concrete block retaining wall. The garden to the east and south-east of the forecourt, between the lower drive and the west wall of the kitchen garden, is laid out as a lawn and a small tree and shrub planted woodland garden on land that slopes up to the north-east. Inside the east entrance, on the south of the drive, is a paddock, which runs south to the north wall of the kitchen garden. A few conifer trees, dating from about 1940/1950 grow here. The paddock is enclosed by simple stock fencing. To the east of the forecourt circulation the ground, which slopes up to the western side of the paddock, is laid out as a garden with stone and gravel paths, edged in brick and stone, curving around shrubs and trees. Some of the planting, which includes rhododendrons and a Lawson cypress is mature, other planting is very recent. This area is bordered along the south by a straight brick edged tarmac garden path which runs from the south drive to the north-west gate of the kitchen garden. Along the west face of the west kitchen garden wall a straight 2m wide border has been created containing mixed herbaceous planting. Between this border and the south drive there is a large lawn which slopes to the south-west. At its north end the ground appears uneven, suggesting possible previous flower beds and in the north-east the position of at least three geometric flower beds remains in the turf. To the east of these marks there is a large yew tree. A second large yew, with a twisting trunk, occurs in the south of the area, near the south-west corner of the kitchen garden. Between these two trees a level terrace has been excavated; this was, at different times, a croquet lawn and a tennis court. This terrace stands about 1m above the level of the south drive inside the garden boundary gates and it is supported here by a dry-stone retaining wall. On the west of the drive at this point there is a strip of grass, about 2m wide, which runs back towards the house. The western side of this grass defines the edge of a steep drop which descends about 20m below the house and garden to a pond. The slope creates an amphitheatre and its effect is heightened by the woodland running along the length of the south drive and Lodgemoor Wood to the west. The grass strip opens out as it reaches the house to create a wide grass terrace along the house's south front which is ornamented by reproduction red stained Bagatelle urns. To the west of the house the terrace connects to a new paved seating area and timber pergola, and to a high grassed mound which leads up to the stable court. A wicket gate on the south-west of this area connects to a path which leads down the east side of the Lodgemoor Wood valley around to a large linear pond to the north of the house. On the west of the pond there is a track which connects to Newcastle Court in the north-east and, in the south-west, into Dingle Wood. A second path connects with this from the west side of the valley. The woods, particularly Lodgemoor Wood, both contain fine examples of nineteenth-century tree and shrub introductions but they are still largely overgrown. The valley to the west of the house is very overgrown. It contains at least two ponds, one of which was a lily pond, but these features are presently lost. The valley stream runs into a large oval pond, with a central island, which lies below the house. A new service track has been created above and along the west side of the pond to help with work in the woods. On the east side of the lake a narrow modern gate leads onto a steep path which runs back up to the house around the north-east of the steep slope. Opposite the south-east corner of the house this path connects back up to the forecourt up a narrow set of very steep new timber steps. The garden boundary, defined by a stock fence, lies just to the south of the pond near a stone dam which the water drains through into the stream. In Dingle Wood an overgrown

