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Cwmtywyll W/12/2878

Tir Gofal Farm Visit Historic Environment Report



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CAMBRIA ARCHAEOLOGY

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Tir Gofal Farm Visit Historic Environment Report

By

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CALL OUT VISIT

Within the Tir Gofal application, the applicant had expressed an interest in restoring a traditional farm building. Following a site visit by a Tir Gofal Project Officer, a follow up visit by Cambria Archaeology was requested to establish the condition of the building and provide recommendations on its sensitive restoration.

GENERAL DESCRIPTION OF FARMSTEAD

Cwmtywyll (SN41033943) is situated around 1 kilometre to the south of Llandysul near to the A486. The farmstead is first shown in its current location on the 1811-12 Ordnance Survey original surveyors drawings. The layout of the farmstead appears to have changed little from that recorded by the Ordnance Survey in 1891 where the buildings are shown arranged in a U- shape around a central farmyard. The northern extent of this is defined by a small stone lined pond. The buildings consist of the farmhouse, which faces onto the farmyard, a cowshed/ stable with attached pig pen, and a substantial 2 storey multipurpose building range. This later building has been much modified, and shows several phases of use. This building forms the subject of the present enquiry.

Although the house and cowshed are currently in excellent condition, the building range is in need of attention. Structural soundness is of particular concern. The principal area of instability can be identified as a continuous crack running the height of the building in the northwest corner. A smaller crack where the west lateral wall is separating from a central partition wall is also visible. Intrusive vegetation growth is also of concern and threatens to weaken masonry bonds and damage roofing in some areas. The area to the north of the roofed part of the building, comprising a cartshed and an additional outbuilding of uncertain status is in a derelict state and may require some stabilisation.

A preliminary archaeological record using digital photography was made during the call out visit. Before any restoration works are to be undertaken it is recommended that a detailed building record should be made by the Royal Commission on the Ancient and Historic Monuments of Wales (RCAHMW). It is hoped that a more thorough understanding of building history and character gained through such a survey could be used to inform its sensitive restoration.

DESCRIPTION OF BUILDING RANGE

The building range, which forms the eastern boundary of the farmyard, is built across a slope, which drops away to the north and west. The original building was likely to have been a linear range comprising cartshed, barn and cow house. Access is gained to the lower level from the farmyard, whilst the upper storey is accessible by a small set of stone steps in the south gable wall or at ground level to the rear. It is of linear plan and follows a north-south orientation. This building may conform to Brunskills bank barn type- “barn at first floor level, usually parallel to slope, entered at ground level or from a ramp; has stable, cow-house, cartshed, etc., below.” (Brunskill 1971: 224). It is of rubble construction with lime mortar bonding and pitched slate roof. Several phases of building modification and use can be identified.



Plate 1- western elevation from farmyard

A cow-house forms the southern bay of the range. The interior arrangements remain remarkably well preserved and a hay rack, and two wooden stalls with halter bars survive in excellent condition. Of particular interest is the cobbled floor, which appears to survive in a stable condition and defines the individual stalls and drainage channel layout. The cow-house is accessed by a single central doorway in the west lateral wall.

An open fronted single bay cartshed forms the northern bay of the range. It is now roofless, although the wall tops are capped with cement. Slots for joists in the lateral walls show the original floor level. The applicant expressed an interest in re-roofing the cartshed in order to bring it back into a usable condition.



Plate 2- view of engine house with engine mount

An engine house to the rear (east) of building with cement mounting for a possible oil engine was constructed in rubble with lime mortar and possibly a corrugated iron roof. The roof has collapsed and much of the roofing debris remains within. No traces of the original engine workings survive. The engine house appears on the 1881 Ordnance Survey map and was built onto the eastern lateral wall sometime before this. A slot appears to have been created in the eastern lateral wall of the main building to permit access to a horizontal drive shaft mounted on the wall interior.

The ground floor of the large central bay of the building range has been concreted over and the internal layout gives few clues as to its original purpose. No other historic elements survive to inform as to the former purpose of this area. A groove in the concrete provides evidence of a former partition. The partition probably corresponded to the period when the engine house was in use. This is suggested by the provision of an additional doorway with a concrete lintel, next to and less than one metre away from the earlier arched doorway; each doorway leading from the engine house to its respective side of the internal partition. The central bay is accessed from the farmyard by a central doorway in the western lateral wall.

