PRICASTON FARM CASTLEMARTIN STANDING BUILDING RECORDING



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PRICASTON FARM, CASTLEMARTIN STANDING BUILDING RECORDING

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CONTENTS

CONTENTS	3
FIGURES	4
Summary	
Acknowledgements	
1. INTRODUCTION	
Project Summary	
2. METHOD STATEMENT	
Archival Research	
Site Survey and Recording	7
Deposition of Archive	
3. HISTORIC BACKGROUND	
4. DESCRIPTION OF FARMHOUSE	
Farmhouse	
Cross Passage	
The Hall 1	
The Solar/Parlour 1	
The Kitchen 1	
The Tower 1	
The Dining Room	
Northeast Range 1	
The Farm Buildings 1	
Subsidiary structures 1	
Fowl house / Gatehouse 1	
5. DISCUSSION OF THE HISTORICAL DEVELOPMENT OF PRICASTON FARMHOUSE 1	
Phase I 1	
Phase II 1	
Phase III1	
Phase IV 1	
6. HISTORICAL DEVELOPMENT OF THE FARM BUILDING COMPLEX 1	
7. CONCLUSION	
8. RECOMMENDATIONS	
9. SOURCES	
10. BIBLIOGRAPHY 2	
11. APPENDIX	23

FIGURES

FIGURES		
Figure 1		Overall Site Plan of Pricaston Farm
Figure 2		Plan of Pricaston Farmhouse
Figure 3	Plate 1	View of Pricaston Farmhouse from the east
	Plate 2	View of Pricaston Farmhouse from the northwest
Figure 4	Plate 3	Cross Passage from the east
	Plate 4	Doorway to hall from cross passage
	Plate 5	Blocked opening between service rooms
Figure 5	Plate 6	Northwest service room
-	Plate 7	Southeast service room showing collapsed vault
Figure 6	Plate 8	Southwest wall of hall
	Plate 9	Southeast wall of hall
	Plate 10	Northeast wall of hall
	Plate 11	Northeast wall of hall
Figure 7	Plate 12	Stair tower in southwest of hall
	Plate 13	Northwest wall of hall showing fireplace on 1 st floor
	Plate 14	Stone steps in the stair tower
Figure 8	Plate 15	Northwest wall of the solar
	Plate 16	Exterior of northwest wall of solar
	Plate 17	Hob-grate fireplace in northeast wall of solar
	Plate 18	Exterior of northeast corner of solar
	Plate 19	Break in floor of solar above cross passage
Figure 9	Plate 20	Northwest wall of the kitchen
	Plate 21	Southwest wall of tower
	Plate 22	Southwest wall of tower
	Plate 23	Bread oven and fireplace in tower
Figure 10	Plate 24	Northwest wall of the dining room
i igui e i e	Plate 25	Northeast wall of the dining room
	Plate 26	Southeast wall of dining room
Figure 11	Plate 27	Northeast wall of northeast range
	Plate 28	Southeast gable of northeast range
	Plate 29	Southeast gable of northeast range
	Plate 30	Northwest wall of northeast range
	Plate 31	Northeast wall of northeast range
Figure 12	Plate 32	Northwest room of northeast range, northwest wall
i igui o i L	Plate 33	Northwest room of northeast range
	Plate 34	Northwest room of northeast range, southwest wall
	Plate 35	Northwest room of northeast range, southwest wall, 1 st floor
Figure 13	Plate 36	Northwest room of northeast range, southwest wall
rigure ro	Plate 37	Northwest room of northeast range, northwest wall
	Plate 38	Northwest room of northeast range, northeast wall
	Plate 39	Southeast room of northeast range, ground floor window
Figure 14	Plate 40	Southeast room of northeast range, southwest wall
rigure 14	Plate 41	Southeast room of northeast range, southwest wall
Figure 15		Plan of farm buildings, range A
Figure 16		Plan of farm buildings, range B
Figure 17		Plan of farm buildings, range C
Figure 17 Figure 18		Plan showing extent of buildings shown on Tithe map
Figure 18		Plan showing extent of buildings shown on 1 st edition OS map
		Plan showing extent of buildings shown on 2 nd edition OS map
Figure 20 Figure 21	Plate 42	
rigure z I		Farm building range A, fireplace in tack room
	Plate 43	Farm building range A, northwest wall
	Plate 44	Farm building range A, southeast wall
	Plate 45	Farm building range A, northwest wall
	Plate 46	Farm building range A, northwest wall

£	<u>.</u>	
Figure 22	Plate 47	Farm building range B, view from northwest
	Plate 48	Farm building range B, north wall
	Plate 49	Farm building range B, looking east
	Plate 50	Farm building range B, south wall
	Plate 51	Farm building range B, north wall
Figure 23	Plate 52	Courtyard of cowsheds, range C, view from the east
	Plate 53	Cowshed range, south wall
	Plate 54	Northwest corner of range (C1)
	Plate 55	Cowshed range (C), east wall
	Plate 56	Water tank on west side of cowshed range (C)
	Plate 57	Cowshed range (C3), west end north wall
	Plate 58	Cowshed range (C3), east end south wall
	Plate 59	Cowshed (C3), east gable wall
	Plate 60	Remains of farm building (D)
Figure 25	Plate 61	Oven range and latrines, view from the south
-	Plate 62	Oven range and latrines, view from the north
	Plate 63	Gatehouse / fowlhouse
	Plate 64	Nest boxes in the east wall of gatehouse

Summary

Pricaston is a substantial farmhouse with a complex and intriguing history. It preserves within it the layout of a medieval hall house and contains one of the finest and most well preserved cross passages in Pembrokeshire. A well preserved tower house also survives within later additions. Also of interest is the remodelling of the farmhouse in the 18th century. The farm buildings and associated structures provide an insight into the economy of the farm, which in its latter stage was heavily stock orientated.

A programme of recording was undertaken during the autumn of 2008 which expanded on the work already carried out by Wessex Archaeology during 2003. In particular the northeast range of the farmhouse and the farm buildings were recorded in detail.

The subsequent analysis has incorporated the previous work carried out by Wessex Archaeology and notes made by the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) into a comprehensive report.

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Dyfed Archaeological Trust staff members involved were; Simon Ratty who assisted Hubert Wilson with the site survey, and Will Steele who helped Alice Pyper undertake the building recording. Ken Murphy oversaw and instigated the project.

Thanks are also owed to Simon Wardle for AutoCAD support.

1. INTRODUCTION

Project Summary

Landmarc Support Services Limited commissioned Dyfed Archaeological Trust to undertake a record of Pricaston Farm (SR91789659) in its current condition to further the current understanding of the farm complex. A brief was issued to enhance and, if necessary, revise the existing archive of work, which included archaeological building recording undertaken by Wessex Archaeology in 2003.

Pricaston Farm lies within Pembrokeshire Coast National Park on Range West of Castlemartin Defence Estate. The complex comprises the roofless remains of a substantial farmhouse and associated farm buildings. The farmhouse is listed Grade II* and is a Scheduled Ancient Monument (PE451).

2. METHOD STATEMENT

The programme of building recording and survey was carried out in accordance with the written scheme of investigation prepared by the Dyfed Archaeological Trust, (appendix A) agreed by Landmarc, in which the programme of work was specified. The recording of Pricaston farm comprised two main elements; a drawn record and a photographic record, building on the work already carried out by Wessex Archaeology and the Quadrennial Survey; Pricaston Farmhouse (Pembroke Design 2005). Primarily the site recording focussed on the northeast range, which had previously been obscured by vegetation, and the farm buildings which were hitherto unrecorded.

The fieldwork was undertaken over two weekends in late autumn 2008; the building recording was carried out during the $3^{rd} \& 4^{th}$ October and further survey was carried out on $1^{st} \& 2^{nd}$ November. A further visit was carried out on the 23^{rd} December 2008.

Archival Research

The regional Historic Environment Record held at the Dyfed Archaeological Trust was investigated and relevant sources examined. References held at the National Monuments Record at the RCAHMW were also consulted. Wessex Archaeology had previously researched Pricaston at the National Library of Wales and the Pembrokeshire Record Office; their results have been incorporated into this report.

Site Survey and Recording

A measured survey to establish the ground plan of the farm complex and outbuildings in relation to the farmhouse was carried out using a Total Station Theodolite (TST). The subsequent digital drawings have been produced in DWG format, to be used in AutoCAD.

Each of the farm buildings were inspected, photographed and written notes and sketches made.

The northeast range of the farmhouse was also inspected, photographed and written notes and sketches made.

As the rest of the farmhouse has already been subject to a photographic record by Wessex Archaeology during the 2003 programme of works only general views and

photographs as an *aide memoire* were taken during the building inspection as a means of assisting in the understanding of the building's development.

The photographs were taken on a digital SLR camera and have been downloaded in the archivally stable TIF format, however for the purposes of the report they are also converted to JPEG format. A selection have been annotated and included within the report.

The methodology for the project is based on the level 3 guidelines as specified in English Heritage's 'Understanding Historic Buildings: a guide to best recording practice', 2006.

The primary area of new research is the northeast range of the farmhouse and the farm buildings, the reporting on the rest of the farmhouse collates together the existing information contained within the Wessex report of 2003 and the survey notes made by the RCAHMW.

Deposition of Archive

The project archive will be collated and catalogued in accordance with the National Monuments Record (NMR) guidelines and recommended procedures and will be deposited with the NMR with a copy in the regional Historic Environment Record.

3. HISTORIC BACKGROUND

The earliest related reference to Pricaston is in association with John le Prikker, Matilda and Mabel Prikker who held land in Castlemartin in 1325 (Charles 1992, 681), the name is again recorded in association with Cawdor lands in 1568.

It was owned by the Lort family of Stackpole for two centuries, c. 1600-1800; in 1687 an indenture between George Lort and Henry Lort, late of Stackpools Court makes mention of 'Prikaston' (Lloyd 1989; Wessex 2003 4.1.3). They were probably responsible for the extensive remodelling of the farmhouse c.1783.

Poor Rate Books include references to 'Prickeston' throughout the 1860s as being owned by the Earl of Cawdor and occupied by the Hancock family (C Hughes correspondence in NMR).

The Finance Act Record of valuations in 1910 states that at this time it was still held by Earl Cawdor and occupied by Hywel Thomas. The land and house covered 249 acres with the house valued at £39 and the land at £257, (Wessex 2003, 4.1.4).

In 1939 the army took over land in the parish of Castlemartin to become the 'Headquarters of the Armoured Fighting Vehicle Range', resulting in the house, along with ten other farms and cottages being abandoned.

When the RCAHMW surveyed the property in 1973 they described it as 'derelict, in parts ruinous', however even then it still retained some of the timber roofing structure, which has subsequently been removed.

Pricaston survives in a remarkable setting where medieval and earlier features survive in a relict landscape. From the 14th century there were major changes in land holding and organisation, due to the effects of plague and famine on the population, when individual farms, such as Flimston and Linney, were carved out of communal land.