path runs up the north and south side of a small stream. A second path runs above the Dingle stream on the south. This path is partly edged with moss covered stones along its eastern end. The early history of the gardens at Evancoyd is unclear but it seems that there were no ornamental grounds here before 1840. At that time a tithe only recorded 'wood', which became known as Lodgemoor Wood and the Dingle. These were probably small areas of native woodland which were later augmented with introductions from about 1850. Following the building of the house the grounds, including the east and south drives and walled kitchen garden are believed to have been laid out. The earth mound to the west of the house is a mystery. It is possible that it was created from the spoil excavated when the level for the house was cleared. The form of the present garden is believed to date from the late nineteenth century: the Lodge and cottages, the Lodgemoor Wood trees, which include a redwood which had already grown to 122ft in 1949, and the croquet lawn/tennis court. According to the 1888 Ordnance Survey map the forecourt extended along the south front of the house at this time to a rough, and small, circle on the south-west. This feature survived until about 1989 when the present owners grassed it over. Other features which included the rock/shrub garden to the east of the house, a timber loggia on the south-west and geometric rose beds to the south-west of the forecourt are believed to date from the Lewis's, after 1901. The rose beds and loggia survived until about 1989. The date of the water features in the valley is less clear. They do not appear to be recorded on either the 1888 or 1903 Ordnance Survey maps but some of the woodland walks, around the south-east of Lodgemoor Wood and along the Dingle, are. The walled kitchen garden lies to the south-east of the house on the site's eastern boundary. The garden is square and covers about one and a half acres. The main gateway into the garden occurs in the north-west, near the north end of the west wall. A simple brick arch, between with a pair of brick columns, containing a nineteenth-century iron gate connects the walled garden with the main garden to the west. The north wall is of capped stone with a red brick skin, studded with nail holes and nails, standing to between 4 and 5m high. The east wall is of capped rubble, standing to about 3m. A new concrete block based greenhouse of about 3 x 7m stands against this at the central point. The south wall is again of stone with a new central service entrance. The west wall is capped brick, standing to about 3m and it descends the south ground slope in seven wide steps. Along the southern section of the west wall wide, low bricked up arches occur near the base of the wall. This wall is surprisingly thin, only about two bricks deep, and is supported along its length by slim buttresses. In the north-east corner of the garden there is a small two-storeyed hipped slate roof bothy, recently converted into a pool house. A door and a sash window lie one above the other on the south face and a chimney stack is sited on the north-west of the roof. The centre of the garden has been totally remodelled. The ground level has been split into an upper north and lower south level with an additional level leading down to the greenhouse on the east. The north level stands about 2m above the south. Young yew has been planted on the north terrace marking out what will become formal enclosures. On the east of the north terrace a swimming pool has been installed. To the south-west of the greenhouse an antique rose pergola/aviary has been installed. The area around this feature is still being formed. The garden is believed to be contemporary with the house, dating from about 1840. On the 1888 Ordnance Survey map a greenhouse is recorded along the south face of the north wall, the centre of the garden being divided into quarters. By the 1950s the garden had declined but it apparently still contained peaches, a small orchard and soft fruit. Internally the ground sloped gently to the south. A door in the east wall, since bricked up, used to connect to the Trapp House where the gardener, at that time, lived. Despite its close proximity the Trapp House was actually the property of Newcastle Court and not Evancoyd. It is now a private house.

CONDITION Condition: Unknown Description: - Related event: - Date of entry: 2001-05-24 00:00:00

STATUS registered parks and gardens PGW(Po)51(POW) II

CROSS REFERENCES part of 32919

SOURCES

ARTEFACTS

C14 DATES

PHOTOS

ARCHWILIO URL

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT32920&dbname=cpat&tbyname=CORE>

PRN 32104 **NAME** Evancoyd, gardener's cottage

NGR SO2615063122 **COMMUNITY** Old Radnor

TYPE Post-Medieval, House. Rank: 1

SUMMARY -**DESCRIPTION** Grade II listed house**CONDITION** Condition: Intact Description: - Related event: - Date of entry: 1993-08-11 00:00:00**STATUS** listed building 9153 II, listed building (curtilage) 9153 II**CROSS REFERENCES** part of 32919**SOURCES**

Cadw 2000 Database of Listed Buildings in Wales

Cadw 2016 Database of Listed Buildings in Wales

McCullough, A E, and Martin, C H R 2015 Polygonisation of Traditional Farm Buildings in Radnorshire, Glastir Pilot CPAT Report No 1359

Ordnance Survey 1903-04 OS map, second edition, 25 inch, Radnorshire

ARTEFACTS**C14 DATES****PHOTOS**
-**ARCHWILIO URL**<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT32104&dbname=cpat&tbyname=CORE>

PRN 32106 **NAME** Evancoyd, hay barn**NGR** SO2620563190 **COMMUNITY** Old Radnor**TYPE** Post-Medieval, Barn. Rank: 1**SUMMARY -****DESCRIPTION** Listed building Listed Building Consent given for conversion of barn to a dwelling (DC, 1999).**CONDITION** Condition: Intact Description: - Related event: - Date of entry: 1993-12-31 00:00:00**STATUS** listed building 9155 II, listed building (curtilage) 9155 II**CROSS REFERENCES** - -CPAT44384**SOURCES**

