

Middle Ton Threshing Barn
Historic Building Photographic Record
December 2019



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SECTION 1

1.1 BUILDING DETAILS

Building Name: Middle Ton Annex Barn - historic threshing barn

Site Address: Middle Ton, Llanvapley, Abergavenny, Monmouthshire, NP7 8SN

National Grid Reference: SO 368136

Designations: Grade II listed building

Level of Historic Building Recording: Level 2 Photographic Survey

Recorder: Dan Courtney (Cog Architects)

Record deposited at: Comisiwn Brenhinol Henebion Cymry / The Royal Commission on the Ancient and Historical Monuments of Wales.

Purpose of recording: The aim of this programme of recording is to provide a long-term sustainable photographic record of the threshing barn at Middle Ton prior to its refurbishment and conversion to a dwelling as an annex to the main farmhouse. The photographic record aims to provide a full visual record of the character of the building both internally and externally including general views and specific decorative or structural details.

1.2 PROJECT BACKGROUND

This Photographic Survey has been undertaken in advance of alterations to the Grade II Listed farmhouse and barn at Middle Ton, Llanvapley. The survey is specifically required for the barn and is prepared in response to Condition 05 of the listed building consent (Listed Building Consent Ref DM/2019/01294).

Condition 05 states:

"Works shall not begin until an appropriate Level 2 photographic survey/building recording or analysis of the existing unconverted barn at Middle Ton, has been carried out in accordance with the guidance set out in Historic England Understanding Historic Buildings, A Guide to Good Recording Practice, Re-issue March 2016. The resulting photographs/record must be deposited with the RCAHMW and the Local Planning Authority informed."

The photographic survey comprises general views of the building in its setting and oblique views of the elevations documenting its external appearance. Internally the overall appearance is documented and decorative and structural features both internal and external photographed.

