

## LEVEL 1 PHOTOGRAPHIC SURVEY

Cottage & Cider Mill at Fern Bank, Whitebrook, Monmouth NP25 4TT



CLIENT/APPLICANT: MR & MRS S PENREICH

PREPARED BY: GARETH PRICE ARCHITECT

DATE: APRIL 2023

## 1 INTRODUCTION

Monmouthshire County Council granted Householder Planning Approval (DM/2021/01005) and Listed Building Consent (DM/2021/01097) on 29 April 2022, for the *Proposed extension and alterations to existing cottage and refurbishment of adjacent cider mill including the conversion of the first floor into a home office/guest bedroom.*

The Listed Building Consent was approved with the following condition:

*03. LBC10.3- Works shall not begin until an appropriate photographic survey of the existing buildings on site has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting photographs should be deposited with the RCHMW, Tel No. 01970 621 211.*

*RLB05-Reason - To ensure that adequate records are made of the building prior to alteration.*

The LPA clarified by email on 29/03/2023 that the photographic survey should include the exterior and interior of the Cider Mill but only the exterior of the cottage.

Gareth Price Architect has been instructed by the applicant to carry out an appropriate Photographic Survey for submission to the Local Planning Authority. On approval by the LPA, this report together with the original digital camera files will be deposited with Royal Commission on the Historic Monuments Wales, Fford Penglais, Aberystwyth, Ceredigion, SY23 3BU.

The survey will comprise the following:

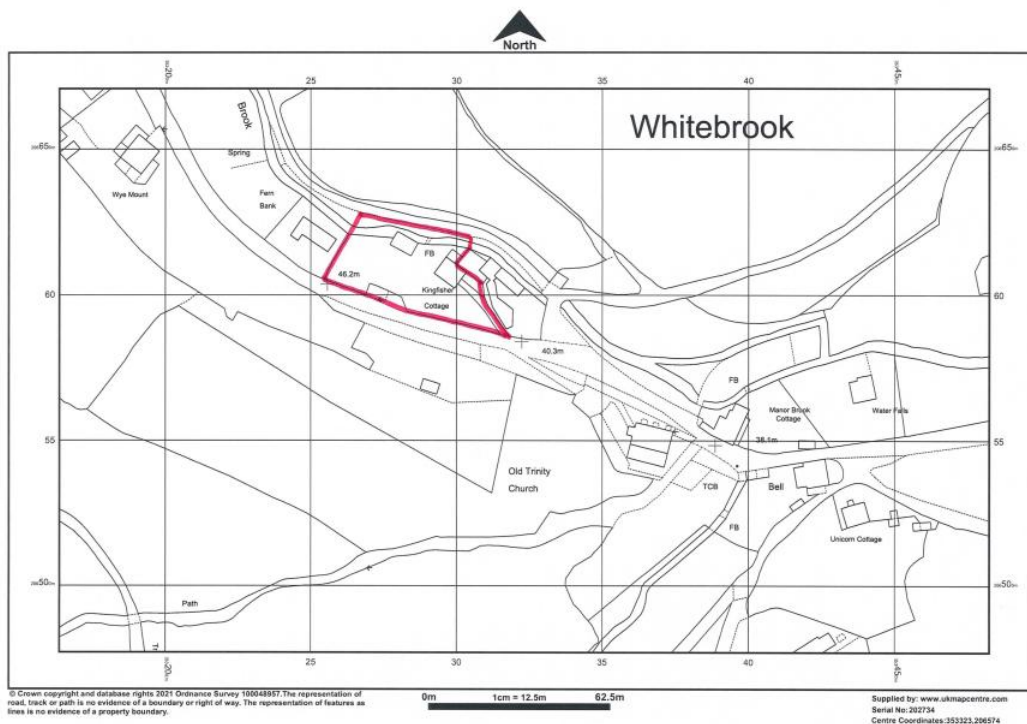
- a) General views of the buildings in their context.
- b) Views of all external elevations of the buildings taken perpendicular to the plan of the building where possible.
- c) Internal views of the Cider Mill only.
- d) Relevant internal and external details.

e) Details of machinery present.

