

**Archaeological Standing Building Recording**



**Cottage Farm House  
Evenjobb  
Presteigne  
Powys LD8 2SA**

On behalf of

**Tanya Parkes**

**March 2023**

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100055758

## HER ENQUIRY NUMBER

N/A

## DATE

March 2023

*Cover: View looking W towards Cottage Farm House*

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## 1 Executive Summary

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*Border Archaeology Ltd has undertaken a programme of Archaeological Standing Building Recording to Historic England/RCHME Level 1 in connection with a proposed extension at Cottage Farm House, Evenjobb, Presteigne, Powys LD8 2SA (NGR: SO 26383 62300). The survey recorded that Cottage Farm House comprises a Type C timber framed building of a 17<sup>th</sup>/18<sup>th</sup> origin, with multiple later extensions and renovations around its original core.*

**Crynodeb:** *Arolwg o adeiladau gan Border Archaeology yn Cottage Farm House Evenjobb, Presteigne, Powys LD8 2SA (NGR: SO 26383 62300). Mae Cottage Farm House yn dŷ ffrâm bren sy'n dyddio o'r 17eg ganrif neu'r 18fed ganrif.*

## 2 Introduction

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Border Archaeology Ltd (BA) was instructed by Tanya Parks to undertake a programme of Archaeological Standing Building Recording (ASBR) to Historic England/RCHME Level 1 in connection with a proposed extension at Cottage Farm House, Evenjobb, Presteigne, Powys LD8 2SA (NGR: SO 26383 62300) (Planning Ref. 21/0776/HH).

The planning condition states:

*Development shall not begin until an appropriate photographic survey (equivalent to an Historic England Level 1 Photographic Survey – Understanding Historic Buildings, 2016, 5.5, p.27) of the existing buildings has been commissioned by the applicant in accordance with details to be submitted to, and approved by, the Local Planning Authority. The photographic survey will be completed by an archaeological contractor*

This ASBR report has been compiled in accordance with a Written Scheme of Investigation (WSI) in compliance with the brief supplied by Mark Walters BA MA ACIfA Development Control Archaeologist/Swyddog Rheoli Datblygiad Ymddiriedolaeth Archaeolegol Clwyd-Powys/Clwyd-Powys Archaeological Trust (CPAT). The WSI was approved on 16<sup>th</sup> March 2023.

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### 3 Site Description

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Cottage Farm House is located on the SE of the village of Evenjobb/Einsiob in Powys, on the minor road that leads SE from the village towards Burfa and Knill. Evenjobb/Einsiob is located approximately 5km to the SW of the town of Presteigne.

The unlisted buildings forming the subject of this programme of ASBR, Cottage Farm House is of local vernacular interest. It is not listed on the CPAT HER, but is listed by the RCAHMW as an example of a post-medieval country house with a Type C timber-frame of 17<sup>th</sup>/18<sup>th</sup> Century date. The portions at the rear onto which the new extensions are added appear to be post 1840 in date and will not affect historic timber framing retained in the south-east half of the house.

There are no Scheduled Ancient Monuments within the immediate vicinity of the site, and the site does not lie within any designated Conservation Area. The site is, however, immediately S of a Listed Building, the Grade II Listed Lower House (Ref: 9163), which represents a 17<sup>th</sup> Century partially timber framed house, extensively restored and extended following a fire in 1962.

#### 3.1 Soils & Geology

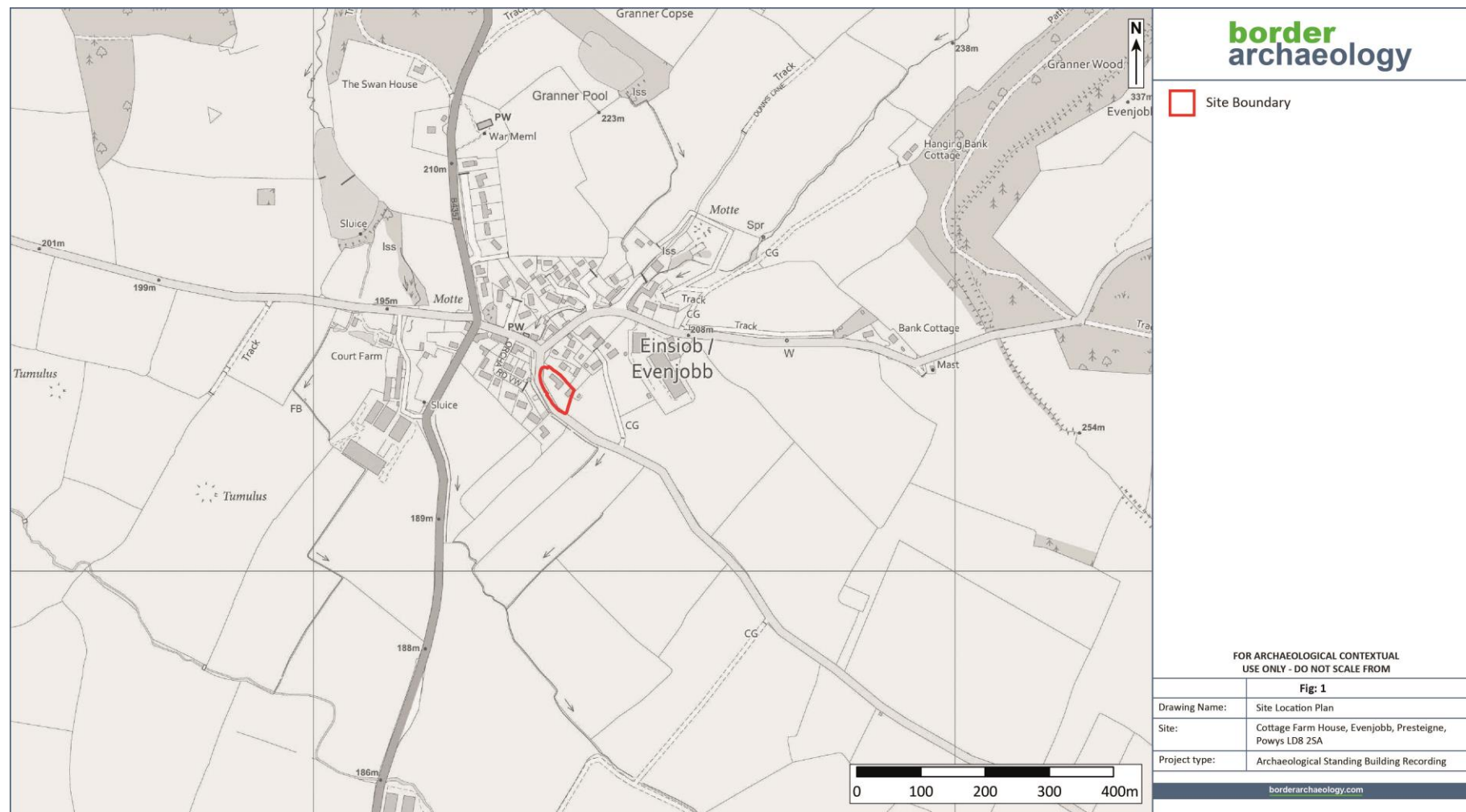
The British Geological Survey (BGS) records the underlying bedrock geology as undifferentiated argillaceous Wenlock Rocks. The Wenlock Group represents the middle series of strata in the Silurian (Upper Silurian) of Great Britain. This group is typically found along the Anglo-Welsh border. No information is provided to the exact nature, or date, of the Wenlock Rocks present. Superficial deposits of Devensian till are recorded across the site, which were created by the action of glacial ice and meltwater between 116 and 11.8 thousand years ago during the Quaternary Period in a local ice age environment (BGS 2023).

### 4 Project Aim

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The aim of the project is to make a record of the building in its present form prior to the development taking place. An ASBR will therefore be carried out to an equivalent Historic England/RCHME Level 1, as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016), to allow for the preservation by record of all standing building fabric, fixtures and fittings of historical interest that will be removed or substantially altered by the proposed development.