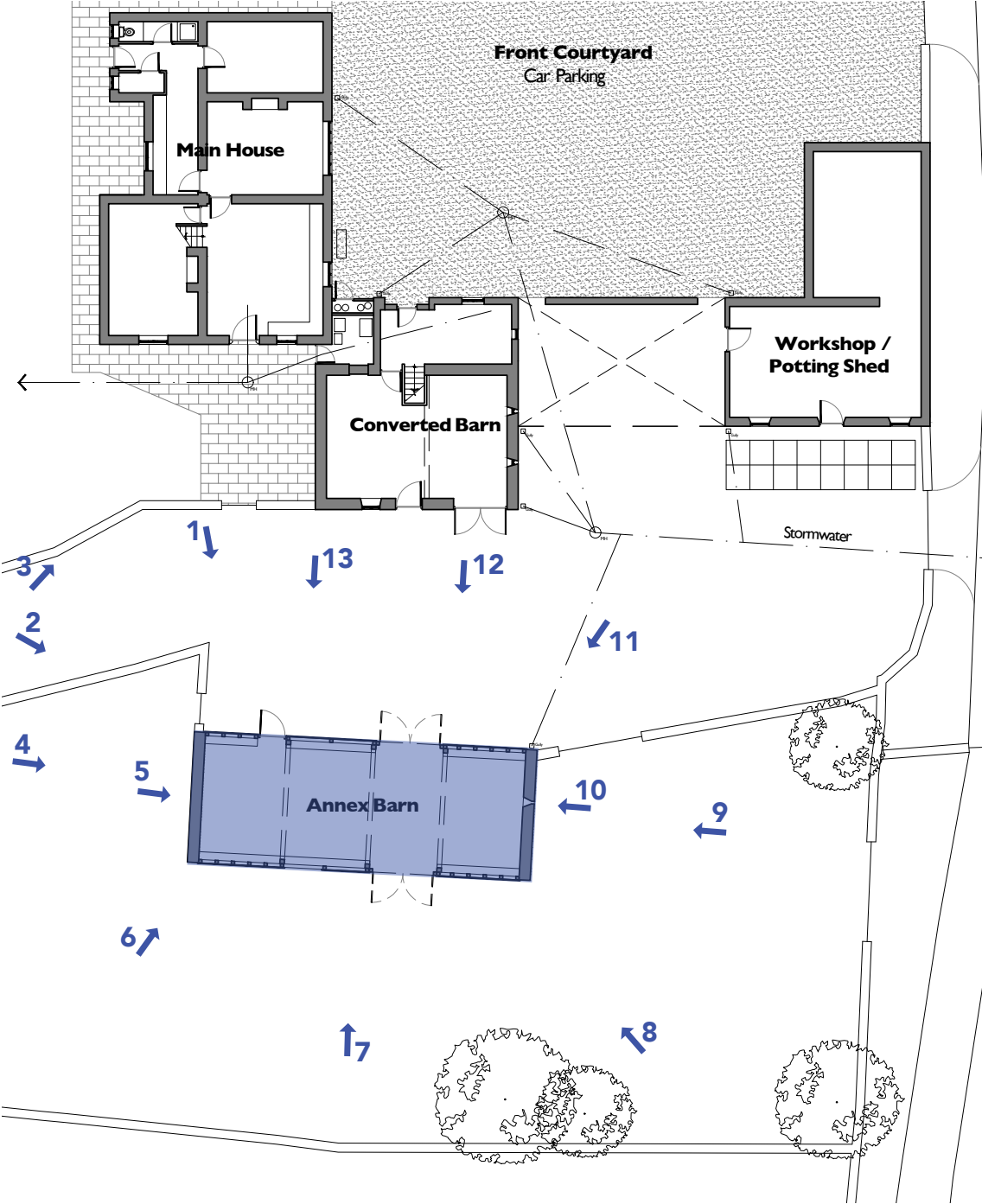


View of the barn from the South East

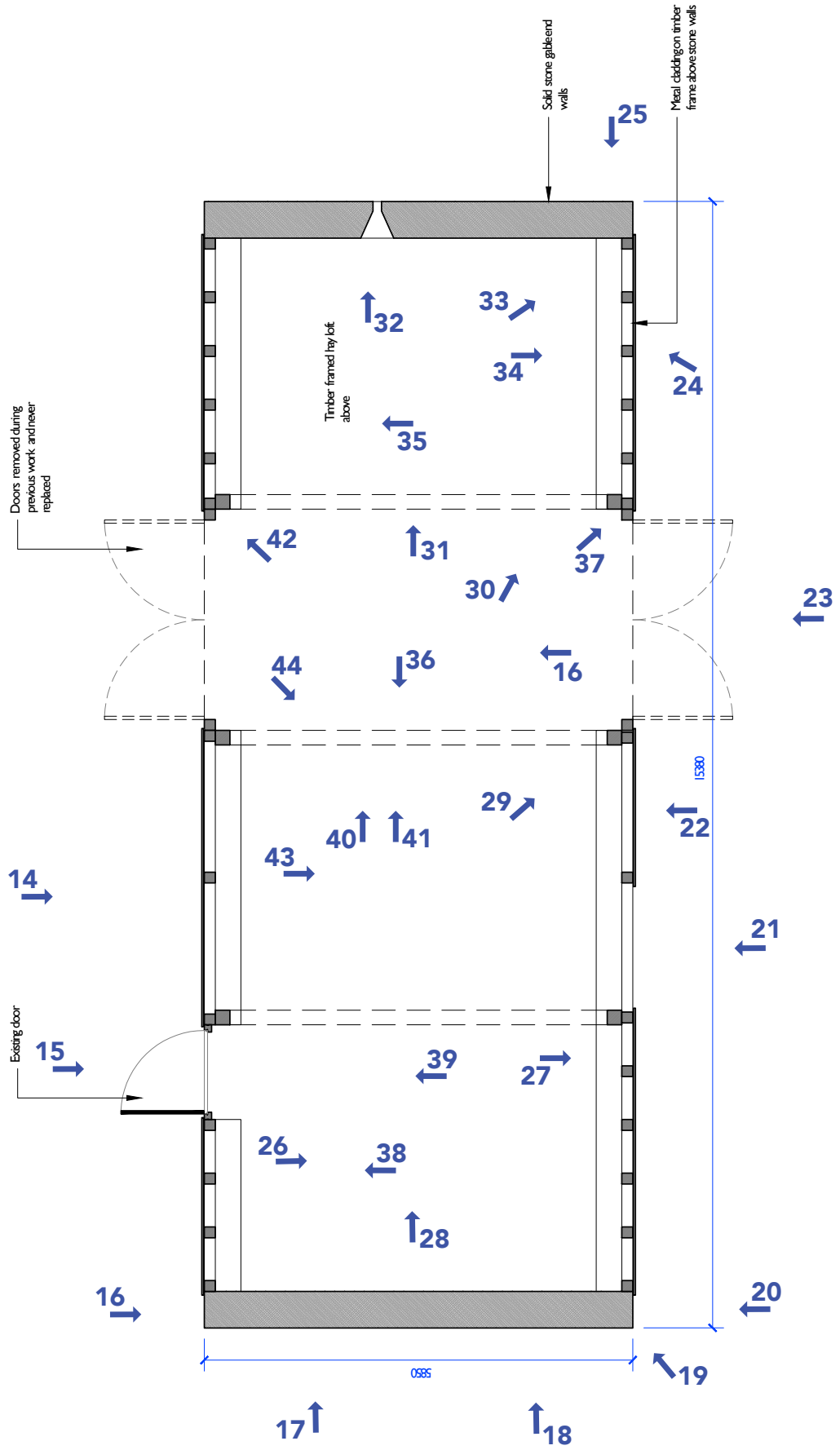
SECTION 2 - PHOTOGRAPHIC RECORD SHEETS

2.1 PLANS SHOWING LOCATION OF PHOTOS

Existing site plan with the Annex Barn highlighted



Existing Annex Barn plan





1

File: DSC03551

South elevation



2

File: DSC03552

West elevation



3

File: DSC03553

Main farmhouse to the North of the barn



4

File: DSC03554

West elevation wide shot



5

File: DSC03555

West elevation



6

File: DSC03556

View from South West



7

File: DSC03557

South elevation



8

File: DSC03558

View from South East



9

File: DSC03559

East elevation



10

File: DSC03560

Slit ventilation window in East elevation



11

File: DSC03561

North East view



12

File: DSC03562

North elevation - East part



13

File: DSC03563

North elevation East part



14

File: DSC03564

High level window in North elevation



15

File: DSC03565

Doorway in North elevation - hinges remain but door leaf has been lost



16

File: DSC03566

Side of West gable end wall



17

File: DSC03567

West gable, Northern edge



18

File: DSC03568

Crack towards the South side of
the West gable end



19

File: DSC03569

Steel post from previously
demolished Dutch barn remains
at SW corner



20

File: DSC03570

South side of West gable end wall showing brick detailing



21

File: DSC03571

High level door in South elevation



22

File: DSC03572

Evidence of modern cement render and brick repair at joint between metal cladding and stone plinth



23

File: DSC03573

Main South doorway



24

File: DSC03574

Cladding panel at East end of South elevation



25

File: DSC03575

South side of East gable end wall



26

File: DSC03577

South wall, West end - internal view



27

File: DSC03579

South wall, West end - internal view showing evidence of historic opening or extension



28

File: DSC03578

Internal view looking West to East



29

File: DSC03580

West jamb of large South doorway



30

File: DSC03581

East jamb of large South doorway



31

File: DSC03582

Inside of East gable wall above mezzanine



32

File: DSC03583

Inside of East gable wall below mezzanine showing slit window reveal and historic machinery



33

File: DSC03584

Inside of East gable wall at South end beneath mezzanine showing historic machinery



34

File: DSC03585

Inside of South wall plinth beneath mezzanine showing small area of render



35

File: DSC03586

Inside of North wall beneath mezzanine



36

File: DSC03587

Inside of West gable wall



37

File: DSC03588

South large doorway, East jamb detail



38

File: DSC03592

Inside of North wall, West bay



39

File: DSC03594

Inside of North wall, West bay, showing doorway and plinth



40

File: DSC03595

