

CPAT Report No. 1818

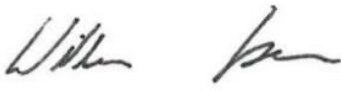

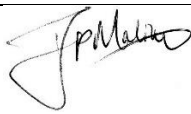
Lower Woodhouse Farm, Knighton, Powys

Historic Building Survey



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: Ben Morgan
 CPAT Project No: 2557
 Project Name: Lower Woodhouse Farm, Knighton, Powys
 Grid Reference: SO 30700 72196
 County/LPA: Powys
 Planning Application: 20/0199/LBC
 CPAT Report No: 1818
 PRN: 140378
 Report status: Final

Prepared by:	Checked by:	Approved by:
		
Will Logan Project Archaeologist	Tim Malim Principal Archaeologist	Tim Malim Principal Archaeologist
01/09/2021	14/09/2021	14/09/2021

Bibliographic reference: Logan, W., 2021. *Lower Woodhouse Farm, Knighton, Powys, Building Survey*. Unpublished report. CPAT Report No. 1818.



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
 CLWYD-POWYS ARCHAEOLOGICAL TRUST

The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP, United Kingdom

+44 (0) 1938 553 670

trust@cpat.org.uk

www.cpat.org.uk

©CPAT 2021



The Clwyd-Powys Archaeological Trust is a Registered Organisation
 with the Chartered Institute for Archaeologists

CONTENTS

SUMMARY	ii
CRYNODEB.....	ERROR! BOOKMARK NOT DEFINED.
1 INTRODUCTION.....	1
2 HISTORICAL BACKGROUND	2
3 BUILDING SURVEY.....	2
CONCLUSIONS	7
APPENDIX 1: CPAT WSI 2557.....	9

Summary

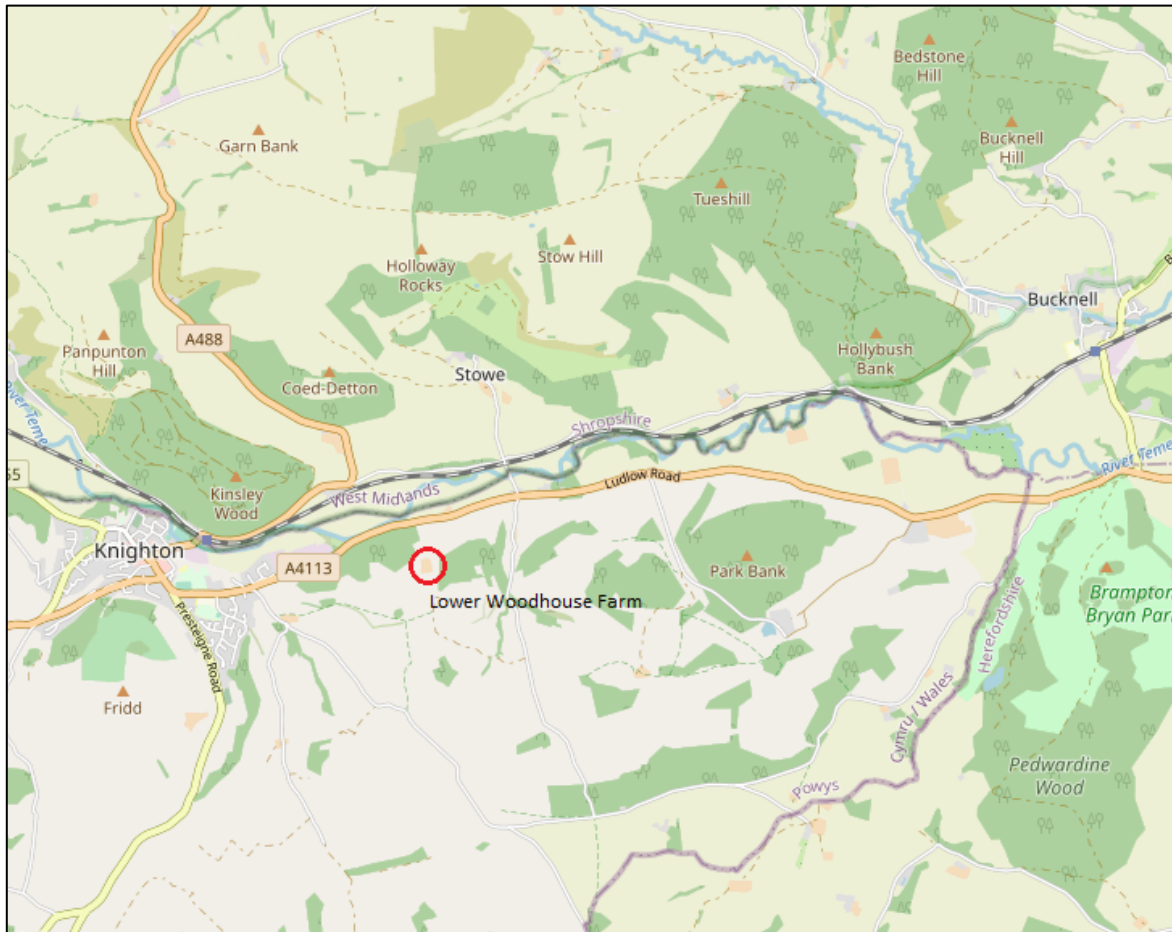
In July 21 the Clwyd Powys Archaeological Trust carried out a building survey of two farm buildings at Lower Woodhouse Farm, near Knighton in Powys. The buildings, which were constructed between 1839 and 1889 comprise a cart shed with overhead granary or seed store with a connected open fronted cowshed facing onto a yard to the south.