In the late 18th early 19th centuries there were moves to introduce new farming techniques and practices and John Mirehouse, agent for the Cawdor estate, undertook the rebuilding of Brownslade as a model farm and drained Castlemartin Cors. A new infrastructure of roads and the amalgamation of fields and enclosures had an extensive impact on the landscape we see today.

4. DESCRIPTION OF FARMHOUSE

The following descriptions are largely based on notes made by AJ Parkinson of the RCAHMW and now archived in the NMR, the Wessex Archaeological Building Report of 2003 and observations made during building recording in autumn 2008 by the Dyfed Archaeological Trust.

Farmhouse

(Figures 1, 2 & 3)

Pricaston farmhouse lies on a gentle southwest facing slope. In plan the farmhouse lies on a northeast southwest axis with ranges to the north and south projecting forward of this line. The ruins of the farmhouse stand to roof height in most areas except the main southeast façade, where a wall has collapsed along with the southwest gable end. To the north lies a complex of associated farm buildings.

In plan the core of the farmhouse and the earliest features are centred on the cross passage leading to vaulted service rooms to the southwest and the hall to the northeast. To the rear of the hall is a stair turret.

Cross Passage

(Figure 4)

The main entrance to the house leads through a porch into a cross passage constructed of stone barrel vaulting, the passage vaulting does not extend the full length of the cross passage and evidence of a former lintel or slab is preserved in the impression of the plaster above. Three two centred stone arches lead into two service rooms to the southwest (Plate 3). A further two centred stone arch leads out to the northwest. It is not clear how the passage terminated beyond this doorway, as there is further early masonry beyond (AJ Parkinson NMR Item 1 1979). A central low stone arch is located in the centre of the northeast side of the cross passage leading into the hall (Plate 4). This opening has been reduced in width on the northwest side. The original arch to the entrance of the cross passage has been lost.

Two parallel service rooms lie to the southwest of the cross passage. Both are stone built barrel vaulted rooms. There is evidence at the north end of the dividing wall that these rooms would have been interconnecting as there is evidence of a blocked opening (Plate 5). Although it has been suggested that a column base was incorporated into the blocking, it is now thought that this is just a natural boulder (Wessex 2003 3.2.4). A single square aperture remains in the dividing wall and a possible further blocked opening is suggested by long vertical jambs (Wessex 2003, 3.2.4).

The northwest service room has two square niches in the northwest wall, which may indicate the location of former openings - the larger of the two seems likely to be a former window as the vault has been constructed to accommodate it - however plaster on the other side of the wall obscures their position and the smaller one may be a cupboard recess built for the purposes of holding a light (Plate 6). At the west end of this room a doorway has been broken through the wall at an angle to gain external access, the angle being squewed to avoid the southwest wall of the 19th century kitchen

to the rear. At the rear of this service room is recessed feature at ground level within the wall and and a thickening of the wall to the side of it. Its function is unknown and further analysis of the fabric may reveal its purpose, it almost appears like a blocked in fireplace or oven, but a fireplace in this location would be most unusual.

The southeast service room has partially collapsed along with the front façade, however a photograph by the RCAHMW indicates there was a window opening in the rear, southwest wall (Walker 2003, 565 plate 23). A former window opening in the southeast wall has been blocked (Plate 7).

The Hall

(Figure 6 & 7)

The doorway from the cross passage into the hall is located centrally in the northeast wall of the passage, it has been partially blocked on the west side (Plate 4 & 8).

The hall has undergone much modification especially in the 18th century; in particular the southeast wall has been modified with the introduction of three openings; a central doorway flanked by a window either side, which have latterly been blocked with brick (Plate 9).

Two rough stone corbels with sockets above are visible in the southeast wall either side of the central doorway. The sockets above the corbels could certainly be secondary as they are coarsely built without a good cap stone. Corresponding sockets can be traced in the northwest wall of the hall. It is difficult to confirm whether the corbels themselves are primary as there is a good deal of plaster adhering to them and the surrounding wall.

On the north side of the doorway, immediately adjacent to the corbel, is the vertical scar of a former window opening, which having been blocked was cut through by the insertion of the current door opening.

The northeast wall of the hall has a central fireplace introduced into the fabric using brick arches and brick blocking (Plate 10). To the east of the fireplace a void in the wall has a modern lintel inserted to support the wall face (which has recently been rebuilt) beyond it there is further evidence of a blocked doorway in the northeast corner. A photograph taken by Wessex pre-consolidation indicates that this area was heavily consolidated and there is the suggestion of a wider fireplace; certainly where the wall face collapsed there appears to be a void behind with possible smoke blackening (Plate 11).

This area demonstrates evidence of different phases of modification which are difficult to interpret without more detailed recording and investigation, and which would accurately relate structural features with those which appear within the northeast range (see below). It has been suggested that there may have been a winding stair turret within the thickness of the wall (Wessex 2003, 3.2.11)

The northwest wall has a stair rising from the southwest corner, with access to the solar being gained by a series of semi-circular stone steps rising to the southwest and forming part of the cross passage roof (Plate 12). These steps have also given access to the first floor above the kitchen range behind the solar.

The stairs dogleg within a stair tower projecting to the northwest of the hall, giving access to the first floor. A reused stone forming a newel post has been noted in the Wessex report (Plate 14), which would suggest that the stair to the first floor is a secondary material (Wessex 2003; 3.2.14).

The stairs have been upgraded with later modifications and a timber stair inserted; as visible from the sockets in the northwest wall and further sockets indicate it rising to the

second floor. The roof of the stair tower has also been raised and this is visible on the exterior with projecting stone indicating the line of a lean-to roof (Wessex 2003, 3.2.16)

Within the plaster of the southwest wall of the stair turret is the impression of a Chinese Chippendale stair showing the outline of the newel, handrail, string and infill of one panel (AJ Parkinson NMR notes).

At first floor level of the hall there remains the vestiges of a fireplace at the southwest end, with one remaining brick surviving from the arch. Adjacent to the fireplace on the west side is a full-length cupboard internally faced with plaster showing the scars of shelving (Plate 8).

Along the southeast lateral wall at first floor level are three large, almost full length rectangular windows. The northeast end wall has traces of some openings which connected to the northeast range beyond which are currently very difficult to interpret. There is clearly a doorway in the west side which is visible in the hall and the northeast range. On the east east side there is an arch for a doorway which leads into the angle of the wall; the recess is stone vaulted. The recess has latterly been blocked from the opposite side (the northeast range) and possibly what has been interpreted as lath and plaster might better be explained as the effect of stone and mortar blocking seen from the rear. The exterior junction between the hall and the northeast range has an angled infill, which has led some to speculate on this being the location of a winding stair (Wessex 2003 3.2.10). This area would benefit from closer scrutiny and more detailed recording to establish the phasing between the hall and the northeast range.

A fireplace in the northwest wall of the first floor is constructed with a large stone lintel over (Plate 13). To the north of it a doorway has been inserted into the room above the dining room.

A small stone built fireplace is located in the northeast gable of the second floor.

The Solar/Parlour

(Figure 8)

The first floor chamber which lies over the vaulted service rooms and the cross passage has unfortunately suffered severe collapse of nearly all the southwest and most of the southeast walls. A corbel in the corner indicates the height for the ceiling (AJ Parkinson NMR notes Item 1 1979) and above is a line of joists sockets.

There was a fireplace in the northwest lateral wall of the solar (Plate 15 & 16), for which the corbelled chimney can be seen on the other side of the wall, this has latterly been blocked and a brick semi-circular niche formed partly in its place.

There are the weathered remains of a trefoil headed lancet window with splayed jambs to the left of the former fireplace and niche.

In the northeast wall a small cast iron hob-grate fireplace has been inserted and backs onto the fireplace in the first floor of the adjoining hall (Plate 17).

In the remains of the southwest wall of the solar a small doorway survives, flush against the corner of the northwest wall. A large stone lintel caps the doorway. The structure beyond has now collapsed.

A vertical straight joint is visible on the exterior of the southeast wall of the farmhouse façade which lines up with the northeast wall of the cross passage and therefore suggests the return of the solar wall or gable end (Plate 18).

It has been suggested that the aperture in the cross passage in the roof may have been created as a serving hatch when the solar was used as a dining room/parlour (Cadw listing), however the edge of the vaulting appears faced suggesting that it is part of the original construction rather than a secondary cut through (Plate 19).

The Kitchen

(Figure 9)

To the west of the northwest service room is a secondary structure, the kitchen. In the northwest wall a large chimney with brick fireplace and bread oven has been inserted into the earlier masonry of the tower to the northwest (Plate 20; Wessex 2003 3.3.4).

To the right of the fireplace a former doorway to the tower is now blocked.

Access was gained to the first floor level from the top of the stair which leads into the solar, however there was also a doorway inserted into the northeast wall above the passage, though this has been partially blocked to create a window. There are two smaller blocked openings to the northwest of this window. The room was heated by a fireplace at first floor level which shares the large chimney backing onto the tower.

The Tower

(Figure 9)

At the western extremity of the farmhouse complex is a stout square building containing early masonry, indicating it was once detached from the rest of the building. The stonework is of considerably better quality compared to the smaller rubble masonry used for the kitchen. In plan the building is roughly square, and a squared projection at the southern corner appears to have been an addition; the masonry butts against the southwest wall of the tower (Plate 21).

In the exterior of the southwest wall at ground level is a blocked doorway, indicated by a low arch of stone voussoirs, apparently integral to the original construction (Plate 22). A large fireplace with bread oven occupies the northwest wall, with a large chimney stack above (Plate 23).

On the first floor, above and to the right of this doorway are three projecting stone corbels, the remains of a former chimney. Internally the jamb of the fireplace is visible (Plate 23). The remains of a lancet window is also visible at first floor level.

The Dining Room

(Figure 10)

A two storey structure was constructed to the northwest of the hall butting up to the stair tower. Although much of the interior retains a plaster finish it is clear that brick was used extensively in its construction. A large brick fireplace and chimney breast is incorporated into the northwest wall with a stone chimney stack above (Plate 24). An external doorway in the northeast wall leads out to the northeast range and farm complex beyond (Plate 25).

Notably the southeast wall – which is shared with the hall to the southeast - is significantly thinner on the ground floor than on the first floor (Plate 26).

At first floor level access was gained from the hall in the southeast wall, and was lit by a window in the northeast wall.

Northeast Range

(Figure 11, 12, 13 & 14)

The northeast range is a two-storey structure which sits adjacent to the northeast end of the hall (Plate 27). It consists of two rooms divided by a central stone wall, its thickness battered at the base. There is no internal access between the ground and first floor; a set of masonry steps against the northeast wall leads to a doorway on the first floor. At its southeast gable a rough corbelled chimney projects at first floor level, the chimney stack has been removed and reduced inline with the roof pitch (Plate 28 & 29). There is no internal access to the rest of the farmhouse; external access is gained by a doorway in the northwest wall of the range (Plate 30).

