

JUNE 2003



## **Coed Perthi W/11/3565**

### **Tir Gofal Farm Visit Historic Environment Report**



Report No. 2003/73

Report Prepared for:  
Countryside Council for Wales

CAMBRIA ARCHAEOLOGY

REPORT NO. 2003/73  
PROJECT RECORD NO. 47322

16<sup>th</sup> June 2003

Coed Perthi  
W/11/3565  
Tir Gofal Farm Visit Historic Environment Report

By

William Steele

*Cambria Archaeology is the marketing name of the Dyfed Archaeological Trust Limited.*

*The report has been prepared for the specific use of the client. The Dyfed Archaeological Trust Ltd can accept no responsibility for its use by any other person or persons who may read it or rely on the information it contains.*

ARCHAEOLEG CAMBRIA  
Ymddiriedolaeth Archaeolegol Dyfed Cyf  
Neuadd y Sir, Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin SA19 6AF  
Ffon: Ymholiadau Cyffredinol 01558 823121  
Adran Rheoli Trefnadaeth 01558 823131  
Ffacs: 01558 823133  
Eboost: cambria@acadat.com Gwefan: www.acadat.com

CAMBRIA ARCHAEOLOGY  
Dyfed Archaeological Trust Limited  
The Shire Hall, Carmarthen Street, Llandeilo, Carmarthenshire SA19 6AF  
Tel: General Enquiries 01558 823121  
Heritage Management Section 01558 823131  
Fax: 01558 823133  
Email: cambria@acadat.com Website: www.acadat.com

*The Trust is both a Limited Company (No. 1198990) and a Registered Charity (No. 504616)*  
CADEIRYDD CHAIRMAN: B.C.BURNHAM, MA PHD FSA MIFA. CYFARWYDDWR DIRECTOR: E G HUGHES BA MIFA

## **CONTENTS**

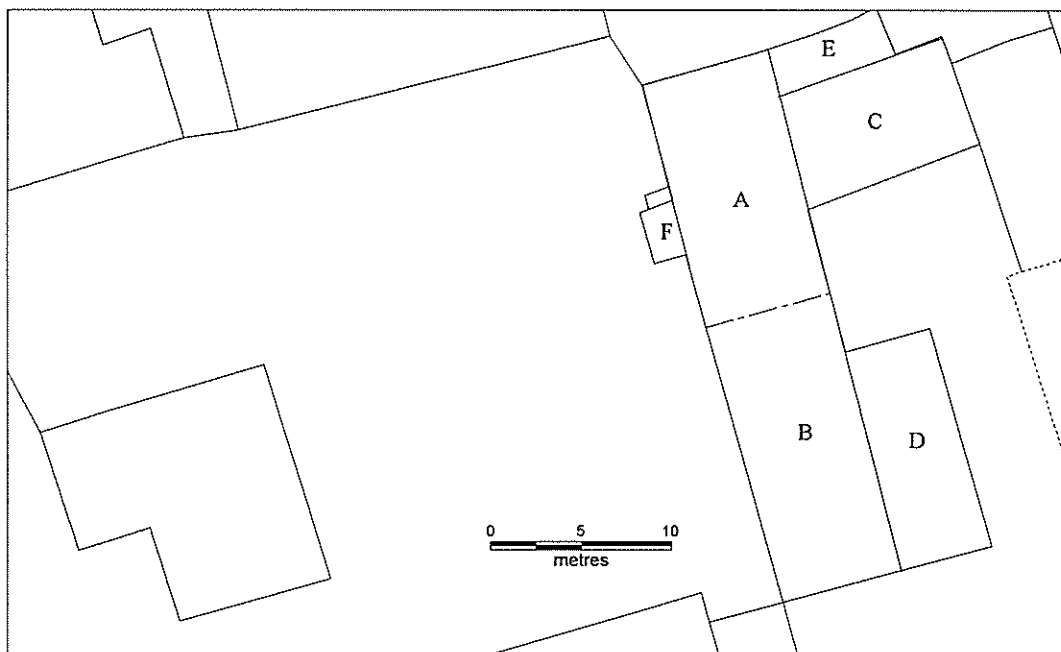
<b>Call Out Visit</b>	<b>4</b>
<b>General Description of Farm</b>	<b>4</b>
<b>Map</b>	<b>4</b>
<b>Combination Farm Building (A,B)</b>	<b>5</b>
<b>Farm Building (C)</b>	<b>7</b>
<b>Farm Building (D)</b>	<b>8</b>
<b>Shed (E)</b>	<b>9</b>
<b>Shed (F)</b>	<b>9</b>
<b>Management Recommendations</b>	<b>10</b>
<b>References</b>	<b>12</b>
<b>Quality Assurance Report</b>	<b>13</b>