Crynodeb

Fis Gorffennaf 2021, bu Ymddiriedolaeth Archaeolegol Clwyd-Powys yn cynnal arolwg adeilad o ddau adeilad fferm yn Fferm Lower Woodhouse, ger Trefyclo ym Mhowys. Mae'r adeiladau, a adeiladwyd rhwng 1839 a 1889, yn cynnwys cartws gyda granar neu storfa hadau uwchben a beudy cysylltiedig sy'n agored yn y tu blaen, yn wynebu iard i'r de.

1 Introduction

- 1.1. In July 2021 the Field Services Section of the Clwyd-Powys Archaeological Trust carried out a programme of building recording on behalf of Ben Morgan in respect of a planning application (20/0199/LBC) for the conversion of a redundant farm building into a dwelling and the associated works at Lower Woodhouse Farm, Knighton, Powys (NGR: SO 30700 72196).
- 1.2. The farm is located on the southern side of the Teme Valley, 1.8km east of Knighton in Powys.



Contains Ordnance Survey data © Crown copyright and database right 2018

Fig. 1 Location of Lower Woodhouse Farm (marked in red)

- 1.1 Planning permission for the development was granted in January 2021 with the inclusion of a planning condition relating to historic environment:

Development shall not begin until an appropriate photographic survey, (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing buildings has been carried out 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.

2 Historical Background

- 2.1. Lower Woodhouse Farm is recorded on the 1839 Tithe Map for Knighton. The house was constructed during the 16th and 17th century and is Grade II listed (9036). The original farm yard extends to the east of the house and includes a six bay barn constructed in the 17th or early 18th century, which is listed in its own right (9037). The other buildings at the farm including the cart shed and cowshed are listed under curtilage. The farm was subsequently extended to the south with the construction of a number of buildings around a separate yard during the mid-19th century, with the surveyed barns to the south-east (Fig. 2).
- 2.2. The Tithe apportionment indicates that the farm was owned by Edward Rogers, as part of the Stanage Park estate who rented the farm and lands to Thomas Powis. The area farmed was quite extensive and included arable land and pasture on the uplands to the south of the farm and also on the valley bottom, in addition to woodlands and meadows on the steep valley sides.



Fig. 2 Extract from the Ordnance Survey 6" map of 1889

3 Building Survey

- 3.1. The survey was conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2020), and took the form of a Level 1 building survey as defined by Historic England (2016) *Understanding Historic Buildings: a guide to good recording practice*. This is principally a photographic survey.

- 3.2. Plans of the buildings and the location and direction of photographs are shown in Figure 12. A full set of photographs are reproduced as contact prints in Figures 13 and 14.
- 3.3. The barns comprised two connected buildings forming an L shape around a sunken yard area.