Much of the interior of the northeast range has a plaster finish which obscures evidence of alterations or modifications in its construction, however the exterior of the northeast facing wall demonstrates a vertical building break, visible to the left of the first floor doorway (Plate 31). The external stone steps obscure the continuation of this break at ground floor level. This break would suggest that the southeast section of the building was primary and the northwest section a later build or rebuild and that the central dividing wall may have been an exterior wall at one stage.

The height of the first floor is marked throughout the northeast range by the joist sockets which run throughout the range, showing the transverse position of the joists. The dimensions of the sockets demonstrate that the joists were vertically set planks (box halved?), rather than squared timbers (box heart), placed at close, regular intervals. These are of a similar nature to those also seen in the stable range B and appear to be 19th century in date.

The ground floor of the northwest end of the range has an external doorway and a small recessed cupboard in the northwest wall (Plate 32). The exterior of the northwest wall has evidence of blocking indicating that this cupboard was probably constructed by blocking a previous small opening. In the northeast wall there are traces of a blocked window in the exterior, now partially obscured by the external stone steps and presumably blocked when the steps were constructed (Plate 33). The current window, slightly to the north, is inserted presumably as a result of the construction of the steps and the blocking of the former window.

Disturbed masonry in the southwest wall, adjoining the hall, indicates that there has in the past, been a doorway into the hall at ground floor level (Plate 34). However, the masonry in this area demonstrates a series of blockings and alterations the true function of which will not become clear without further investigation and more detailed analysis.

To the northwest side of this blocking the wall has been thickened, probably to allow for the insertion of the fireplace in the ground floor of the adjoining hall. This only rises as far as the first floor; above this the flue is constructed out of brick and projects in a slight curve from the wall face. At first floor level there are blocked doorways either side of the flue; which appear to correspond with the blockings visible on the hall side (Plate 35).

Above are scars of earlier rooflines showing a pitched roof projected from the northeast facing elevation (Plate 36). When projected to the current wall line the lowest of the pitches gives a wall height below the existing wall tops and indicates the raising of the wall height. There is a suggestion of this earlier wall height visible on the exterior of the northwest wall, however it may also be the result of recent repointing and consolidation; it is difficult to be certain.

Within the internal plaster finish on the northeast wall is the scar of a horizontal slab or shelf at a height of c 0.3 m above floor level and a socket within the wall gives an indication of the fixtures and fittings that once occupied this room. A lead water pipe

penetrates the northwest wall at floor level. The flooring of this room is composed of large stone slabs.

The first floor of the northwest end has a large cupboard in the northwest wall which may have been formed from an earlier first floor opening (Plate 37), there is some suggestion of an earlier opening/window? in the disturbed masonry on the exterior, however this is obscured by later repointing. However, there is also a later blocked window which is clearly visible on the external face.

The northeast wall at first floor level has a window, with external brick dressings which suggest a later insertion. Beneath it is evidence of further blocking, suggesting that the window may have either been an earlier doorway or window which has been raised in height.

The internal face of the northeast wall has a brick arch suggesting the location of a fireplace below the level of the window blocking and also too low to correspond with the level of the joist sockets (Plate 38). On the exterior of the northeast wall, there is evidence of a former, now blocked window opening at first floor level.

A doorway in the central dividing wall provides access through to the southeast end of the northeast range. The room beyond has a quarry tiled floor.

The ground floor of the southeast end of the range is lit by a window in the southeast facing gable, the brick arch on the exterior suggests it is probably an insertion. The joinery of the window frame indicates a window with internal shutters and horizontal bars to the exterior (Plate 39). The southwest facing elevation also has a window, which has been created by the half blocking of a doorway, the scar of which is visible on the exterior (Plate 40).

The plaster finish in this room clearly demonstrates the scar of a horizontal slab along the northeast wall and southeast gable end wall at a height of 0.9m above floor level.

At first floor level there are the scars of three former blocked openings one in each of the external walls. Those in the northeast and southwest walls have been blocked to create a window above the earlier blocking. These blockings give the appearance of being former doorways, situated as they are, below existing windows. However the internal face of the gable wall clearly shows an earlier lower, and slightly steeper roofline (Plate 41). In which case the raising of the roof suggests that they were earlier windows which tie in with the lower roof height, and that they have been subsequently raised in height. That in the southeast gable appears to have been a first floor doorway now blocked externally, with cupboard created inside.

There is a trace of the former fireplace in the southeast gable wall, which is served by the corbelled chimney on the exterior, this again corresponds in height to the earlier, lower floor height.

The southwest wall of the northeast range does not relate easily to the end wall of the hall, the changing thickness and where the two meet suggest that the two are not contemporary, however further detailed recording and analysis of the fabric would be necessary to establish the phasing and between the hall and the northeast range and the interconnection between the two.

The Farm Buildings

(Figures 15 - 23)

The farm buildings lie to the north of the farmhouse. An oblique L-shaped range extends from the northeast of the farmhouse and projects to the east. To the northwest of the farmhouse and completely detached are the remains of a three sided courtyard complex. The farm buildings are constructed out of rubble stone, some incorporating brick dressings or modifications. Some dressed stone has been used for quoins and other features.

Farm building range A comprises a row of stable buildings and a cartshed (Figure 15 & 21), it extends from the northeast range of the farmhouse in a north-northeast direction. It consists of four separate units; the first (A1) lies immediately adjacent to the northeast range and is a small L-shaped tack room which wraps around the northeast corner of the farmhouse. It has been constructed by infilling between the farmhouse and the adjacent farm building; a straight joint on the exterior of the west wall clearly shows this relationship (Plate 43).

The tack/harness room A1 is not depicted on the first edition Ordnance Survey map (1865) in its current form but there appears to be a projecting structure from the adjoining stable (A2) to the north. It has clearly been constructed by the time the 2nd edition Ordnance Survey has been mapped in 1908.

Internally there is a small fireplace in the east wall with a brick arch and brick inserts to either side to support a hob-grate, although no grate survives (Plate 42). Iron brackets on the north wall at head height are the only traces of fixtures and fittings. It suggests, along with its proximity to the adjacent stable, that this room performed the function of a tack or harness room.

To the north, the second unit (A2) is defined by two gable walls enclosing a single room with a central doorway in the west facing wall, flanked by two windows (Plate 43). The windows have brick sills and a change of wall construction below the southernmost window, indicates that the window has been inserted by half blocking a previous opening. The remains of a corner manger in the southeast corner of the room and a plinth for a feed trough along the eastern wall indicates that in its latest incarnation, this building was a stable. A thickening in the wall, visible on the exterior of the eastern wall suggests a possible flue or steps, however its function could not be established on this occasion, without further investigation (Plate 44). Straight joints visible on the western exterior of the building clearly show that the gable ends of this building have been butted up to on either side by the adjacent structures and signal that this is the earliest unit in this range of buildings. However, there may be an earlier history than that; the southern gable wall is wider and extends beyond the width of the current building and visible on its north facing elevation is the outline of a blocked door at first floor level.

This stable (A2) is clearly depicted on the first edition Ordnance Survey and therefore represents the earliest structure in this range. As noted above, the 19th century mapping suggests a built structure on the southeast corner of the building, which would tie in with the wider gable end and tumble of masonry against the east wall.

The third unit in this range of buildings (A3) comprises a smaller room, entered by a doorway in the west wall and flanked by a single window to the south, it is built in rubble stone work which has a smoother finish than the stable to the south (Plate 45). Both the window and doorway have the remains of a timber lintel on the interior, and the evidence of brick arches on the exterior, although the bricks themselves have been lost. The stonework is continuous with that of the adjoining unit to the north indicating that it is of the same phase. A number of small cupboard recesses are situated in each of the

internal walls. The layout of the building with a large window and doorway, with a number of cupboards within, suggest that this was a stable.

The fourth unit of this range (A4) is a long open-fronted building, at each end of the large opening in the west wall are stone built half drum piers with cushion capitals (Plate 46). This was clearly a vehicle / cart shed. As mentioned above the west wall has been constructed at the same period as the adjoining stable to the south (A3).

Both the stable (A3) and the cart shed (A4) are not depicted on the first edition Ordnance Survey map, although there is clearly an enclosure of some description here, when the 2nd edition Ordnance Survey map is surveyed however there is a roofed structure which ties in with the current building.

Farm building range B lies on an east west axis, forming a slightly oblique angle to range A (Plate 47). Notably this range is two storey and a large masonry dog leg stair situated against the west gable gains access to the first floor. The farm building range survives to wall height in all elevations except the eastern gable which has almost completely collapsed.

There are three units within this range, at its western end is a single long room, entered by a doorway slightly to the west of centre in the north wall (B1). On the ground floor are two windows to either side of the doorway and two further windows are located in the south wall (Plate 48). The western gable end has a ventilation slit at ground floor level, subsequently blocked by the construction of the massive stone steps on the exterior. There is evidence too of an earlier phase within the north wall; a small blocked opening at ground level, its lintel only reaching around 1.40 high; too low to be a doorway. Internally a scar of a stone partition wall rising to full height can be seen dividing off the eastern quarter of the building. The eastern gable of this unit has a large doorway punctured through at first floor height to the adjoining building, B2, to provide access to the upper floor.

At first floor there are modified openings; in the south wall a small window now blocked mostly with brick to the west, to the east is a doorway blocked with rubble stone. In the north wall are two square window openings. Opposite the door and extending three quarters of the width of the building is a stone plinth, apparently a base for feed troughs (Plate 49). The layout of this building suggests that in its latest form it was a stable.

Evidently the external stone steps on the west gable were secondary, they clearly abut the gable wall. Prior to the construction of the stone steps access may have been gained via the doorway in the southern wall which is now blocked, although there is no trace of external steps. This stable (B1) is depicted on the first edition Ordnance Survey map.

To the east are two rooms which (B2 & B3) which have clearly been built as a single one storey building with a stone partition wall which rises only to door head height (Plate 50). Brick arched window and door heads characterise this section of the building (Plate 51). The central room (B2) has a single doorway and a window in the north wall. Along part of the southern wall is a stone built plinth; the base of a feed trough. At first floor level there are openings in north and south walls. The arrangement of feed trough and openings suggests that this was also stabling for horses and probably a loose box.

The eastern-most room (B3) follows a similar arrangement with a single doorway and adjacent window. A feed trough lines the southern wall. A single opening occupies the southern wall at first floor height. The eastern gable wall has collapsed almost completely. Exposed in the construction of the north wall is a void in which the wall plate of an earlier single storey building was encapsulated.

Farm building range C comprises a three sided courtyard complex (Plate 52). The whole complex appears of similar build, with little evidence of alteration or modification. The courtyard is constructed in rubble stone with brick arched door- and window-heads similar in type to that seen in the eastern, later part of stable range B.