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(Ordnance Survey © Crown Copyright 2023. All rights reserved. Licence number 100022432)



Fig. 2: SW Elevation as existing (supplied by the client for information)



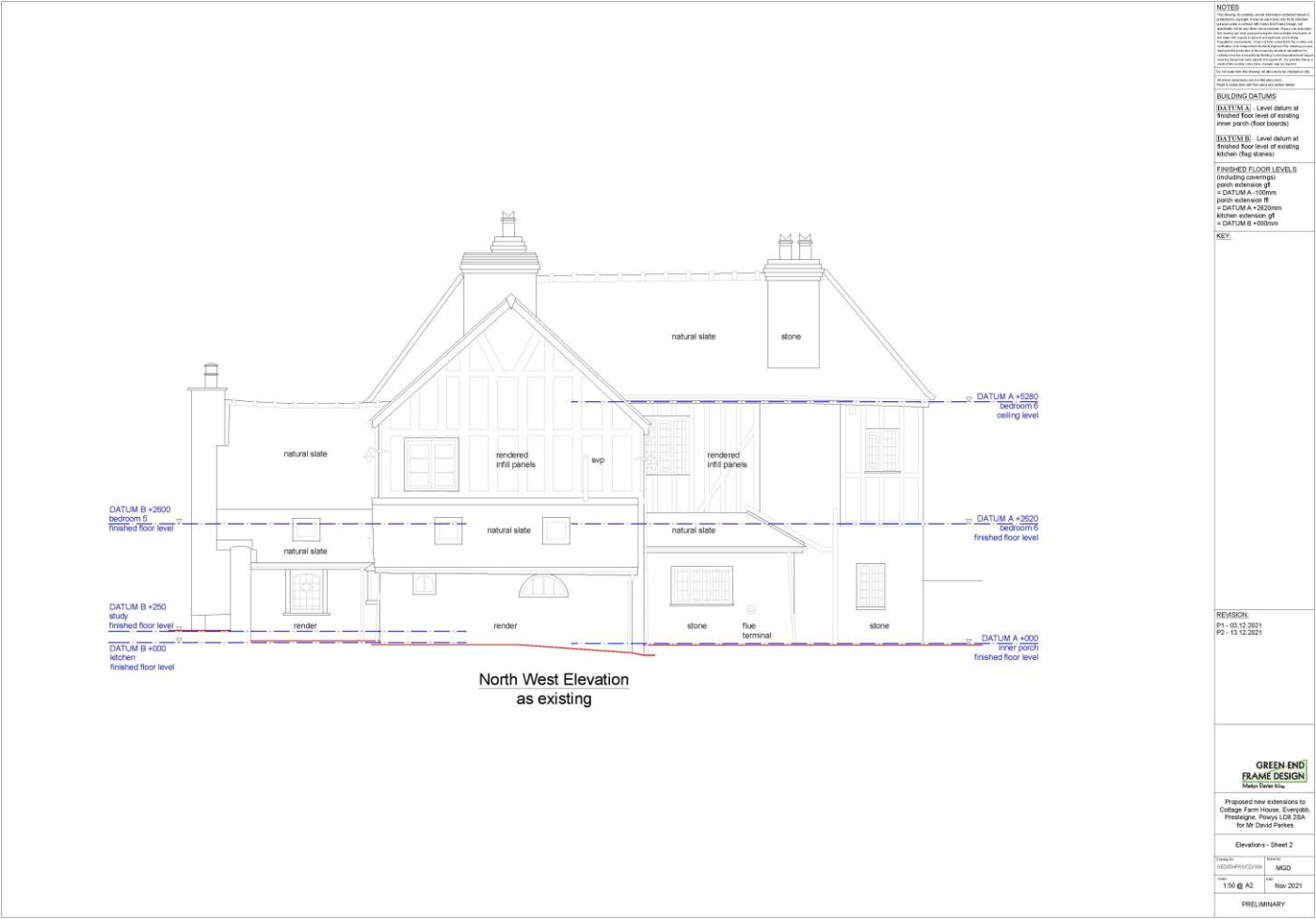


Fig. 3: NW Elevation as existing (supplied by the client for information)

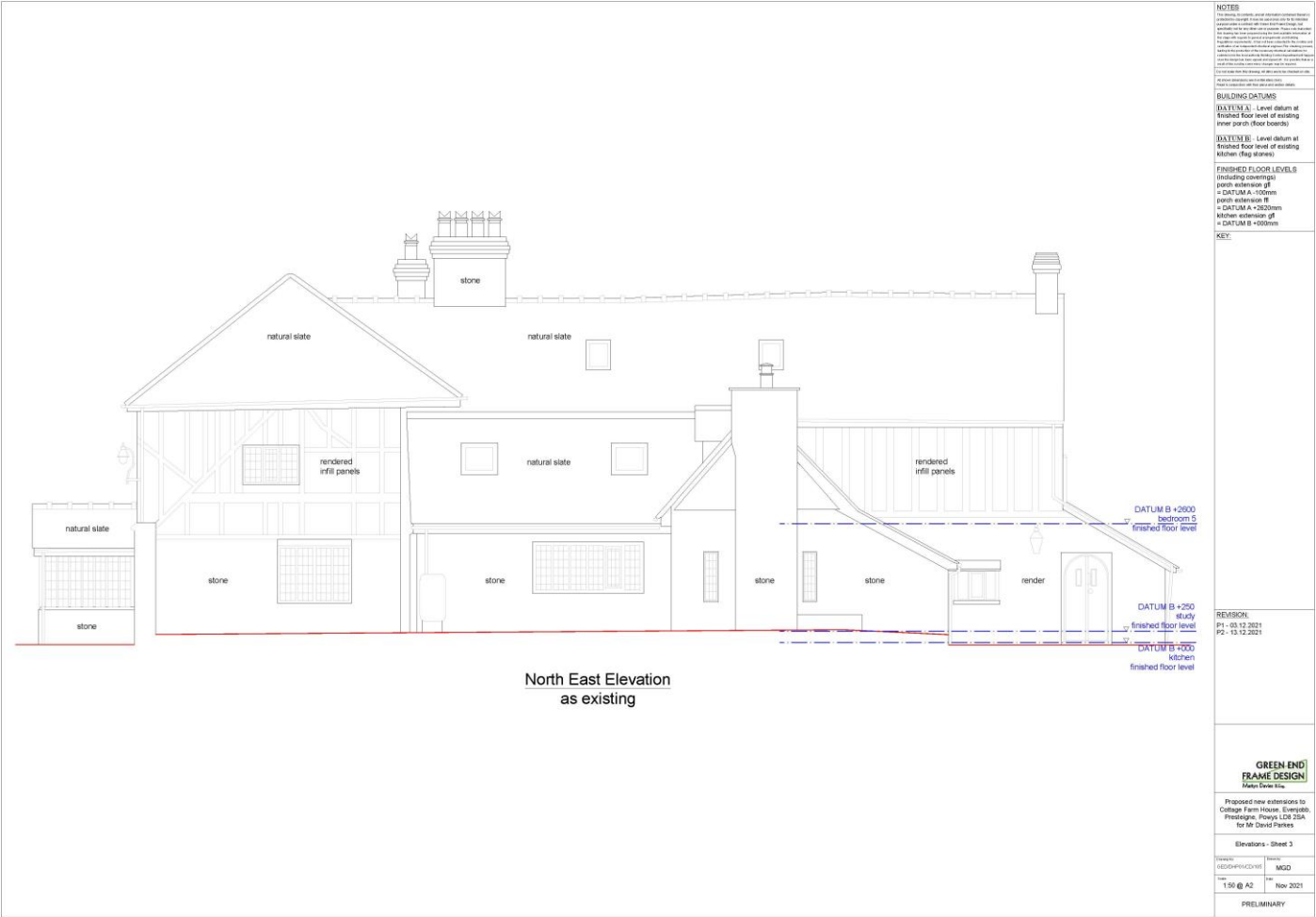
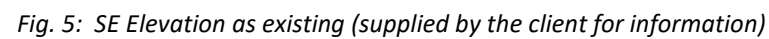
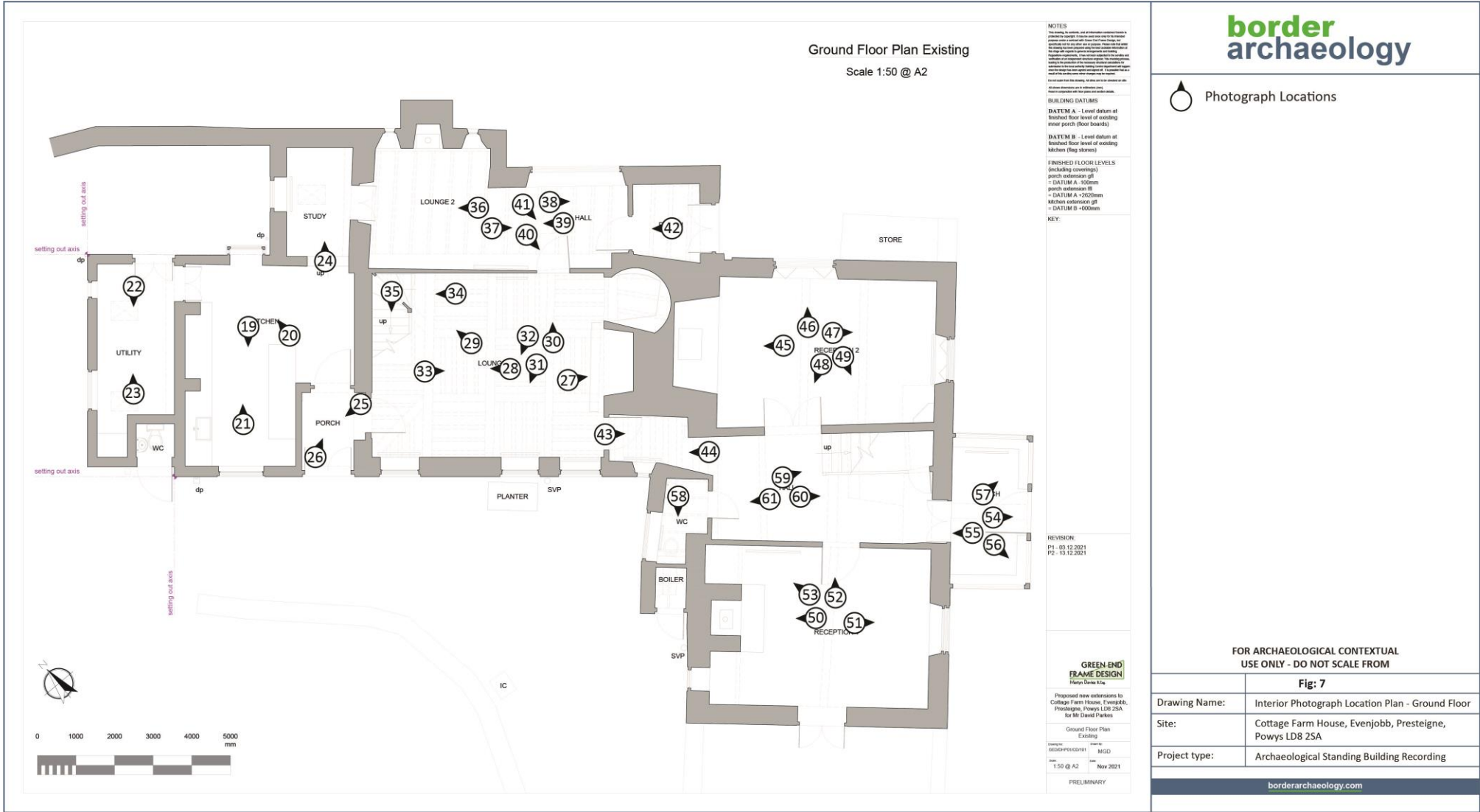


