

LEVEL 1 PHOTOGRAPHIC SURVEY

THE BIRCHES, RHOS Y MEIRCH, KNIGHTON, POWYS LD7 1PE



CLIENT: MR & MRS S HORNSEY

SURVEY PREPARED BY: PETER RICHARDS MRICS

DATE: JANUARY 2020

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1.0 INTRODUCTION

1.1 LEVEL 1 PHOTOGRAPHIC SURVEY

Further to receipt of planning consent for the renovation & extension of the Birches, Rhos Y Meirch, Knighton (20/0611/FUL) condition No. 7 requires a 'Level 1 photographic survey, of the existing buildings to be carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority.

It is acknowledged that the photographic survey should be equivalent to an Historic England Level 1 Photographic Survey; 'Understanding Historic Buildings, 2016 (section 5.5, p.27)'.

Peter Richards and Co. has been instructed by Mr & Mrs Hornsey, to undertake a photographic survey which adheres to the guidance afforded by Historic England and Powys' own guidance.

This survey will be submitted to the Local Planning Authority for approval, along with the original high resolution camera files submitted on appropriate digital media. Subsequently once the photographic survey has been approved by the Local Planning Authority, a copy of the original high resolution camera files and all additional plans and information will be sent on a CD to Mark Walters, Development Control Archaeologist, Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP. Plus, a copy to the Historic Environment Record Officer, Gary Duckers, at the same address.

1.2 GUIDANCE AFFORDED FOR LEVEL 1 SURVEY

Historic England Level 1 Photographic Survey; 'Understanding Historic Buildings, 2016, 5.5, p.27' advise "...it provides a very full visual record, but without a written or drawn survey at a comparable level of detail."

A photographic survey will consist of:

Photography;

- 1 A general view or views of the building, in its wider setting or landscape.
- 2 The building's external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information it may also be appropriate to take views at right-angles to the plane of the elevation.
- 3 Further views may be desirable to reflect the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting.
- 4 The overall appearance of the principal rooms and circulation areas. The approach will be similar to that outlined in 2.
- 5 Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.
- 6 Any machinery or other plant, or evidence for its former existence.
- 7 Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.
- 8 Any building contents which have a significant bearing on the building's history (for example, a cheese press, a malt shovel).
- 9 Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site. The owner's written consent may be required where copies are to be deposited in an archive.

Written Account

- 1 The precise location of the building as an address and in the form of a National Grid reference.

- 2 A note of any statutory designation (that is listing, scheduling, Register of Historic Parks and Gardens, conservation area). Information on statutory designations can be found on the Historic England website. Non-statutory designations (local lists) may be added.

- 3 The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.

- 4 A summary statement (when no more detailed account is intended) describing the building's type or purpose, historically and at present, its materials and possible date(s) so far as these are apparent from a superficial inspection.

Drawing

Either;

- 1 Sketched plan, section, elevation or detail drawings (when no more thorough drawn record is made). Sketches may be roughly dimensioned.

Or

- 2 Measured plans (to scale or fully dimensioned) as existing. These may extend to all floors, or they may be restricted to one or a selection. The latter option may be appropriate, for example, in a town-centre building where an upper floor has been little altered. Buildings with a repetitive structure may also be planned on one floor, but a note or a sketch plan should be made to indicate the arrangement of other floors. Plans should show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance.