## 2 SITE DESCRIPTION

Fern Bank is a mid/late C18th stone cottage grouped with a mid/late C19th cider mill in a curtilage of approximately 0.12 hectares. The site is located on the right bank of the lower Whitebrook valley approximately 500 metres from its confluence with the River Wye.

It is within the Wye Valley AONB and the Whitebrook Conservation Area. The mill is designated Grade II listed “as a well preserved mid C19th mill”.



LOCATION PLAN

## 3 COTTAGE

The cottage appears to have originally been a pair of back-to-back workers' cottages that have been connected at some point to form one dwelling. The cottage is not connected at first floor, hence there still two staircases each accessing the separated first floor areas.

The cottage is constructed in local red sandstone (quartz conglomerate) rubble laid to courses with large semi-dressed quoins, the window opening appear unchanged with either large stone lintels or rough stone arches supporting the walls over. The roof is a double pitch at between 35 and 40 degrees with a central valley (along the line of the original party wall) and recently recovered with artificial slates.

The existing single storey extension appears to have been built in the early C20th to accommodate a bathroom, it is constructed with solid stone walls to match the existing.

None of the cottage doors and windows appears original; most are painted timber with one PVC-u window to the kitchen.

#### 4 CIDER MILL

The cider mill, which is situated approximately 10 metres to the north west of the cottage, tight against the channeled watercourse of the brook, is a simple rectangular building approximately 8.5 x 5.0 metres in plan. It is constructed similarly to the cottage in local quartz conglomerate rubble laid to courses with semi-dressed, large quoin stones with a slate roof of which most of the ridge tiles are missing.

The roof is constructed from two oak trusses supporting purlins and rafters, the roof pitch is approximately 40 degrees. The roof is covered with Welsh slate with some missing ridge tiles, the north facing roof plane is heavily covered with lichen.

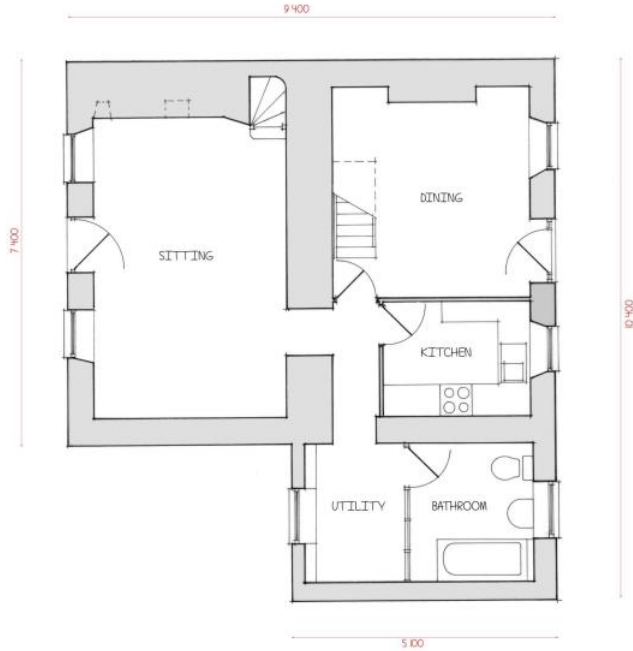
There is a dressed stone chimneystack to the north west gable with the corresponding fireplace at first floor level, suggesting that the upper floor has historically had a domestic use.

The ground floor cider house has an irregular flagstone floor laid on compacted earth with some flags missing. The apple press frame is still in situ in the front corner, it is mostly intact with some missing parts, the millstone apple crusher is in the yard outside.

The first floor consists of thick butt jointed boards supported by 100 x 150 mm oak beams parts of the floor show signs of decay.

