

# Barn Range at Old Burfa

## Heritage Impact Statement

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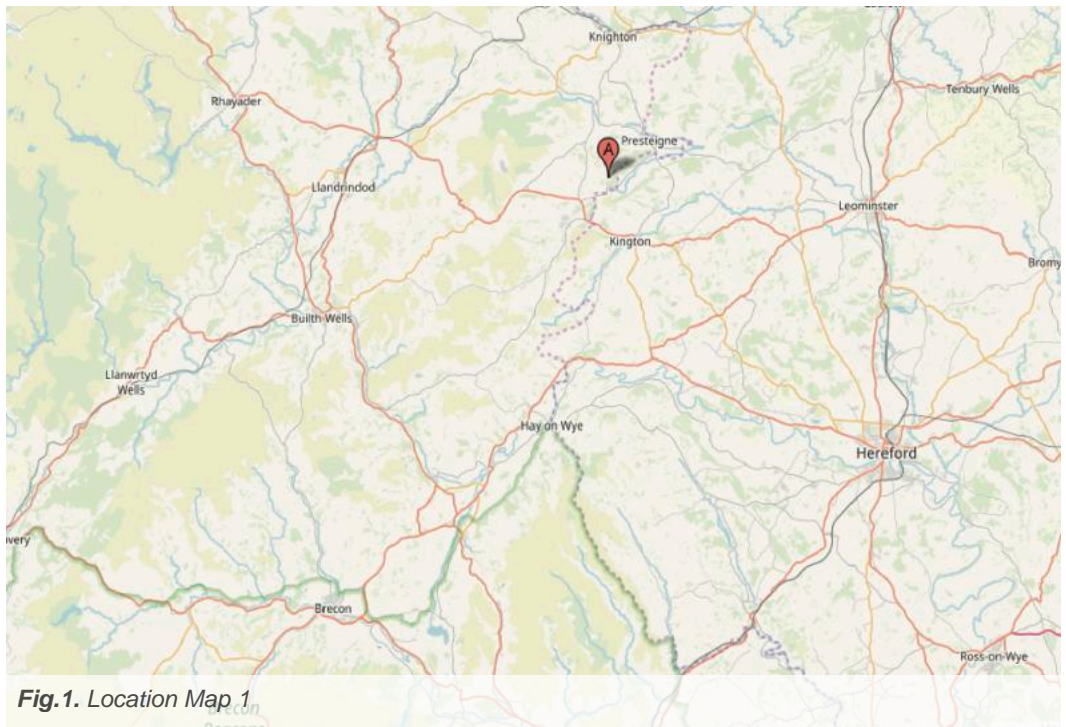
# 1. Introduction

## 1.1. Overview

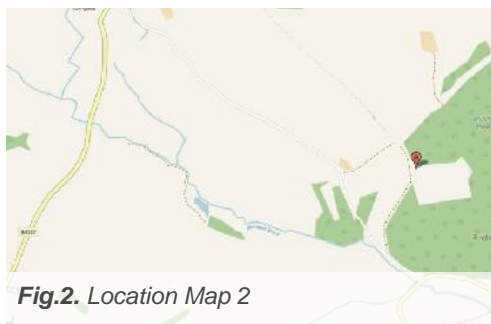
- a) This Heritage Assessment and Statement, commissioned by the owners of Old Burfa, Mr and Mrs Duff Gordon. Its purpose is to inform decisions regarding a sustainable new use for Barns 3 and 4 of the range alongside the rectification of several areas of unauthorised work undertaken by the sites previous owner.
- b) The statement follows the format and assessment process as set out in Cadw's (2017) *Heritage Impact Assessment in Wales*. The document also uses the well-established approach to evaluating significance set out in Cadw's (2011) *Conservation Principles for the Sustainable Management of the Historic Environment in Wales*.
- c) The statement sets out the relevant planning policies, identifies the heritage significance of the barn ranges at Old Burfa as a whole and sets them in context. It considers the current proposals and evaluates the heritage impact of proposed works, identifying options considered and, where appropriate, suggesting potential mitigation. The assessment process used a combination of site visits, building analysis, desk-based and archival research, and consultation.

## 1.2. Location and Site

- a) Old Burfa is located in a rural area in the community of Old Radnor, approximately 3.5km south east of Evenjobb and 9km south west of Presteigne. The site is set within a landscape of hills along the edge of a plain (Walton Basin) dominated by pasture and woodland, with a very low density of development and on the north west side of Burfa Bank. The barn range is immediately to the north west of the house and encloses a former farmyard between the house and barns.



**Fig.1. Location Map 1**



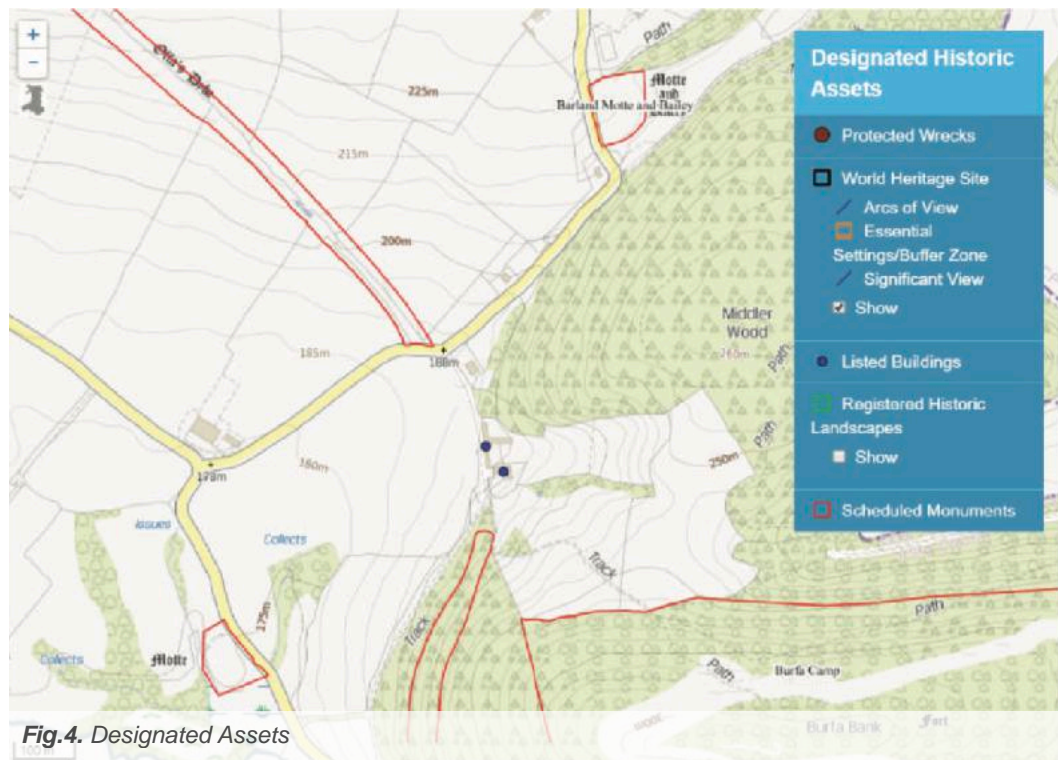
**Fig.2. Location Map 2**



**Fig.3. Aerial view of site**

### 1.3. Statutory Designations

- a) Please see Appendix A for copies of the listed building descriptions.
- b) The main L-shaped barn range at Old Burfa was listed Grade II (Ref. 9146) in 1993. The description implies that the barn which extends to the far north is not included within the listing but it could be considered to be curtilage listed if it was constructed pre-1948.
- c) The main farmhouse at Old Burfa was listed Grade II\* (Ref. 9145) in 1962. Parts of Offa's Dyke Scheduled Monument lie immediately to the north and south of the site (RD023 and RD024) but the probable line of the dyke where it passes adjacent to the site is not scheduled. At the top of Burfa Bank is an Iron Age Hillfort, also a Scheduled Ancient Monument (Ref: RD013). Close to the west is a Medieval Motte and Bailey Castle, also scheduled (RD057) and another (Barland Motte and Bailey Castle, RD143) lies to the north.