2.0 PHOTOGRAPHY

2.1 GENERAL VIEWS OF THE PROPERTY



Figure 1 Eastern View

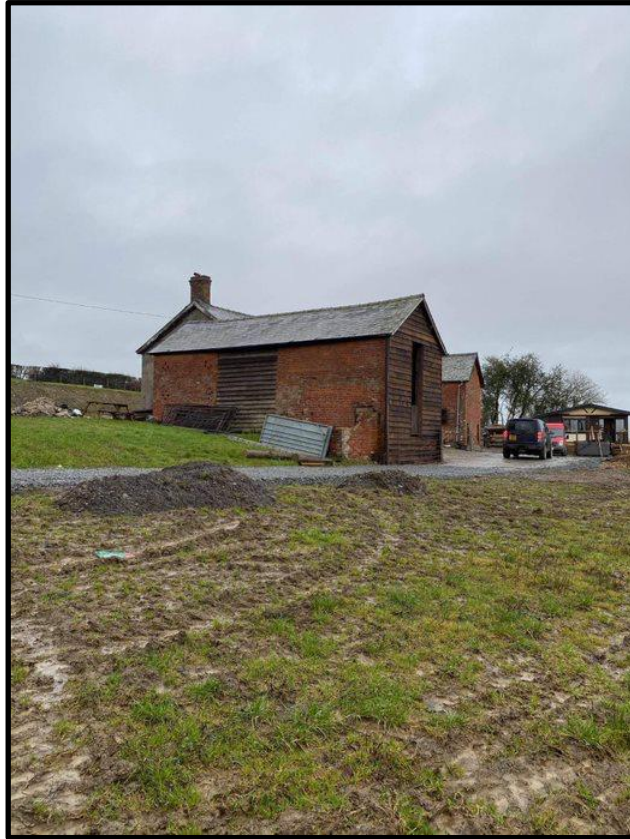


Figure 2 South East View



Figure 3 Southern View



Figure 4 South West View



Figure 5 West View

2.2 THE BUILDINGS EXTERNAL APPEARANCE



Figure 6 Southern Elevation



Figure 7 South East Elevation



Figure 8 Western Elevation



Figure 9 North West Elevation



Figure 10 Northern Elevation



Figure 11 North East Elevation



Figure 12 Eastern Elevation



Figure 13 Southern Elevation

2.4 THE OVERALL APPEARANCE OF THE PRINCIPAL ROOMS AND CIRCULATION AREAS.

The Birches Internal Images Key:

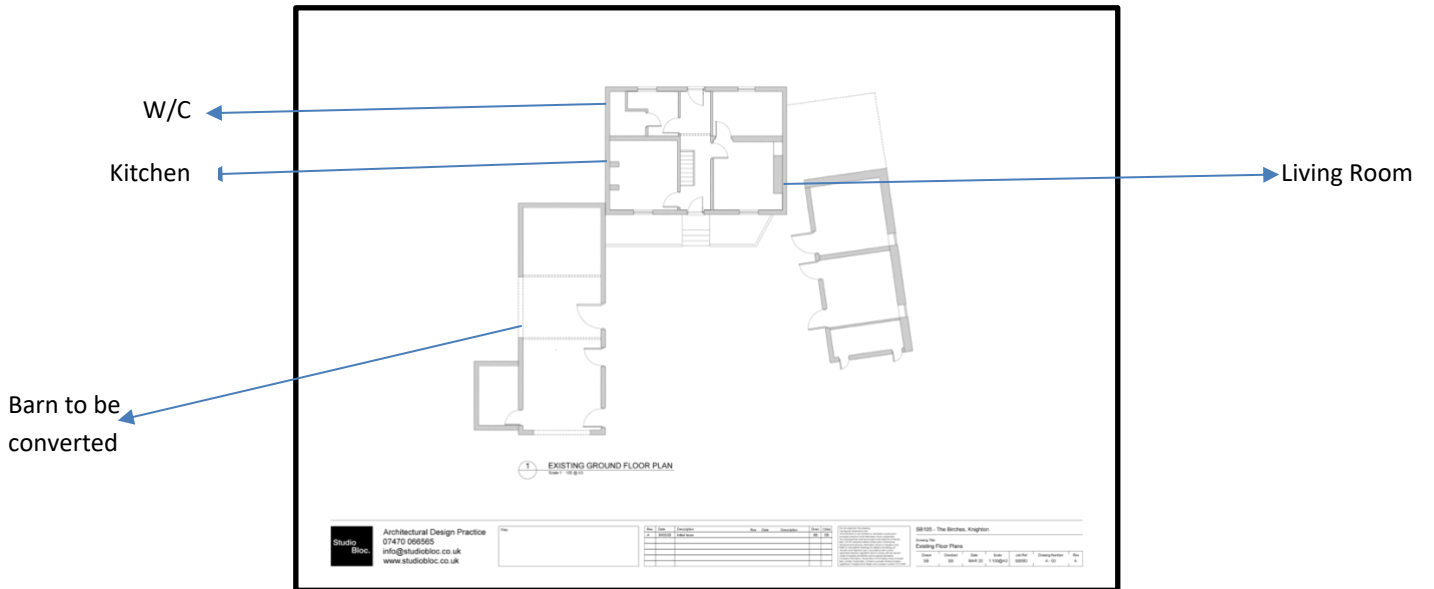


Figure 14 Ground Floor Plan

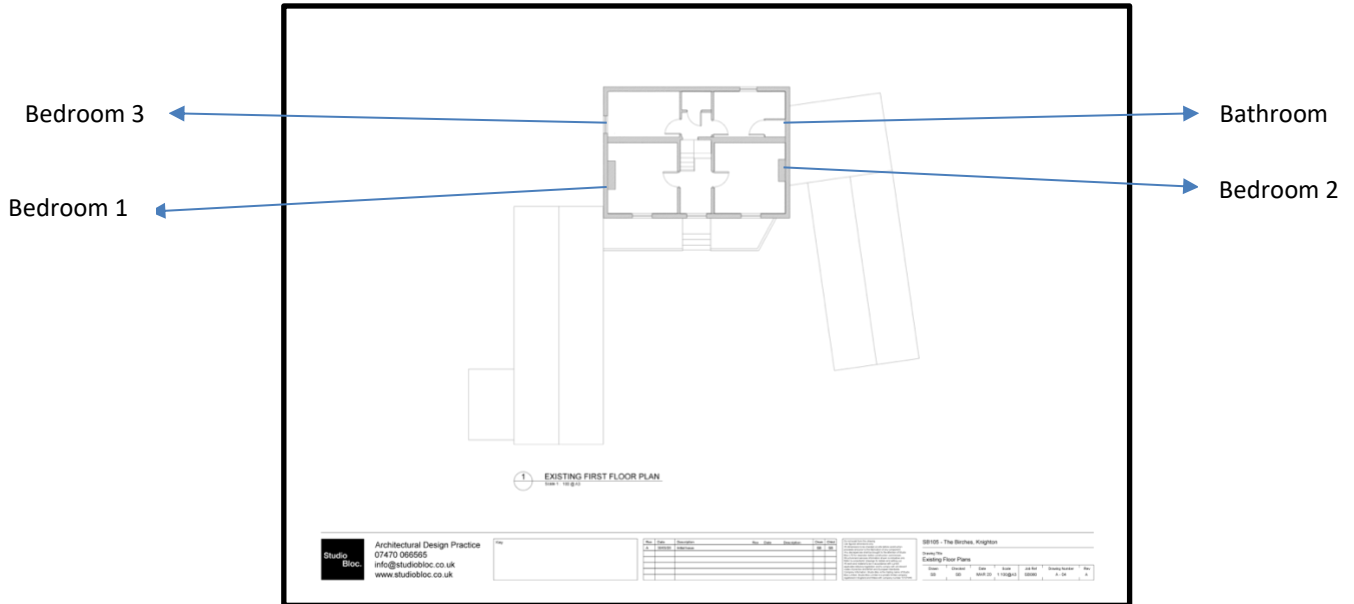


Figure 15 First Floor Plan



Figure 16 Internal Ground Floor Hallway



Figure 17 Downstairs W/C



Figure 18 Kitchen A



Figure 19 Kitchen B



Figure 20 Kitchen C



Figure 21 Internal Image of the House – Living room

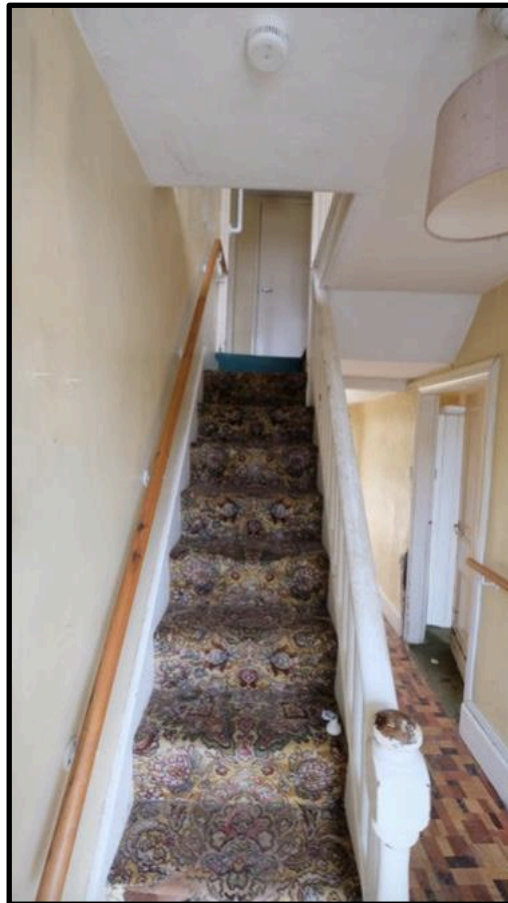


Figure 22 Internal Image House – Stairs

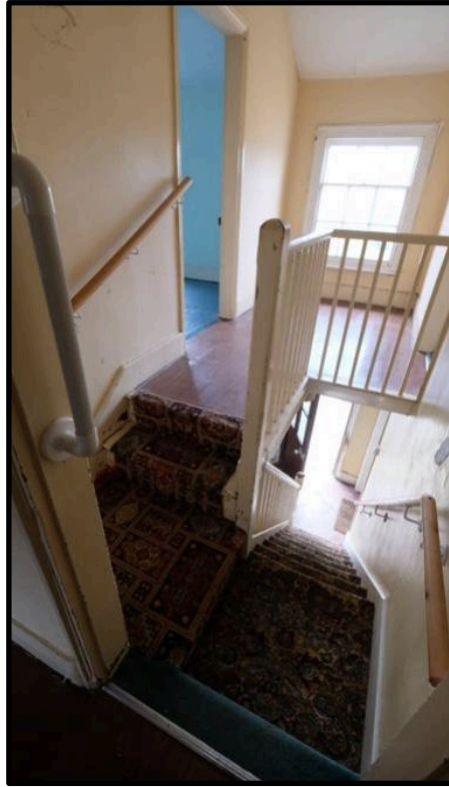


Figure 23 Internal Image House - first floor

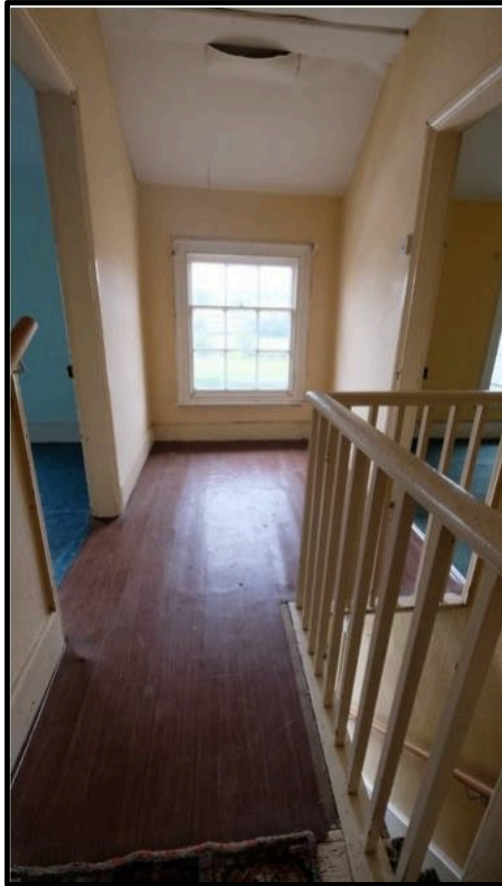


Figure 24 Internal Image House- First Floor 2



Figure 25 Internal Image House – Bathroom



Figure 26 Internal Image House - Bedroom 1



Figure 27 Internal Image House - Bedroom 1a