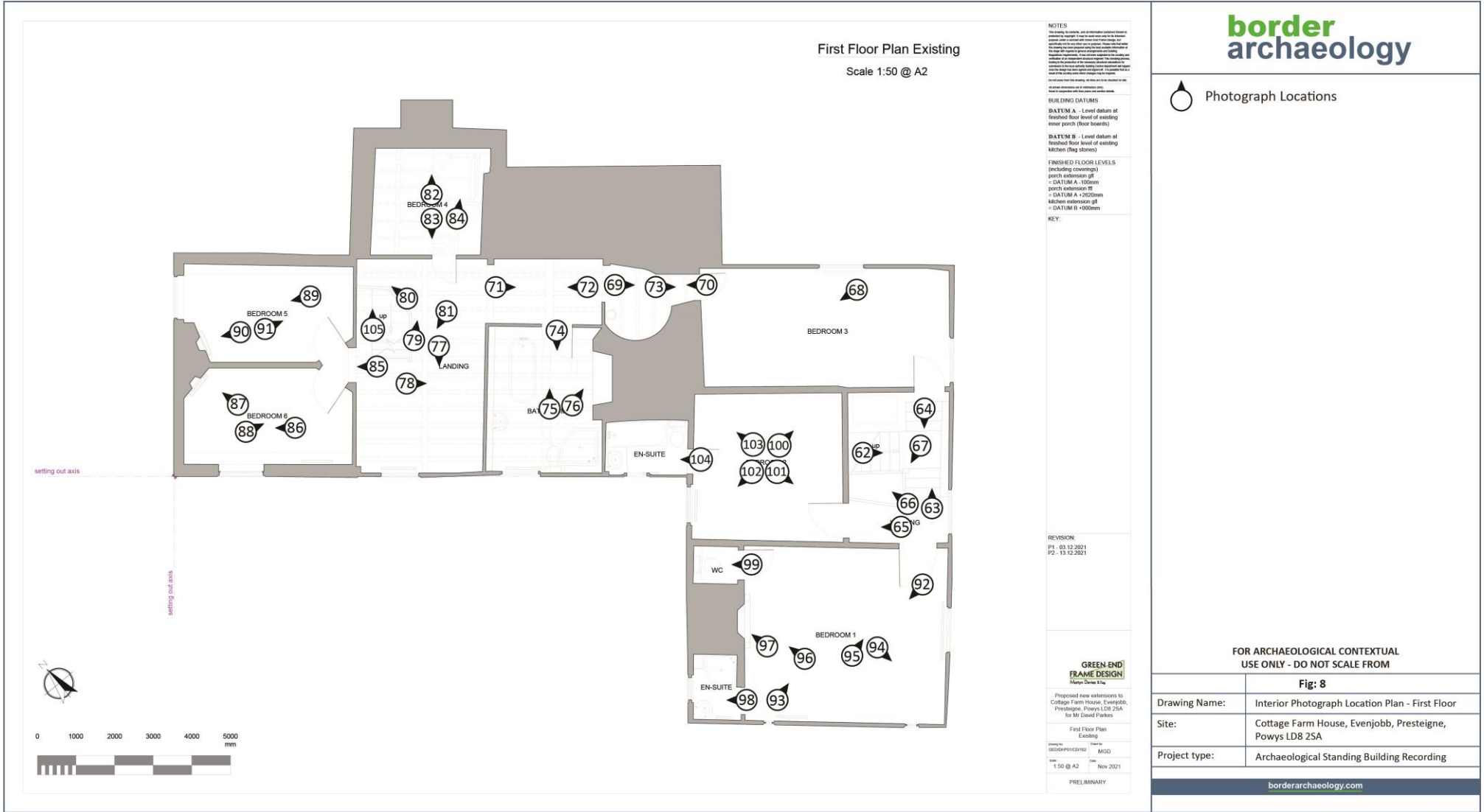
Fig. 4: NE Elevation as existing (supplied by the client for information)











## 5 Summary Historical & Archaeological Background

Cottage Farm House is not a Listed Building, and it is not listed on the CPAT HER. No HER features, outside of the Listed Building of Lower House to the N, are recorded within the boundaries of the site or its immediate vicinity. As already mentioned, the RCAHMW lists Cottage Farm house as a Type C timber framed building of a 17<sup>th</sup>/18<sup>th</sup> origin. It is described as having a lozenge decoration over 4 panels, and a framed ceiling. The house is shown on all available historic OS mapping, dating from 1888 to the present day, in more or less its current form, depending on the accuracy of the cartography (*Figs. 9-11*). In the 1840 Tithe Survey of Old Radnor, it is listed as Plot 733, and recorded as 'House and Garden' in the possession and occupation of a Jane Duggan.