### Call Out Visit

Within the Tir Gofal application, the landowner had expressed a desire to demolish a group of traditional farm buildings in order to erect a new cow shed and livestock handling facilities. Following a site visit by a Tir Gofal project officer, a follow up visit by Cambria Archaeology was requested in order to assess the impact of the proposals on the historic integrity of the farmstead and wider area and make any management recommendations.

### General Description of Farm

Coed Perthi is situated within an undulating landscape on a slight east facing slope leading down to the Afon Dulais. The farm borders the village of Bettws-Evan to the northwest. The farmstead itself is first shown on the 1834 Old Series Ordnance Survey map. The 1839 Bettws Ifan parish tithe apportionment lists the lands of *Coedy Perthy* as occupied by John Jones under the ownership of Pryse Pryse Esquire. Three farm buildings are shown on the tithe map, although they are depicted in more accurate detail on the 1891 Ordnance Survey 6 inch to a mile 1<sup>st</sup> edition. The farmyard and buildings are at the end of a long drive with the farmhouse to the south, and the farmyard beyond, to the north and east. It is flanked by two buildings, on an east-west alignment. The eastern extent of the farmyard is defined by a long building range, with outbuildings attached, which forms the subject of the present enquiry. This comprises several buildings, constructed from the mid/late nineteenth to the mid twentieth century. A two storey cow shed/ loft building (building A, B) on a north south alignment is at the centre of the group and is the largest and earliest of the buildings, perhaps dating to the mid nineteenth century. Two stone buildings (Buildings C, D) abutting the east lateral wall are of a late nineteenth century date. Brick sheds (E, F) may date to the later half of the twentieth century.



The farm buildings at Coed Perthi (produced from Ordnance Survey, Licence number: GD272825G)



### **Combination Farm Building (A,B)**

This two storey building forms the core of the group. It follows a northsouth alignment and measures approximately 32 by 7 metres on its long axis. It is of uncoursed stone rubble construction with roughly squared quoins and a pitched slate roof. It is presently divided into two equal sized bays by a rough breeze block and sheet iron partition.. The northern (A) bay remains intact, although in an unstable condition, whilst the southern bay (B) has since fallen into a ruinous condition.

The lower level of the northern bay (A) has since been converted into a dairy and the building has experienced many alterations as a result. None of the original openings survive intact. The principal access is at the rear of the building by a wide doorway, with concrete dressing at the south end of the eastern lateral wall. A wide doorway, also with concrete dressings and a sliding wooden door provides access in the north gable end. The western elevation of the building, which faces onto the farmyard has been most altered, and the northern half of the wall has been entirely rebuilt out of breeze blocks. Access to the interior is gained by two evenly spaced doorways. The doorway towards the north end of the building provides access from the yard. The doorway to the south links the interior milking parlour to a shed, containing milking machinery and apparatus, which abuts the southern half of the east lateral wall. A metal framed window has been added in the centre of the rebuilt wall section to the north. An unusual feature is the eight pane sash window at the south end of the eastern lateral wall. The interior of the building is concrete rendered and retains a herringbone milking parlour and dairying apparatus, which are likely to have been added during the 1960s.

The upper storey loft retains two evenly spaced door openings in the western elevation, a wooden shuttered window in the centre of the north gable end and three evenly spaced wooden shuttered windows in the east gable end. The loft is in an unstable condition and is no longer accessible.



Plate 1- western elevation of combination farm building (A)

The southern bay (B) is in a ruinous condition and only the complete eastern lateral wall survives, the other walls having since been rebuilt with breeze blocks. A wooden framed doorway in the centre of the wall provides the only opening at lower level. A single upper storey opening, slightly offset from centre has since been blocked up. This part of the building is roofless and none of the internal arrangements or partitions survive. There is insufficient evidence to interpret the original function of this part of the building.



Plate 2- western elevation of combination farm building (B)

Although the building has been much modified from its original construction, it is typical of a mid nineteenth century combination farm building design found widely on farms throughout southwest Wales.