## 1.4. Rights of Way

- a) Offa's Dyke National Path passes along the line of the scheduled monument and continues along the track at the western edge of the property.



## 1.5. Relevant Planning Policy and Guidance

### National Planning Policy relative to Built Heritage

**The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Historic Environment (Wales) Act 2016**, requires that any works that may affect the character of the listed building, or any of its ancillary buildings, as one of special architectural or historic interest need listed building consent. There is a presumption in the Act that Welsh Ministers will have “special regard to the desirability of preserving the building or it’s setting or any features of special architectural or historic interest which it possesses”.

**The Ancient Monuments and Archaeological Areas Act 1979** as amended and updated by the **Historic Environment (Wales) Act 2016** provides the legislative framework for the protection of ancient monuments, supported by guidance issued by Cadw. It is a legal requirement to obtain the written consent of Welsh Ministers before carrying out most types of work on a scheduled monument, including repairs.

**Planning Policy Wales** sets out the land use planning policies of the Welsh Government. The current active document is Edition 11, 2021. **Chapter 6** of Edition 11 deals with the historic environment, paragraphs 6.1.10 and 6.1.11 state:

*There should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future*

Paragraph 6.1.13 provides that:

*Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed.*

**Technical Advice Note (TAN) 24: The Historic Environment (2017)** should be used in conjunction with *Planning Policy Wales* and provides guidance on how aspects of the historic environment should be considered within planning decisions. It sets out how **Cadw's (2011) Conservation Principles** should be used by others (including owners, developers and other public bodies) to assess the potential impacts of a development proposal on the significance of any historic asset/assets and to assist in decision making where the historic environment is affected by the planning process. It sets out the importance of understanding the four heritage values of a site before the significance of the asset can be assessed.

- *Evidential value*
- *Aesthetic value*
- *Historical value*
- *Communal value*

The TAN also sets out how the part of Conservation Principles, entitled '**Conservation Principles in Action**' identifies how to consider different levels of intervention at a particular site or historic asset and provides tests against which different aspects of a development proposal can be judged.

This gives us the methodology to use during the Heritage Impact Assessment process.

## Local Planning Policy (Local Development Plan)

The Powys Local Development Plan (2011-2026) was adopted by Powys County Council on the 17th of April 2018 and replaced the Powys Unitary Development Plan (UDP). The LDP sets out the Council's policies for the development and use of land in Powys and, together with national planning policy, it guides decisions on planning applications. The relevant Policies are:

**Strategic Policy SP7 - Safeguarding of Strategic Resources and Assets:** To safeguard strategic resources and assets in the County, development proposals must not have an unacceptable adverse impact on the resource or asset and its operation.

The following relevant assets are included as strategic resources and assets in Powys:

2. Historic environment designations, including:

- iii. Scheduled Ancient Monuments and other archaeological remains.
- iv. Listed Buildings and their curtilages

AND the setting of designations i.-v.

3. Recreational Assets, including:

- i. National Trails (including Offa's Dyke Path)
- ii. Public Rights of Way Network
- iii. Recreational Trails



## 1.6. Philosophical Approach

Cadw's (2011) *Conservation Principles* encourages applicants to outline the philosophy they have adopted in relation to the approach and decisions that they have taken in the preparation of proposals for work to historic assets. The following outlines the philosophy for this proposal:

- All proposals regarding works and repairs will be based on an understanding of the significance of the asset/s.
- Where possible and appropriate like for like materials will be used for repairs or replacement.
- Continue to maintain, repair and conserve the historic assets using appropriate conservation materials and recognised good practice.
- To seek specialist conservation advice as necessary.
- The value of the existing material is recognised and decisions for repair or maintenance will be based on a philosophy of minimum intervention.
- To enable appropriate and sustainable use for the site to ensure its financial security and future maintenance whilst retaining its significance.
- Works which may harm the long term future of the asset/s will not be proposed (e.g. using inappropriate materials, inappropriate use or over intensive development).
- The over arching philosophy will be to preserve and enhance the historic asset/s and the setting including any aspects or features of significance which it possesses.

## 1.7. Site History

- a) The current owners, Mr and Mrs Duff Gordon, purchased the house and barn range in 2020.
- b) The barn range is identified in the listing description as a mid-late C19 L-plan range incorporating pony stable and trap house, loose boxes, working-horse stable and granary, with open-fronted cow-sheds and implement shed. Part of the north range incorporates an C18th barn. It is within the setting of and was formally the working farmyard for the Grade II\* Listed Old Burfa House. The house is currently used as a dwelling for the Duff Gordon family.
- c) Prior to Mr and Mrs Duff-Gordon the house was in the ownership of Mr Peter Michaels. When Mr Michaels bought the house it was separated from the barns and adjoining land. Mr Michaels was able to successfully reunite the two.
- d) It is noted that a number of unauthorised works were undertaken by Mr Michaels. and a subsequent Enforcement Action has been raised against this work. Prior to Mr Michaels the house was in the ownership of Mr Mike Garner, a renowned local conservation architect. When he bought the house in the 1960s it was in an extremely poor state of disrepair. He proceeded to conserve the building bringing it into its current condition. There are a number of photographs from this period which help to document works done to the house.
- e) Applications for various works to the main house were approved in 1983, 1992 and 2005.

## 1.8. Wider Historical Context

- a) Old Burfa lies on the eastern edge of the Walton Basin, a natural amphitheatre on the border between England and Wales. The Basin is renowned for its outstanding pre-historic archaeology but the remains also include much Roman and Medieval archeology. The area falls within the communities of Old Radnor and New Radnor in the modern Welsh county of Powys, created during local government reorganisation in 1974. It formerly lay in the county of Radnorshire, created from earlier lordships by the Laws in Wales Acts 1535–1542, with New Radnor as its original county town.
- b) On a more local scale, within 500m of Old Burfa are the remains of an Iron Age hillfort and two Medieval castles, one with post-medieval house platforms. There are also the remains of Offa's Dyke. Also recorded, but now seemingly lost, is a Bronze Age standing stone known as Burfa Stone (PRN 4226). The standing stones in the Walton basin form two linear arrangements; one runs from Four Stones stone circle towards Burfa Bank (PRNs 1073, 306, 4226) and includes this feature, last recorded in 1997. The lines may represent ancient routes across the border.