Fig. 9: Extract from the 1840 Tithe Survey for Old Radnor  
(Reproduced Courtesy of the Llyfrgell Genedlaethol Cymru/National Library of Wales)



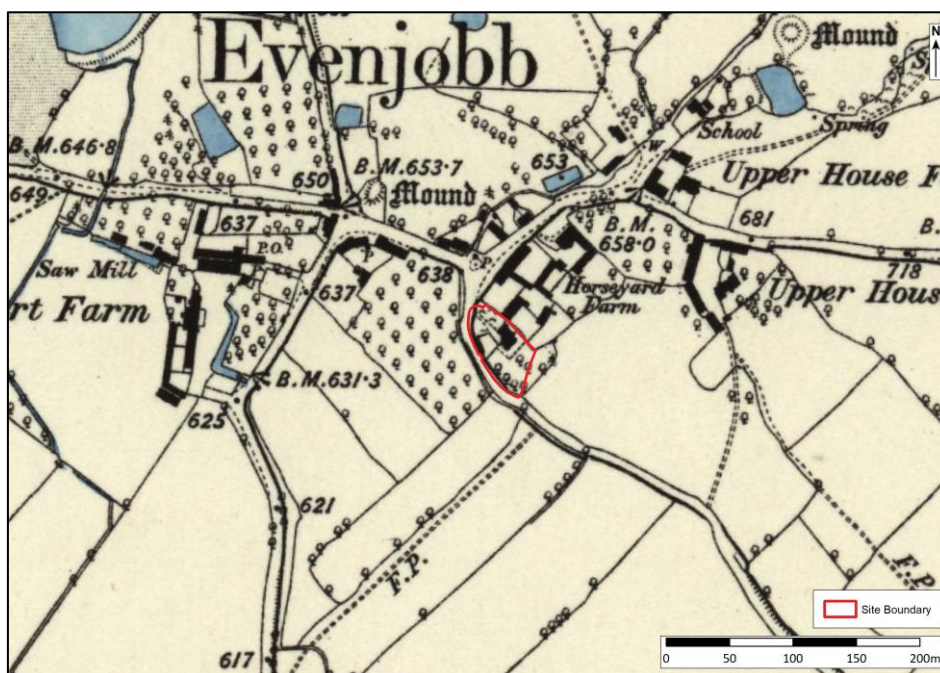


Fig. 10: Extract from the 1888 OS First Edition 6-Inch Survey of Herefordshire  
(Reproduced Courtesy of the National Archives)

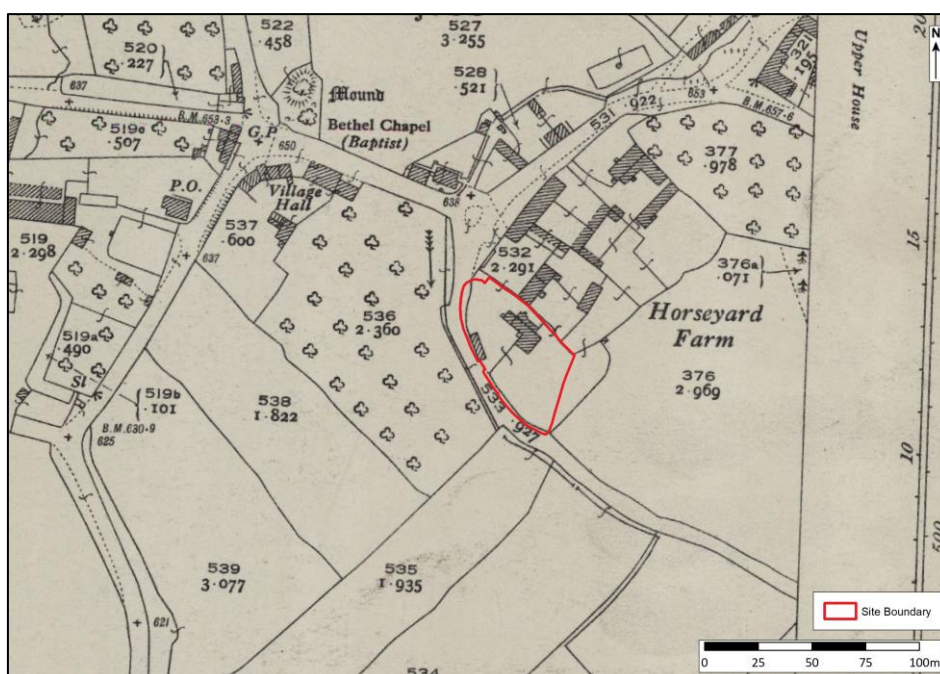


Fig. 11: Extract from the 1928 OS Third Edition 25-Inch Survey of Herefordshire  
(Reproduced Courtesy of the National Archives)



## 6 Methodology

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Recording reflects Historic England/RCHME guidance and was undertaken in accordance with standards set by the Chartered Institute for Archaeologists (CIfA), namely, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (CIfA 2020a) and *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (CIfA 2020b). BA adheres to the *CIfA Code of conduct: professional ethics in archaeology* (CIfA 2021) and to project management advice set out in *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Lee 2015).

The specific recording methodology is based on a Historic England/RCHME Level 1 record as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016), which sets out guidance on the recording of historic buildings for the purposes of historical understanding and is a revised and expanded version of *Recording Historic Buildings: A Descriptive Specification* (RCHME 1996).

Level 2 is defined as follows:

*Level 2 is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project* (Lane 2016).

This Level 1 record comprises the following specifics:

### 6.1 Drawn Record

- Plans of the building, with photo locations clearly marked, and a location plan related to the national grid
- Accurate, measured ground plan, elevations and cross-sections, as appropriate, based on annotated accurately measured plans as supplied by the client;

### 6.2 Photographic Record

- All external elevations;
  - All internal room spaces (where accessible);
  - Details of any architectural or functional fixtures, fittings and features relating to either the function or development of the building;
  - General photographs illustrating the building's relationship to the surrounding buildings and setting.
-

### 6.3 Written Account

- A summary statement describing the building's significance and purpose, historically and at present, its materials and possible date(s) so far as these are apparent from a superficial inspection.

### 6.4 Recording Methodology

Records will be made in accordance with BA's *Archaeological Field Recording Manual* (2021) and Historic England conventions as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016).

The photographic record will be made using a Sony RX100 Mk. II digital camera at a greater than 20mpx resolution. Photographs will include an appropriate scale, where possible.

General views of the building and its setting (for contextual purposes) and additional photographs of relevant architectural details will also be taken. Individual features will be photographed as separate items and in detail. Each feature will also be photographed and placed into a wider context (i.e., the surrounding elevation).

Each photograph (both external and internal) will contain an appropriate scale and all photographic images will be indexed and cross-referenced to a written photographic register, which will include full details concerning subject and direction of view.

The site visit and building recording took place on the 20<sup>th</sup> March.

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## 7 Results

### 7.1 Exterior

Externally, Cottage Farm House consists of an irregular L-shaped Type C timber framed building, of a 17<sup>th</sup>/18<sup>th</sup> century origin, which is orientated NW/SE. The lower levels of the building are constructed of local stone, with timber framing above. The building appears to have been extended along its NW edge, with a lean-to extension noted, and modern extensions are noted at the NE end of the building. Modern timber weather boarding is also present at the NE end of the building.

The roof of Cottage Farm House is constructed of slate, with multiple chimney stacks. Two large decorative brick chimney stacks are located within the main body of the house, and a stone chimney is attached to the NW elevation of the building. Two porches are located on the SE side of the building, with the large porch on the SE end of the building being a modern addition, and a further entrance is located on the SW elevation, as well as an external door leading to a toilet.

A large stone and timber framing building is located to the SE of the main house, which superficially looks similar to Cottage Farm House. However, this is not shown on any historic cartography, and is likely to represent a modern outbuilding constructed in a complimentary style.