It is now disused, unsafe and falling into a ruinous condition. Several roof tiles are missing, above the northern bay (A), whilst many others are unstable. Missing roof tiles have promoted rot in the roof trusses, batons and floor joists. This is particularly advanced at the south end of the bay, which is exposed due to the lack of a complete partition wall. Floor joists are close to collapse here. This is of particular concern as the building may lose the joists stabilising influence, which help to bind the walls together. Structural integrity may be questionable at the north gable end, where a crack spans the height of the building. A more general, although less acute source of instability is visible around the building, where lime mortar bonds are being washed out, and some of the stonework is loose.

The southern bay (B) of the building has almost entirely been lost, and only the east lateral wall survives. This wall is exposed to the elements and unsafe. Water ingress is washing out masonry bonds, and it is becoming increasingly unstable.



### **Farm Building (C)**

This modified building abuts the north end of the eastern elevation of the central cow shed, loft building. It measures approximately 12 by 7 metres and follows an east-west orientation. It is of uncoursed stone rubble construction with roughly squared quoins and a pitched corrugated iron roof. Like other buildings in the complex, it has been substantially modified. Two opposing doorways provide access to a raised feed passage against the east lateral wall of the cow shed, which is divided into two bays. The east bay is accessed by a wide door opening, which may be a comparatively recent addition. The west bay is accessed by a standard doorway with a concrete frame. The internal partitions are of concrete and breeze block construction and are likely to be of a post 1950s date. A wide doorway, with a wooden lintel in the centre of the north lateral wall is no longer used, having been blocked by the concrete feeding passage. None of the historic internal arrangements survive and the original function of the building is not known.

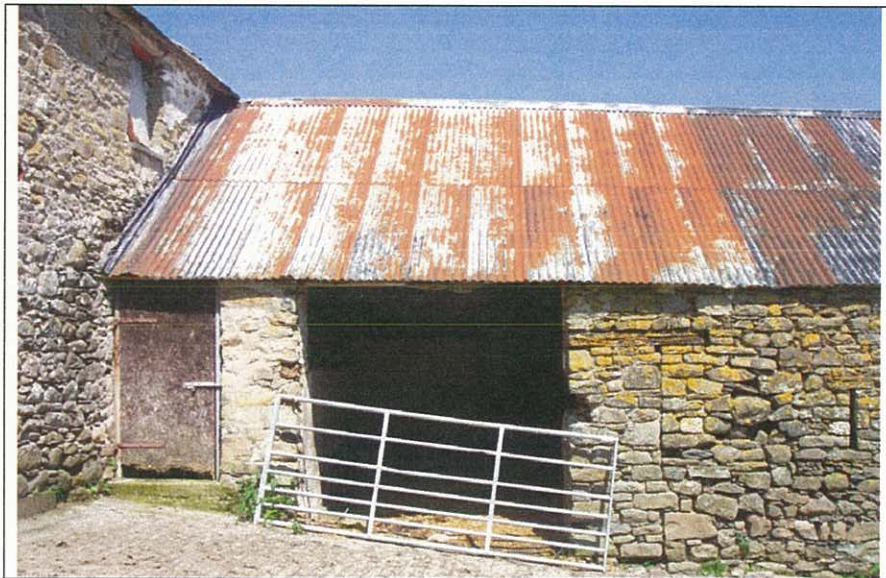


Plate 3- southern elevation of farm building (C)

The walls of the building are not keyed onto those of the cow shed/ loft building, which it abuts and it is of a later date. It is first shown on the 1891 Ordnance Survey map and may date to the late nineteenth century. Although weatherproof, it is currently in a poor condition. A large crack in the east gable end is a possible source of building instability. Lime mortar bonds are washed out in many areas, and some of the stone is becoming unstable. This is particularly acute in the centre of the southern lateral wall and under the eaves of the east gable end.

### **Farm Building (D)**

This ruinous cow shed abuts the east end of combination farm building (B). It measures approximately 14 by 7 metres on a north-south alignment, and is of uncoursed stone rubble construction, with roughly squared quoins. The building is now roofless, although debris indicate slate as the former roofing material. With the exception of the north gable end, which is partially collapsed the walls stand to full height. Opposing wooden doorways in the north and south gable ends, access a raised lateral platform against the west lateral wall. This may have been a feeding passage. The south gable end retains a window opening below its eastern pitch. Two wide entrances separated by a central brick pier in the east lateral wall provided principal access to the building, and indicate that its last use may have been as a cart shed. The original internal layout of the building has since been lost, and its original function is not known. The raised lateral area, a probable feeding passage, indicates that the building may once have served as a cow shed. It is first shown on the 1906 Ordnance Survey Second Edition, and was built sometime between 1887 (when the first edition was surveyed) and 1906.