Figure 28 Internal Image House – Bedroom 2



Figure 29 Internal Image House - Bedroom 2a



Figure 30 Internal Image House - Bedroom 3

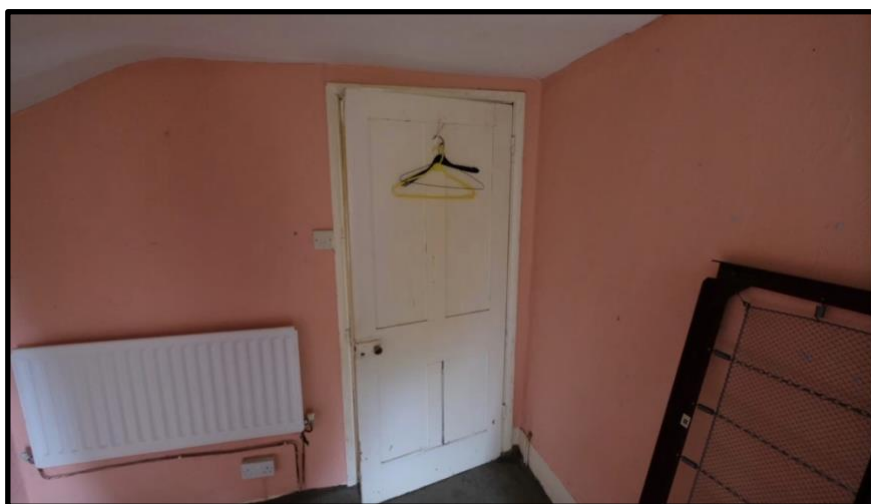


Figure 31 Internal Image House - Bedroom 3a



Figure 32 Barn 1 Internal Image

2.5 EXTERNAL AND INTERNAL DETAIL, STRUCTURAL OR DECORATIVE BUILDINGS
DESIGN FEATURES



Figure 33 Barn 1 Southern Elevation- Stable Doors



Figure 34 Southern Elevation - Barn 1 Stable Doors



Figure 35 Southern Elevation - Barn 2 Stable Doors



Figure 36 Barn 1 - Internal Roof Structure

2.6 EVIDENCE OF THE BUILDINGS FORMER EXISTENCE

It is evident from the images below the barns former existence were for livestock of some kind.