*Plate 1: View looking SE towards the NW corner of Cottage Farm House*



*Plate 2: View looking ESE along the N elevation of Cottage Farm House*



*Plate 3: View looking SW at area of repair on NE corner of Cottage Farm House*

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*Plate 4: View looking NW along N elevation of Cottage Farm House*



*Plate 5: View looking WNW at chimney on N elevation of Cottage Farm House*

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*Plate 6: View looking SE at timber framing on N elevation of Cottage Farm House*



*Plate 7: View looking SW at E elevation of Cottage Farm House*

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*Plate 8: View looking N at E elevation of Cottage Farm House*



*Plate 9: View looking NNE at S elevation of Cottage Farm House*

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*Plate 10: View looking SE at W elevation of Cottage Farm House*



*Plate 11: View looking NE at S elevation of Cottage Farm House*

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*Plate 12: View looking NE at S elevation of Cottage Farm House*



*Plate 13: View looking SE at W elevation of Cottage Farm House*

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*Plate 14: View looking SE at W elevation of Cottage Farm House*



*Plate 15: View looking NE at SW corner of Cottage Farm House*

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*Plate 16: View looking NE at outbuilding to E of Cottage Farm House*



*Plate 17: View looking SE at outbuilding to E of Cottage Farm House*

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*Plate 18: View looking NE at door on S Elevation of Cottage Farm House*

## 7.2 Interior – Ground Floor

Internally, the ground floor of Cottage Farm house can be divided into three main sections, the main L-shaped body of the house, a later lean to extension to the NE of the main body, and a later kitchen extension to the NW.

The kitchen extension is the most modern section of the building, consisting of a porch, a large kitchen, an attached utility room, and a study to the NE of the kitchen. Renovation work is currently being undertaken in the study, and work is also being undertaken on the weatherboarding and the roof of this end of the house.

The main body of the house consists of a large lounge (lounge 1) with a substantial fireplace at its SE end, timber framed walls, heavy beams, and a staircase in its N corner leading to the first floor. A small nook is located to the left of the fireplace as you look at it. A passageway leads from the lounge through to the main hall of the house, which is timber paneled. Either side of this hall are two reception rooms, both with large fireplaces, although the fireplace in reception room 2 is substantially larger. Both reception rooms also have visible beams in the ceiling. A modern porch is located on the SE end of the hall, and small downstairs toilet is also accessed from the hall. Stairs lead up from the hall to the first floor.

To the NE of the main body of the house is the later lean-to extension. This consists of lounge 2 and hall (which are essentially the same room, and a porch. Original timber framing is located on the wall between the main body of the house and the NE extension, which formerly represented the NE external wall of the property.

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*Plate 19: View looking SW within the interior of the kitchen*



*Plate 20: View looking N within the interior of the kitchen*

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*Plate 21: View looking NE within the interior of the kitchen*



*Plate 22: View looking SW within the interior of the utility room*

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*Plate 23: View looking NE within the interior of the utility room*



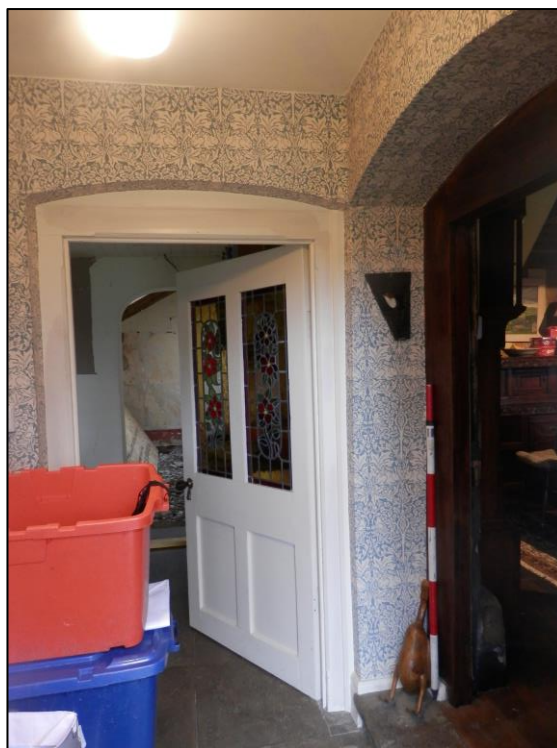
*Plate 24: View looking NE within the interior of the study*

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*Plate 25: View looking WNW within the interior of the S porch*



*Plate 26: View looking NE within the interior of the S porch*

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*Plate 27: View looking SE towards fireplace within Lounge 1*



*Plate 28: View looking NW within the interior of Lounge 1*

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*Plate 29: View looking N towards staircase within the interior of Lounge 1*



*Plate 30: View looking NE towards door within the interior of Lounge 1*

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*Plate 31: View looking W within the interior of Lounge 1*



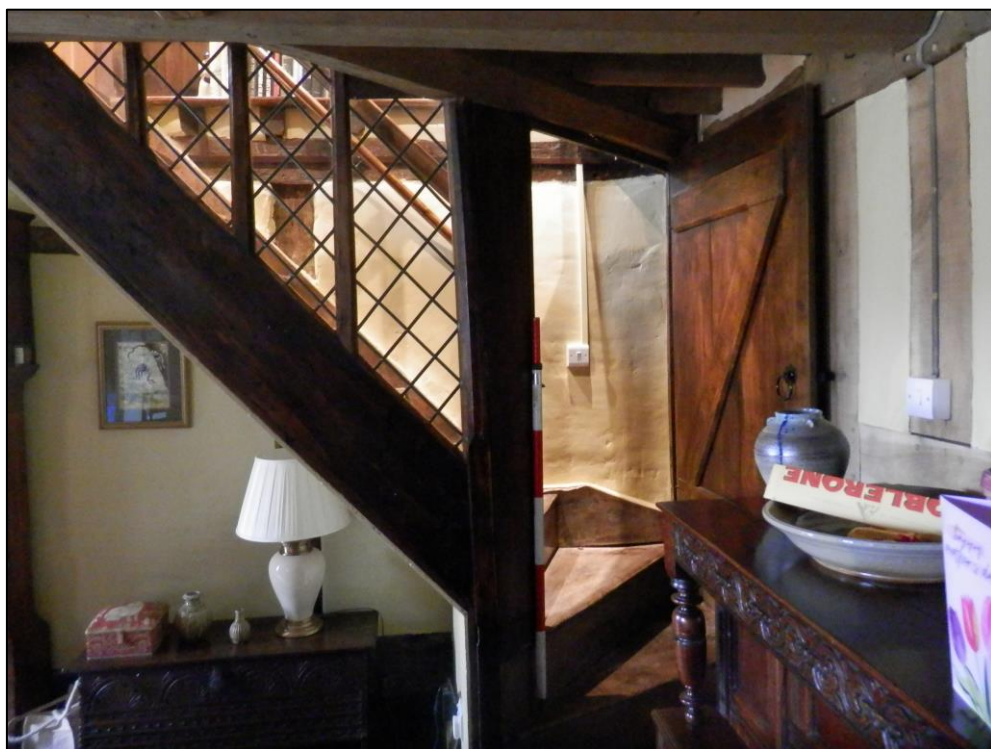
*Plate 32: View looking W towards beams within the interior of Lounge 1*

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*Plate 33: View looking SE within the interior of Lounge 1*



*Plate 34: View looking NW towards staircase within the interior of Lounge 1*

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*Plate 35: View looking SW up staircase within the interior of Lounge 1*



*Plate 36: View looking NW within the interior of Lounge 2/N Hall*

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*Plate 37: View looking SE within the interior of Lounge 2/N Hall*



*Plate 38: View looking SE at ceiling details within the interior of Lounge 2/N Hall*

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*Plate 39: View looking NW at ceiling details within the interior of Lounge 2/N Hall*

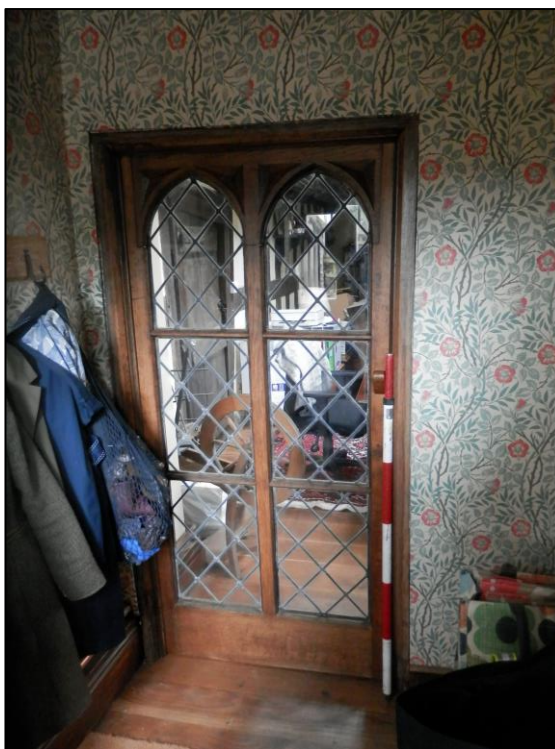


*Plate 40: View looking SSW at door within the interior of Lounge 2/N Hall*

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*Plate 41: View looking SSW at timber framing within the interior of Lounge 2/N Hall*