Cadw 2000 Database of Listed Buildings in Wales

Clwyd Powys Archaeological Trust 1999 CPAT Threat Archive - Evancoyd hay barn

Clwyd Powys Archaeological Trust 2006 CPAT photograph catalogue Film 1068

Cadw 2016 Database of Listed Buildings in Wales

McCullough, A E, and Martin, C H R 2015 Polygonisation of Traditional Farm Buildings in Radnorshire, Glastir Pilot CPAT Report No 1359

Ordnance Survey 1903-04 OS map, second edition, 25 inch, Radnorshire

ARTEFACTS**C14 DATES**

PHOTOS

1068-0001 , 1068-0002 , 1068-0003 , 1068-0004 , 1068-0005 , 1068-0006 , 1068-0007 , 1068-0008 , 1068-0009 , 1068-0010 , 1068-0011 , 1068-0012 , 1068-0013 , 1068-0014 , 1068-0015 , 1068-0016 , 1068-0017 , 1068-0018 , 1068-0019 , 1068-0020 , 1068-0021 , 1068-0022 , 1068-0023 , 1068-0024 , 1068-0025 , 1068-0026 , 1068-0027 , 1068-0028 , 1068-0029 , 1068-0030 , 1068-0031 , 1068-0032 , 1068-0033 , 1068-0034 , 1068-0035 , 1068-0036

ARCHWILIO URL

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT32106&dbname=cpat&tname=CORE>

PRN 32103 **NAME** Evancoyd, house

NGR SO2605163065 **COMMUNITY** Old Radnor

TYPE Post-Medieval, House. Rank: 1

SUMMARY -

DESCRIPTION Grade II listed house

CONDITION Condition: Intact Description: - Related event: - Date of entry: 1993-08-11 00:00:00

STATUS listed building 9149 II

CROSS REFERENCES part of 32919

SOURCES

Cadw 2000 Database of Listed Buildings in Wales

Cadw 2016 Database of Listed Buildings in Wales

Fenn, R W D, Fenn, A C W, and Sinclair, J B 2002 Radnorshire: Some Polite Perceptions of its Landscape The Transactions of the Radnorshire Society 72

Parker, Keith 2011 The Radnorshire Gentry in the Nineteenth Century The Transactions of the Radnorshire Society 81

ARTEFACTS**C14 DATES****PHOTOS**

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ARCHWILIO URL

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT32103&dbname=cpat&tname=CORE>

PRN 32105 **NAME** Evancoyd, lodge

NGR SO2620163140 **COMMUNITY** Old Radnor

TYPE Post-Medieval, Lodge. Rank: 1

SUMMARY -

DESCRIPTION Grade II listed lodge

CONDITION Condition: Intact Description: - Related event: - Date of entry: 1993-08-11 00:00:00

STATUS listed building 9154 II

CROSS REFERENCES part of 32919

SOURCES

Cadw 2000 Database of Listed Buildings in Wales

Cadw 2016 Database of Listed Buildings in Wales

ARTEFACTS

C14 DATES

PHOTOS

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ARCHWILIO URL

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT32105&dbname=cpat&tbyname=CORE>

PRN 32102 NAME Evancoyd, north yard

NGR SO2600963101 COMMUNITY Old Radnor

TYPE Post-Medieval, Farm building. Rank: 1

SUMMARY -

DESCRIPTION Grade II listed farm building

CONDITION Condition: Intact Description: - Related event: - Date of entry: 1993-08-11 00:00:00

STATUS listed building 9150 II

CROSS REFERENCES part of 32919

SOURCES

Cadw 2000 Database of Listed Buildings in Wales

Cadw 2016 Database of Listed Buildings in Wales

ARTEFACTS

C14 DATES

PHOTOS

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ARCHWILIO URL

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT32102&dbname=cpat&tbyname=CORE>