Figure 37 Barn 2 Southern Elevation



Figure 38 Barn 1 Northern Elevation

2.0 WRITTEN ACCOUNT

2.1 LOCATION

The proposed site is located within the rural area to the north west of Rhos Y Mierch, the complete address is;

THE BIRCHES,
RHOS Y MEIRCH,
KNIGHTON,
POWYS
LD7 1PE

The National Grid Reference is;

SO 27232 69981 [X (Easting) 327232, Y (Northing) 269981]



Figure 39: OS Context Plan

2.2 SCHEDULED ANCIENT MONUMENTS

The Birches has no statutory designation, although it is acknowledged that sections of Offa's Dyke are scheduled ancient monuments which are within 1km to the east;

RD017 Offa's Dyke: Section extending through Great Frydd Wood 1693m S to footpath leading to Woodhouse Lane

RD018 Offa's Dyke: Section extending 200m S to Pool House, Rhos-y-Meirch

RD019 Offa's Dyke: Section extending 2143m S from The Firs, Rhos-y-Meirch



The scheduled ancient monuments identified above, all form part of a boundary earthwork, known as Offa's Dyke, believed to be of Early Medieval date running, with some gaps, for roughly 120km through the border area between modern Wales and England from Sedbury near Chepstow to Treuddyn in Flintshire.

Whilst traditionally thought to have been built by the Mercian King Offa in the later 8th century, but recent excavations on a section near Chirk suggest that some sections may incorporate earlier earthworks. Whilst its exact function and original form are still the subject of debate Offa's

Dyke is significant as the longest and one of the earliest surviving boundary monuments in Europe marking a nominal frontier between Saxon Mercia and Welsh kingdoms to the west.

Offas Dyke represents one of the great engineering achievements of the pre-industrial age and the most dramatic built structure to survive from the early medieval (c410-1100) period in the Britain.

Offa's Dyke is scheduled in multiple different sections on both sides of the present border. These display their own local physical characteristics but all share and contribute to the overall significance of the monument and have potential to enhance our knowledge of the monument as a whole. Significant views are towards the west looking towards the likely direction of any attack.

Whilst the proposed development will see some external changes, particularly in regard to fenestration and these changes could be visible when viewed from Offas Dyke, the existing vegetation will screen this view, as such the visual changes in the views from Offa's Dyke will be very slight and will not have any effect of the way that it is experienced, understood and appreciated. Thus it is accepted that the proposed development will have no impact on the settings of scheduled monuments RD017, RD018 and RD019.

2.3 HISTORIC ENVIROMENT RECORDS

The record for Historic Wales outlines the below information on the site which provides only basic records with no detail of the buildings in their current form;