Of the north range (C1) only the southern wall survives in which a doorway and window remain. At the eastern extent of the wall are the remains of a further window jamb, beyond which the wall has collapsed (Plate 53). At its western end a small section of earlier wall survives contained within the masonry, on a different axis to the current building (Plate 54). This would appear to be the trace remains of a building recorded on the 1st edition Ordnance Survey map. Of the northern wall and east gable end, no upstanding masonry remains; only a stone embedded in the turf indicates the position of the back wall.

Of the western range (C2) a single doorway and three windows survive in the east wall, a second doorway probably stood in the gap where the wall has collapsed (Plate 55). The rear back wall has two high window openings, dressed in brick and largely obscured in ivy growth.

To the rear of this range, built up against the west wall is a stone built water tank (Plate 56).

The southern range (C3) extends part way along before a stone partition wall divides this range in two (Plate 57). A doorway and window opening lie in the north wall, two window openings are situated in the south wall. A masonry plinth which denotes the line of a manger lies parallel with the back, south wall, indicating the survival of a feed passage. The stone partition wall is not keyed into the lateral stone walls, beyond which is a further cow shed, C4, which has no upstanding remains of the front, north wall (Plate 58). Against the southern wall, flush up against it is a plinth for housing a stone manger. The east gable wall retains the earlier wall line of a low single pitch roof and a low yard wall extending to the front, characteristic of pigsties (Plate 59). This courtyard range is clearly depicted on the 2nd edition Ordnance Survey map.

Farm building D consists of the ruins of a single rectangular small building lying detached from the other ranges (Plate 60). The form of the building is only just discernable amongst the stone tumble which covers the area. A doorway is evident in the west gable wall, in the northern corner.

This building would appear to be a partial survival of the building complex which can be seen on the 1st and 2nd edition Ordnance Survey maps.

Subsidiary structures

Projecting to the southeast of the farmhouse is an enclosure wall which runs from the southwest wall of the farmhouse. Built within this enclosure wall is a circular outside oven and beyond are outside latrines (Plate 61 & 62).

Fowl house / Gatehouse

To the south of the complex, lying just outside the southern boundary of the current enclosure stands the ruins of a structure which incorporates two rows of nesting boxes. An arch of masonry represents the remains of a gateway, though none of the jambs or dressings survive (Plate 63). To the east, and projecting to the south is a small building with the remains of a window splay in the south wall and a doorway in the corner of the east wall. Along the internal faces of the east and west walls are nesting boxes; 0.35m wide, 0.4m deep and 0.4m high, constructed with a slate capping stone over (Plate 64).

Traces of lime render remain on the internal faces of the walls. The scarcement for the joists of the 1st floor is visible on the south-facing elevation of the north wall, indicating that the structure was either lofted or two-storey.

5. DISCUSSION OF THE HISTORICAL DEVELOPMENT OF PRICASTON FARMHOUSE

Pricaston farmhouse in its current form represents a complex structure that has undergone considerable changes and modifications over several centuries of continued occupation. At least four main structural phases of work can be identified (Figure 2), however this is a tentative and simplistic representation of the historical development of the farmhouse and which further investigation would undoubtedly expand on and clarify. The following discussion will attempt to sum up the understanding of the farmhouse in four main phases and highlight those areas in which interpretation is problematic.

Dating of early domestic buildings in Pembrokeshire is acknowledged as difficult with a distinct lack of architectural detail to provide secure dating. Those architectural details which we might assign secure medieval dates, such as the stone arched doorway and stone vaulting, may have continued in use through to the early modern period (Walker 2002, 549). Work by the Dyfed Archaeological Trust has also demonstrated that features associated with the medieval hall house may range in date from the 14th century to the 16th century (Ludlow 1994; 1996).

Phase I

The historical development of Pricaston outlined here is based on relative phasing. The core of the early building, Phase I, lies in the cross passage, the two stone vaulted service rooms and the solar above. The good quality masonry of the two-centred archways in the cross passage and the eroded trefoil lancet window in the solar all point to medieval characteristics which may be dated to the 14th century, however as mentioned above may have continued in use through to the 16th century. These elements have undergone little modification and the cross passage is remarkably well preserved.

To the rear of the house, now incorporated into the kitchen wing but previously detached, is the tower. This also apparently demonstrates early masonry, with a lancet window and corbelled fireplace visible on the southwest wall. It has been suggested that this acted as a non-defensive tower house, (Walker 2003, 557).

The extent of early fabric surviving within the ground floor of the hall is unknown, but the southwest wall must be contemporary with the cross passage and it seems possible that there is primary material surviving in the southeast and northeast walls. However, the hall has been extensively modified, most dramatically in the late 18th century.

The issue over whether the hall is a first floor or ground floor hall has yet to be resolved. There is a distinct impression of a steep roof pitch visible in the southwest wall rising from the ground floor. The position of quoins above the cross passage which may relate to the gable end of the solar may also suggest that the hall was a ground floor building initially.

However, at ground floor level there remain two rough corbels which have been interpreted as corbels supporting first floor beams (Wessex 2003 3.2.9). The crude nature of the masonry is certainly not of comparable quality to that seen in the cross passage and further archaeological analysis of the fabric may establish whether they are in fact primary or part of a secondary rebuild.

Phase II

Subsequent phases see some minor works made to the established hall in the blocking of the connection between the service rooms and the possible addition of a stair turret to the southern corner of the tower. It may be that the northeast range falls within this sequence of construction, although it is impossible to date at present, except to say that the substantial nature of the cross wall in the northeast range and the corbelled chimney suggest that at least some of the northeast range represents pre-18th century work.

Phase III

The third phase encompasses major remodelling around 1783 (Wessex 2003) when a second storey was added to the hall and the façade was largely rebuilt and restructured in an effort to bring it in line with polite Georgian tastes for symmetry and proportions. This necessitated the rebuilding of much of the front façade and included the insertion of large windows tiered to respect the architectural orders; with larger windows created on the ground and first floors reflecting the greater importance of the rooms on these floors. The dining room to the rear, northwest of the hall was constructed and the northeast range extended and modified to serve as a scullery and dairy.

A glimpse of the fixtures and fittings which must have furnished the house is given in Cyril Fox's notes (1937) which describe that the solar had 'pine panelling of c 1710-20 and staircase was of same date altered to Chinese Chippendale in late 18th C'....'The house has good pine panelling of 1680-1710 type on the first floor: a nice fireplace of same date and china cupboard in adjacent room over vaults.' (Cyril Fox notebook NMRW XIII)

Phase IV

Further modifications were undertaken in the 19th century with the kitchen range added to the rear encompassing the previously detached tower. The porch was also added to the front of the cross passage.

6. HISTORICAL DEVELOPMENT OF THE FARM BUILDING COMPLEX

The farm complex and outbuildings show an interesting developmental sequence in their own right.

The water tank to the rear of the farmhouse appears to be one of the earlier surviving structures which has been recorded on the Tithe map of 1839 (Figure 18) along with the range extending to the northeast of the farmhouse (range A and B). This range of farm buildings clearly shows a developmental sequence.

The stable building which lies closest to the northeast of the farmhouse (A2) clearly once stood detached, the room A1 having been created by infilling between the two. There is evidence of an earlier structure in this range, which may have formed an ancillary service building prior to its remodelling to form a stable. The stable range A1 and that to the east (B1) represent the earliest surviving farm buildings on the site. A fragment of an earlier structure is also encapsulated within the northwest corner of the courtyard complex (C1).

The 1st edition Ordnance Survey depicts a farmstead of quite a different character to that which survives today (Figure 19). It is a much more scattered layout of structures and one in which the buildings themselves appear irregular and organic in plan. By 1908 a radical remodelling of the farmstead had been undertaken (Figure 20). This episode of rebuilding, the earlier scattered layout of farmstead giving way to a formal courtyard

plan by 1908, is a characteristic which is common in south Pembrokeshire (Wiliam 1986 69, 73). A number of the earlier buildings have been lost, notably a large T-shaped building central to the dispersed farmstead. This building was standing at the time of the 2nd edition Ordnance Survey map and is shown to have a horse gin adjacent to its north face, suggesting that this was a barn; something which is conspicuously absent from the current farmstead.

The stable unit B1 was built as a single two storey building initially; evident by the straight joint which indicates that the building to the east (B2) was abutting it. This is clearly depicted on the 1st edition Ordnance Survey map. A long single storey building (B2 & B3) was then constructed against the eastern gable wall; the height of the wall plate can be seen preserved within the exterior of the southern wall. It would appear that this range was then raised to two storeys and at this point vertically placed plank joists where inserted along the whole range. Lofts over the stable range (B) would have provided feed storage, and also perhaps labourer's accommodation.

In its latest form the farm had extensive cow housing; the majority of the courtyard range is dedicated to cattle. A range of pigsties were attached to the southern range and a small range of pigsties were attached to the northwest wall of the tower. We must assume from the horse gin and the size of the building depicted on both the 1st and 2nd edition Ordnance Survey maps that this was the barn; used for crop processing and storage.

The possible archway come fowl-house may represent a gatehouse leading into the extensive enclosure of the substantial farm.

7. CONCLUSION

Pricaston Farmhouse represents a substantial farmhouse with a complex and intriguing history, it certainly preserves within it the layout of a medieval hall house, although its origin can only probably be tied down through further targeted archaeological investigation and analysis. However, it contains one of the finest and most well preserved cross passages in the county with associated vaulted service rooms built of exceptionally high quality masonry.

Interestingly it also appears to have preserved a tower house which once stood detached and has since been encased within the later additions to the farmhouse. The relationship of this building to the hall house has yet to be fully understood. Also of particular interest is the remodelling of the farmhouse in the 18th century, to bring an essentially medieval house into line with Georgian architectural tastes.

It appears to have been a significant farm in its own right, owned by the Cawdor estate. The farmstead itself and its associated structures provides an insight into the economy of the farm, which in its latter stage was heavily stock orientated.

It has been suggested that Pricaston represents the last remains of a medieval settlement now massively contracted. Certainly there is the suggestion of earthworks which lie to the east of the farmhouse. Geophysical survey undertaken at the same time as the building survey suggests there may be further structures which need to be considered as part of the story (Crane forthcoming).

Pricaston represents a structure which has been in continued use for over five centuries until its abandonment in the early 20th century. It has undergone considerable change over this time but retains within it the core of its original early structure. As such it provides a fascinating physical record of changing tastes, and indeed, farming fortunes within a community which occupied some of the best agricultural land in Wales.

8. RECOMMENDATIONS

In the event of further consolidation works being carried out in the future, on the farmhouse or the farm buildings, the following procedure should be adopted:

- A detailed, drawn archaeological record of the affected area as existing should be carried out prior to consolidation,
- The removal of material should be overseen by an archaeological watching brief to record historic/archaeological features or constructional information exposed during works,
- Following consolidation the archaeological drawings should be annotated or overlaid to show the extent of new work.