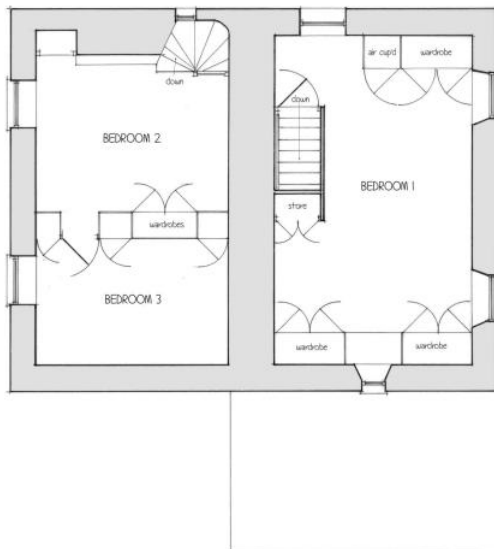
The first floor is accessed by unprotected, external stone steps.

Note these drawings have been reduced in size and are therefore not to scale.



EXISTING COTTAGE GROUND FLOOR

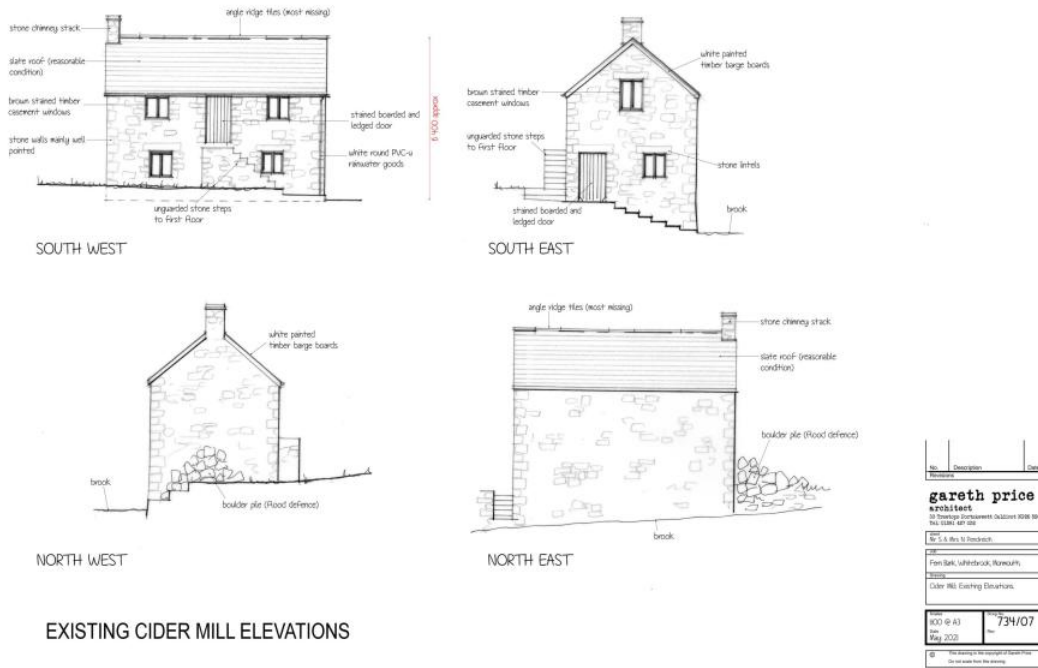
No.	Description	Date
<b>gareth price</b> architect 12 The Grange, Sandown, Isle of Wight, PO36 8JG Tel: 01323 427 030		
Mr J & Mrs M Dendrick		
Fern Hill, Lymington, Hampshire		
Cottage: Existing Ground Floor Layout		
Plan No: 734/03 Date: May 2023		
Not to be used for construction without the consent of the architect.		



EXISTING COTTAGE FIRST FLOOR

No.	Description	Date
<b>gareth price</b> architect 12 The Grange, Sandown, Isle of Wight, PO36 8JG Tel: 01323 427 030		
Mr J & Mrs M Dendrick		
Fern Hill, Lymington, Hampshire		
Cottage: Existing First Floor Layout		
Plan No: 734/04 Date: May 2023		
Not to be used for construction without the consent of the architect.		