NPRN 306779

Map Reference SO26NE

Grid Reference SO2723469984

Unitary (Local) Authority Powys

Old County Radnorshire

Community Whitton

Type of Site FARMSTEAD

Broad Class AGRICULTURE AND SUBSISTENCE

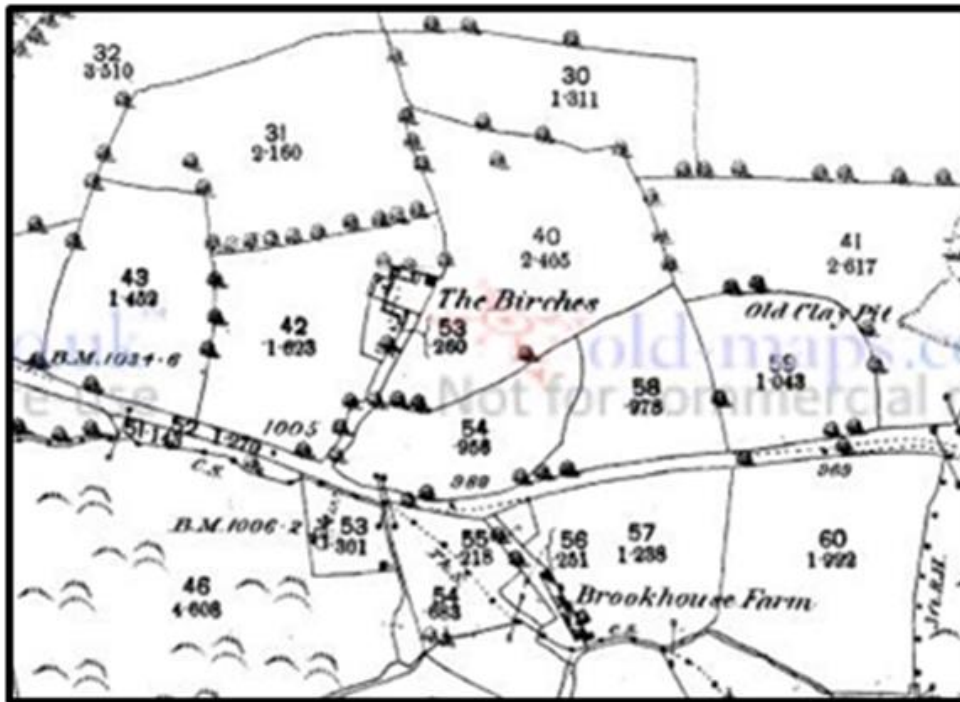
Period Post Medieval

Site Description C19th brick farmstead of courtyard type. The farmhouse of central-entry end-chimney type is flanked by cow house and stable. The farm buildings are all constructed from locally-made (and rather soft) bricks.

2.4 ARCHIVE MATERIAL

Utilising 'Old-maps.com' the earliest OS map available dates back to 1889 which illustrates the presence of the Birches a modest farmstead, with the relationship of the outbuildings and the farmhouse seeming remaining the same as originally plotted.

Whilst it has not been possible to accurately date construction of the buildings traditional the farm buildings are of local vernacular character. With the buildings appear to be 19th century, built in brick and stone and retain their traditional features.



OS Map from 1889

2.5 RECORDING

The photographic level 1 survey has been undertaken by Peter Richards MRICS, who is a chartered surveyor and member of the RICS planning & development faculty.

It is acknowledged that it is requested that an archaeological consultancy be appointed to record the condition of the property, but as PR & Co Ltd have successfully undertaken Level 1 Photographic Surveys for similar planning projects, following the guidance provided by English Heritage, the applicants have engaged them to prepare a comparable survey for the Birches.

The photos were taken on 30th March 2020. Additional photos were taken on the 21st December 2020.

2.6 SUMMARY STATEMENT

The historic use of the Birches was evidently a farmstead, with the farmhouse and two adjacent traditional farm buildings forming a 'fold yard'.

Approved plans facilitate the renovation / modernisation of the farmhouse, plus the linkage to and conversion of one of the traditional buildings into residential use.

The plans approved illustrate the works proposed are sympathetic to the traditional features of the subject buildings.

3.0 DRAWING

3.1 EXISITING PLANS

A record of the existing property is represented in;