Not only will this provide a detailed record of the structure prior to consolidation works but the record can be used to inform the process of consolidation and repairs.

In addition the farmhouse requires more detailed survey and analysis to tie down its constructional history. Detailed survey and selective archaeological investigation, including targeted mortar analysis, coupled with a record of the standing remains to English Heritage Level 4, and in some areas possibly a stone by stone drawn record, will help to resolve the historical development.

At present the current plans of the farmhouse are insufficiently detailed to give adequate information about constructional history and to tie in subtle phasing. It is therefore recommended that a phased programme of further recording is undertaken with the aim of establishing a detailed baseline survey. This will enable a greater understanding of the extent of the medieval fabric in relation to subsequent modifications and alterations. Targeted archaeological investigation would also help to establish its origins.

Furthermore a detailed topographic survey, centred on the compound but also extending beyond the site boundary to include the earthworks which lie to the south and east, may also reveal associated structures or indicate earlier phases of occupation.

9. SOURCES

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11. APPENDIX

PRICASTON FARM, CASTLEMARTIN

Standing Building Recording Written Scheme Of Investigation

Introduction

This Written Scheme of Investigation has been prepared by Dyfed Archaeological Trust Field Services in response to a request from Landmarc Support Services Limited to provide costs for standing building survey of Pricaston Farm, Castlemartin Range, Pembrokeshire. The following specification is in accordance with the *Standard and Guidance for Archaeological Desk-Based Assessments* (IFA¹, 1994, revised 2001), the *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (IFA, 1996) and *Understanding Historic Buildings: a guide to best recording practice* (EH², 2006).

Dyfed Archaeological Trust Field Services has considerable experience of this type of project and always operates to best professional practice. The conclusions will be based on a considered assessment of the collected data. Dyfed Archaeological Trust Field Services has its own Health and Safety Policy, and all works are covered by appropriate Employer's Liability and Public Liability Insurances. Copies of all are available on request.

Dyfed Archaeological Trust is an IFA Registered Archaeological Organisation.

All Dyfed Archaeological Trust Field Services staff are CSCS³ registered.

Project objectives

To produce an archive record of Pricaston Farm and enhance the understanding of the development of the farm complex through:

The collation of existing written, cartographic and technical information to gain a better understanding of the development and use of Pricaston Farm.

The placing of the surviving structures in their local, regional and national contexts.

The on-site recording of the surviving remains of Pricaston Farm.

The preparation of an illustrated report fully representative of the information recovered during the above.

The preparation of a project archive.

DOCUMENTARY SEARCH

Sources for Pricaston farm available in the National Monuments Record (RCAHMW), the National Library of Wales and the Pembrokeshire Record Office have already been researched by Wessex Archaeology as part of their earlier survey (WA 2003) and will not be further researched as part of this project. Such records that are accessible will be collated and reference will also be made to easily obtainable published material, such as Ordnance Survey maps.

¹ Institute of Field Archaeologists.

² English Heritage

³ Construction Skills Certification Scheme (Health and Safety Tested)

BUILDING RECORDING

On-site recording will be undertaken to compile a record of the surviving structure. This will be done to Level 3, as specified in the English Heritage "Understanding Historic Buildings: a guide to good recording practice" (2006).

A ground plan showing the relationship of all the buildings will be made using a TST.

The recording will conform to best professional practice and consist of two main elements: a photographic survey and drawn record, carried out within Health and Safety limits.

The photographic survey will include:

Annotated photographs, interior and exterior, of northeast range of main farmhouse Annotated photographic record of interior and exterior elevations of surviving outbuildings

The photographic record will consist of digital photographs (minimum 8m pixel).

The drawn record will consist of:

Annotated plan in hard copy of main farmhouse using existing drawings by Pembroke Design and Wessex Archaeology.

Plan of outbuildings and farm complex (in AutoCAD).

Keyed and annotated plan based on existing scale plans, highlighting projected development of the main farmhouse.

Annotated sketch drawings of architectural elements of the northeast range of the main farmhouse, where appropriate.

Keyed and annotated plans of the outbuildings.

Annotated sketch drawings of architectural elements within the outbuildings where appropriate.

A scaled plan of the site including evidence of former buildings and structures identified during fieldwork or documentary research.

An analysis of the historical development of the farm, the main farmhouse, and its relationship to the outbuildings on the site will be undertaken using the results of the fieldwork and previously published and unpublished documentation.

REPORTING AND ARCHIVING

The information gathered from the fieldwork will be collated into a project archive catalogued in accordance with NMR recommended procedures.

A report, done to Level 3 as specified in the English Heritage guide to good recording practice, that is fully representative of the information gathered will be compiled. The report will outline, as far as is possible, the development and constructional history of the building. Following recording and analysis of the complex, recommendations for further work will be made.

STAFF

The Project Manager will be K Murphy, Trust Director who has extensive experience of this type of project.

Other staff that may be required will be drawn from Dyfed Archaeological Trust Field Services' team of experienced archaeologists.

Dyfed Archaeological Trust is an IFA Registered Archaeological Organisation and is bound by their guidelines and codes of conduct to conform to best professional practice at all times. Furthermore, the Project Manager is an Associate member of the IFA and is therefore individually bound to abide the same codes of conduct.

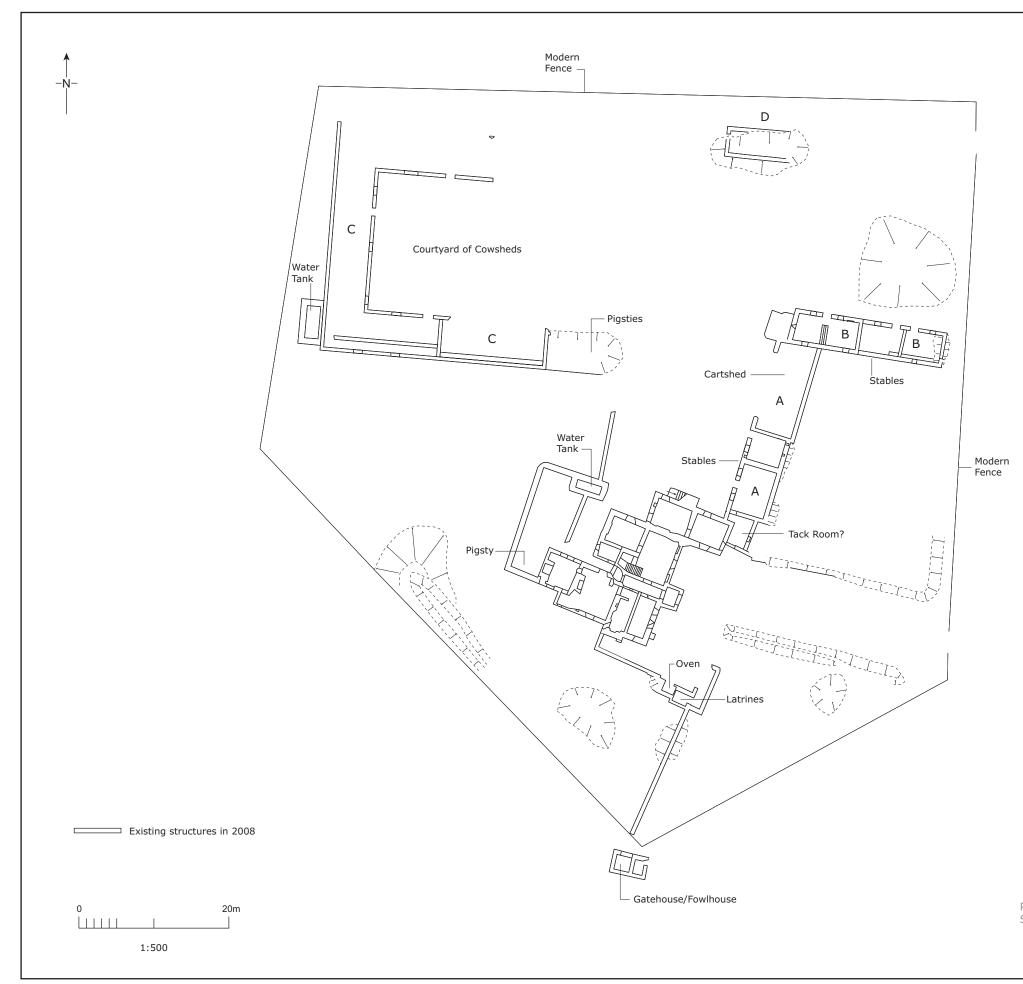


Figure 1

Pricaston Farm, Castlemartin Standing Building Recording



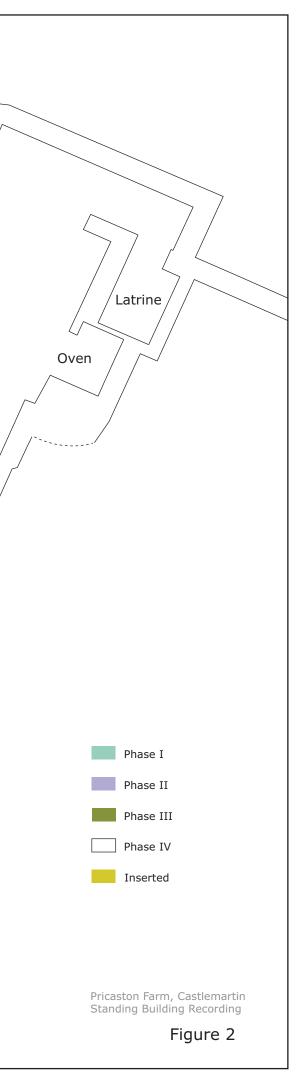




Plate 1: View of Pricaston Farmhouse from the east *Wessex Archaeology*



Plate 2: View of Pricaston Farmhouse from the northwest *Wessex Archaeology*



Plate 3: Cross passage from east *Wessex Archaeology*



Plate 5: Blocked opening between the service rooms

Partial blocking of doorway



Plate 4: Doorway to hall from cross passage Wessex Archaeology

Inserted opening



Blocked popenings

Partial blocking of doorway

Plate 6: Northwest service room *Wessex Archaeology*



Plate 7: Southeast service room showing collapsed vault *Wessex Archaeology*

Pricaston Farm, Castlemartin Standing Building Recording

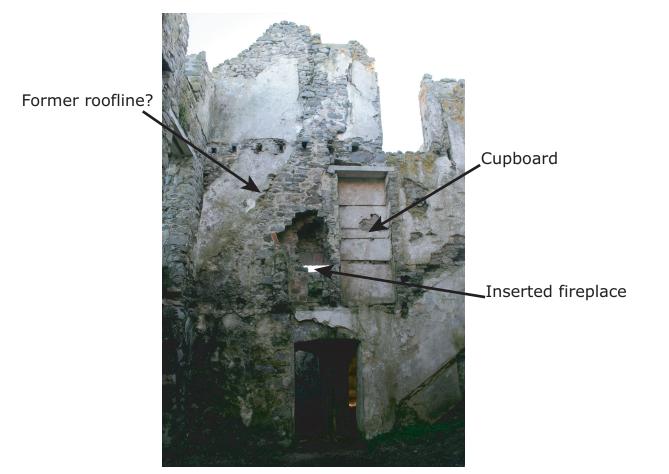
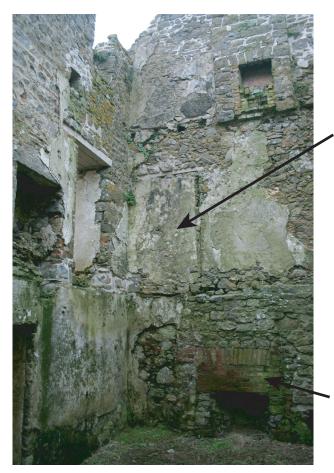