PRN 40297 NAME Evancoyd, outbuildings

NGR SO2600663103 COMMUNITY Old Radnor

TYPE Post-Medieval, House. Rank: 1

SUMMARY -

DESCRIPTION Grade II listed house

CONDITION Condition: Unknown Description: - Related event: - Date of entry: 1993-08-11 00:00:00

STATUS listed building 9151 II, listed building (curtilage) 9151 II

CROSS REFERENCES part of 32919

SOURCES

Cadw 2000 Database of Listed Buildings in Wales

Cadw 2016 Database of Listed Buildings in Wales

McCullough, A E, and Martin, C H R 2015 Polygonisation of Traditional Farm Buildings in Radnorshire, Glastir Pilot CPAT Report No 1359

Ordnance Survey 1903-04 OS map, second edition, 25 inch, Radnorshire

ARTEFACTS

C14 DATES

PHOTOS

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ARCHWILIO URL

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT40297&dbname=cpat&tname=CORE>

PRN 40298 NAME Evancoyd, outbuildings

NGR SO2602263109 COMMUNITY Old Radnor

TYPE Post-Medieval, Farm building. Rank: 1

SUMMARY -

DESCRIPTION Grade II listed farm building

CONDITION Condition: Unknown Description: - Related event: - Date of entry: 1993-08-11 00:00:00

STATUS listed building 9152 II, listed building (curtilage) 9152 II

CROSS REFERENCES part of 32919

SOURCES

Cadw 2000 Database of Listed Buildings in Wales

Cadw 2016 Database of Listed Buildings in Wales

McCullough, A E, and Martin, C H R 2015 Polygonisation of Traditional Farm Buildings in Radnorshire, Glastir Pilot CPAT Report No 1359

Ordnance Survey 1903-04 OS map, second edition, 25 inch, Radnorshire

ARTEFACTS

C14 DATES

PHOTOS

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ARCHWILIO URL

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT40298&dbname=cpat&tname=CORE>

PRN 19031 NAME Evenjobb, The Trappe Find

NGR SO262630 COMMUNITY Old Radnor

TYPE Prehistoric, Find. Rank: 1

SUMMARY -

DESCRIPTION Spindle whorl of local stone found 1961. (Dunn, C J 1964, 43).

CONDITION Condition: Unknown Description: - Related event: - Date of entry: 1994-07-20 00:00:00

STATUS None recorded

CROSS REFERENCES - -

SOURCES

Dunn, C J 1964 Flint from the Radnor basin The Transactions of the Radnorshire Society 35

ARTEFACTS

1 Stone Spindlewhorl SPINDLE WHORL CPAT

C14 DATES

PHOTOS

ARCHWILIO URL

<http://www.archwilio.org.uk/arch/query/page.php?prn=CPAT19031&dbname=cpat&tbyname=CORE>

03.22.18 (15:03) - HTML file produced from CPAT HER, CPAT file number 1244.

Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR.

tel (01938) 553670, fax (01938) 552179, email her@cpat.org.uk, website <http://www.cpat.org.uk> target="_blank">www.cpat.org.uk

Please note that the sites listed above are only the sites of which we are aware at the current time and there may be others that have yet to be discovered.

While the Regional Historic Environment Record contains information on all of the following, we do not hold the definitive data for Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens or Registered Historic Landscapes, and it is recommended that you contact Cadw to ensure you have the most up to date data for these monuments - particularly if you require digital polygons showing the full extents of Registered or Scheduled areas. Similarly, there may also be additional sites in the area in the National Monuments Record of Wales, held by the Royal Commission on the Ancient and Historical Monuments of Wales, and again you are advised to contact them directly to obtain such information.

If your enquiry relates to a commercial development, and if you haven't already done so, please contact Mr Mark Walters (markwalters@cpat.org.uk), the Development Control Archaeologist for Clwyd and Powys who will provide further advice regarding best practice in mitigating against damage to any archaeological or historical remains which might exist within the area of the proposed works.

Enquirers are also expected to provide a copy (paper or digital) of any document or published report that makes use of information obtained from the HER for incorporation into the record.