Cart shed and granary

- 3.4. The eastern range was oriented north-south and measured 12m by 6.8m. It comprised an open fronted cart shed, with four bays accessed from the east (Fig. 3). The south elevation of the building was cut into the hillslope. A granary or seed store was located above the cart shed, accessed via steps on the south gable end (Fig. 4) and a doorway or window on the upper east elevation (Fig. 3). The lower walls on the north, south and west elevation were constructed from grey uncoursed lime mortared sandstone (Figs. 5 & 6). The upper floor was constructed in wood, with timber cladding on the walls. No flooring material was evident in the cart shed, which may have been bare earth, whilst the flooring in the granary had been replaced with modern plywood. The roof frame was constructed from machine cut softwood and comprised compound trusses on either gable end and king post intermediate trusses (Figs. 7 & 8). There was evidence of subsequent strengthening having been carried out, in the form of hand-made collars connecting the principal rafters and rather insubstantial looking posts supporting each of the tie beams. The roof was intact and boarded on the inside with slates externally. The slates had been treated with a bituminous solution to further improve weather resistance.
- 3.5. Alterations to the original fabric of the cart shed were quite minor, and comprised a section of the west elevation rebuilt in blockwork (Fig. 5), a later doorway which had been added to access the cowshed from the cart shed and then later infilled with blockwork (Fig. 6). It was noted that several of the bays within the cart shed had been fitted with gate hinges and may have functioned as a covered animal shelter, for calving or lambing for example.



Fig. 3 Cart shed, viewed from the south Photo CPAT 4942-018



Fig. 4 Cart shed, viewed from the south-west Photo CPAT 4942-005



Fig. 5 Cart shed, viewed from the west showing wall section rebuilt in blockwork Photo CPAT 4942-017



Fig. 6 Cart shed, viewed from the west showing infilled later doorway into cowshed Photo CPAT 4942-015



Fig. 7 Compound truss on south gable end of cart shed Photo CPAT 4942-033



Fig. 8 Intermediate king post roof truss within the cart shed Photo CPAT 4942-029

Cowshed

- 3.6. The cowshed was oriented east-west, measured approximately 15m by 4m, and faced into a yard on the south side, which had been cut into the hill slope and retained by a stone revetment wall. The west gable end (Fig. 9) and a short section of the north wall were constructed of a grey sandstone similar to that used to construct the cart shed. The south of the cartshed was open. Most of the north elevation of the cowshed had been sheathed in tin, but may have originally been clad in timber. A feed trough and hay feeders ran the length of the north elevation (Fig. 10). The roof framing was machine cut softwood with over and under roof purlins and no ridge beam supported by queen post type trusses (Figs. 10 & 11). The interior of the roof structure was weather proofed with planking in the vicinity of the hay feeders. The external roofing material was slate covered with bituminous weather proofing.



Fig. 9 Cowshed (foreground) viewed from the west Photo CPAT 4942-001



Fig. 10 Interior of the cowshed viewed from the west Photo CPAT 4942-007



Fig. 11 West gable end of the cowshed Photo CPAT 4935-013

Conclusions

- 3.7. Cartographic evidence indicates that the cart shed and cowshed were constructed between 1839 and 1889, in a single construction phase during which the yard area between the two buildings was also built. The farm was evidently redeveloped and further expanded to the south during this period. This new expansion to the farm appears to have been somewhat separate from the house perhaps suggesting that there was an increasing gentrification of the house during the mid-19th century, placing agricultural activity, especially livestock further away from habitation.

- 3.8. The cowshed seems to have been in use for a considerable period of time, the feed troughs and hay feeds are intact and still in position. It is notable that there was at one time a doorway linking the cowshed and cart shed, and that there was provision for stock gates to keep animals in the cartshed, suggesting that its purpose had changed over time, perhaps as arable farming diminished in importance and stock rearing became the primary enterprise. The granary may subsequently have functioned as a hayloft, as the high level doorway on the east elevation implies, which would have been a pragmatic reuse of an otherwise redundant building.

4 Sources

Unpublished sources

Historic England., 2013, *National Farm Building Types*

Online sources

britishlistedbuildings.co.uk/-lower-woodhouse-farmhouse-knighton accessed July 2021

Cartographic sources

1839 Tithe Map for Knighton Parish in the County of Radnorshire

1889 Ordnance Survey 6" Map Montgomeryshire Sheet 11 S.E.

5 Archive deposition Statement

- 5.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the CIfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance* (2014). The archive is entirely digital and will be deposited jointly with the Historic Environment Record, Clwyd Powys Archaeological Trust and the National Monuments Record (RCAHMW).