SB080 – A – 01 Rev B – Location Plan

SB080 – A – 03 Rev A – Existing Ground Floor Plan

SB080 – A - 04 Rev A – Existing First Floor Plan

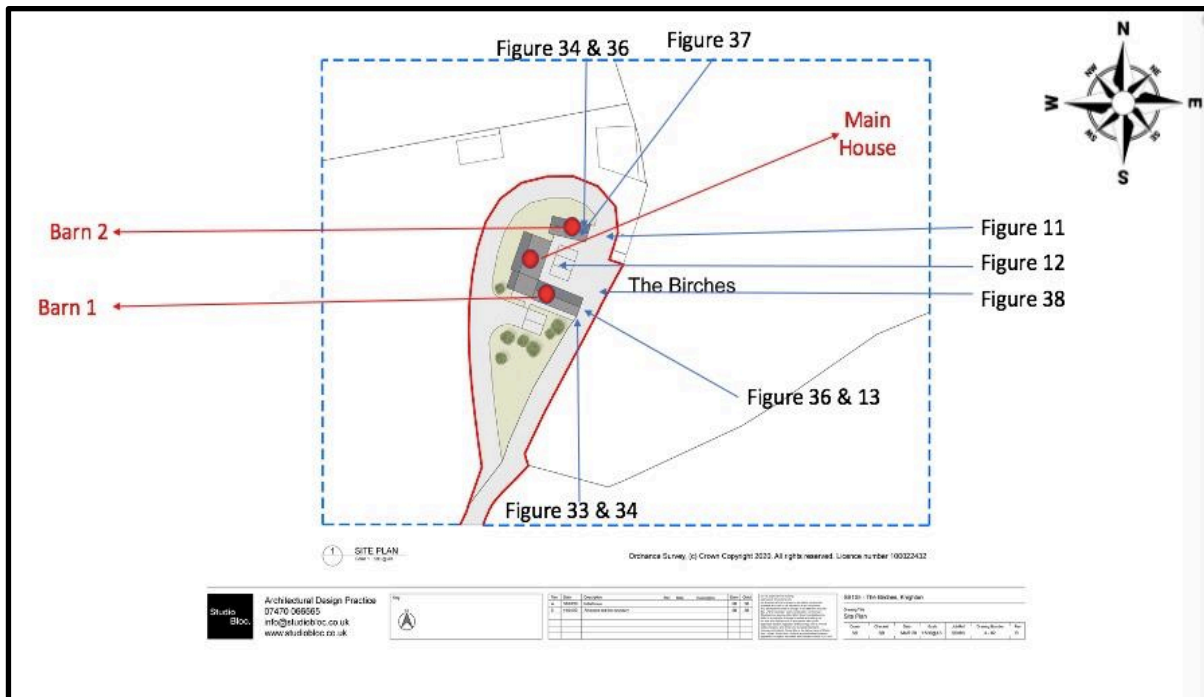
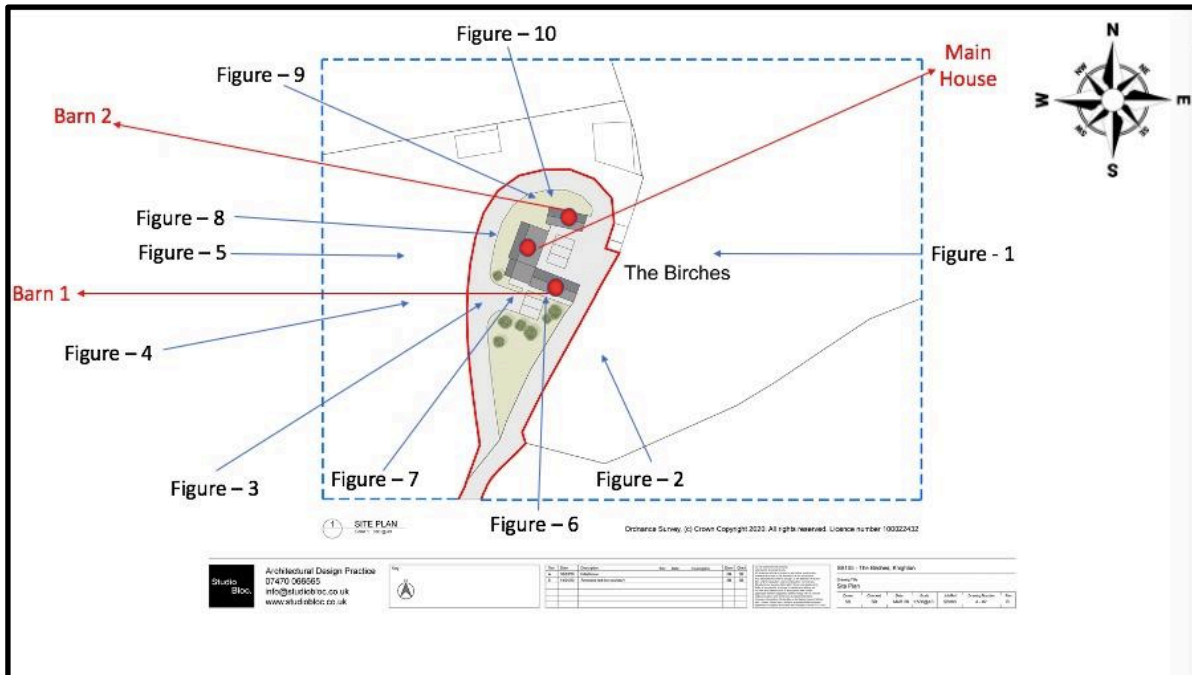
SB080 – A – 07 Rev A – Existing Elevations

The existing plans are scaled drawings prepared further to a measured survey of the property being prepared.