- c) These sites give an indication of the violent nature of the border and the need for defence and safe routes on the part of the Welsh tribes. It would seem that the border landscape was perhaps previously more densely occupied than it is now, in more peaceful times. These remains also indicate the importance of the area in Medieval times, as also shown by the substantial remains of the former walled county town at New Radnor and many other Medieval castles in the local area as well as other recorded Medieval features in the local vicinity, such as holloways, pottery and other finds. Old Burfa itself (PAR 32098) is a late medieval timber-framed house, with features typical of a 15th-century cruck long-house. A 16th-century solar block and a 17th-century cross-wing represent later additions.
- d) The history and development of Old Burfa farmhouse has been substantially recorded, primarily through the RCAHMW's (Royal Commission on the Ancient and Historical Monuments of Wales) 2005 book *Houses and History in the Marches of Wales: Radnorshire 1400-1800*. In summary, Old Burfa appears to have started as cruck-framed hall house, built with timber felled in 1487 and an upper wing added in 1502. Around the middle of the C17th the hall was replaced with a cross-gabled range, which was two and a half stories high with a turret stair on the south side. It appears to have been an attempt to create an Elizabethan great house and the creation of a great chamber over the hall was indicative of gentry hall house conversions of this period in this area and demonstrates the ambition or reality of the status of the owner. Many of the early timber framed walls were gradually replaced by stone.
- e) Unfortunately, the detailed research concentrated on the house and little has been published regarding the barn range. Although, throughout the archives and records there is mention of a Medieval barn immediately to the south of Old Burfa, which contained re-used cruck blades, this has been demolished along with another barn a little to the south east of this, of which only low stone walls and heaps of rubble survive.

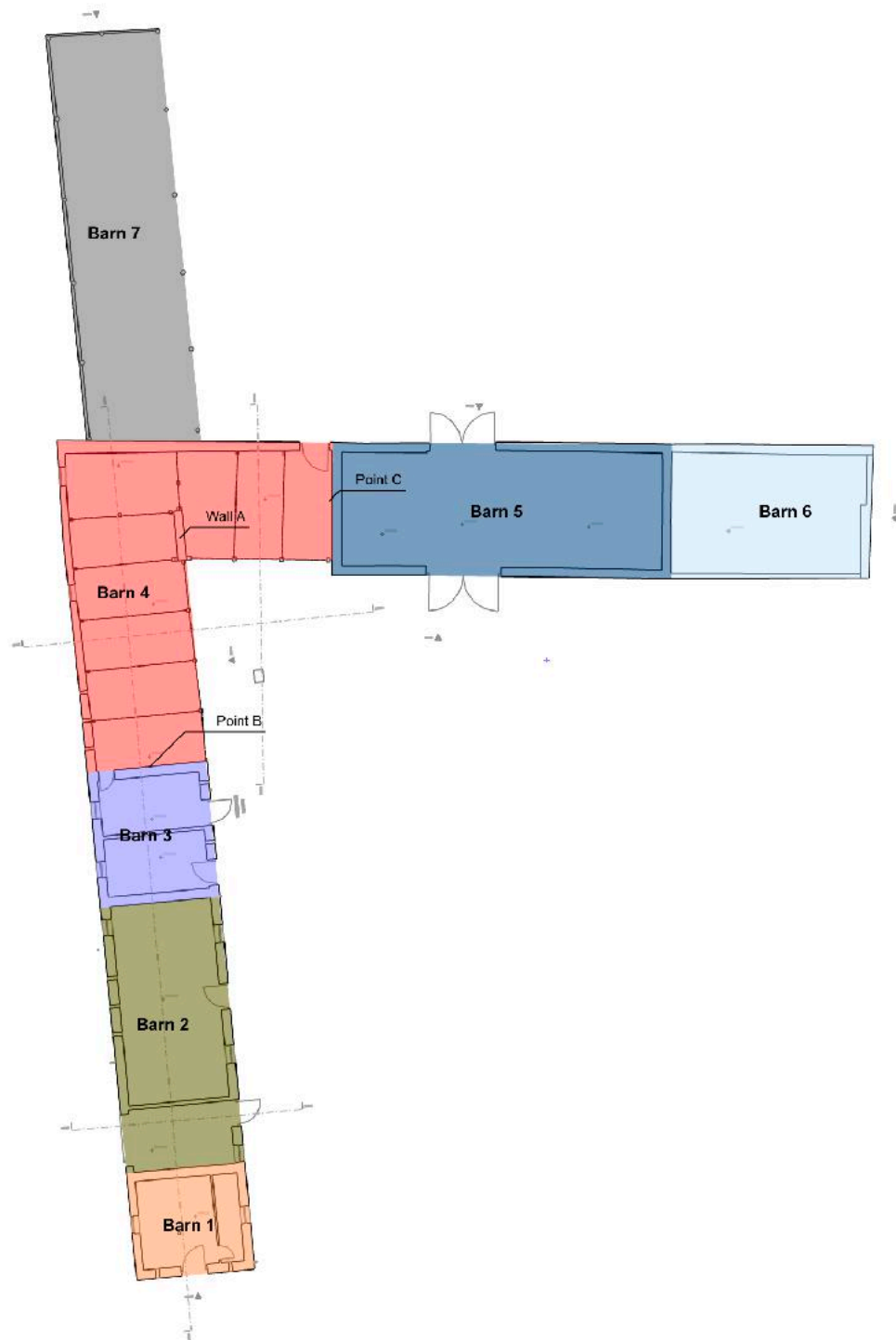


**Fig.6.** *The remains of the demolished stone barn to the south of Old Burfa*

## 1.9.

### 1.10. Historic Development of the Barn Range

- a) For the sake of clarity the barn ranges have been divided up into separate sections by age, development and potential for future use. Throughout the text, these will be referred to as barns 1 to 7 as shown on the plan below.



**Fig.6.**Key reference Plan referred to in text

## 1.11. Archival Research

- a) There are a number of historic maps which show the development of the barns at Old Burfa and are useful for analysing dating. The earliest map of detail is the 1841 tithe map. The tithe apportionments show that Burfa belonged to Sir Harford Jones Bridges (or Brydges) and that it was tenanted by Robert Lawrence and that Sir Bridges owned a vast acreage of land within Radnorshire. The *Oxford Dictionary of National Biography* states he was a British diplomat and author and that his seat was at Boultonbrook, Presteigne. The family had been of importance in the county since the C16th. Sir Bridges was known as an orientalist and served as High Sheriff of Radnorshire in 1816. From 1832 he was a privy councillor and in 1841 was appointed deputy-lieutenant of the county of Hereford. He died in 1847. Lawrence is recorded in the 1841 census as a farmer, living with his wife Margaret, two daughters and a son and two agricultural labourers.



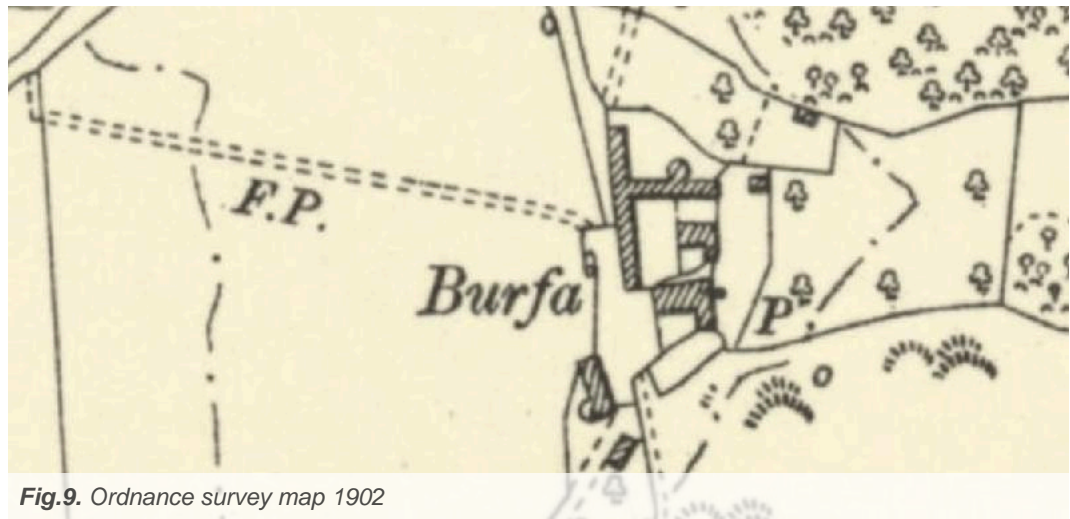
Fig.7. Tithe map of 1841

- b) Confusingly the tithe map shows a different configuration of barns, which appear to be attached to the west end of the main house and barns 5, 6 and 7 are not shown at all. The 1840s tithe map is generally considered to be fairly accurate and therefore it seems likely that only barn 4 is shown here and the other ranges were probably built later.