Central primary roof truss



41

File: DSC03596

Flagstone flooring between large doorways



42

File: DSC03597

Large North doorway, East jamb detail



43

File: DSC03598

Inside of South wall, central bay



43

File: DSC03599

Underside of roof



44

File: DSC03612

Threshing barn in the context of the main farmhouse

SECTION 3 - APPENDIX

Extracts from the Planning and Listed Building Consent report, including the Heritage Statement for Middle Ton.

- 1. Understanding the site**
- 2. Historic Development**
- 3. Assessment of Significance**
- 4. Existing barn plans, section and elevations**

This Heritage Impact Assessment has been prepared to support the submission of planning and listed building consent applications for Middle Ton in Llanvapley, Monmouthshire. The proposals consist of conversion of a un-used barn into residential accommodation and the construction of two new lightweight extensions. This report considers the impact of the proposals on the special significance of Middle Ton, which is Grade II listed. It has been produced by Emma Bryant, Senior Heritage Consultant at Purcell.

I Site Location & Description

Middle Ton is located close to the south of the village of Llanvapley in Monmouthshire, south-east Wales. The site is accessed from a track leading south off the main street through the village and is located on the west side of this track.

Middle Ton comprises four currently separate buildings as shown on the diagram below. The Main House is the principal building, positioned in approximately in the centre of the site; it is roughly rectangular in plan with two slightly projecting bays to the west side. The Barn is connected at right angles to the south-east corner of the Main House although there is no interconnection internally between the two structures. The Workshop / Potting Shed is and L-shaped structure located further east on the same alignment as the Converted Barn. South of the main group is a further barn (shown on the plan as the Annex Barn); this is a linear structure on an east-west alignment.

All the buildings except the main house are single storey, although Converted Barn contains a hayloft and is a taller structure than the Workshop and the Annex Barn is also a tall single storey. The buildings are all constructed in stone, the Main House is whitewashed, and they have a vernacular agricultural character and appearance.

II Heritage Designations

Middle Ton is Grade II listed. It was designated in March 2000. The list entry, reproduced below, includes a description of the exterior of the Main House and also mention the Converted Barn. However, due to the likely age and common ownership of the other two out buildings, these are likely to be considered as part of the listing as part of the curtilage.