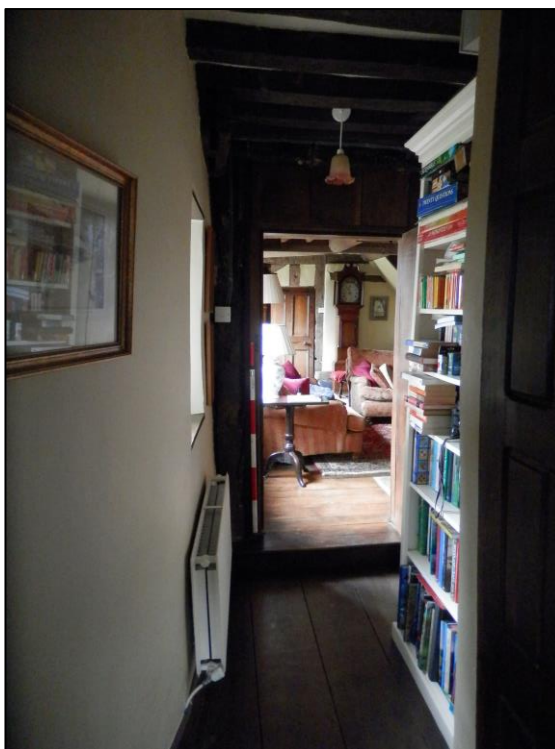


*Plate 42: View looking NW at door within the interior of N porch*

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*Plate 43: View looking SE within the interior of passageway leading from Lounge 1 to E Hall*



*Plate 44: View looking NW within the interior of passageway leading from Lounge 1 to E Hall*

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*Plate 45: View looking NW at fireplace within interior of reception room 2*

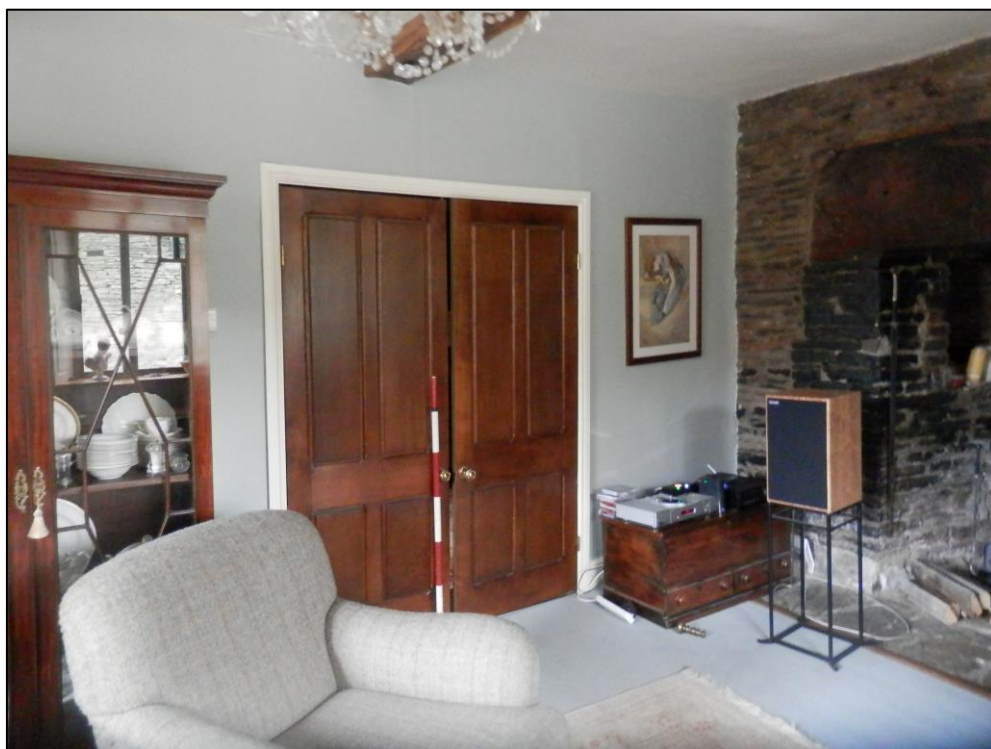


*Plate 46: View looking NE within interior of reception room 2*

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*Plate 47: View looking SE within interior of reception room 2*



*Plate 48: View looking WSW at door within interior of reception room 2*

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*Plate 49: View looking SSW at beams within interior of reception room 2*



*Plate 50: View looking NW at fireplace within interior of reception room 1*

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*Plate 51: View looking SE within interior of reception room 1*



*Plate 52: View looking NE at door within interior of reception room 1*

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*Plate 53: View looking N at beams within interior of reception room 1*



*Plate 54: View looking SE at external door within interior of E porch*

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*Plate 55: View looking NW at internal door within interior of E porch*



*Plate 56: View looking S within interior of E porch*

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*Plate 57: View looking E within interior of E porch*



*Plate 58: View looking SW within downstairs toilet*

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*Plate 59: View looking ESE at staircase within interior of E hall*



*Plate 60: View looking SE within interior of E hall*

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*Plate 61: View looking WNW within interior of E hall*

### 7.3 Interior – First Floor

The first floor of the property consists of six bedrooms, two with en-suite bathrooms, a large family bathroom, and a study/landing area. The landing at the top of the stairs leading up from the main hall, which split halfway up, has timber framing and leads through to bedrooms 1-3. bedroom 1 is the main bedroom, with a large fireplace, and separate en-suite bathroom and toilet. bedroom 2, which also has an en-suite, is in the process of being renovated due to a recent collapse in the roof. bedroom 3 was difficult to access due to the all the furniture from bedroom 2 being moved into it.

A passageway leads from bedroom 3 through to the study/landing area. The boiler cupboard and the family passageway are accessed from this passageway, the flooring of which changes halfway along. The bathroom contains a large stone fireplace, which is currently blocked. The study/landing area has a substantial amount of timber framing, as well as large visible beams on the ceiling. A staircase leads down to the large lounge.

Bedroom 4, located to the NE of the study/landing area, has a substantial amount of visible timber framing, and a gabled roof. Bedrooms 5 and 6, located to the N of the study/landing area, and accessed via a pair of side-by-side doors, are similar in size and both have small fireplaces.





*Plate 62: View looking SE up stairs leading from the ground floor to the landing*



*Plate 63: View looking NE across interior of landing towards bedroom 3*

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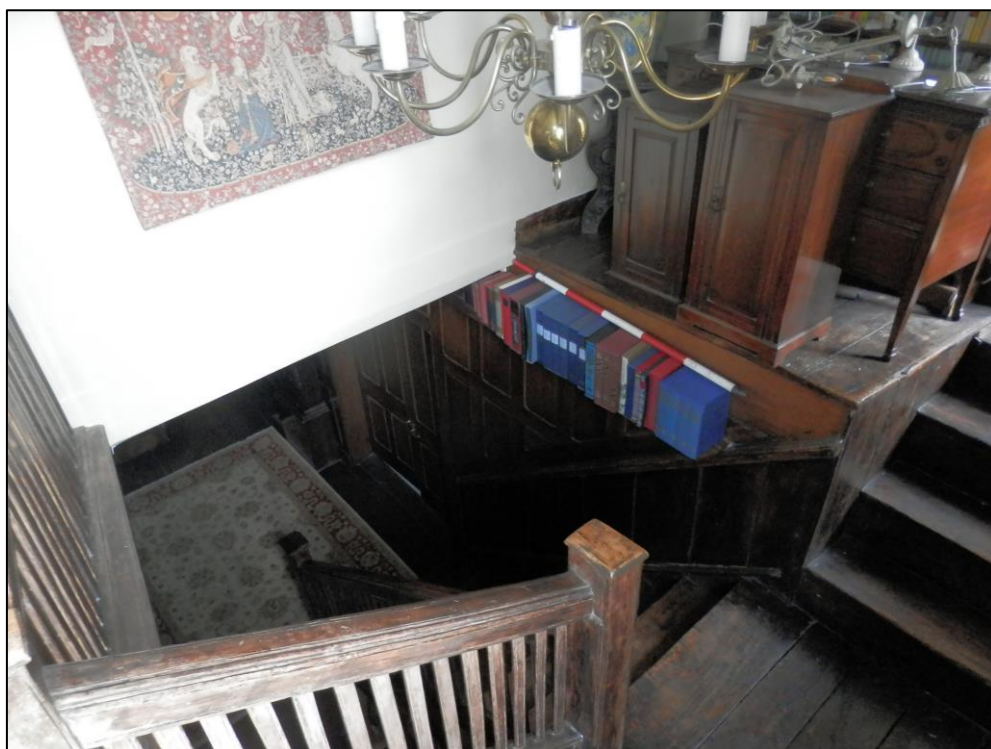