Fig.8. Ordnance survey map 1885 - 87

- c) The late 1880s OS map shows a configuration much closer to that of today's barn range. Again there is no barn 7 but barns 1 to 3 and barns 5 and 6 are now in situ. Another structure is shown at the east side of the courtyard but this has not survived. The courtyard is divided north-south. Lawrence and his family were still at Burfa at the time of the 1851 census. There are no records for 1861 and 1871 census. By 1881 Burfa is occupied by Peter Gravenor (farmer) and his wife, Sarah, with one domestic servant.



*Fig.9. Ordnance survey map 1902*

- d) The 1891 census records that Burfa is occupied by another farmer, Thomas Hamer, his wife Isabella and a domestic servant and a groom. By 1901 the farmer is Alfred Hamer and he lives at Burfa with his sister, Florence and one domestic servant. The 1902 map is interesting in that it shows a structure in situ in the location of barn 6 and also a round protrusion on the north side of barn 5. This is similar to that shown on both the 1902 and 1880s map of the demolished Medieval barn. There is no physical evidence of this feature surviving on barn 5 but it is possible that it housed a horse engine - it has disappeared by the time of the 1927 map. The 1911 census is confusing in that William Price and his wife, Fanny, are listed at Burfa but William is recorded as a 'waggoner on farm' and as a 'worker', i.e. not an employer. This might suggest that either the fortunes of the property had declined or that whoever owned or tenanted Burfa was away at the time of the census.

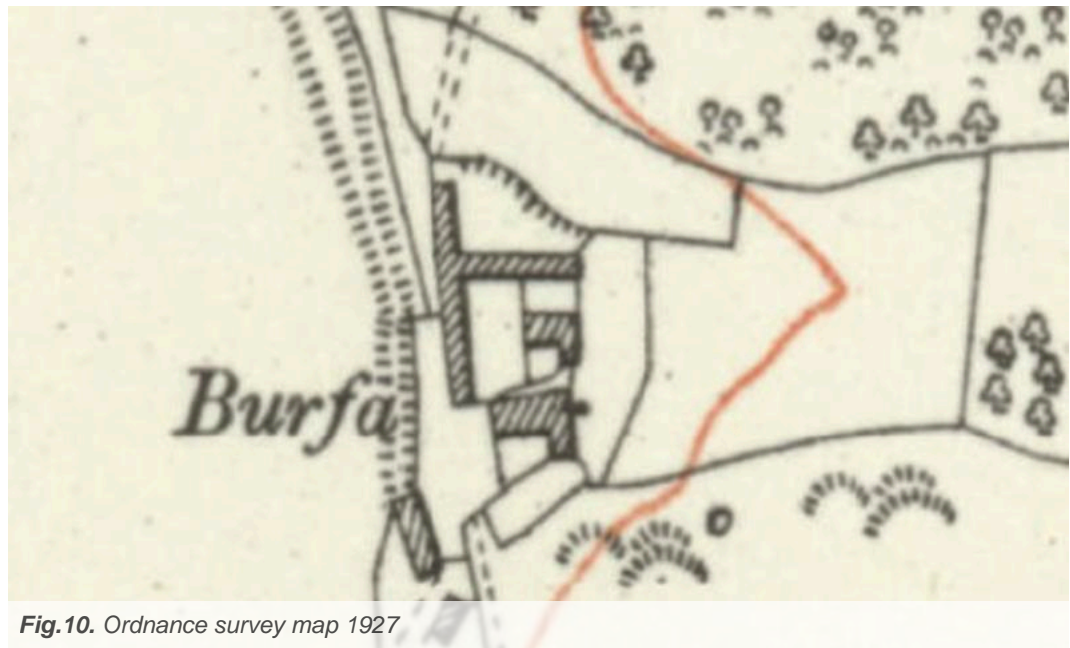


Fig.10. Ordnance survey map 1927

- e) The 1927 map also shows the division of the courtyard and it is up against the unknown building in the east. By the 1975 map this building appears to have been replaced. Also by 1975 barn 6 is shown as a dotted outline and it is unclear what this represents, although some suggestions are set out below. A narrow north south extension is shown on the eastern elevation of barns 2 and 3. This would accord with photographs taken both at the time and later.

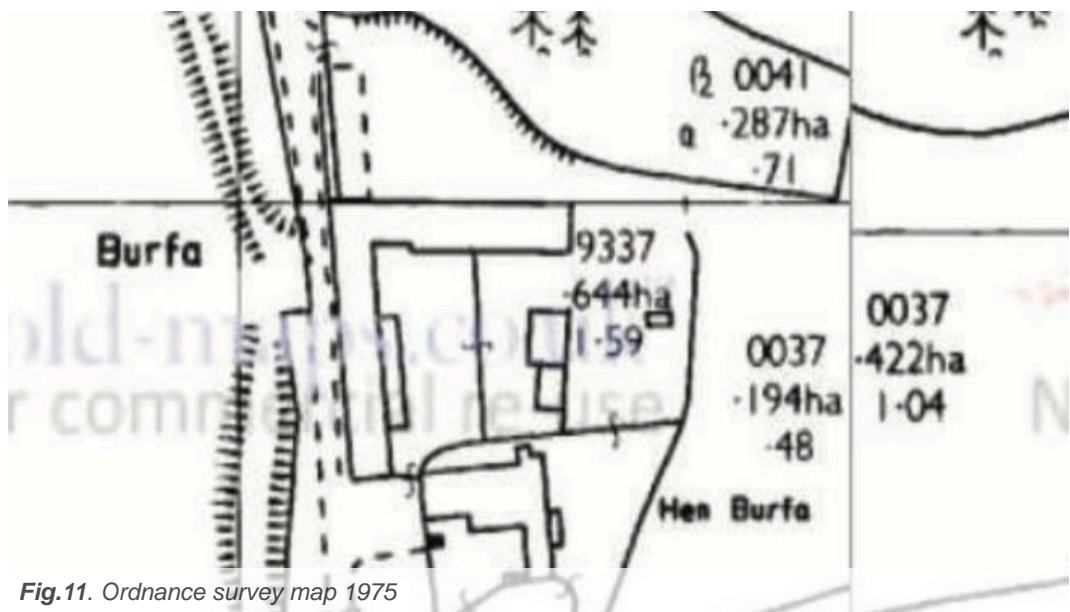


Fig.11. Ordnance survey map 1975

## 1.12. Description and Physical Analysis of Barn 1

- a) Barn 1 is a small one and a half bay unit to the far south end of the barn range and, while it would appear to be part of the same build as Barns 2 and 3, they are divided physically at ground floor level internally by original function and so, in general, each section will be dealt with separately. Architecturally Barns 1, 2 and 3 would appear to date from the late C19th and the complex is of an unusually high quality for a functional farm building with extravagant architectural detailing.
- b) Barn 1 is one and a half stories with a gable end south facing elevation. It is constructed from rubble block walls, with dressed quoins, a slate roof, red brick dentil detailing to the eaves and a stone plinth to the west elevation. At the corners of the eaves are stones carved to resemble the brick dentils. The entrance to the ground floor is from the south through an unpretentious ledged plank door with cast iron hinges. The doorway has a flat stone lintel and dressed stone quoins with a large flat stone slab above supported by cast iron rods. Above the stone slab is another timber panel door providing an entrance to the hay loft. This doorway has a segmental stone arch with decorative brick detailing to the arch interior. Two high quality ventilation slits are located on the ground floor on the south facing elevation. These have dressed stone heads with arched tops and stone cills. Another ventilation hole provided by a red clay pipe is above the upper doorway. Opposite each other in the west and east facing elevations are small window openings at ground floor level with segmental curved stone arches, stone cills and modern timber framed windows.