Archive summary

47 digital photographs, CPAT film no 4942

Appendix 1: CPAT WSI 2557

1 Introduction

1.2 The Field Services Section of the Clwyd-Powys Archaeological Trust has been invited by Ben Morgan to undertake an archaeological building survey in connection with a planning application (20/0199/LBC) for the conversion of a redundant farm building into a dwelling and the associated works at Lower Woodhouse Farm, Knighton, Powys (NGR: SO 30700 72196).

1.3 Planning permission for the development was granted in January 2021 with the inclusion of a planning condition relating to historic environment:

Development shall not begin until an appropriate photographic survey, (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing buildings has been carried out 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.

2 Objectives

2.1. The objectives of the survey is:

- to provide a basic visual record of the barn at Lower Woodhouse Farm in order to identify the building's location, age and type, and to make a record of any surviving architectural features and alterations to the original fabric.

3 Methodology

3.1. The archaeological works will be conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2020) and *Standard and Guidance for Historic Environment Desk-based Assessment* (2020).

Building Survey

3.2. The survey will take the form of the equivalent to an Historic England Level 1 Building Survey - Understanding Historic Buildings, 2016, 5.2, p.25), and will include:

- External photographs, with some internal photographs if necessary to record significant details
- Sketch drawings, if required to record any additional architectural details.

3.3. The photographic survey will be conducted using digital photography with a minimum resolution of 12 mega pixels to include:

- general views
- external appearance
- internal views (if necessary)
- elevations and structural detail
- overall appearance
- fixtures, fittings etc

4 Site archive

- 4.1. The overall archive will conform to guidelines described in Management of Research Projects in the Historic Environment (MoRPHE), Historic England 2015, the Cifa (2020) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* and *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales* (NPAAW, 2017) and *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1* (July 2018).
- 4.2. The archive will be deposited with the National Monuments Record (NMR), RCAHMW. This archive will include all written, drawn, survey and photographic records relating directly to the investigations undertaken. NMR Digital archives will follow the standard required by the RCAHMW (RCAHMW 2015). A copy of the digital archive only will also be lodged with the Historic Environment Record, Clwyd Powys Archaeological Trust, within two months of the approval of the project report.

Data management plan

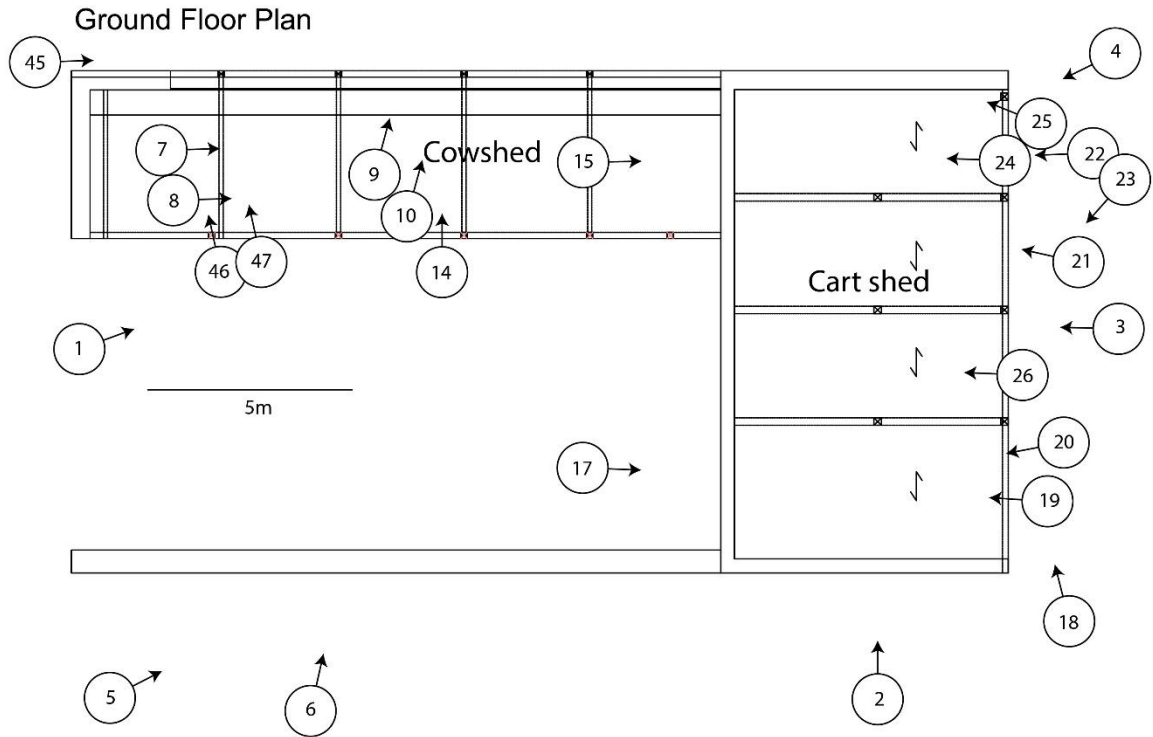
- 4.3. The project will be conducted in accordance with CPAT's data management policy. All paper records will be collated, catalogued and labelled with the unique project code. All digital data will follow strict file naming, to include the unique project code, and be sorted into a standard series of sub-folders. The digital data will be catalogued, including a list of file types and relevant software.