"History

Late C16 to early C17 farmhouse, altered in C20, in poor condition 1999. It appears to be a 5 range with cross passage behind fireplace, and N wing added at right angles in C17. Mentioned as tenement in will of William Parry who sold it to the Rev. William Frampton of Lanfair Cledelin. Marked on 1838 title map as owned by Robert Hughes of Coed Morgan, occupied by Thomas Skipp, with 6.3 acres (25.5 hectares). Sold to Richard Woodward, then owned by his son W.D. Woodward of Red Barn, who sold it to George Davies of Lower Ton in early C20.

Exterior

Farmhouse: rubble stone with slate roof; L-plan with brick chimney on stone base at N end of main range and ridge of wing. Entry is from lean-to on N side of main range. E side has irregular fenestration, first floor light 4-light recessed chamfered lace C16 or early C17 4-light oak mullion window with C20 glazing. Small single casement first floor left, ground floor further left has timber cross-window with timber lintel, straight joint roughly centre and large C20 window ground floor right. Roofless stone lean-to on N end wall, continuous stonework, blocked opening within to right. W front has earlier C20 lean-to with asbestos sheet roofing to ground floor and first floor large C20 window right of centre, small C20 window left. Rendered wall, SW wing has N side small window above C20 larger window. Rubble stone gable end has small first floor 4-pane sash, S side of wing is rubble stone with some red brick at upper SW corner, red brick jambs to large C20 first floor centre window and old oak lintel and stone sill to C20 window ground floor left. To right, rubble stone gable end of main range has gable rebuilt in red brick, first floor hood, short 6-pane sash with cemented lintel and ground floor C17 oak doorway to left with chamfered jambs and depressed arched head. Door is inset in square headed opening with cemented lintel and chamfered jambs. Barn at SE corner, rubble stone and slate roof, has N side lean-to each end and blocked door left of centre, S side window, door with double door with red brick heads.

Interior

Not inspected at time of Survey.

Reason for designation

Listed as a C16-C17 farmhouse, which despite alterations to most windows, retains unusual two-phase plan, and early detail including mullion window and interior timberwork."

Retrieved from: <https://cadwpublic-api.azurewebsites.net/reports/liste/building/FullReport?lang=&id=22990> in July 2019.

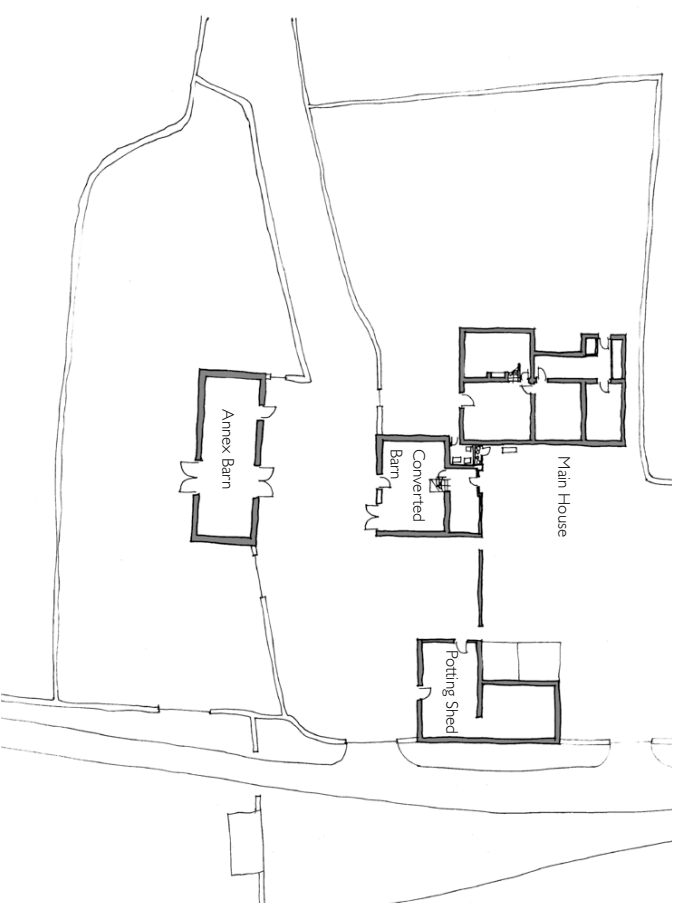
The site is also within the Historic Landscape area of East Bergavenny. The area covers the eastern extent of the Medieval Lordship of Bergavenny, and comprises irregular fieldscape with mainly dispersed and discrete small, linear settlements. One of those identified as existing in the early medieval period is Llanvapley. The full description of which can be found here: https://landmap-portal.naturalresources.wales/view_survey.php?survey_id=13039

III Legislation Policy and Guidance

Due to the Grade II listed status of Middle Ton, the policies within the Planning Policy Wales Edition 10 (December 2018) need to be considered. Of specific relevance is section 6.1 The

Historic Environment. Paragraph 6.1.5 states that there is a "need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset". Paragraphs 6.1.10 – 6.1.13 relate specifically to listed buildings with the final paragraph stating that "a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed" be part of an application submission. A proportionate assessment of significance and impact assessment are included in the following sections.