*Fig.12. South facing elevation of Barn 1 and part of the west facing elevations of barns 1, 2 and 3*



- c) Internally this area is divided into two sections on the ground floor by a north to south timber wall, it has a stone cobbled floor with drainage channels. The larger western side contains two pony stalls with timber hay racks (area now used for log storage). The eastern side is a narrow storage room, with fixtures for saddles, it was presumably used for storing horse tack. The floor in this area is concrete. The upper room appears to have originally been the granary but is now empty and unused. It has timber floorboards and a modern roof light (unauthorised work proposed for removal).



**Fig.13.** The ground floor interior of Barn 1 with pony stalls and hay racks



**Fig.14.** The upper floor of Barn 1, previously the granary

- d) The surviving machinery is an electric powered corn / grain grinder produced by the famous agricultural machinery company E H Bentall & Co Ltd, based in Essex. It is likely to post date 1946 when Bentall & Co became a public company.



**Fig.15.** Surviving machinery relating to the use of the first floor barn 1 as a granary



**Fig.16.** Grain shoot from granary (barn 1) into trap house area (barn 2)

### 1.13. Description and Physical Analysis of Barn 2

- a) Barn 2 is a modest one and half storey building which appears to have been constructed in conjunction with Barn 1 and 3 and shares the same external architectural detailing and materials (see above) and also appearing to date from the late C19th. The structure differs in that it has a gable on the west facing elevation and is of four bays. The gable provides space for a window (of the same design as on barn 1) which provides some light for the upper storey but otherwise would seem to be an architectural pretence. The gable also has evidence of three ventilation slits as on barn 1 but these have been infilled. The eastern facing elevation has two doorways, one to the trap house and one to the ground floor barn, both with unpretentious ledged panel doors and chamfered stone arches. Of the three regularly spaced windows on this elevation, two of them had surviving sliding slatted windows, which have been retained and repaired.



*Fig.17. Eastern facing elevation of barns 1, 2 and 3*

- b) The southern bay has a partially submerged floor level with steps down from the farmyard level but allowing level entry from the west. It was previously the trap house. It is separated from the northern end by a timber panel wall. The former trap house has a fine chamfered arched entry in the west elevation, now closed by means of a large corrugated iron sliding door. This area also houses a very steep vernacular ladder timber staircase providing the only access to the first floor for barns 1 and 2. The northern part of the ground floor is an undivided area of three bays with a later inserted concrete feeding trough and two small windows along the western wall. It would seem that this was the area identified in the listing description as a working horse stable.



**Fig.18.** Western elevation of barns 2 and 3 with trap house arched doorway



**Fig.19.** Interior of trap house with partially submerged floor and steep timber ladder stair

- c) The upper floor is again of three bays, with timber floorboards and open to the rafters with limited head height at the eaves. Trusses provide some limited division of space. Two modern roof lights have been inserted on the eastern facing roof elevation (as above, unauthorised work proposed for removal). It is currently unused.



**Fig.20.** View of upper floor barn 2



**Fig.21.** Interior (southern end) of barn 2 showing concrete trough, now converted to seating

## 1.14. Description and Physical Analysis of Barn 3

- a) Barn 3 is the northern end of the stable block range and to the eastern elevation has a more refined character with a gable containing an upper doorway over two stable doors each of which has another fine ventilation slit of the same design as previously described to its north. The western elevation of this part of the range blends seamlessly into barn 2 and contains another small window of the same design. The materials and architectural features are the same as barns 1 and 2. The ground floor of barn 3 contains two loose boxes, separated by timber stud walls and with a cement corner water trough in the northern stable. Access to the first floor is currently by ladder from barn 4 and through a first floor doorway. This area was presumably used for hay perhaps for both the horses below and the cattle in barn 4. Floor joists remain but no floorboards.



**Fig.22.** Upper floor of barn 3, looking south from doorway to barn 4



**Fig.23.** East elevation of barn 3



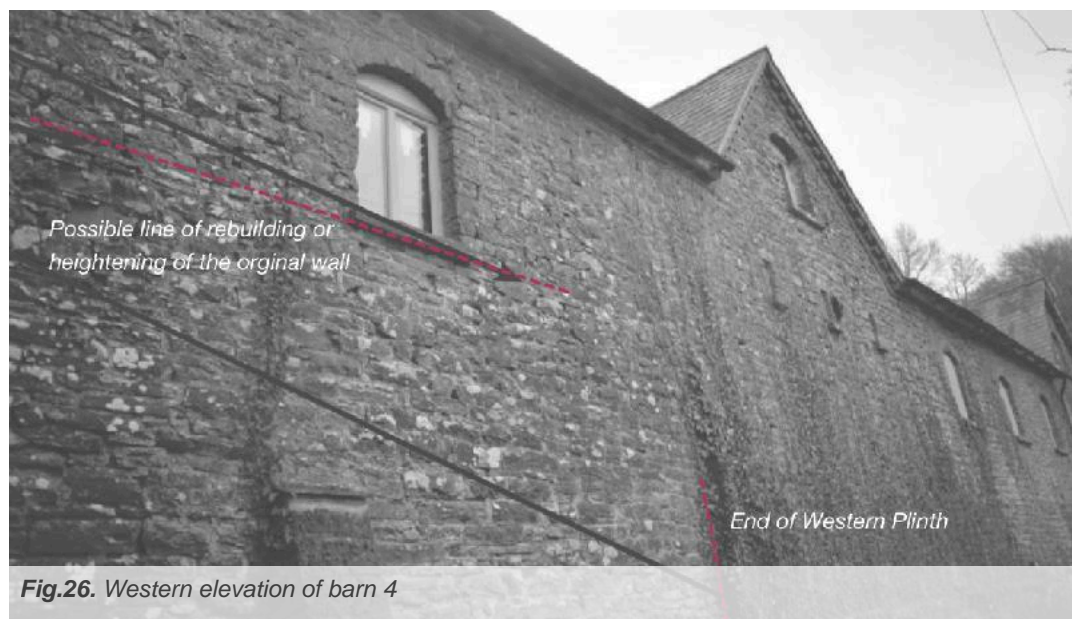
**Fig.24.** Interior of one of the loose boxes with concrete corner feature



**Fig.25.** West facing elevation of barn 3

## 1.15. Description and Physical Analysis of Barn 4

- a) Barn 4 seems to have been much altered. It is built in an L shape of rubble stone and although physically tied into barn 3 on the western elevation there are signs that parts of it may be an earlier build. Whilst also constructed of rubble stone, the coursing and cut of the stones are more rough than in barns 1, 2 and 3. The stone plinth on the western side does not extend the whole length of barn 4 but cuts off at a tall buttress. The West facing elevation shows evidence that it has been increased in height or rebuilt above a certain level. The west facing elevation also contains two ventilation slits and three windows in the same style as those on barns 1 to 3 (probably later and contemporary with the building of barns 1 to 3).
- b) The brick dentil detailing to the eaves continues along the west facing elevation and on the north facing gable end. The north facing elevation has a first floor doorway to the west and a ground floor doorway to the east end. The ground floor doorway is of good quality and all the stone and architectural style of the openings and corner quoins show the same characteristics as in barns 1 to 3. The internal first floor wall between barns 3 and 4 is clearly a later insert and butts up against the western exterior wall. There is a free standing wall at the internal corner of the L shape (Wall A on Fig. 6 above) orientated north south. This is possibly the remains of an earlier configuration of the eastern side of the barn but has also been altered with the addition of good stone quoins. The northern wall butts up against the western wall indicating that this is also a later build. All this evidence may imply that barn 4 was substantially rebuilt and altered at the same period as barns 1 to 3 were built and that the eastern part of the 'L' may have been an addition at this time. The western wall is being supported by two modern buttresses and also internally by metal rods, these were installed without LBC by the previous owner.





