

Marches Conservation Services 'Old Hall'

Heritage Statement

Re: The Old Hall Adforton, Leintwardine, Craven Arms, Shropshire, SY7 0NF

1. The house is listed as of historic importance - Grade 2. The listing is as follows :-

SO 37 SE ADFORTON CP - 5/9 The Old Hall 11.6.59 GV II House. Possibly C14 or C15 with C17 and later alterations. Timber-frame with rendered finish. Welsh slate roof. Sandstone rubble and brick stacks. Rectangular plan aligned roughly east/west. One storey and attic. South elevation has 1:1 windows, a small square light to left and one 3-light early C20 casement in jettied gable to right of centre. Ground floor has a 2-light early C20 casement to left and a 3-light mid-C20 casement beneath the jettied gable. Entry in mid-C20 gabled porch to east gable. Interior: has three pairs of cruck blades. One has moulded blades about 18 inches thick and chamfered arch-braces to cusped collar with cusped V-struts. Principal ground floor room has four-centred oak lintel to fireplace and deeply chamfered joists with straight-cut stops. The west wall of the same room has two rows of square timber-framing of heavy scantling. West bay has angle struts from top corner of posts. Ex-situ C17 splat balusters to staircase. The Old Hall was formerly known as Fairfield (RCHM, Vol III, p 3).

2. The house appears to have originated as a cruck framed house with open hallway, solar and service bays all being part of a rectilinear development during the late 14th century. Floor insertion and jettied extension appear to be of 16th century date. The current floor plan is a reduction of the original due to the loss of the service bay at the East end. Its site is occupied by a small porch probably of 20th century date.

3. The house has been well researched and documented by local historian Duncan James. A complete copy of the subsequent report, drawings and photographs has been lodged with the local conservation officer Robert Walker circa January 2008.

4. During the course of the last 2 - 3 years the house has been extensively repaired. The modern cladding was in poor condition allowing moisture penetration in association with poor ventilation causing accelerated decay. The cladding has been removed and extensive timber frame repairs carried out using the appropriate conservation principles. Wattle and daub panel infill has been repaired and defective panels removed and replaced with new wattle and daub. All finishes are lime based. The work received formal LBC approval DCNW2006/2493/L.

5. Following on from the frame repair an opportunity was taken to remove 'modern' windows of inappropriate design and in poor condition. The work received formal LBC approval DCNW2006/3654/L ;

6. In designing an appropriate extension to the existing accommodation due note was taken of the research carried out by Duncan James. The extension has not been slavishly designed to copy the original bay. This approach would in any case be highly conjectural although the roof and wall lines must have continued in their current plane. The general floor plan and volume however is meant to give a reflection of the original status presentation of the house. The opportunity has been

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taken to reinstate the original access line North to South which would have been occupied by the ‘cross passage’.

7. There is no evidence to suggest that there would have been other small permanent structures nearby certainly not of the modern types currently found. The removal of these with the new stables and car port being sited at a more remote location helps to enhance the site and improve the presentation of the original house.

WBM 25.01.2010