The Technical Advice Note 24: The Historic Environment (May 2017) is also of relevance and the Historic Environment is a core part of the vision within the Monmouthshire CC Adopted Local Development Plan (February 2014), although the latter does not contain specific policies on Listed Buildings, deferring to national level policies.



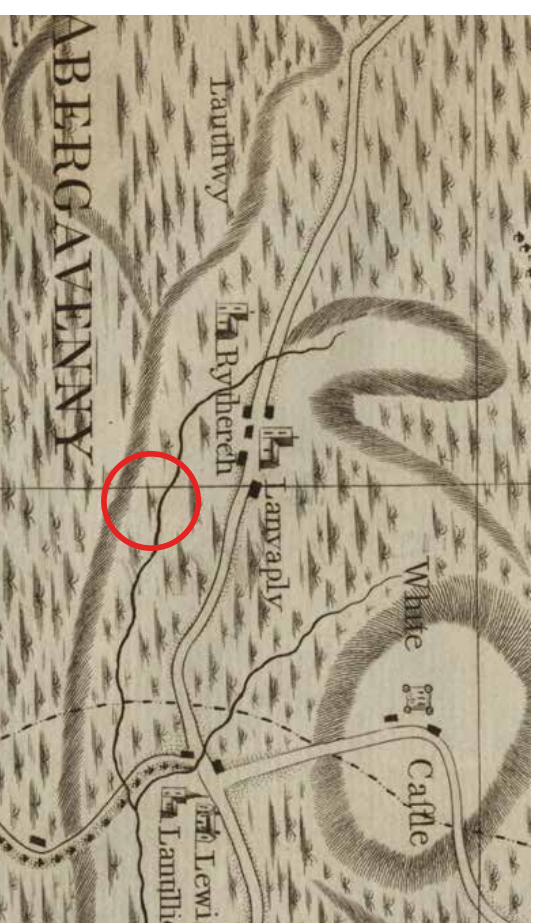
HISTORIC DEVELOPMENT

The following historic development is based on desk-based research, including collation of historic maps, search of the Historic Environment Record and a review of archive catalogues that are available online. No archival records within the catalogues search have been identified which relate specifically to Middle Ton but a number for Lanvapley were identified but are of little relevance to the current proposal.

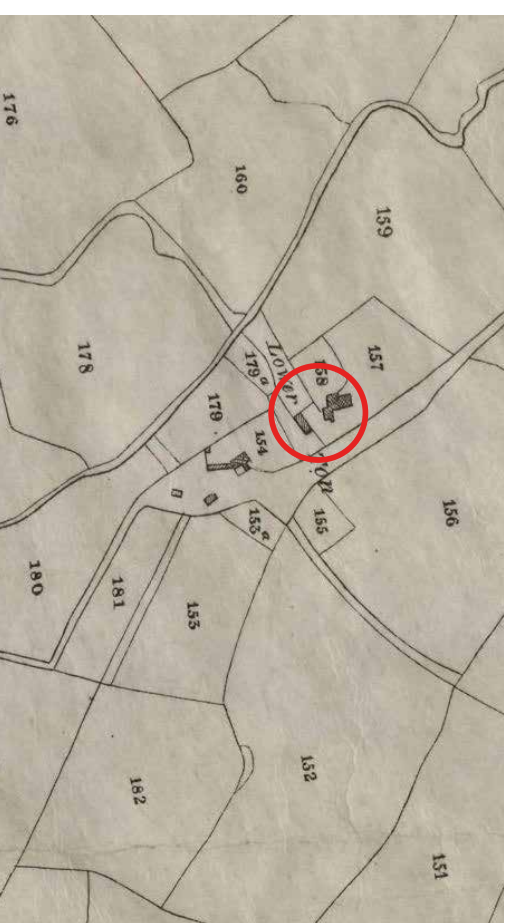
There is recorded evidence of an established settlement at Lanvapley in the early medieval period, including 'a Church and associated territorial' ¹. The settlement appears on Saxton's map of 1610-11 and the Church is several dwellings are depicted on Snell's 1785 map of the County of Monmouthshire, as shown below. Snell's County map also shows that Lanvapley was on the principal route between Abergavenny and Monmouth. The main building of Middle Ton dates to the late 16th to early 17th century, likely in two separate phases. First the southern range, orientated approximately east-west, with fireplace in the centre and cross passage to the north and second the range to the north with a further fireplace and orientated north-south. The entrance porch is a 20th century addition. Early owners were William Parry and Rev. William Frampton of Lanfair Cllgeddri².