**Fig.27.** Internal first floor wall (between barns 3 and 4) butting up against western elevation of barn 4 at eaves level.



**Fig.28.** Free standing wall in barn 4, on possible line of earlier configuration and showing good, possibly later, quoins but poor original wall construction

- c) The courtyard elevations of barn 4 have a later open fronted 7 bay format with chamfered timber posts on stone pads. Some of these bays retain the timber cladding at the top with diagonal timber supports between the bays. Internally there is evidence that it was lime washed. The flooring is a mixture of cobbles, earth and brick. Evidence of a former internal, dividing wall running north to south survives at ground level.



*Fig.29. Interior of north west corner of barn 4 showing the north wall as a later build.*



*Fig.30. Courtyard elevation of barn 4*

## 1.16. Description and Physical Analysis of Barn 5

- a) Barn 5 is orientated east to west and encloses the northern end of the courtyard. It is constructed with high rubble plinth walls (north and south) with end walls and weatherboarding on timber frame. The curved roof and parts of the end walls are of corrugated iron. Timber tie beams with metal rods support the roof. Some of the timber framing in the upper walls demonstrate a vernacular tradition but do not appear to be of C18th date. In the north and south walls are large full height openings with double doors opposite each other, reminiscent of a threshing barn. Internally the western end is separated by a low modern brick wall surmounted by timber frame partitions. The barn has a concrete floor and a concrete feeding trough along part of the southern wall.



*Fig.31. North elevation of barns 5 and 6*



*Fig.32. South elevation of barns 5 and 6*

- b) The listing description refers to Barn 5 as dating from the C18th. It is possible this is correct but there is little left in the way of datable features, although there are certainly some older timbers left in situ. During the Georgian period notable landowners started to introduce 'model farms', where barns were built around a courtyard. If Barn 5 does date from the C18th then it could be the remains of this early form of designed farming. The historical map evidence, however, contradicts this date since there is no structure shown in this location on the 1841 Tithe map (Fig. 7). The 1880s OS map does show a barn in this location and therefore it would be logical to interpret this barn as dating from between 1841 and 1885/7.



*Fig.33. Interior of barn 5 looking east*



*Fig.34. Interior of barn 5 looking west*



### 1.17. Description and Physical Analysis of Barn 6

- a) To the east of barn 5 and on the same building line is a separate barn with building joints indicating it is a different build, possibly earlier. The northern wall is of rubble stone, the western wall has a high rubble stone plinth with corrugated iron above, the southern wall is open with large modern metal double gates and the eastern wall is of concrete block. The roof is as for barn 5. Internally there is little of interest, with another concrete stone trough against the northern wall and a modern hay rack.



**Fig.35.** North elevation of barn 6



**Fig.36.** Straight joint between barns 5 and 6 on the north wall

## 1.18. Description and Physical Analysis of Barn 7

- a) Barn 7 would appear to be of relatively modern construction, using old telegraph / electricity poles and corrugated iron. One of the poles retains its signage with two dating plaques, one from 1964 and one from 1973. Around the exterior are the overgrown remains of a low rubble wall. The earliest evidence for a barn in this location is the OS map of 1902. It is therefore possible that this is the remains of an earlier barn. On the 1975 OS map the building on this site is shown with dotted lines which may indicate the lightweight nature of this structure. Using the dating plaques we can therefore presume that the current structure was built between 1973 and 1975. It can therefore not be considered to be curtilage listed.



*Fig.37. Eastern elevation of barn 7*



*Fig.38. Dating plaques on re-used service poles*



*Fig.39. Possible low wall or the remains of an earlier barn?*

## 1.19. Courtyard

- a) The earliest evidence of an enclosed courtyard is the 1902 OS map. The current courtyard is a large open space bordered on two sides by the barns and on the southern side by the house and on the eastern side by a grass bank. The surface is a mixture of concrete, cobbles and brick. The courtyard is always shown on the historic maps as being divided. Early photographs show there was a timber wall across the courtyard retaining a slurry pit behind. The timber wall was removed in the early 1970s and not surprisingly the slurry pit has been infilled but the division across the yard has been retained by the limits of the grass bank. To the south of the courtyard is a retaining rubble wall, which, according to (dated) photographs, was constructed in September 1972. There are also stone steps bordered by railway sleepers leading up to the north elevation of the house which were constructed more recently by the present owner.



**Fig.40.** Scans of photographs from 1972 showing the construction of the wall at the south end of the courtyard in progress.

## 1.20. Condition

- a) The barns are generally in reasonable condition. Recent works have been undertaken on a like for like replacement or repair basis to ensure that the barns are wind and water tight. This has involved replacement of some of the weatherboarding on barn 5, re-roofing barns 1 to 4 with welsh slate and including some replacement of roof timbers, the insertion of a supporting timber framework in barn 4 and repair of some of the surface of the courtyard.
- b) Areas of concern include the bulging of the western wall of barn 4, which the existing buttresses show has clearly been an on-going issue. In addition, wall A is being destabilised by the metal rods which are meant to be supporting the western wall. The condition of some of the floorboards and staircase are poor, being rotten in places. The structural work required for stabilisation has been assessed by RV Williams Structural Engineers.
- c) The biggest area of concern from a conservation point of view is that there is currently no long term and use for the barns other than for minimal storage relating to the use of the house.

## 2. Assessment of Significance

### 2.1. Summary of Significance

- a) The main barn ranges at Old Burfa are well-preserved farm buildings demonstrating materials and designs from different periods. They are associated with the previous use of the farmhouse and the historical development of the site from the C18th onwards. They are characterised by the use of vernacular building materials and are representative of their periods of farm buildings on the border of Wales. They are significant reminders of the importance of farming in this rural area and along the border as whole and also of the historical developments which farming experienced from the late Georgian period.
- b) The almost complete survival of the range of buildings constructed for different purposes is unusual when many farm buildings are being converted or demolished due to lack of their relevance to modern farming. Additional significance comes from the site's association with Sir Harford Jones Bridges and the survival of fixtures relating to the range's previous uses. The barns are a key element in defining the setting of the grade II\* Listed farmhouse and together they have a high group value.
- c) Barn 7 has no architectural or historic significance and is also not considered to be curtilage listed.
- d) Since the barn range is Listed in its own right, it would be usual to assume that it has national significance. However, this report would suggest that it is the group value with the important farmhouse which is most significant.
- e) The current lack of use negatively affects their overall significance and could affect their long term future. If sensitive and sustainable new uses can be agreed upon then this will help to ensure ongoing repair and increase the barn ranges overall significance.