Plate 8: Southwest wall of hall



Blocked doorway

Inserted fireplace



Plate 9: Southeast wall of hall Wessex Archaeology

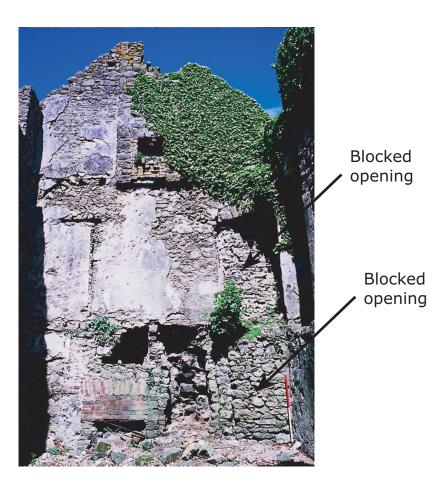


Plate 11: Northeast wall of hall Wessex Archaeology

Plate 10: Northeast wall of hall Wessex Archaeology

Two stone corbels with sockets above

Figure 6



Scar of Chippendale balusters

Plate 12: Stair tower in southwest of hall *Wessex Archaeology*



Plate 13: Northwest wall of hall showing fireplace on 1st floor



Sockets for joists timber landing

Concave stone steps to solar

Re-used stone for newel post

Plate 14: Stone steps in the stair tower *Wessex Archaeology*



Plate 15: Northwest wall of the solar showing trefoil headed window and semi-circular niche - corbelled chimney behind Wessex Archaeology



Plate 16: Exterior of northwest wall of the solar showing corbelled chimney



Plate 18: Exterior of northeast corner of solar above cross passage

Vertical straight joint above porch



Plate 19: Break in floor of solar above cross passage



Plate 17: Hob-grate fireplace in northeast wall of solar Wessex Archaeology



Plate 20: Northwest wall of the kitchen showing fireplace and chimney inserted into tower Wessex Archaeology

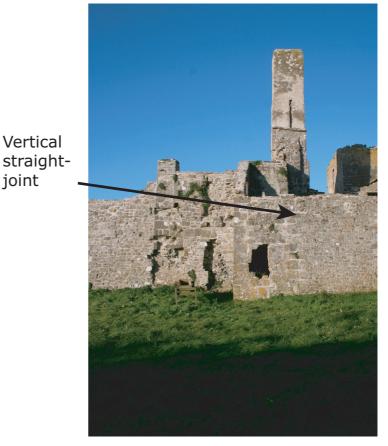


Plate 21: Southwest wall of tower

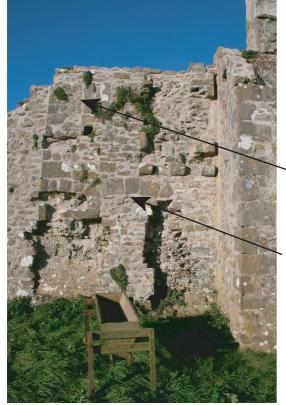


Plate 22: Southwest wall of tower

Jamb of former fireplace

joint

Lancet window

Stone voussoirs over blocked doorway



Plate 23: Bread oven and fireplace in tower



Plate 24: Northwest wall of the dining room *Wessex Archaeology*



Plate 25: Northeast wall of the dining room *Wessex Archaeology*



Plate 26: Southeast wall of dining room *Wessex Archaeology*



Plate 27: Northeast wall of northeast range

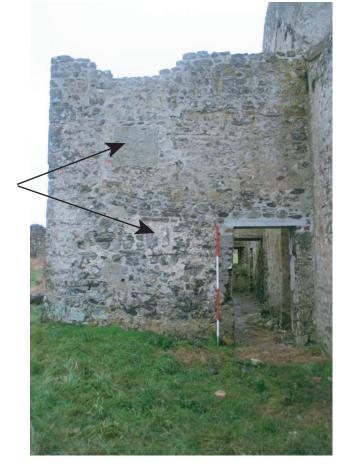


Plate 28: Southeast gable of northeast range

Straight joint



range



Blocked openings

Plate 30: Northwest wall of northeast range



Plate 29: Corbelled chimney on southeast gable of northeast range

Plate 31: Northeast wall of northeast



Plate 32: Northwest room of northeast range, northwest wall.

opening

Plate 33: Northeast wall of northeast range, showing blocked opening behind steps

Blocked doorways



Plate 34: Northwest room of northeast range, southwest wall.



Plate 35: Northwest room of northeast range, southwest wall at 1st floor level

Blocked window





Plate 36: Northwest room of northeast range, southwest wall.



Plate 37: Northwest room of northeast range, northwest wall





Plate 38: Northwest room of northeast range, northeast wall.



Plate 39: Southeast room of northeast range, ground floor window



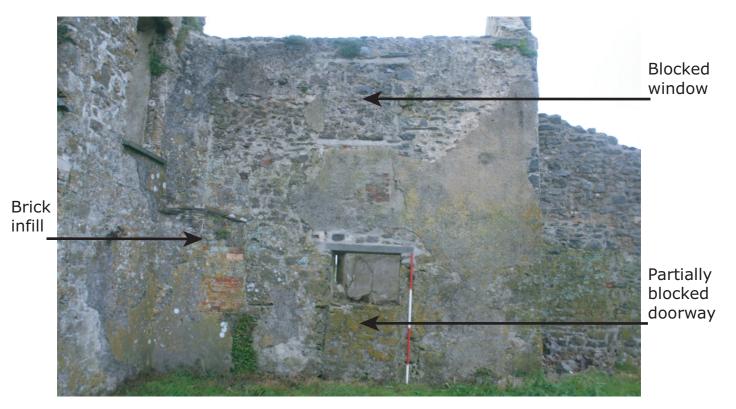
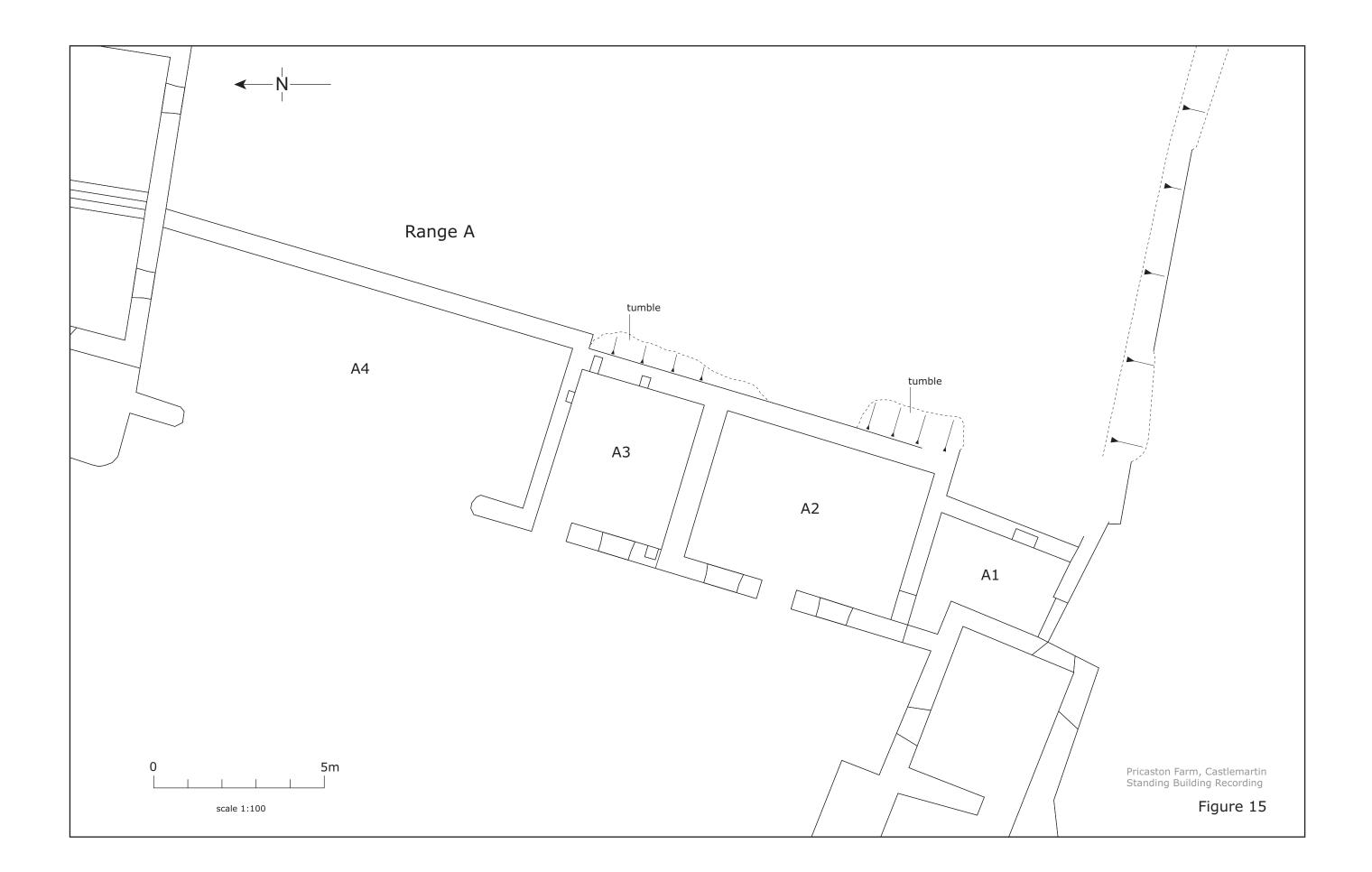
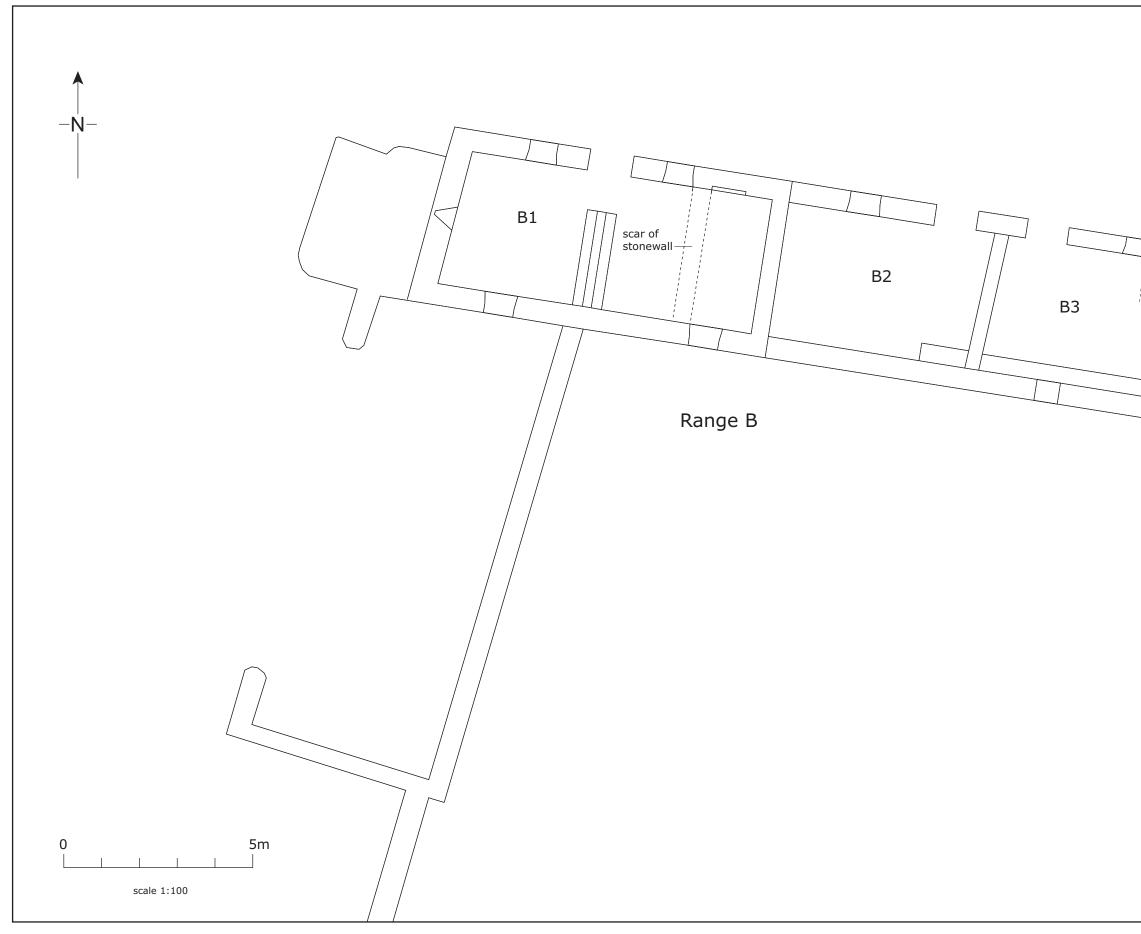