The first map showing Middle Ton is the Tithe Map of 1838 although the building is not named on the map. The Tithe Apportionment identifies Robert Hughes as the owner of the farmhouse and surrounding meadows, orchard and pasture. Lower Ton immediately to the south is within separate ownership with its own farm house and fields.

The map shows the farmhouse, attached barn and southern detached barn of Middle Ton all existed by this time in roughly their current arrangement.



Lanvapley is depicted on Robert Snell's map of the County of Monmouthshire c. 1785



The map of 1838 showing Middle Ton, Nos. 157 and 158. Other plots to the east and south were within the same ownership.

¹Natural Resources Wales, East Bergevenny Historic Landscape Area (https://landmap-portal.naturalresources.wales/view_survey.php?survey_id=13039)

² Cadw, List Entry Reference 22990 (<https://cadwpublic-api.azurewebsites.net/report/istebuilding/fullreport?lang=&id=22990>)

The OS maps of 1882 and 1899 show the evolution of the outbuildings at Middle Ton with first the attached barn being extended to the east (1882 map) and then additions to the north of this range.

Middle Ton passed to Richard Woodward and his son in the second half of the 19th century, before being sold to George Davis, owner of Lower Ton in the early 20th century (the two dwellings are once again in separate ownership). The OS map of 1916, reproduced below, shows in more detail the arrangement of the different buildings in the early 20th century. However the only additions which appear to have been made since the late 19th century are an extension in the crux of the L-shaped plan of the farmhouse (since demolished) and a lean-to on what is now the potting shed. OS maps of the 1930s and 1940s do not show any change to the layout and have therefore not been reproduced here.

Middle Ton was statutorily listed in 2000 and was identified as being in a poor condition at the time it was surveyed for inclusion on the list. The structure between the attached barn and the potting shed was taken down due to its poor condition. In 2005, permission was subsequently granted for the conversion of the attached barn into residential accommodation and demolition of the Dutch barn part of the southern barn (Application Ref: M12045). These works were enacted however other works permitted were not, these included the construction of a replacement structure (a car port) between the barn and potting shed and construction of animal pens on the site of the Dutch barn.



OS maps of 1882 and 1899 showing the evolution of the buildings at Middle Ton.



OS map of 1916 showing in detail the historic arrangement of buildings.

This section comprises an assessment of significance for the site using the existing knowledge of its historic development and current appearance. The assessment of significance aims to identify what makes a site, building or area important, to whom and why it does so.

In heritage terms, significance is defined as “the sum of the cultural and natural heritage values of a place, often set out in a statement of significance”.³ Significance therefore encompasses not just the physical fabric, but also the setting, contents, use, history, tradition and heritage context of a place. Consequently, cultural significance is unique to each place and the relative significance can vary from element to element and building to building. The assessment of significance is based on the heritage values as expressed in Conservation Principles (2011), which defines value as “an aspect of worth or importance, here given by people to historic assets”.⁴

Conservation Principles separates heritage values into four categories:

Evidential: The potential of a place to yield evidence about past human activity.

Historical: The ways in which past people, events and aspects of life can be connected through a place to the present. This can be both illustrative and associative.

Aesthetic: The ways in which people draw sensory and intellectual stimulation from a place.

Communal: The meanings of a place for the people who relate to it.

I Evidential Value

Due to the age of the building and the phases of change which have taken place there is a high likelihood that further knowledge about the building’s evolution could be gained through investigations into its historic fabric. While past phases of alteration and addition may have obliterated some of the evidence about its past, much of the historic fabric remains including the evidence of two principal phases, evidenced by the two fireplaces. Further insight could be gained as to this unusual two phase plan and also about traditional and vernacular construction techniques. There is also potential for further knowledge to be gained about the site from archival sources not yet identified.

II Historic Value

The historic value of the site is high, the former farmhouse and its ancillary structures illustrate vernacular agricultural building typologies from the late 16th and early 17th century. Although altered, the building retains much of its historic floorplan and architectural features such as the inglenook fireplaces and the

³ Welsh Government, Planning Policy Wales Technical Advice Note 24: The Historic Environment (2017)

⁴ Welsh Government, Conservation Principles (2011)

broad entrance on the south elevation. The building has limited associative historic value, little being known about the past occupiers and owners of the site. However, as with evidential value, there is potential for the historic value of the building to be increased if greater understanding of the building’s past were to be gained.