## Assessment of Heritage Values

- a) Cadw published *Conservation Principles* in 2011 setting out how historic assets should be managed to sustain their values and how the *Principles* should be used to manage change. This report has described the heritage asset and explained its significance. The next stage is to test this understanding against the conservation principles adopted by Cadw on behalf of Welsh Government.
- b) These principles start from the point of view that changes within the historic environment are inevitable and that conservation is often more about the careful management of that change rather than the prevention of it. The guidance set out by Cadw requires that:

*“New work must respect the setting and significance of the historic assets affected. The quality of design and execution must add value to that site and its setting, both now and in the future.”*

It sets out criteria for how significance can be evaluated, considering Evidential, Historical, Aesthetic and Communal values and says that:

*“The significance of an historic asset embraces all of the cultural heritage values that people associate with it”.*

## Evidential Value

- a) Evidential value derives from those elements of an historic asset that provide evidence about past human activity.
- b) As described above, the barn ranges have a medium / high evidential value since they demonstrate the changes which occurred in farming practice over the last few centuries. Elements of their design, layout, materials, and fixtures are important in this regard. Barn 4 in particular has good archaeological value. In addition they help to demonstrate the lifestyle and status of the gentry of Radnorshire and of the tenant farmers in this area. The archival evidence can be said to have a medium evidential value, since although there is useful evidence in the archives there is not as much available as for some other comparative properties in Radnorshire or in Wales. However, as well preserved examples of a rapidly diminishing type of historic building they have an increased comparative evidential value. The barns provide the setting for Old Burfa Farmhouse and in this respect they are of high evidential value, attributing to its past use and development.

## Historical Value

- a) Historical value derives from how the historic asset might illustrate a particular aspect of past life or historical events, or be associated with a notable family, person, or movement. It is often less tangible than the evidential value.
- b) The barns at Old Burfa have an association with one particular historical person and also have historical value on a local level, since many of the family names recorded in the census returns are still within the area. As good, well preserved examples of different periods and styles of agricultural buildings, they also have a local / regional historical value. By bringing the barns into the same ownership as the farmhouse, the owner has increased their historical value. It is therefore considered that the barn ranges have a low / medium historic value.

## Aesthetic Value

- a) Aesthetic value derives from the way in which people draw sensory and intellectual stimulation from an historic asset.
- b) In providing an attractive and appropriate setting for the farmhouse, the barn ranges have a good aesthetic value. In buying the barns and putting them in the same ownership as the farmhouse, the owner has enhanced this value. The high quality architecture (in comparison to other rural barn complexes) of barns 1 to 3 also adds to their visual significance and the pleasing use of local vernacular materials also enhances this value. Views between the farmhouse and barns are important for understanding their relationship and since the barns border Offa's Dyke National Path there is an aesthetic tourism value.
- c) The barn ranges can be considered to have a medium aesthetic value.

## Communal Value

- a) Communal value derives from the meanings that an historic asset has for people who relate to it or for whom it figures in their collective experience or memory.
- b) The barn ranges have a low communal value, since they will only have some value for those who have stayed at the farmhouse or have lived there in the past. Despite being located on a National Trail, there are relatively few people who experience the barns. This value could be enhanced.

## 2.2. Proposed Changes and Option Considered

### Option 1: Do Nothing

- a) If the barns are only used as they currently are, for impromptu and minimal storage then there is little incentive for the owner to maintain and repair them. There is no longer any agricultural use of the site and it is also unlikely that they would be suitable for modern agricultural use. Under this option they are likely to decay and will negatively impact both on their own significance and on that of the farmhouse and Offa's Dyke monuments.
- b) This option would have a negative impact and is not considered appropriate.

### Option 2: Conversion to Housing

- a) The barns could readily adapt into separate dwellings and this could provide a sound financial future for Old Burfa Farmhouse and the barns. However to once again divide the ownership of the site would negatively impact on its overall significance. New dwellings would potentially result in division of the courtyard and potential future harm to the aesthetics of the barn ranges due to the impact of cumulative minor changes by different owners. Conversion to permanent housing would also involve significant change to the fabric and therefore a greater impact upon the heritage values.
- b) This option would have a negative impact and is not considered appropriate.

### Option 3: Conversion to supplemental recreational use to support Old Burfa Farmhouse.

- a) This option would help preserve the barns within the same ownership and if carefully designed have minimal impact on the fabric and significance of the buildings. It would give the barns a new use, encouraging repair. It would also complement the use of the main farmhouse by providing additional space for the family, especially in wet weather. Each element of the barns could be found an appropriate use with minimal impact.
- b) This option is worth exploring further and is the preferred option of the owner.



## Heritage Impact of the Proposed Works

- a) In considering works or adaptations of space which would add to the overall recreation space at the site the conservation principles outlined in section 1.5 and 1.6 have been applied to enable an offer which would have minimal impact on the significance of the barns. This has also dictated the proposed usage of each area as set out below.

### Barn 1

- a) The ground floor of barn 1 does have a useful and necessary purpose for the storage of logs for the many fireplaces within the farmhouse. It is important that a dry, accessible and sufficiently spacious location is provided close to the farmhouse entrance to enable easy access to logs. To retain this use and to do no further works to this area would preserve the fixtures within the building, so retaining the evidence of its former use. Two new modern, double glazed windows have been installed by the previous owner without Listed Building Consent and are considered to have a negative impact upon the heritage values of the barn. At the same time one modern roof light was installed without LBC on the courtyard side of the roof.
  - Minimal heritage impact with an opportunity to improve heritage value when addressing unauthorised works.

### Barn 2

- a) The southern bay/trap house currently houses the existing staircase. This staircase is very steep, partially rotten and as such it is noted that access to the upper levels for maintenance is limited. Whilst it is considered that the stair has limited heritage value this requires further analysis.
- b) Barn 2 has a number of features which detract from its heritage values such as a large corrugated iron sliding door that is not in keeping with the character of the barn range. Two modern roof lights have been installed on the courtyard side of the roof without LBC. Two modern, double glazed windows have been installed by the previous owner without Listed Building Consent and are considered to have a negative impact upon the heritage values of the barn.
- c) At present no work is planned for Barn 2 other than to address areas of unauthorised work, although the owner is willing to consider alternative uses for the barn if a need is presented.
  - An opportunity to improve values when addressing unauthorised works. Without a long term management plan or alternative use for Barn 2 it is at risk of decay.

## Barn 3

- a) It is proposed that the northern bay (stable) of the ground floor is provided as a lobby entrance to support the proposed use of Barn 4, the southern bay at ground floor would act as a plant room and general storage area for items such as bicycles, barbecue equipment etc. The existing division between the stables will be retained. The northern stable would house a new staircase to allow access to the first floor. This would be a simple oak stair of plain design. There are currently rough floorboards to the first floor and only a minimum amount of joists would need to be removed to insert the staircase.
- Low heritage impact to be balanced against the positive of a new use for the upper floors and safe access to the upper levels of the barn for maintenance (stair would meet building regulations).
- b) The upper floor would become a landing area. New random width, untreated floorboards would be floated over the existing which would be retained (but are unsuitable for the intended use due to some large gaps). A single modern, double glazed window has been installed by the previous owner without Listed Building Consent.
- Low heritage impact to be balanced against the positive of a new use for the upper floors, conformance to building regulations and safe access maintenance of the roof space. Opportunity to improve heritage value whilst addressing unauthorised works.