EXISTING CIDER MILL ELEVATIONS

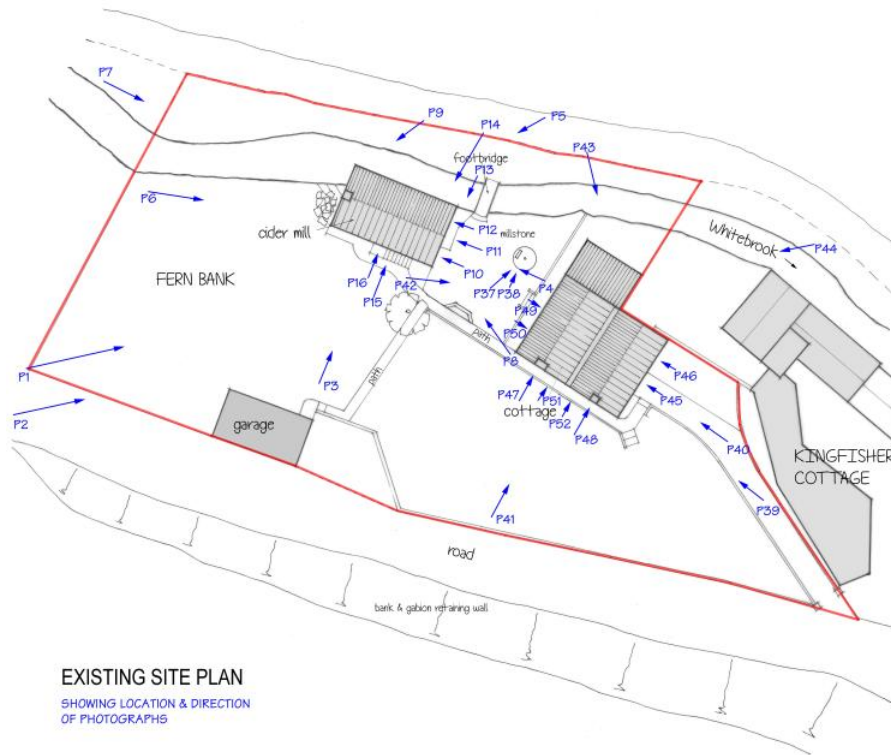
## 6 EQUIPMENT

Photographs were taken with a Nikon D80 digital SLR camera (10.2 MP DX sensor) with a 18-135 mm Nikkor lens (27 – 200 mm 35 mm equivalent) and an Olympus Pen F compact system camera (20 MP Micro Four Thirds sensor) with a 14-140 mm Olympus lens (28-300 mm 35 mm equivalent).

Photographs were taken at the highest resolution available in JPEG format.

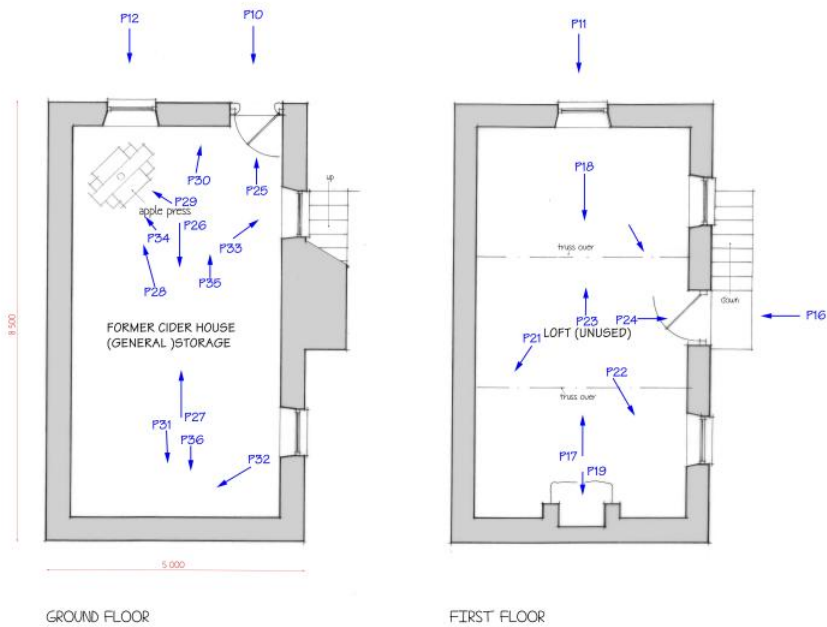
The survey was carried out in the morning of 18 April 2023. The weather was dry with light cloud which lifted during the survey.

