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**TIR GOFAL MANAGEMENT PLAN:  
HERITAGE MANAGEMENT INFORMATION  
(Call Out)**

**Prepared for:  
Tyreglwys**



**Tir Gofal Reference No: 4368**

**Report Number: 2007-46  
Project Record Number: 50493**

**Prepared by  
Will Steele**

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## **CALL OUT VISIT**

A farm visit was undertaken at the request of the Tir Gofal Project Officer to address specific management issues on this farm. The aim of this report is to make an assessment of these issues in order to provide management recommendations to be incorporated into the Tir Gofal Management Plan. This report is not intended to assess the structural condition or stability of any given site.

The Call Out Report responds to management concerns regarding specific sites, it does not provide management advice for all known sites on the farm, for these recommendations please refer to the Historic Environment Report 2 (HE2).

A site meeting took place at Tyreglwys farm on 8<sup>th</sup> June 2007 to discuss the proposed demolition of a traditional barn and cart shed range, and its replacement with a modern structure, due to parts of the building being in a deteriorated state and posing a health and safety risk. The visit also allowed for a descriptive record of the building to be made (scale plans, basic written description, photographs). Attending the meeting were Will Steele (Cambria Archaeology) and Messrs Thomas the owners.

## **DESCRIPTION**

The affected building is a barn and cart house range on the south side of the farmyard at Tyreglwys. Map evidence indicates that it was built around the turn of the last century. It is recorded for the first time on the Ordnance Survey 2<sup>nd</sup> edition (1907), but is absent from the 1<sup>st</sup> edition (1879).

The barn and cart house range is positioned down-the-slope and was altered, in the early 20<sup>th</sup> century when the barn part was converted for farm labourers accommodation. The range is rubble stone built, with a slate roof and consists of, from the top (east)

- A cart house, open to the roof with the entrance in the front (north) wall.
- A former barn with opposing doorways, once for hand threshing.

The barn was converted to accommodate farm labourers in the early 20<sup>th</sup> century, when sash windows were added on either side of the rear (south) winnowing door (all openings now blocked), a loft floor, and lath and plaster ceiling were inserted and a lean-to kitchen (now gone) was added. Surviving within the barn is a box stair although the loft floor is now gone.

Recent alterations to the range include the modification of the front threshing doorway to allow for the insertion of a concrete lintel and hinged sheet metal doors, metal guttering and down pipes, and an external concrete render to the rear and pine end barn walls. The building is currently used as a garage and combined workshop and storage area, a function for which it is well suited.

## **EVALUATION OF SIGNIFICANCE**

Despite modifications, the building retains good historic character, still being clearly “readable” as a barn and cart shed whilst also contributing to the group value of the farmstead as a whole. It is one of three buildings forming a layout which was established by when the Ordnance Survey 2<sup>nd</sup> edition map was published in 1907, and survives today.

The barn conversion adds further interest in that it provides a rare insight into the once common practice across west Wales of housing farm labourers in the outbuildings (usually they were housed in the stable loft), a practice which often leaves little trace today.

## **CONDITION STATEMENT**

Parts of the building are in a deteriorated state, requiring structural stabilisation and repair, whilst other parts remain in fair condition.

- The carhouse part of the range is in fair condition. Some of the slates have slipped on the rear roof pitch. The rear wall is obscured by climbing vegetation.
- The barn is in a deteriorated state. The rear pitch of the roof is letting in water where roof timbers are in a deteriorated state and there are patches of missing slates. The rear wall and lower pine end are obscured by climbing vegetation but some “bulging out” is clearly visible with vertical cracks beginning to appear. These are most dramatic against the rear wall where they are up to 0.1 metres wide at their widest point.
- The cracking appears to be a direct result of subsidence at the lower (west) end of the building. The building continues to deteriorate and the owners are concerned about the threat of collapse, which poses a health and safety risk to them and their livestock.

## **OWNER PROPOSALS**

The stated intention given by the owner is to demolish the barn and cart shed range, citing health and safety reasons and the assumption that the repair of the current structure will be prohibitively expensive. Following this, it is proposed that modern sheds will be built on the same site, though possibly extending further to the rear (south) to adjoin existing sheds.

The new sheds will serve the same function of workshop, garage and storage area as the current building. Subsidence problems will still need to be addressed in the building of this new structure.

## **MANAGEMENT RECOMMENDATIONS**

One of the aims of Tir Gofal is to promote the survival of traditional buildings, encouraging their sympathetic use within sustainable farming practice. There is normally a presumption in favour of retaining historic buildings in the farmstead. The ideal resolution would be to return the cart house and barn to a stable condition without changing its historic character or removing features which reflect its history and function.

Mitigating circumstances may need to be taken into account for the barn and cart house at Tyreglwys however, given the potentially large scale of the works needed and the already altered state of the threshing barn.