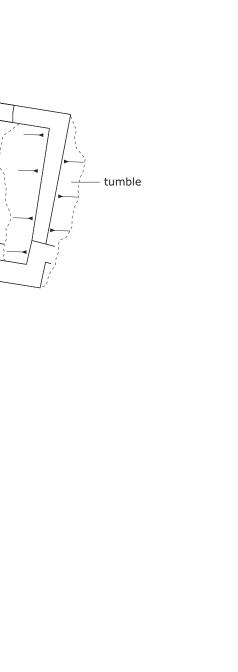
Plate 40: Southeast room of northeast range, southwest wall.

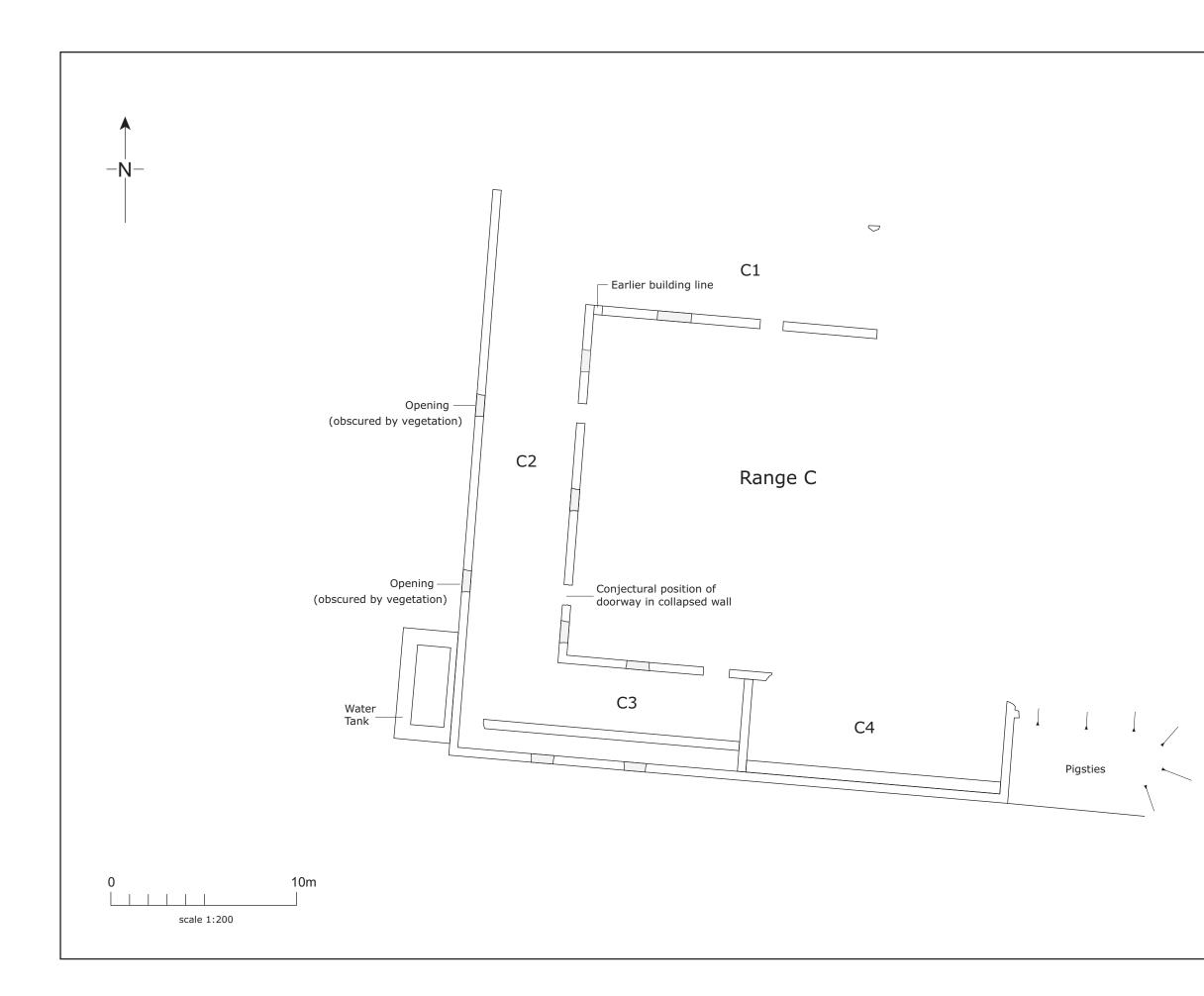


Plate 41: Southeast room of northeast range, southeast wall.