The upper storey of the building appears to have been raised by around two metres since the original construction, possibly during the later nineteenth century. This is indicated by brick quoins, lintels and doorway/ window dressings. Like the original building, the upper story is principally of rubble construction with a lime mortar bond and gabled pitched slate roof. The lime whitewash is still visible. A doorway with brick dressings and a brick lintel is visible in the western elevation. Access from the eastern elevation was by a doorway with brick dressings and lintel on the south side of engine house.

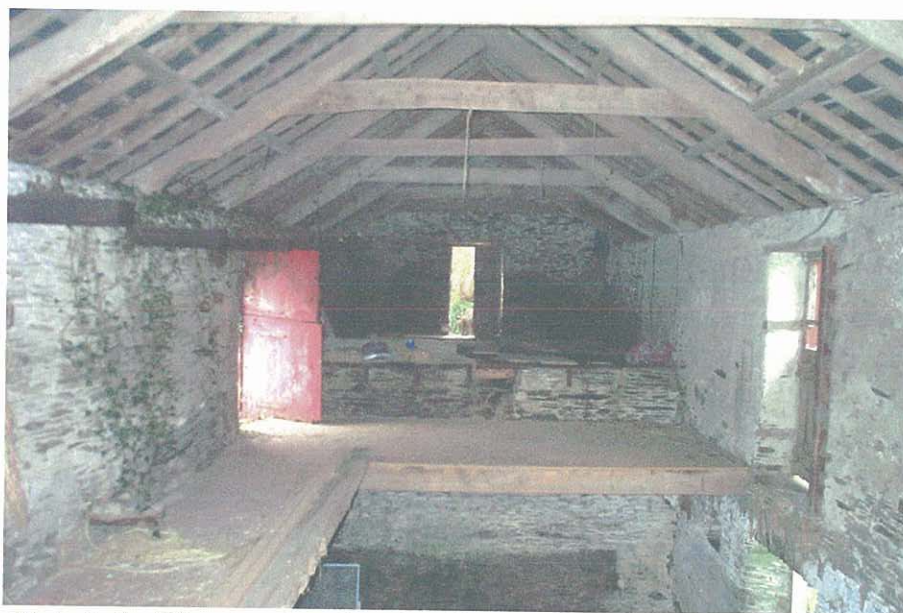


Plate 3- building interior showing floor removed from central section.

Part of the original floor may remain above the cow house, although it is currently rotten and needs to be replaced if this part of the building is to be brought back into a usable condition. Joist slots at regular intervals indicate a possible hay loft or granary accommodated mainly in the roof space. Part of the original pitched gable roof is visible in section in the north gable wall and shows the original height of the building.

The floor has been largely removed from the central section of the upper storey. This may be exacerbating the structural problems. The interior of the eastern lateral wall retains four mounts with the retaining brackets for a large horizontal drive shaft. Neither the drive shaft nor any gears

survive to indicate its former purpose, although it may have been for threshing or winnowing machinery apparatus.

A building has been built onto the north of the main building range but is not part of the original structure. Now derelict, only the eastern lateral wall (revetted with concrete) survives. A concrete building platform and traces of the western lateral wall indicates its former extent. Of particular interest is a kiln, which survives in the northern wall. The chimney has since been dismantled and is now capped by a large slate. The ruinous condition of this building makes assigning function difficult, although it may have been a corn drying kiln.



Plate 5- the building to the north of the main building range, the kiln entrance can be seen facing.

MAIN MANAGEMENT RECOMMENDATIONS

The prospect of stabilising and restoring this building, which forms an integral part of the farmstead layout, is to be welcomed. Structural soundness is of particular concern and the cracks between the western lateral wall, the south gable end and central partition wall require stabilisation in order to safeguard the future of the building. A list of specialist conservation advisors can be found at the end of this document or in the sustainable buildings directory.