7 LOCATION & DIRECTION OF PHOTOGRAPHS



Rev. Description Date  
 01/2023  
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 01/2023  
 Farn Bank, Whitebrook, Dorset  
 Cider Mill, Existing Site Plan Showing the Location and Direction of Photographs  
 Scale: NTS  
 Date: Apr 2023  
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EXISTING SITE PLAN  
 SHOWING LOCATION & DIRECTION  
 OF PHOTOGRAPHS



Rev. Description Date  
 01/2023  
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 Cider Mill, Existing Floor Layouts Showing Position & Direction of Photographs  
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EXISTING CIDER MILL FLOOR LAYOUTS  
 SHOWING LOCATION & DIRECTION OF PHOTOGRAPHS





Plate 1: General view of building grouping from south west.



Plate 2: Site from south west.



Plate 3: Cider Mill south elevation.



Plate 4: Cider Mill east elevation with millstone bottom right.



Plate 5: Cider Mill oblique north elevation.



Plate 6: Cider Mill oblique west elevation with cottage in background.



Plate 7: Cider Mill west elevation with cottage in background.



Plate 8: Cider Mill from south east with footbridge to right hand side.



Plate 9: Cider Mill chimney stack/roof detail.



Plate 10: Cider Mill GF boarded and ledged door external.

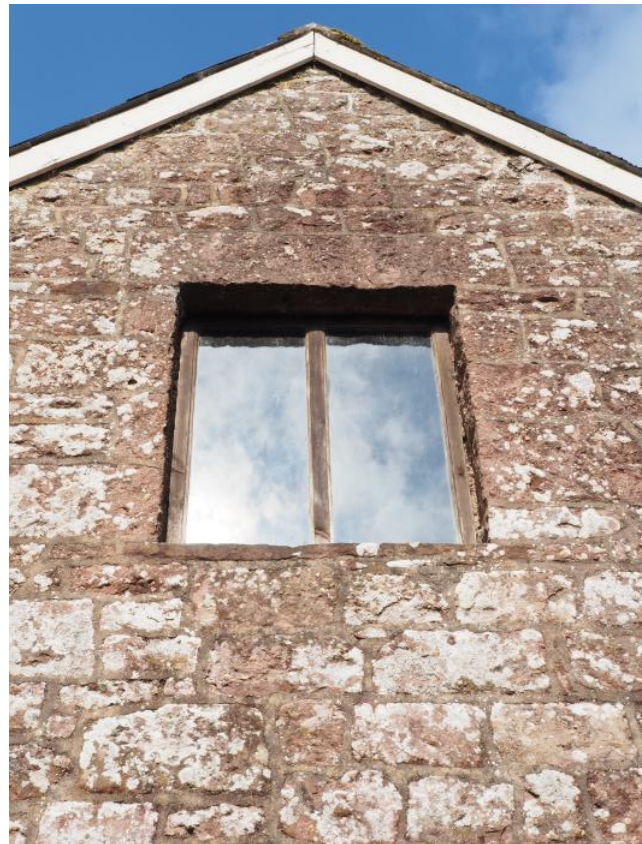


Plate 11: Cider Mill FF east elevation gable window.



Plate 12: Cider Mill GF east gable window.



Plate 13: Cider Mill steps to brook.