Enquirers are requested to include the following acknowledgement in any document or published report that makes use of information obtained from the HER: - *Information obtained from the Regional Historic Environment Record curated by the Clwyd-Powys Archaeological Trust.*

Archaeology
Wales

APPENDIX II
Written Scheme of Investigation

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E: info@arch-wales.co.uk
www.arch-wales.co.uk

WRITTEN SCHEME OF INVESTIGATION
FOR A HERITAGE IMPACT ASSESSMENT
AT PEACE COTTAGE, EVANCOYD
EVENJOB, POWYS, LD8 2PA

Prepared for:
McCartneys LLP

Planning Application No: P/2017/1271 & P/2017/1273
Project No: 2601

March 2018



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Figure 1. Location map

Figure 2. Site plan

Figure 3. Development plan

Summary

This Written Scheme of Investigation (WSI) details the proposal for an archaeological Desk-based Heritage Impact Assessment associated with a proposal to demolish a rear store and erect a new rear extension to Peace Cottage, Evancoyd, Evenjobb, Powys LD8 2PA (centred on SO 26088 63124), Planning application numbers P/2017/1271 & P/2017/1273. It has been prepared by Archaeology Wales Ltd for McCartneys LLP.

The Desk Based Heritage Impact Assessment will be undertaken to assess the impact of the proposed conversion on the historic environment. All work will be undertaken in accordance with the standards and guidelines of the Chartered Institute for Archaeologists (2014).

1. Introduction and planning background

This Written Scheme of Investigation (WSI) details the proposal for a Heritage Impact Assessment to be undertaken in association with a proposal to demolish a rear store and erect a new rear extension to Peace Cottage, Evancoyd, Evenjobb, Powys LD8 2PA (centred on SO 26088 63124). Planning application numbers P/2017/1271 & P/2017/1273).

The local planning authority is Powys County Council (PCC). This WSI has been prepared by Philip Poucher, Project Manager, Archaeology Wales Ltd (henceforth - AW) at the request of McCartneys LLP, on behalf of their clients. It provides information on the methodology that will be employed by AW during a Heritage Impact Assessment and Site Visit.

Peace Cottage is not a listed building, but a number of listed buildings lie in close proximity to the site. It is also located adjacent to a medieval castle motte (PRN 298), and the site also lies within the registered historic park and garden at Evancoyd (PGW (Po) 51 (POW)).

The purpose of the proposed Heritage Impact Assessment and Site Visit is to provide PCC with the information they are likely to request in respect of the proposed development, the requirements for which are set out in Planning Policy (revised edition 9, 2016), Section 6.5 and Technical Advice Note (TAN) 24: The Historic Environment (2017). The methodology set out in this WSI will be agreed with Clwyd-Powys Archaeological Trust – Development Control (CPAT-DC), in their capacity as archaeological advisors to PCC. All work will conform to the *Standard and Guidance for an Archaeological Desk Based Assessment* (ClFA 2014) and will follow the guidance laid out in *Managing Heritage Impact Assessment in Wales* (Cadw 2017), and be undertaken by suitably qualified staff to the highest professional standards. AW is a Registered Organisation with the ClFA.

2. Location and Geology

Peace Cottage is a small cottage lying within the small park associated with Evancoyd House, a mid-19th century house and parkland. The park is laid out within ornamental woodlands in a dingle to the west of the house, with late-19th century tree and shrub planting. Peace Cottage lies to the northeast of the house, adjacent to the remains of a medieval motte.

The site lies in a rural location close to the English/Welsh border. Lodgemoor Wood extends to the west, and Home Wood lies on the south side of Evancoyd, otherwise agricultural fields extend throughout the surrounding area. The site lies at approximately 230mOD in an undulating landscape cut by streams running around the western side of Evancoyd. Ground rises to the east to the hilltops of Pen Offa and Evenjobb Hill. The B4357 runs to the east of Evancoyd, providing the main access to the site. The settlement pattern is one of dispersed farmsteads and dwellings, with small nucleated settlement at Evenjobb 800m to the south, and Kinnerton 1.6km to the west.