A decision on the right approach cannot be made until the condition of the building and scale and cost of repair required is more fully understood and taken into consideration against the resources available. The following is recommended:

- Seek specialist advice from suitably qualified builders or structural surveyors about the works and costs required to stabilise and repair the building. It is general practice within Tir Gofal that at least two quotes should be obtained.
- It is recommended that this advice should consider various options for repair, including complete like-for-like replacement using traditional materials and techniques, as well as options which are based on compromise between traditional and non-traditional materials.

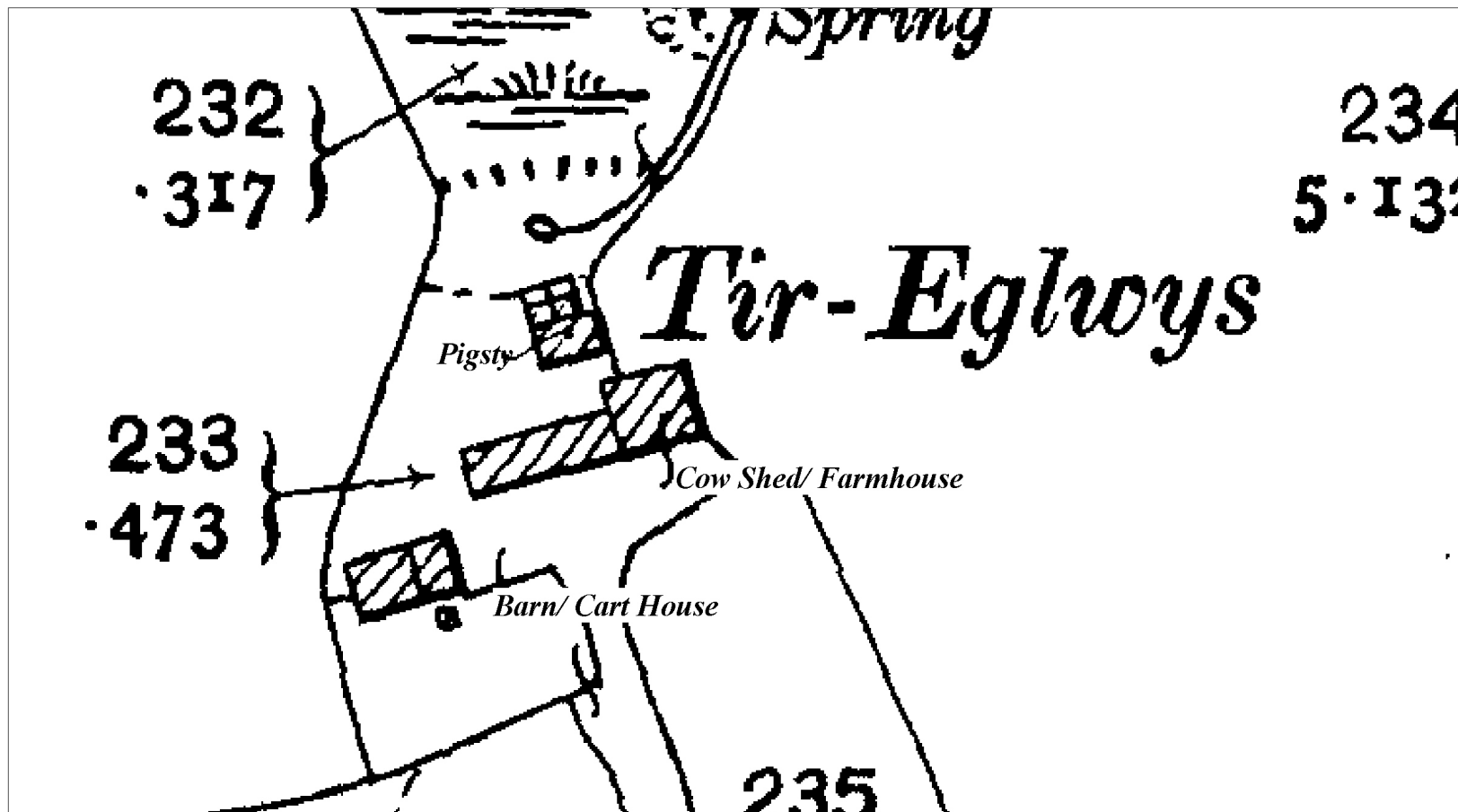
**Further discussion will be required with Cambria before determining the appropriate outcome.**

## **REFERENCES**

Ordnance Survey 1879 Carmarthenshire Sheet 55.13, 25"