III Aesthetic Value

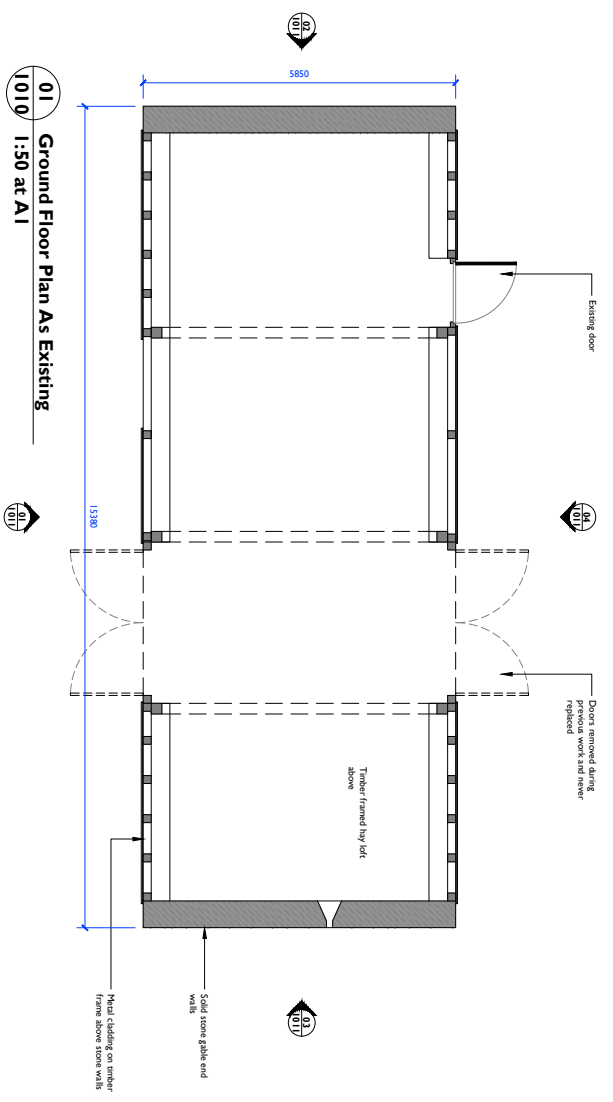
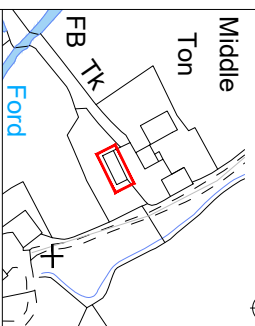
The aesthetic value of Middle Ton is high, derived from its vernacular appearance and character. The building is the result of its gradual evolution, rather than conscious design, particularly the irregular nature of its extensions and outbuildings. The overall appearance of the complex of buildings is pleasing and gives clear indication of its former agricultural use. The rubble stone masonry, whitewashed finish, slate roofs and timber windows all contribute to the aesthetic value. Internally simple modern interventions, such as the staircase, complement and do not compete with the historic features and also contribute to the overall aesthetic value.

IV Communal Value

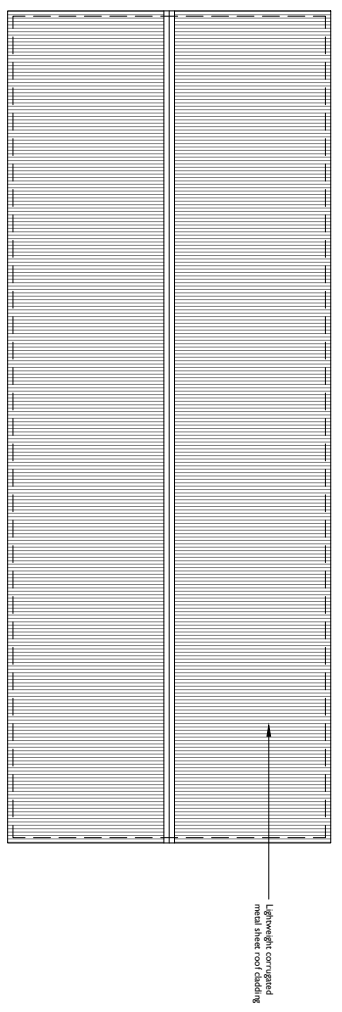
As a private dwelling and located along a track away from the main road and village of Lanvapely, there is very limited communal value associated with Middle Ton. The buildings contribute to the rural character and appearance of the area from which is derived some limited communal value to those who live in and know the area.

Notes:
 Drawing not based on survey data and may not accurately represent what is physically present.
 Do not scale from this drawing. All dimensions are to be verified on the field by measuring with a wheel.
 All dimensions are in millimeters unless noted otherwise.
 Purcell shall be notified in writing of any discrepancies.