The underlying geology comprises undifferentiated mudstones, siltstones and sandstones of the Ludlow and Wenlock Rocks. This is overlaid by Devensian till (BGS 2018).

3. Site Specific Objectives

The primary objective will be to assess the impact of the development proposals on the historic environment by means of a Desk Based Heritage Impact Assessment and Site Visit. This work will be undertaken following the guidance laid out within *Managing Heritage Impact Assessment in Wales*, produced by Cadw in May 2017.

The aim will be to take a full account of the merits of the existing buildings, including adjacent and non-designated heritage assets and their settings. It will gather enough information to understand the significance of any heritage assets affected and assess the impact of the proposals on those assets. This will help inform future decision making, design solutions and potential mitigation strategies.

The work will include a comprehensive assessment of regional context within which the evidence rests and will aim to highlight any relevant research issues within national and regional research frameworks. The work will result in a report that will provide information of sufficient detail to allow informed planning decisions to be made which can safeguard the heritage resource.

4. The proposed archaeological work

The aim of the work will be to establish and make available information about the historical significance of the barns, and their relationship to the wider historical environment. The work will include the following elements:

- Detailed desk-based study (Stage 1)
- A site visit (Stage 2)
- The production of an illustrated report (Stage 3)

- Archiving (Stage 4)

4.1. Method Statement for a Detailed Desk Based Study (Stage 1)

The desk-based study will consider the following:

- a) The examination of the significance of the existing buildings and their setting, and their relationship to adjacent and non-designated heritage assets:
 1. Collation and assessment of all relevant information held in the regional HER at Clwyd-Powys Archaeological Trust, Welshpool, for both Peace Cottage and other assets within a 200m radius of the proposed development site. This will include both designated and non-designated sites.
 2. Assessment of all available reports and archives including unpublished and unprocessed material affecting the site and its setting.
 3. Assessment of all relevant extant photographic evidence, including available historic photos.
 4. All sources indexed in the County Archive, and as appropriate, site files held by the RCAHMMW.
 5. Map regression analysis using all relevant cartographic sources e.g. All editions of the Ordnance Survey County Series, Tithe and early estate maps (as available).
 6. Place name evidence.
 7. Historic documents (e.g. Charters, registers, estate papers).
- b) The significance of the assets in their context both regionally and nationally and in light of the findings of the assessment.
- c) The potential impact of any proposed development on existing historical assets.

4.2. The Site Visit (Stage 2)

The site visit will include a description of Peace Cottage and its setting. It will consider information on architectural style, dates of construction and phasing, materials and their relationship and value in relation to its wider setting. The visit will also consider impact upon and views toward (and from) other heritage assets, including the registered parkland, neighbouring listed buildings, and the adjacent castle motte.

Written, drawn and photographic records of an appropriate level of detail will be maintained throughout the course of the project. Digital photographs, including metric scales, will be taken using cameras with resolutions of 10 mega pixels or above. Photographs will be taken in RAW format.

Illustrations will be drawn to a scale of 1:50, 1:20 and 1:10 as required, and these will be related to Ordnance Survey datum and published boundaries where appropriate.

4.3. The production of an illustrated report (Stage 3)

A report will be produced which synthesises the results of stages 1 and 2 and thereby assesses the total archaeological resource within the development area.

The results will be presented in such a way that data and supporting text are readily cross-referenced. The regional HER Officer will be contacted to ensure that any sites or monuments not previously recorded in the HER are given a Primary Record Number (PRN) and that data structure is compatible with the HER. The historical development of the site will be presented in phased maps and plans comprising clearly, the outline of the site.

Within the report an attempt will be made to indicate areas of greater or lesser historical significance and the sites will be ranked in level of overall historical importance (locally, regionally and nationally).

All relevant historic photographs and historic maps will be included and be fully referenced. Any site photographs included in the report will be appropriately captioned and clearly located on a suitably scaled site plan.