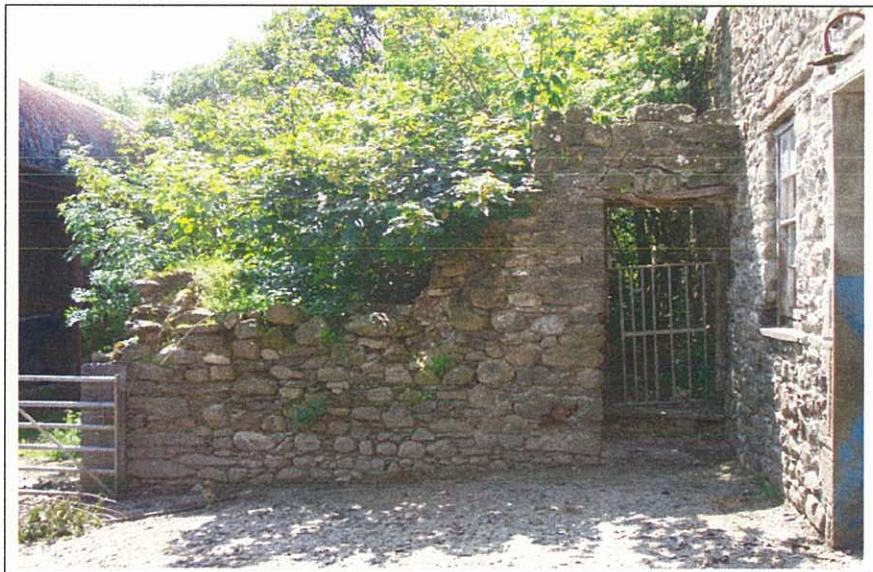


Plate 4- northern elevation of farm building (D)

The building is now in a ruinous and unstable condition, and the site is much overgrown with young trees and scrub. Water ingress is washing out masonry bonds in the exposed walls further weakening an already unstable structure.



### **Shed (E)**

This shed abuts the north bay of combination farm building (A), and the north lateral wall of agricultural building (C). It is of lime mortar bonded red brick construction, with a single pitched corrugated iron roof. It is accessed by a wide entrance in the west end and a doorway of standard width in the west end of the north wall. A wide rectangular window is the only other opening in this simple building. It is a recent addition to the farmstead and is of little significance historically.



Plate 5- western elevation of shed (E); looking east-southeast towards shed (D)

### **Shed (F)**

This small shed abuts the western wall of combination farm building (A). It is L-shaped in plan and measures approximately nine by six metres. It is of red brick construction, cement bonded with a single pitched corrugated iron roof. A small store is accessed by a sliding door in the north wall. The rest of the building to the south is given over to a single bay, which contains the redundant dairying machinery and bulk tank. It is accessed by sliding doors in its eastern wall or from the interior of the milk parlour by a standard doorway. The building is well maintained and in a stable condition. It was built to accommodate the needs of the dairy and dates to the later half of the 20<sup>th</sup> century. It is of minimal historic significance.

### **Management Recommendations**

The landowner has expressed a desire to demolish the farm buildings in order to erect a new cow shed and livestock handling facilities. The building complex encompasses several buildings constructed between the mid-nineteenth and mid-twentieth century, of varying historic importance.

At the core of the complex is the long cow shed; loft building (farm building A,B), which is likely to be of a mid-late nineteenth century date. It is a typical example of its type, constructed out of local building materials in response to contemporary agricultural demands. Similar examples are found on farms throughout southwest Wales. It has been substantially modified, and these additions are out of character with its original historic appearance, lessening the architectural integrity of the building. The conversion to a dairy, has meant that historic internal arrangements have also been lost. The building is currently redundant, neglected and unsafe. The southern bay has been allowed to fall into a ruinous condition, and although partially rebuilt it remains roofless. The exposed eastern wall is unsafe. Water ingress is washing out masonry bonds, and it is becoming increasingly unstable. Although it remains substantially intact, the northern bay is in an unstable and worsening condition. Missing roof tiles and the exposed southern end, have promoted rot in the roof trusses, batons and floor joists. Floor joists are close to collapse at the south end of the bay. This is of particular concern as the building may lose the stabilising influence of the joists, which help to bind the walls together. Structural integrity is also of concern in the north gable end, where a crack spans the height of the building. Added to this is the more general, although less acute threat of weakened masonry bonds where stone is becoming loose in places. It is clear that a considerable amount of work is necessary to bring the building back into a safe, stable and usable condition. Some of the roof trusses and floor joists will need to be replaced, some of the walls rebuilt and a programme of general masonry consolidation carried out.