Key Plan
 Not to scale



01
1010 Ground Floor Plan As Existing
 1:50 at A1



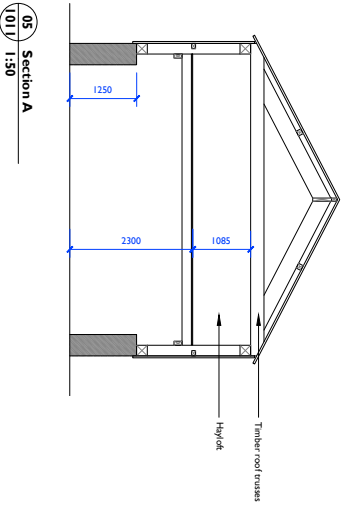
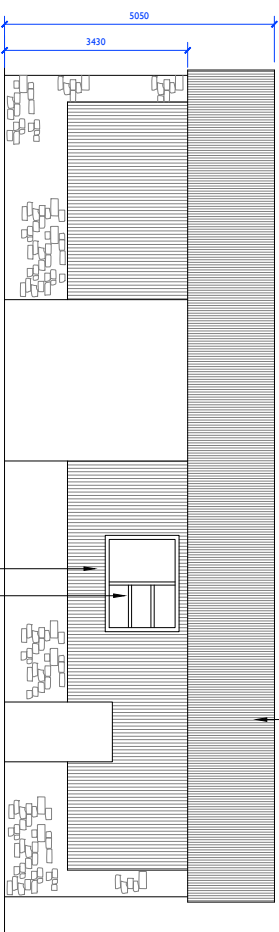
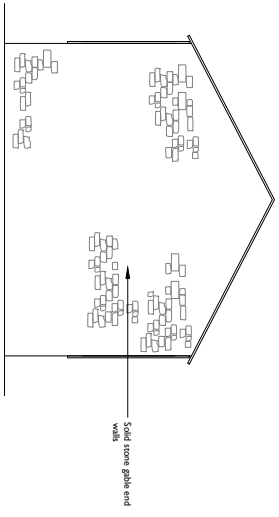
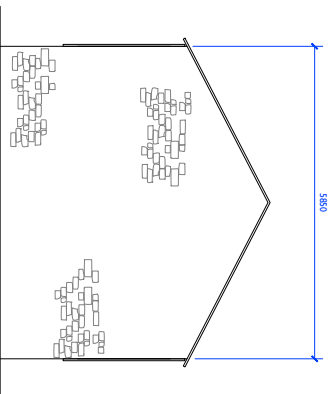
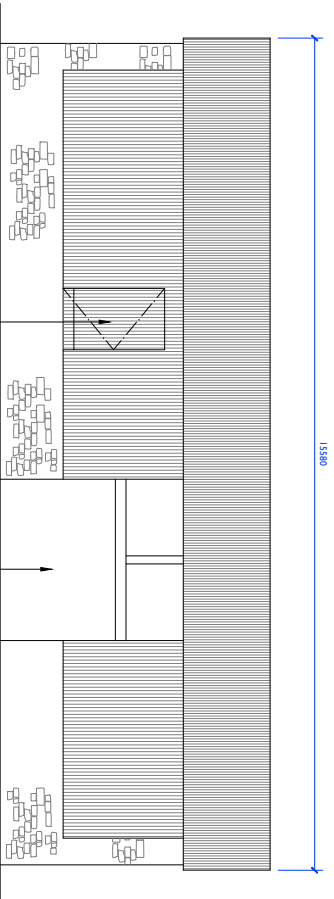
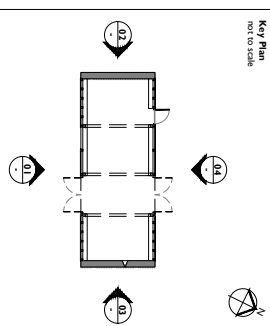
02
1010 Roof Plan As Existing
 1:50 at A1

239744-PUR-02-ZZ-DR-A-1010

Project No.	01/0719	DC	DC
SCALE	DATE	DRAWN	CHECKED
CLIENT	Din & Richardson Wild		DESCRIPTION
PROJECT	Middle Ton		
TITLE	Annex Barn Existing Plans		
SIZE & SCALE	A1L 1:50		
STATUS	S4 - Planning		
JOB NUMBER	239744		
NUMBER	1010		
REVISION	P02		



Notes:
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239744-PUR-02-ZZ-DR-A-1011

FileName	010719	DC	DC
SCALE	DATE	DRAWN	CHECKED
CLIENT	Dain & Richardson Wild		
PROJECT	Middle Ton		
TITLE	Annex Barn Existing Elevations		
SIZE & SCALE	A11 1:50		
STATUS	S4 - Planning		
JOB NUMBER	239744		
NUMBER	1011		
REVISION	P02		