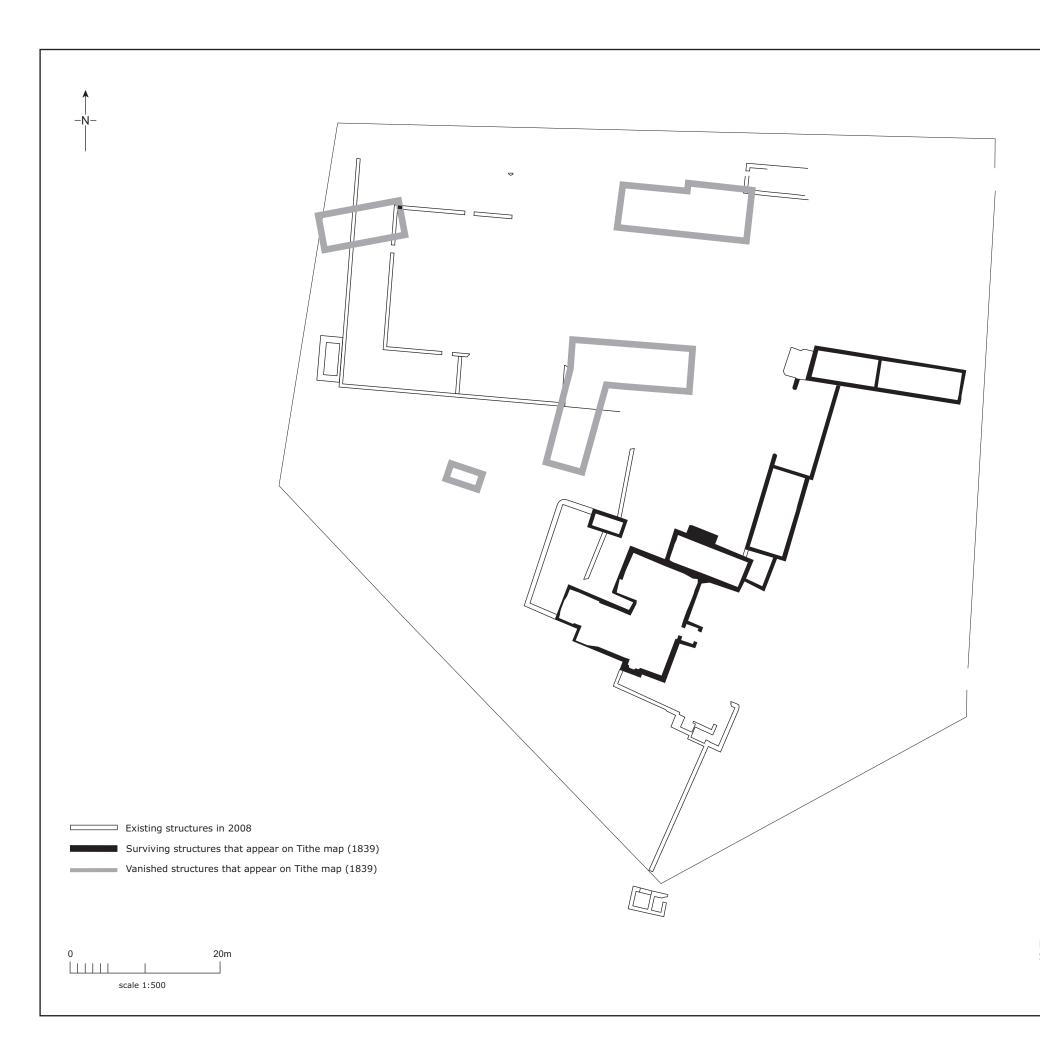


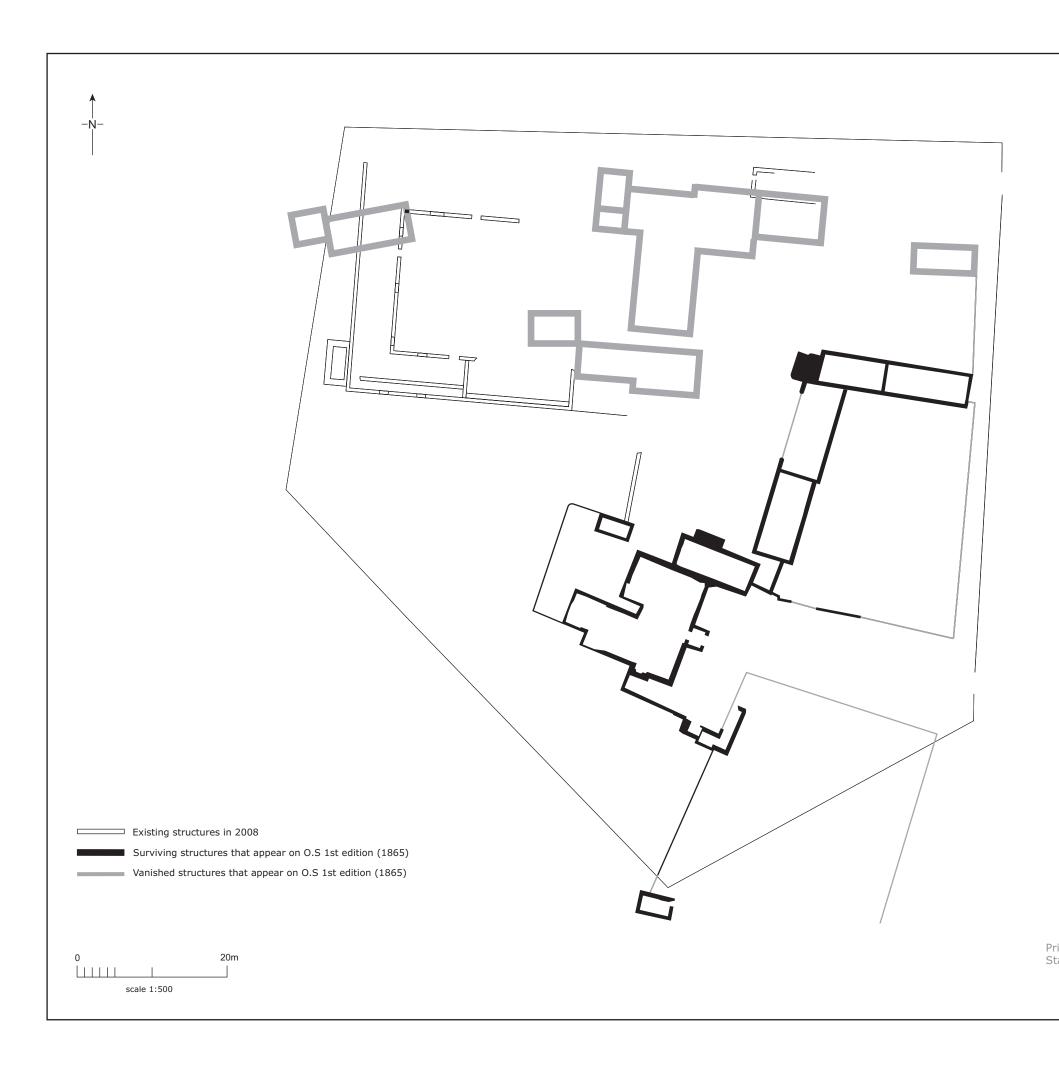












ricaston Farm, Castlemartin tanding Building Recording	
Figure 19	

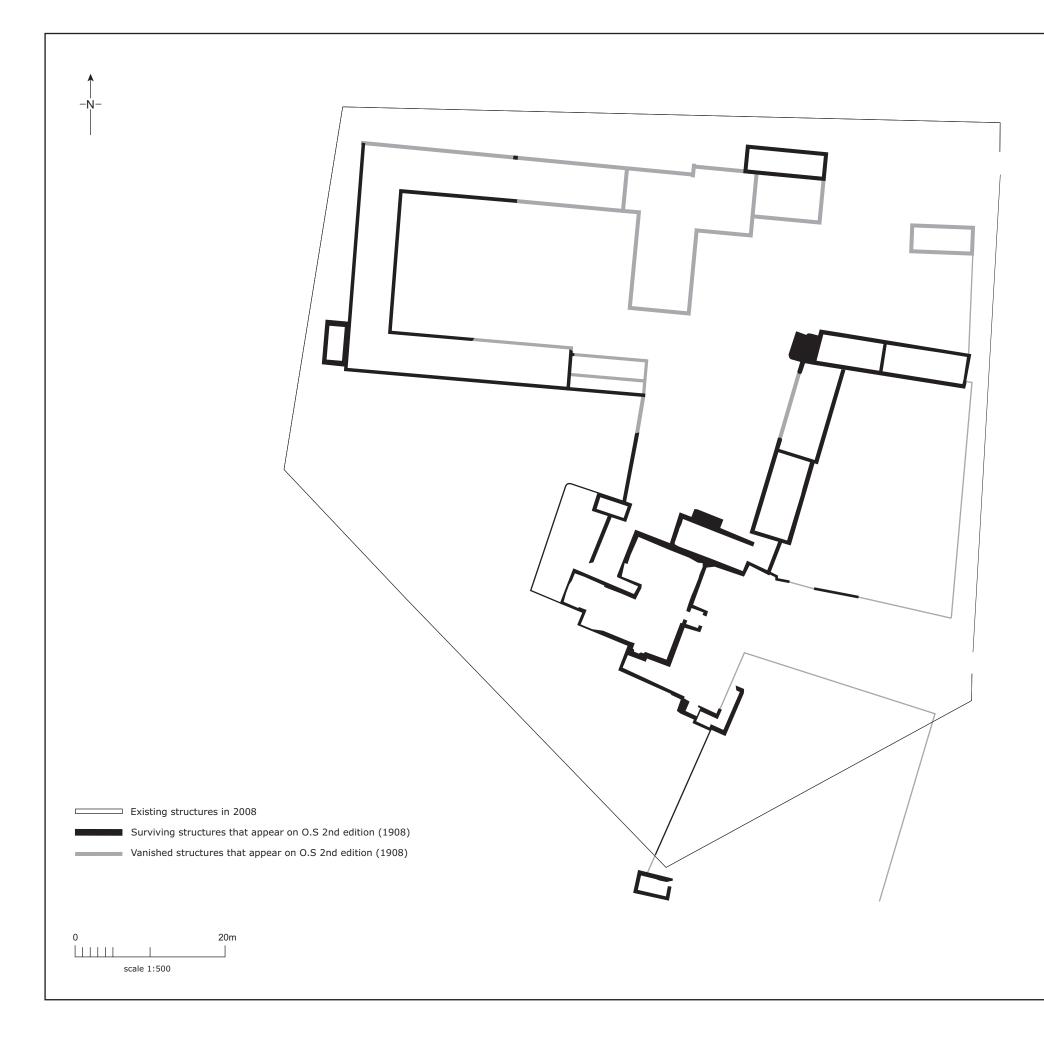




Plate 42: Fireplace in tack room (A1)

Straight joint

Plate 43: Stable range (A2), northwest wall

Unknown structure to rear of stable



Plate 44: Stable range (A2), southeast wall



Plate 45: Stable range (A3), northwest wall



Plate 46: Cartshed (A4), northwest wall

Scar of wall partition



Plate 47: Stable range (B), view from the northwest



Plate 48: Stable range (B1), north wall



Plate 50: Stable range (B), south wall

Earlier wall height



Plate 51: Stable range (B2 and B3), north wall



Plate 49: Stable (B1), looking east



Plate 52: Courtyard of cowsheds (C), view from the east

Earlier section of walling



Plate 53: Cowshed range (C1), south wall



Plate 55: Cowshed (C2), east wall



Plate 56: Water tank on west side of cowshed (C2)

Former doorway



Plate 54: Northwest corner of courtyard (C1), looking south



Plate 57: Cowshed range (C3), west end, north wall



Plate 58: Cowshed range (C3), east end, south wall

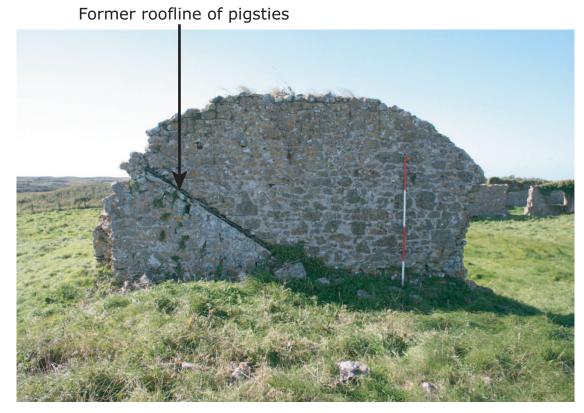


Plate 59: Cowshed (C3), east gable wall



Plate 60: Remains of farm building (D), west end



Plate 61: Oven range and latrines, view from the south



Plate 62: Oven and latrines, view from the north



Plate 63: Gatehouse / fowlhouse

Position of nest boxes



Plate 64: Nest boxes in the east wall of gatehouse

Window splay

PRICASTON FARM, CASTLEMARTIN STANDING BUILDING RECORDING

RHIF YR ADRODDIAD / REPORT NUMBER 2009/4

January 2009

Paratowyd yr adroddiad hwn gan / This report has been prepared by Alice Pyper

Swydd / Position: Project Manager

Llofnod / Signature Dyddiad / Date

Mae'r adroddiad hwn wedi ei gael yn gywir a derbyn sêl bendith This report has been checked and approved by Ken Murphy

ar ran Ymddiriedolaeth Archaeolegol Dyfed Cyf. on behalf of Dyfed Archaeological Trust Ltd.

Swydd / Position: Director

Llofnod / Signature Dyddiad / Date

Yn unol â'n nôd i roddi gwasanaeth o ansawdd uchel, croesawn unrhyw sylwadau sydd gennych ar gynnwys neu strwythur yr adroddiad hwn

As part of our desire to provide a quality service we would welcome any comments you may have on the content or presentation of this report