5 Resources and programming

- 5.1. The survey will be undertaken by a single skilled archaeologist under the overall supervision of Tim Malim, CPAT's Principal Archaeologist who is also a member of the Chartered Institute for Archaeologists (Cifa). CPAT is also a Cifa Registered Organisation and as such agrees to abide by their *Code of Conduct* (2020).
- 5.2. All report preparation will be carried out by, or with the assistance of, the same field archaeologist(s) who conducted the fieldwork and completed within two months of the commencement of the survey.
- 5.3. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 5.4. CPAT is covered by appropriate Public and Employer's Liability insurance, as well as Professional Indemnity insurance. A project-specific Risk Assessment and Method Statement (RAMS) will be prepared prior to the commencement of fieldwork.

W Logan

13 July 2021



First Floor Plan

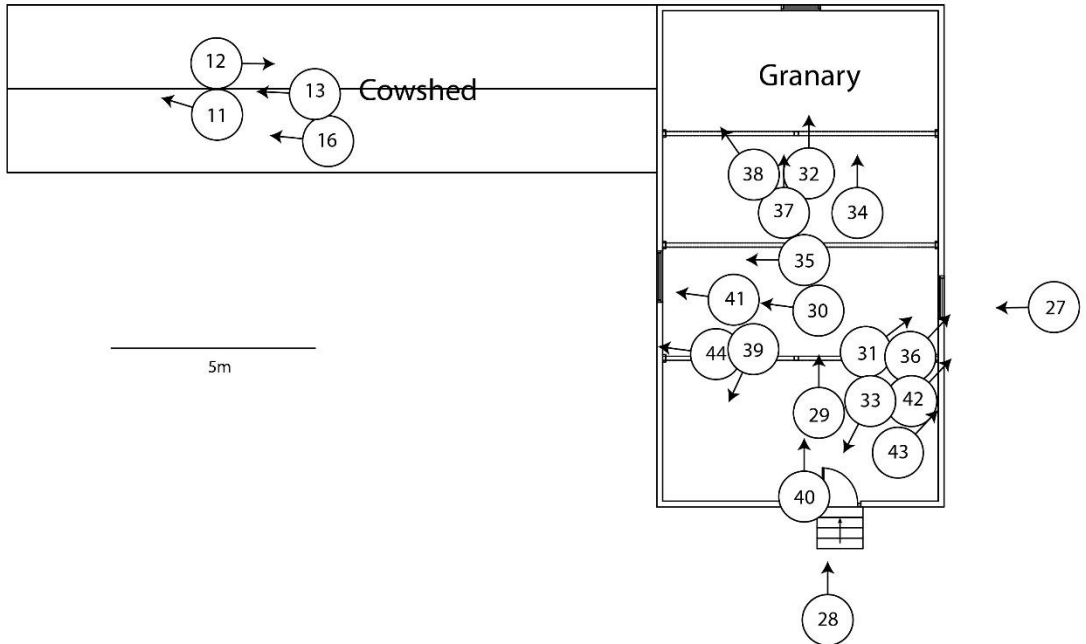


Fig. 12 Photographic location plan



Fig. 13 Contact Sheet



Fig. 14 Contact Sheet