*Plate 64: View looking SW across interior of landing towards bedroom 1*



*Plate 65: View looking NW across interior of landing towards bedroom 2*

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*Plate 66: View looking N down stairs from the landing to the ground floor*



*Plate 67: View looking NW at bannisters on stairs leading from the ground floor to the landing*

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*Plate 68: View looking W within the interior of bedroom 3*



*Plate 69: View looking SE along passageway to N of bedroom 3*

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*Plate 70: View looking NW along passageway to N of bedroom 3*



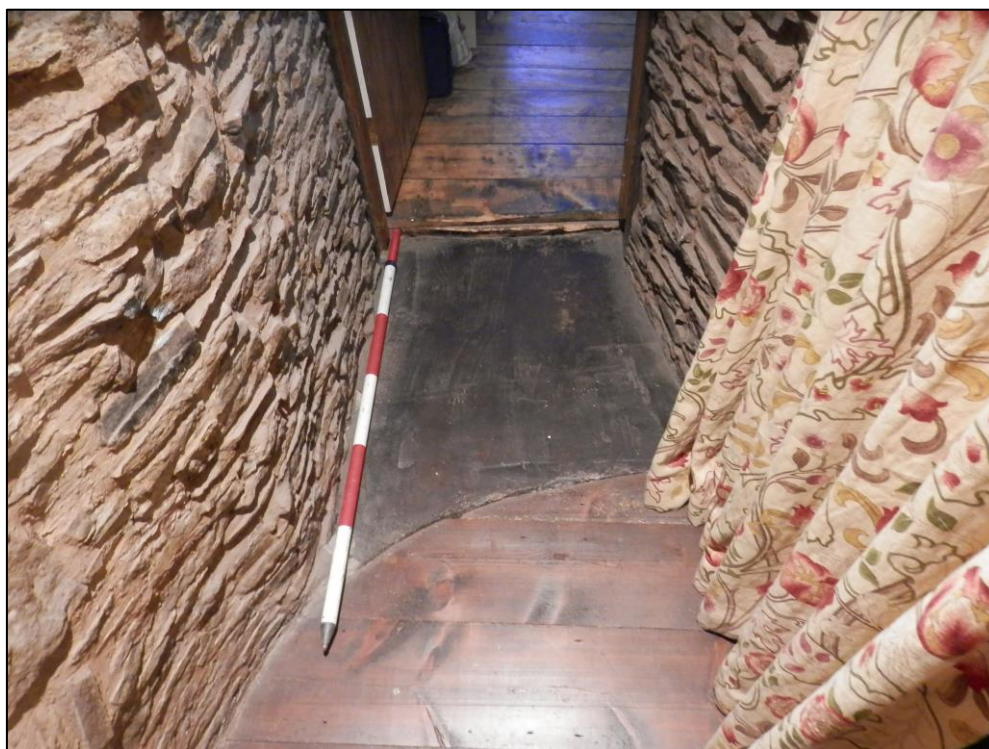
*Plate 71: View looking SE along passageway to N of bedroom 3*

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*Plate 72: View looking NW along passageway to N of bedroom 3*



*Plate 73: View looking SE at change in flooring in passageway to N of bedroom*

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*Plate 74: View looking SW within bathroom*



*Plate 75: View looking NE within bathroom*

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*Plate 76: View looking E at fireplace within bathroom*



*Plate 77: View looking SW within study/landing*

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*Plate 78: View looking SE within study/landing*



*Plate 79: View looking ENE within study/landing*

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*Plate 80: View looking N within study/landing*

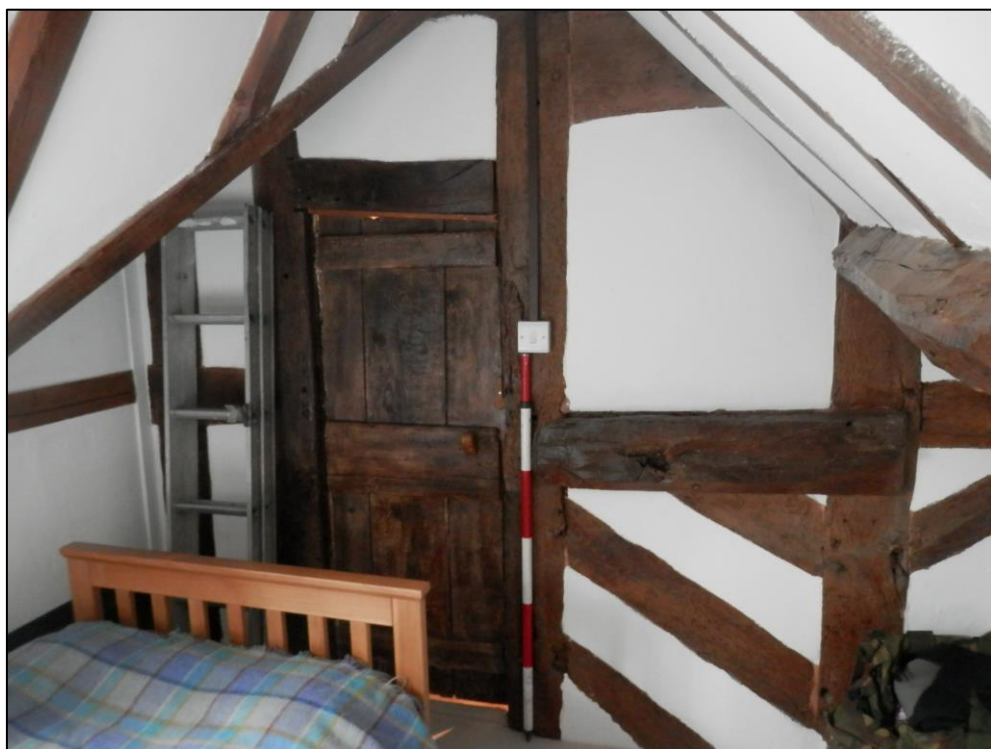


*Plate 81: View looking W at beams within study/landing*

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*Plate 82: View looking NE within interior of bedroom 4*



*Plate 83: View looking SW within interior of bedroom 4*

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*Plate 84: View looking NE at ceiling details within interior of bedroom 4*



*Plate 85: View looking NW at doors leading to bedroom 5 and bedroom 6*

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*Plate 86: View looking NW within interior of bedroom 6*



*Plate 87: View looking N at fireplace within interior of bedroom 6*

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*Plate 88: View looking ESE within interior of bedroom 6*



*Plate 89: View looking WSW within interior of bedroom 5*

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*Plate 90: View looking WSW at fireplace within interior of bedroom 5*