Plate 6- view from NE gable end showing extent of ivy growth

It is possible that the removal of floor joists in the central building bay may be directly contributing to building instability, as the building is no longer benefiting from their stabilising influence. Ideally, these floor joists should be replaced in the traditional way in order to regain maximum structural stability necessary for long- term building survival. The upper storey of the south bay is presently in a precarious condition. Care should be taken during any restoration works not to damage or destroy the historic wooden stalls and hay rack, which survive in the cow house beneath. The cobbled floor of the cow house survives in remarkable condition. If any cobbles become loose or dislocated they should be stabilised using a traditional lime mortar mix.

Intrusive ivy growth is a concern noted in many areas around the building and threatens to weaken masonry bonds and damage roofing. In order to prevent damage to masonry and roofing, the ivy should be cut back, allowed to die and then removed. Stumps should be spot treated in order to prevent regrowth. The masonry will then require consolidation using a traditional lime mortar mix.

Although in good condition, the roof could benefit from the replacement of some slates in order to keep it in a weatherproof condition. The intrusion of rain can damage masonry bonds and promote building instability. The replacement of the cartshed roof is to be encouraged. Repair techniques should be compatible with existing materials and methods of construction.

The kiln is an important historic feature. Any loose materials should be stabilised using traditional building techniques.

Before any restoration works are to be undertaken, it is recommended that a detailed building record should be made by the RCAHMW. It is hoped that a more thorough understanding of building history and character gained through such a survey could be used to inform its sensitive restoration. Attached are guidelines for the "General Photographic Surveys of Buildings" as prepared by Cambria Archaeology. It is recommended that photographic records are taken during any restoration works intended to stabilise the western lateral wall of the building in order to provide a more comprehensive record of the building and record any new features that are revealed.

REFERENCES

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- Jones, F. (1987) Historic Carmarthenshire Homes And Their Families Carmarthenshire Antiquarian Society
- Ordnance Survey Original Surveyors Drawings. Sheet 187. 1811-12
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- Wiliam, E. (1986) The Historical Farm Buildings of Wales John Donald Publishers Ltd. Edinburgh

Tir Gofal list of contact numbers for building restoration

The following organisations may be able to provide further information or advice to assist with the conservation and restoration of buildings of historic interest:

CADW - provide information and advice about the restoration of traditional buildings.

Contact: Judith Alfrey, tel.(02920) 500200 (general enquiries) or e-mail Judith.Alfrey@Wales.GSI.Gov.UK

St Fagans, Welsh Rural Life Museum - can provide up to date information and advice about contractors and suppliers that deal with traditional buildings and materials.

Contact: Gerallt Nash, tel. (02920) 573445

Ty Mawr Lime Ltd. - suppliers and manufacturers of traditional and natural building materials as well as providing advice, support and training about the use of lime products and other natural building materials for mortars, plasters, renders and paints.

Contact: Nigel and Joyce Gervis, Ty Mawr Lime Limited, Ty Mawr Farm, Llangasty, Brecon, Powys, LD3 7PJ, tel. (01874) 658249, e-mail: tymawr@lime.org.uk

Society for the Protection of Ancient Buildings - a nationwide organisation providing publications and advice about architectural conservation.

Contact: 37 Spital Square, London E1 6DY
tel. (0207) 377164 or e-mail: info@spab.org.uk

South Pembrokeshire partnership for Action in Rural Communities (SPARC) - provide advice about the restoration of historic farm buildings and information about local building contractors that specialise in traditional methods of restoration.

Contact: Richard Tree (Heritage Officer), tel. (01834) 860965

Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) - provide detailed archaeological and architectural advice about buildings and other features of historic interest in Wales.

Contact: Crown Building, Plas Crug, Aberystwyth, Dyfed, SY23 1NJ
tel. (01437) 720861, www.rcahmw.org.uk/wms

Local Authority Buildings Conservation Officers - provide advice and information about buildings of historic interest, in particular Listed Buildings.

Carmarthenshire (01267) 234567

Contact: David Priest (Head of Conservation), John Llewelyn, Adrian Griffiths

Pembrokeshire (01437) 764551 ext no. 5720

Contact: Ian Bartlet

Pembrokeshire Coast National Park (01437) 764636

Contact: Rob Scourfield

Melin (Welsh Mills Society) - offers information sheets and practical advice about the recording and conservation of mills.