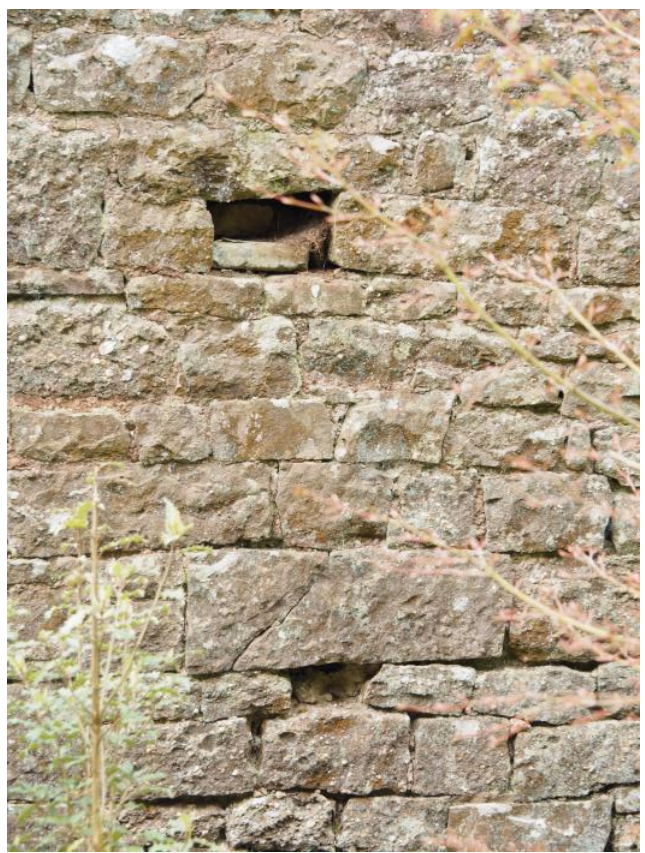


Plate 14: Cider Mill north elevation detail.



Plate 15: Cider Mill south elevation detail steps and FF door and windows.

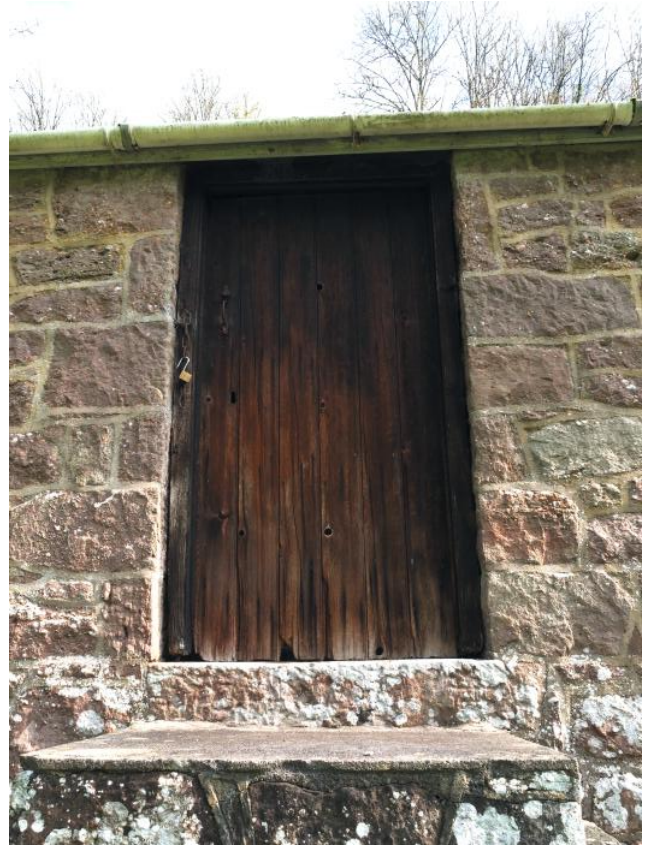


Plate 16: Cider Mill FF boarded and ledged door detail.