## Barn 4

- a) It is proposed to use this space as additional recreational space to support Old Burfa House. The design would feature a communal family space with access onto the courtyard, facilities for entertaining would be provided. Fixtures and fittings will be freestanding with a light touch approach proposed. The smaller east to west segment of barn 4 would be utilised as an Art Studio. It is proposed to insulate the roof from the inside using breathable insulation and cork board to the underside, walls would be re-pointed only where required in lime mortar to match the existing. A limecrete slab would be laid over the floor whilst retaining the existing sections of Victorian brick and remains of low level stone wall.
- b) The open fronted bays would be closed using glass to maintain an appropriate level of openness to the courtyard side elevations. These would be set back behind the existing posts to allow the original openings to remain dominant.
- c) Two modern, double glazed windows have been installed by the previous owner without Listed Building Consent.
  - Low heritage impact to be balanced against the positive of a new use for the barn and site. Opportunity to improve heritage value whilst addressing unauthorised works.

## Barn 5

- a) No work is planned for Barn 5 at present.
  - No heritage impact.

## Barn 6

- a) No work is planned for Barn 5 at present.
  - No heritage impact.

## Barn 7

- a) Since this report has established that this barn is not curtilage listed the long term plan is to demolish this barn which is negatively affecting the setting of the barn ranges and of Offa's Dyke national path.
  - Positive heritage impact.

### 3. Conclusion

- a) This assessment has shown that the proposed works to barns 3 and 4 would have little or positive heritage impact and enables a sustainable new use for these barns, whilst also improving the ability to monitor and undertake maintenance of Barns 1 and 2.
- b) To establish a sustainable future for these barns provides a reason for their maintenance and repair which preserves and enhances the setting of the Grade II\* listed farmhouse and the scheduled monument / national trail of Offa's Dyke.
- c) It is considered that in entirety these works would be appropriate and reasonable and would meet the requirements of the policy, legislation and guidance.

## 4. Appendices

## 4.1. Appendix A: List Descriptions

## Appendix A: List Descriptions

21/08/2018

Listed Buildings - Full Report - HeritageBill Cadw Assets - Reports

# Full Report for Listed Buildings

Cadw



### Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
9146		II	Designated	15/02/1993	15/02/1993

Name of Property	Address
Farm Buildings immediately to NW of Burfa	

### Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Powys	Old Radnor			327919	261391

Street Side	Location

### Description

Broad Class	Period
Agriculture and Subsistence	

History

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**Exterior**

Good quality mid-late C19 L-plan range incorporating pony stable and trap house, loose boxes, working-horse stable and granary, open-fronted cowsheds and implement shed. Forming part of the north range is an C18 barn with high rubble plinth and end walls, stub and weather-boarded side walls. Only the tie-beams survive of the trusses, the hooped iron roof is supported on metal rods. Main range is one-and-a-half storeys with 3 gabled bays, snecked rubble block walls with plinth and dressed quoins. Voussoir cambered heads, stone cills to timber slatted window openings, ventilation slits with single dressed stone heads with arched tops and stone cills. Brick dentil eaves course, slate roofs. Solid chamfered door frames, boarded doors. To the rear, a sliding metal door obscures a fine arched entry to the trap house. Cowshed front elevation of 7 bays has chamfered wooden posts with angle braces to the wallplates, some bays partially infilled with tin sheeting, rear feeding passages.

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**Interior**

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**Reason for designation**

Good group value with Burfa uphill to SE.



# Full Report for Listed Buildings




## Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
9145		II*	Designated	21/09/1962	15/02/1993
Name of Property		Address			
Burfa					

## Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Powys	Old Radnor		Burfa	327942	261357

Street Side	Location
	Historic hillside location lying below the prehistoric earthworks of Burfa Bank, with 2 castle mottes nearby and Offa's Dyke running in front of the house.

## Description

Broad Class	Period
Domestic	

## History

C15 with major additions of C16 to C19; extensive restoration by M J Garner during 1970's. Timber-framed house with much of the lower walls rebuilt in rubble stone at various periods. L-plan with 2 cross-wings set across the main E-W axis. To the far west is square-panel timber-framed bay with basement of probable late C17 date which adjoins the lower end of the

original cruck-framed hall house. Square-panel wall framing of the latter survives in part. On the south front are 2 timber dormers, that to the right partially obscured by a later rubble lean-to. The upper hall bays were rebuilt in the mid-late C17 as a 2-storey crosswing with attic. This wing had a stair turret and possibly a storied porch on the south end, now largely rebuilt. A queen-post truss is exposed on the south gable.

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## Exterior

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The square-panel framing to N gable end shows jowled storey posts and also a second jowled post set one yard in from the corner, indicating the position of a framed smoke bay. The upper end of the hall house was rebuilt as a 2-storey crosswing in the C16. It is jettied front and back, the front (south) jetty beam being the more elaborately moulded, with rolls and quirks (it is now only visible internally). The north jetty has been partially underbuilt in rubble and, abutting it, is an external stack with raking shoulders. The framing of the crosswing is close-studded throughout with continuous storey posts and mid-rails and splay jowled corner posts. The south wing of the house is a rubble built extension of 2 phases - an C18 kitchen block and a C19 former granary with eternal stone steps. Stone slate roofs to the easterly ranges, mainly slate to the west. Four rubble stacks with square section uppers, a tall ridge stack with offsets to the west of the C17 wing has a slated gablet built around it. All the doors and windows are modern.

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## Interior

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Remarkable interior with much exposed timber-framing and some early painted decoration. Two C15 full-height cruck trusses frame the long lower end bay of the original hall house, the west (end) truss has panel infill and mullion window-framing, a head-height rail is notched and halved into the cruck blades and it thickens out on the east (room) side to act as a joist support. The truss has been truncated above the collar. The east (partition) truss is also partially cut down to allow for later dormer framing. It is heavily smoke-blackened on both sides and has a yoke collar halved into the blades with many protruding pegs, a diagonally-set ridge piece set into a notched apex and at head height a further halved-in rail with empty mortices for partition framing exposed on the underside. This rail and the cruck blades up to rail height have narrow chamfer and square-cut stops. The room framed by the crucks has a former partition beam running transversely with wide chamfer and diagonally-cut stops, and 2 main joists running axially with narrow chamfers. The C16 close-studded crosswing has one large room on the ground-floor with large axial beam with wide chamfer and 2 subsidiary beams with narrow chamfer and square-cut stops. Also exposed are very wide chamfered joists. In the south-west corner is a doorway with modern 4-centred arch lintel and adjacent to this the joists were trimmed indicating the position of the original staircase. On the first-floor are 2 rooms open to the roof. Exposed queen-post trusses, chamfered tie beams, purlins and wallplates and short plain windbraces in each bay corner. Smoke blackening on the timbers suggests the upper floor was heated by a brazier fire. The position of 3 small windows in the corners of the wing, overlooking the jetties, can be established. They were simple unglazed 3-light openings with squared chamfered mullions - one original mullion survives. The central rooms of the house date to the second half of the C17. Large ground-floor rubble fireplace, the stack backing on to the former cross-passage and inserted into an earlier smoke bay. The lintel is chamfered with scroll stops. Two axial beams with ovolo mouldings, their eastern ends inserted into the framing of the close-studded wing. A further ovolo and step-moulded beam along the line of the south gable end probably framed the entrance to the stair turret. On the first floor the fire stack tapers sharply and is enclosed within the framing of a smoke bay in the form of a bressummer beam resting on jowled posts. Exposed beams have square-cut stops. Above, an attic with one smoke-blackened end truss and a later central open truss with halved apex and collar. Traces of painted decoration were discovered in the 2 wings during restoration, they include imitation panelling framed by twisted columns, stylized heart motifs and scrollwork and date to the mid-late C17.

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## Reason for designation

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21/08/2018

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Included as an exceptional timber-framed house whose vernacular character has survived extensive changes and restorations.

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Cadw : Full Report for Listed Buildings

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