Contact: Hilary Malaws, Y Felin, Tynygraig, Ystrad Meurig, Ceredigion, Wales, SY25 6AE, tel. (01437) 720861, www.rcahmw.org.uk/wms

Association of Energy Conscious Builders

Contact: Keith Hall tel. (10559) 370908

Centre for Alternative Technology, Machynlleth - provide advice about organisations that specialise in the restoration of historic mills. They also provide their own consultancy service.

Tel. (01654) 705989

British Hydropower Association, Cheshire - services include consultancy, feasibility studies, refurbishment and repairs of watermills.

tel.(0161) 4409196, www.brit-hydro.cwc.net

Dorothea Relations, Bristol - specialise in the refurbishment of watermills and run a nationwide service.

Contact: G.J.O Wallis, Unit 6, Riverside Business Park, St Annes Road, Bristol BS4 ED, tel. (01179) 715337, www.dorothearest.co.uk

Heritage Engineering, Glasgow - specialise in the recovery, restoration and/or replication of water-powered machinery.

Contact: J.S. Mitchell, 22 Carmyle Avenue, Glasgow G32 8HJ, tel (01417) 630007

Capel (The Chapels Heritage Society) - offers information sheets and practical advice about the recording and conservation of chapels that are no longer required for their original purpose.

Contact: Penny Icke, RCAHMW, tel. (01970) 621210, www.rcahmw.org.uk/wms

The Welsh Mines Preservation Trust

Contact: David Bick, Denefield, 111 Barn Lane, Golborne, Warrington WA3 3PR

Building material specialists - provide advice about specific traditional building materials.

Slating Consultant - Contact: Terry Hughes tel. (01286) 650402

Timber Consultant - Contact: Bob Childs tel (02920) 573245

Architect specialising in Timber Frames - Contact: Nick Joyce tel. (01905) 726307

Lead Sheet Association - tel (01892) 822773

Tir Gofal Traditional Buildings

Requirements for General Photographic Surveys of Buildings

The purpose of the survey is to produce a photographic record of the building prior to any demolition, alterations or renovation being started, as well as recording any fixtures, fittings or features which come to light during the works. This survey may be the only record of the original form of the building available for future reference. The survey will then be referenced within the Regional Site and Monuments Record for Carmarthenshire, Pembrokeshire and Ceredigion (held and managed by Cambria Archaeology), and deposited with the National Monument Record in order that the information is publicly available for study and reference.

Photographs should be taken using 35mm format colour print film (preferably Kodak or Fuji). ASA 200 film is a good standard for most light conditions but ASA 400 should be used where light conditions are poor. 36 exposure film should be used in all cases and at least one whole film must be exposed. Alternatively, a digital camera may be used. Please contact Cambria Archaeology for further information on the quality of digital image required.

Photographs should be taken of all exterior and interior wall elevations which are affected by the proposed works together with photographs of the interior roof detail where this is altered. Features of particular interest (e.g. obvious differences in wall makeup, windows and doors whether blocked up or not, fireplaces, timber framing) should also be fully photographed. If available a scale, of noted measurement, should be placed within any detailed shots but this is not essential.

A plan of the building is also required to record the direction in which each of the photographs has been taken. Architectural drawings can be used where available or a sketch plan can be produced. Location reference numbers on the plans should be copied onto the backs of the prints together with brief descriptive details of the location. If using a digital camera this information should be used to name the photographs.

A copy of the survey should be provided to Cambria Archaeology, The Shire Hall, Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6HU either directly or via the Countryside Council for Wales Tir Gofal Project Officer.

**CWMTYWYLL
TIR GOFAL FARM VISIT REPORT**

REPORT NUMBER 2003/10

January 2003

This report has been prepared by William Steele

Position Archaeologist (Tir Gofal)

Signature W. Steele..... Date 6/2/03.....

This report has been checked and approved by Gwilym Hughes on behalf of Cambria Archaeology, Dyfed Archaeological Trust Ltd.

Position: Trust Director

Signature [Signature]..... Date 6/2/03.....

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