Plate 17: Cider Mill FF loft general interior view to east showing roof structure.



Plate 18: Cider Mill FF loft general interior view to west showing fire place and roof structure.



Plate 19: Cider Mill FF loft detail of fireplace and stone hearth.





Plate 20: Cider Mill FF loft detail of south west corner showing window, part roof and timber wall ties.



Plate 21: Cider Mill FF loft roof structure detail showing truss/purlin connections.



Plate 22: Cider Mill FF loft roof structure detail showing truss/purlin connections.



Plate 23: Cider Mill FF loft roof structure detail showing ridge.



Plate 24: Cider Mill FF loft boarded and braced door from interior.



Plate 25: Cider Mill GF boarded and braced door from interior.



Plate 26: Cider Mill GF Cider House general interior view to west.



Plate 27: Cider Mill GF Cider House general interior view to east.

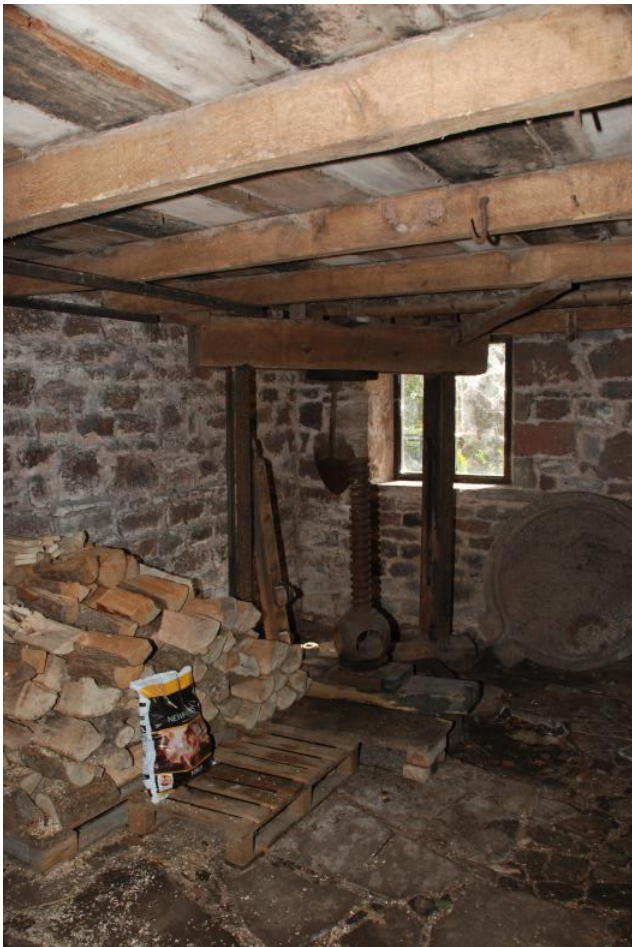


Plate 28: Cider Mill GF Cider House interior showing apple press.



Plate 29: Cider Mill GF Cider House apple press detail.



Plate 30: Cider Mill GF Cider House apple press drip stone.



Plate 31: Cider Mill GF Cider House detail of FF beams and floorboards.



Plate 32: Cider Mill GF Cider House temporary propping to first floor showing underside of hearth stone.



Plate 33: Cider Mill GF Cider House detail of first floor beams and window lintel.



Plate 34: Cider Mill GF Cider House



Plate 35: Cider Mill GF Cider House



Plate 36: Cider Mill GF Cider House



Plate 37: Millstone.