4.0 PHOTOGRAPHY

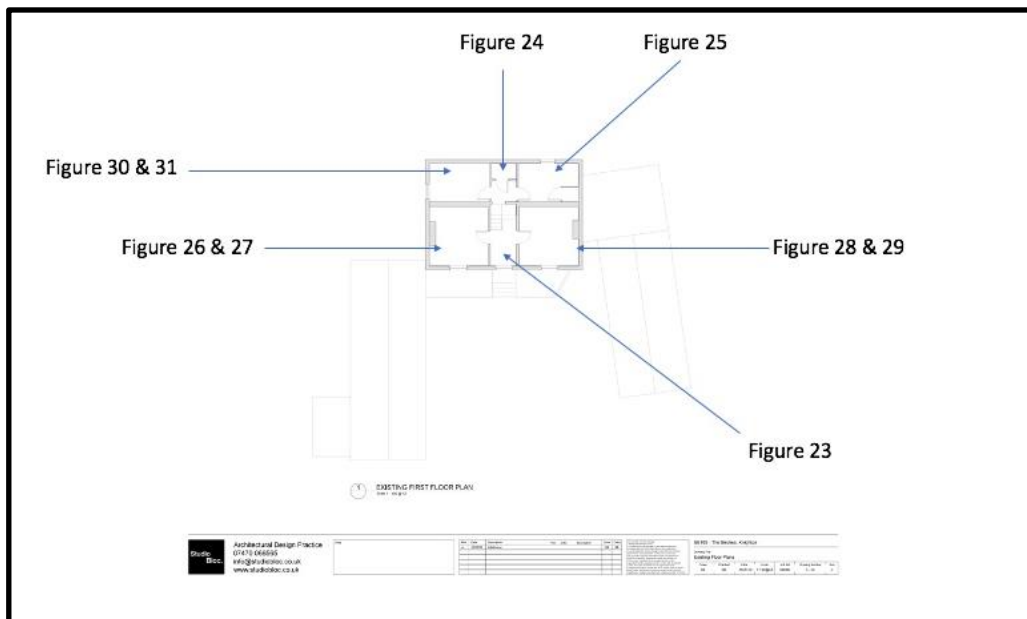
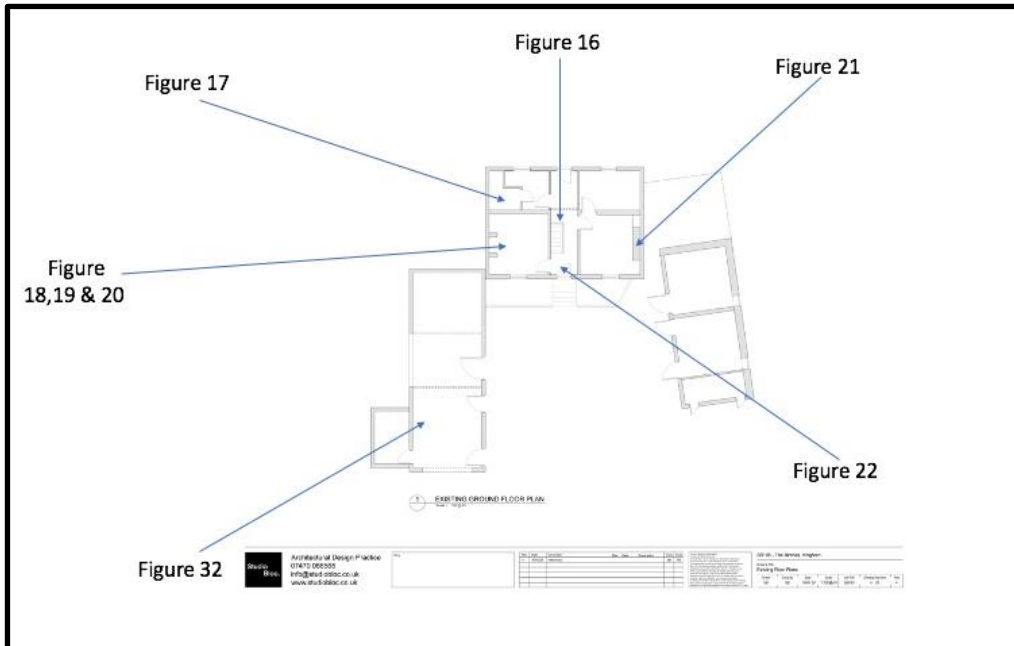
4.1 KEY EXTERNAL

The directional arrows on the location plan illustrate where the corresponded photos were taken from;



4.2 KEY INTERNAL

The directional arrows on the internal plans illustrate where the corresponded photos were taken from;



5.0 SUMMARY

The information and photographs presented within this report provide an accurate record of the subject buildings.

This survey adheres to the guidance afforded by Historic England and is considered an appropriate assessment.