Dating the farm building (A,B) and interpreting its role in the development of the farmstead is problematical. The farmstead layout shown on the 1834 Old Series Ordnance Survey map differs to that depicted on the 1891 Ordnance Survey map, and it is clear that some restructuring took place. The true extent and nature of this restructuring is not known due to the small scale of the Old Series map, and the stylised rendering of the farmstead on the 1841 Betws Evan parish tithe map. Added to this is the problem that many of the stylistic features, which might have been used to date the building have been lost following the creation of the dairy. The sash window in the east lateral wall is an interesting characteristic, however. A similar window is found in the east gable end of cartshed/ granary building, which forms the eastern part of the range, which defines the northern extent of the yard. The loading doors here are of similar size, also with slate sills and wooden frames. Building materials used are also similar, with both buildings constructed largely of igneous rock and they may be contemporary. This cartshed/ granary building is a later addition to an earlier cow shed/ granary building, which it abuts to the west. It is therefore probable that both the cartshed/ granary and cow shed/ granary were later additions to the farmstead. Although not an unusually or particularly distinctive example of its type, the importance of combination farm building (A,B) lies in its contribution to the group value of the farmstead. It is also an important characteristic of the wider historic landscape. It would be a great loss to both if it were to be destroyed.

Whilst there is a general presumption in favour of retaining traditional buildings, it is recognised that the expenditure necessary for maintaining traditional buildings has to be weighed against the justification of that expenditure. The possibility for reuse has been explored. Conversion to a cow shed may be impractical due to the low floor joists, which will inhibit tractor access necessary for feeding and mucking out. The removal of these joists, which provide an important stabilising influence on the building may not be viable. It is hoped that an alternative use might be found which is sympathetic to the present agricultural needs at Coed Perthi.

The landowner wishes to erect livestock handling facilities in the area currently occupied by traditional farm buildings (C and D). Farm building C remains in a weatherproof condition. It is becoming neglected however, with masonry bonds washed out and stone becoming loose in places. Reconsolidation and some building works are necessary in order to bring this building back into a stable condition. Although unremarkable in design, it does nevertheless add to the historic character of the farmstead, and should ideally be maintained for agricultural use. The site of farm building D is overgrown, ruinous, and the walls are beginning to collapse. The walls should ideally be capped with a lime mortar mix in order to bring the ruin back into a stable condition necessary for its long-term survival. Although ruinous, it remains an important historic element of the farmstead.

The removal of these buildings, which are important to the group value of the farmstead, and historic landscape character is not ideal. Possibilities for reuse or adapting them to the current agricultural needs should be explored fully before any decision is made to remove them. If an alternative site for the new cow shed and handling facilities can be found, then this would be preferable. Sheds E and F are comparatively recent additions to the farmstead and their removal will have little impact on its historic character.

In the event that an archaeological site or historic building is to be destroyed, it is important that an appropriate record should be made prior to its destruction. The photographs and field notes taken during the archaeological farm visit are considered to provide an adequate record in this instance.



## **References**

- Brunskill, R. W. 1982 Traditional Farm Buildings of Britain and their Construction Orion Publishing Group Ltd., London
- Ordnance Survey Old Series 1834 Volume VI. Sheet 57 S.W.
- Ordnance Survey 1891 Cardiganshire XXXIX N.W.
- Ordnance Survey 1906 Cardiganshire XXXIX N.W.
- Tithe Map 1841 Betws Ifan parish
- Tithe Apportionment 1839 Betws Ifan parish
- William, E. (1986) The Historical Farm Buildings of Wales John Donald Publishers Ltd., Edinburgh.

**Coed Perthi  
W/11/3565**

**REPORT NUMBER 2003/73**

**16<sup>th</sup> June 2003**

This report has been prepared by William Steele

Position Archaeologist (Tir Gofal)

Signature *W Steele*..... Date *27/6/2003*.....

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

Position Principal Archaeologist (Heritage Management)

Signature *Louise Austin*..... Date *23/06/03*.....

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.