*Plate 91: View looking ESE within interior of bedroom 5*

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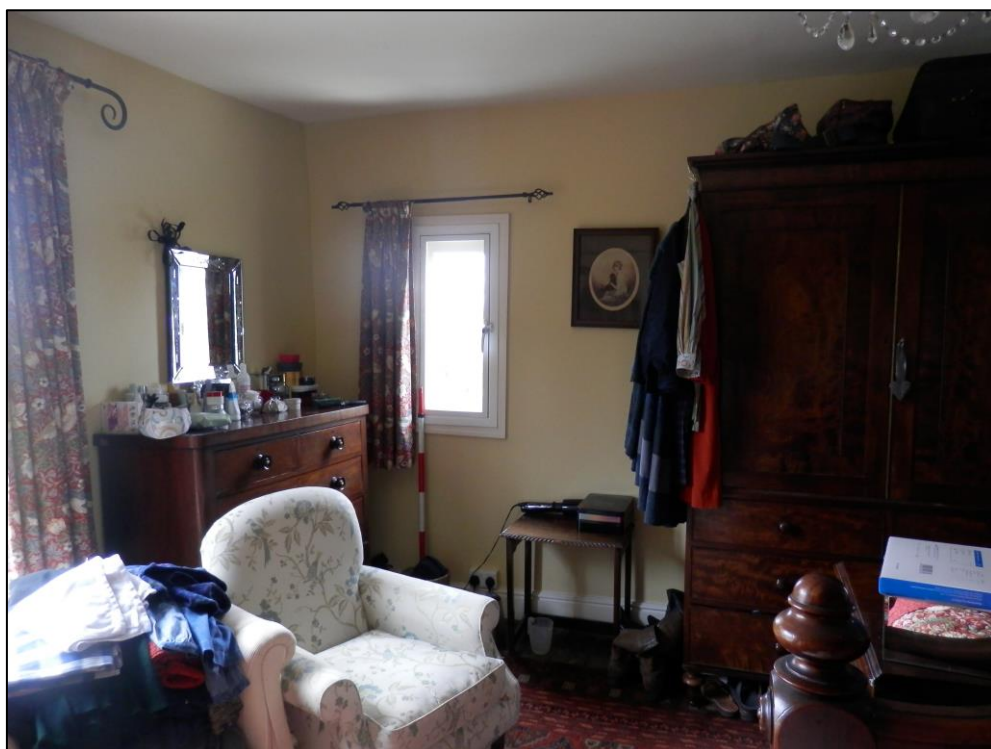


*Plate 92: View looking W within interior of bedroom 1*



*Plate 93: View looking E within interior of bedroom 1*

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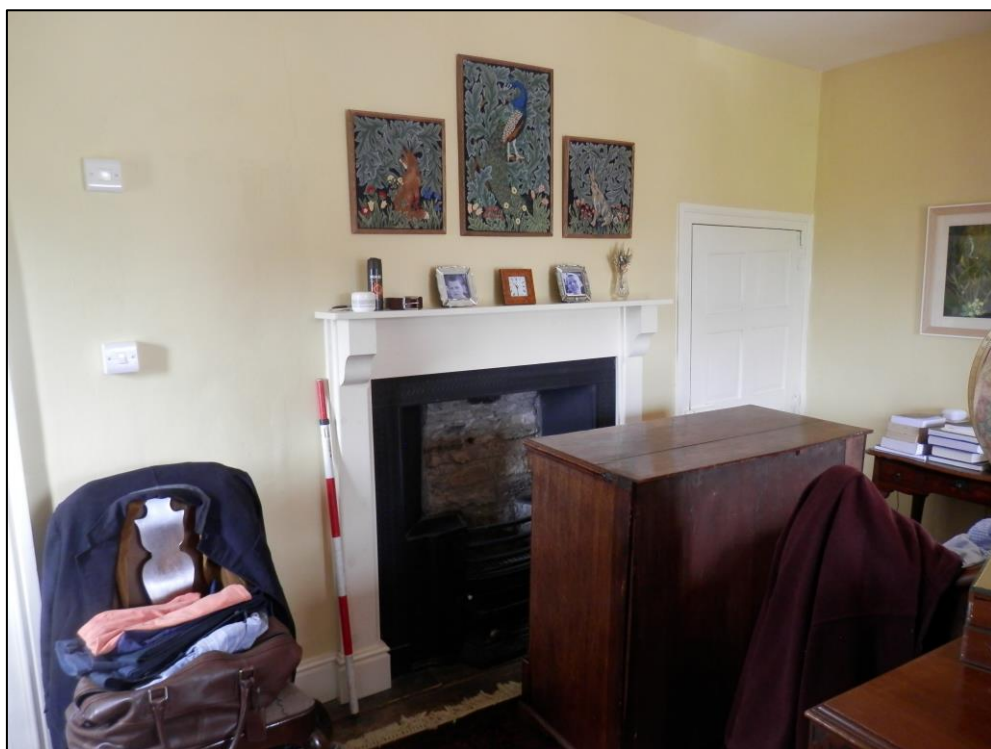
*Plate 94: View looking S within interior of bedroom 1*



*Plate 95: View looking E within interior of bedroom 1*

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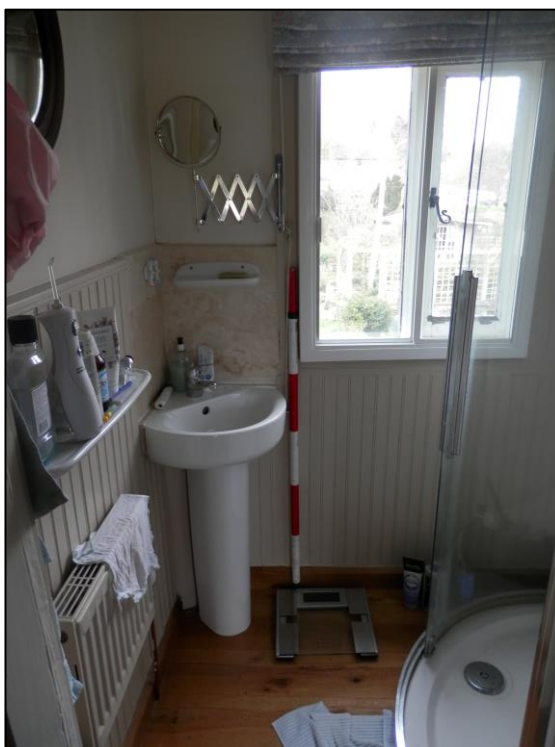
*Plate 96: View looking N within interior of bedroom 1*



*Plate 97: View looking N at fireplace within interior of bedroom 1*

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*Plate 98: View looking NW at en-suite bathroom attached to bedroom 1*



*Plate 99: View looking NW at en-suite toilet attached to bedroom 1*

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*Plate 100: View looking E within interior of bedroom 2*



*Plate 101: View looking S within interior of bedroom 2*

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*Plate 102: View looking W within interior of bedroom 2*



*Plate 103: View looking N within interior of bedroom 2*

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*Plate 104: View looking NW at en-suite bathroom attached to bedroom 2*



*Plate 105: View looking NE down stairs to Lounge 1*

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## 7.4 Interior - Roof Space

The roof space was accessed via a stepladder and the lifting of a ceiling panel between two ceiling beams in the study/landing area on the first floor. Due to the thick insulation and fragile ceilings, it was not possible to move from the access panel. A modern window in the roof was noted, as were the brick chimney stacks and two of the roof trusses. These consisted of a queen post truss to the SE, and a king post truss to the NW, suggesting different phases of construction.



*Plate 106: View looking SE within the roof space*

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*Plate 107: View looking NW within the roof space*



*Plate 108: View looking NNW at roof details within the roof space*

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## 8 Photographic Register

Plate	Description	Ref.
<b>Exterior</b>		
1	View looking SE towards the NW corner of Cottage Farm House	P1019184
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## 9 Archive

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Both paper records and digital files will be deposited with the National Monuments Record (NMR), RCAHMW. The deposition will include a copy of the final report, and this archive will include all written, drawn, survey and photographic records relating directly to the investigations undertaken and Museum and archive compilation will be consistent with specific deposition guidelines set out in *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* (ClfA 2020b). NMR Digital archives will follow the standard required by the RCAHMW. A copy of the digital archive only will also be lodged with the HER, CPAT.

Archiving will be consistent with advice detailed in *Guidelines for the preparation of excavation archives for long-term storage* (Walker 1990), *Standards in the museum care of archaeological collections* (Paine 1993), *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation* (Brown 2011a) and *Safeguarding Archaeological Information: Procedures for minimizing risk to undeposited archaeological archives* (Brown 2011b).

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