The report will specifically include the following:

1. a copy of the design brief
2. a location plan
3. all identified sites plotted on an appropriately scaled plan of the proposal site
4. A description of the assets and their setting
5. A summary of the significance of the assets and their setting
6. a gazetteer of all located sites and finds with full dimensional and descriptive detail including grid reference and period

Copies of the report will be sent to: McCartneys LLP for further distribution to the client, PCC, and for inclusion in the regional HER. Digital copies will be provided in pdf format if required.

4.4 Archiving (Stage 4)

A project archive will be prepared in accordance with the National Monuments Record (Wales) agreed structure and be deposited with the National Monuments Records, held and maintained by the RCAHMW, Aberystwyth, on completion of site analysis and report production. It will also conform to the guidelines set out in *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017* (National Panel for Archaeological Archives in Wales 2017). The digital archive will be deposited with the NMR.

Although there may be a period during which client confidentiality will need to be maintained, the report and the archive will be deposited not later than six months after completion of the work.

Other significant digital data generated by the survey (ie AP plots, EDM surveys, CAD drawings, GIS maps, etc) will be presented as part of the report on a CD/DVD. The format of this presented data will be agreed with the curator in advance of its preparation.

5. Staff

The project will be managed by Philip Poucher (AW Project Manager) and the site visit and report undertaken by Loretta Nikolic.

6. Additional Considerations

Health and Safety

6.1. Risk assessment

Prior to the commencement of work AW will carry out and produce a formal Health and Safety Risk Assessment in accordance with *The Management of Health and Safety Regulations 1992*. A copy of the risk assessment will be kept on site and be available for inspection on request. A copy will be sent to the client (or their agent as necessary) for their information. All members of AW staff will adhere to the content of this document.

6.2. Other guidelines

AW will adhere to best practice with regard to Health and Safety in Archaeology as set out in the FAME (Federation of Archaeological Managers and Employers) health and safety manual *Health and Safety in Field Archaeology (2002)*.

6.3. Insurance

AW is fully insured for this type of work and holds Insurance with Aviva Insurance Ltd and Hiscox Insurance Company Limited through Towergate Insurance. Full details of these and other relevant policies can be supplied on request.

7. Quality Control

7.1. Professional standards

AW works to the standards and guidance provided by the *Chartered Institute for Archaeologists*. AW fully recognise and endorse the Chartered Institute for **Archaeologists'** *Code of Conduct*, *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* and the *Standard and Guidance for archaeological desk based assessments* currently in force. All employees of AW, whether corporate members of the Chartered Institute for Archaeologists or not, are expected to adhere to these Codes and Standards during their employment.

7.2. Project tracking

The designated AW manager will monitor all projects in order to ensure that agreed targets are met without reduction in quality of service.

7.3. Arbitration

Disputes or differences arising in relation to this work shall be referred for a decision **in accordance with the Rules of the Chartered Institute of Arbitrators' Arbitration Scheme for the Institute for Archaeologists** applying at the date of the agreement.

8. References

Chartered Institute for Archaeologists, 2014. *Standards and Guidance for an Archaeological Desk Based Assessment*.

Cadw, 2017. *Managing Heritage Impact Assessment in Wales*.

www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html - Accessed 19/03/2018

Archaeology
Wales

APPENDIX III:
Archive Cover Sheet

ARCHIVE COVER SHEET

Peace Cottage, Evancoyd, Evenjobb, Powys

Site Name:	Peace Cottage, Evancoyd
Site Code:	PCE/18/DBA
PRN:	125700
NPRN:	-
SAM:	-
Other Ref No:	Listed Buildings 9149 – 9153 Evancoyd Historic Parkland (Grade II) PO 51
NGR:	NGR SO 26088 63124
Site Type:	19 th century cottage
Project Type:	Heritage Impact Assessment
Project Manager:	Philip Poucher
Project Dates:	March 2018
Categories Present:	-
Location of Original Archive:	AW
Location of duplicate Archives:	RCAHMW, Aberystwyth
Number of Finds Boxes:	-
Location of Finds:	-
Museum Reference:	-
Copyright:	AW
Restrictions to access:	None

Archaeology Wales

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Company Registered No. 7440770 (England & Wales).
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