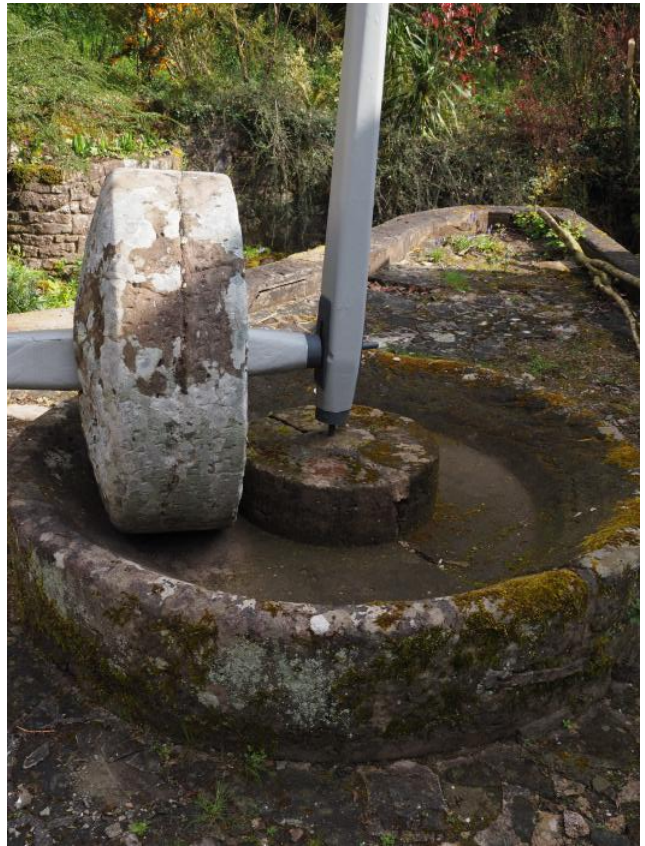


Plate 38: Millstone detail.





Plate 39: Cottage general view from path.



Plate 40: Cottage south east elevation.



Plate 41: Cottage south west gable elevation.



Plate 42: Cottage oblique view of north west elevation.



Plate 43: Cottage oblique view of north east elevation.



Plate 44: Cottage oblique view of north east elevation.



Plate 45: Cottage SE elevation door.



Plate 46: Cottage SW elevation timber windows.



Plate 47: Cottage NW chimney stack detail.



Plate 48: Cottage SW chimney stack detail.



Plate 49: Cottage NW elevation door detail.



Plate 50: Cottage NW elevation window detail.



Plate 51: Gable elevation window.

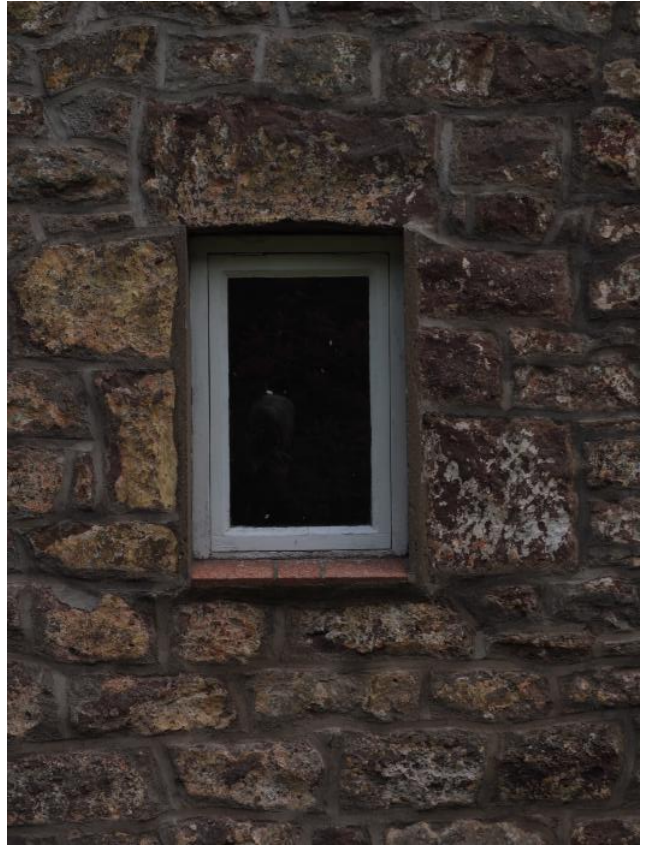


Plate 52: Gable elevation window.