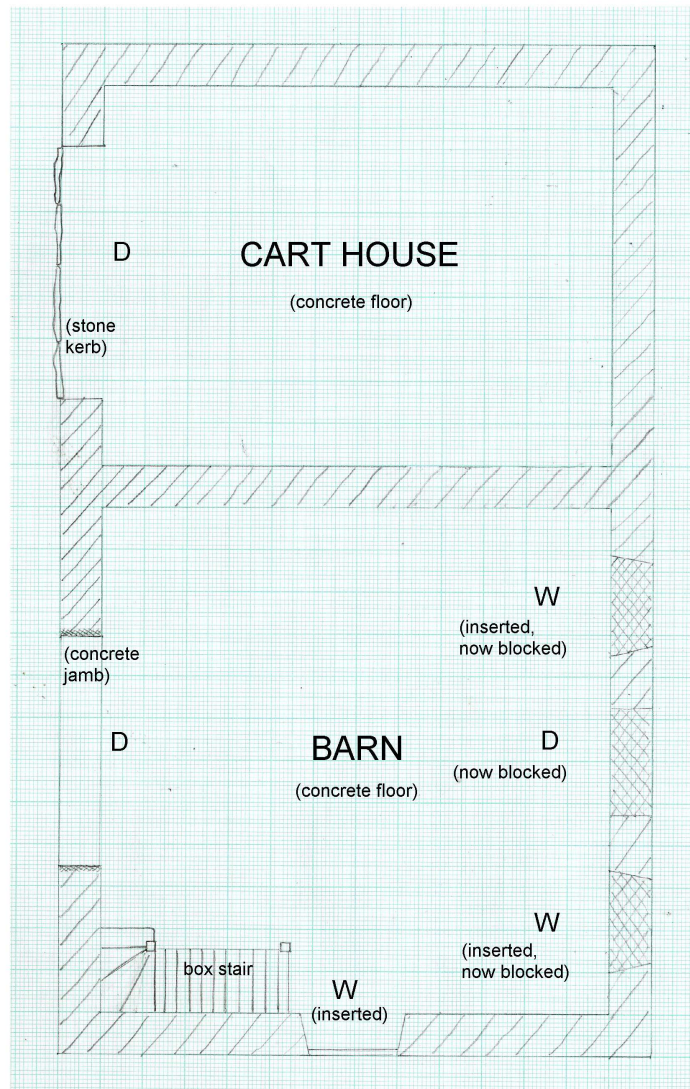
Ordnance Survey 1907 Carmarthenshire Sheet 55.13, 25"

Annotated extract from Ordnance Survey 2nd edition map (1907)





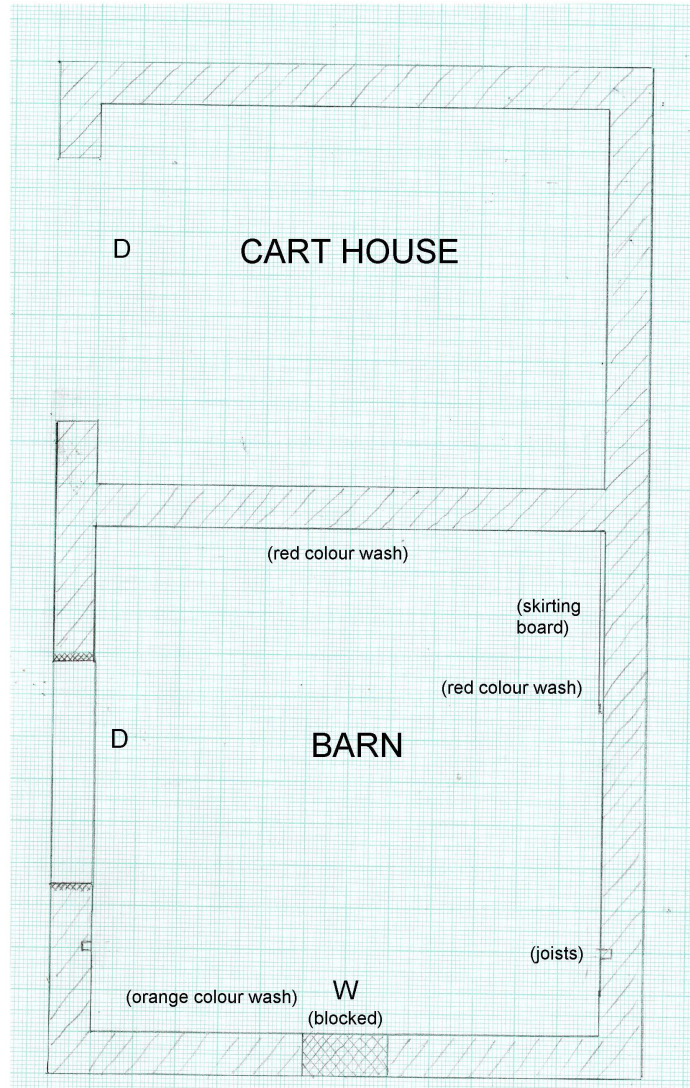
## GROUND FLOOR PLAN



0      metres      3



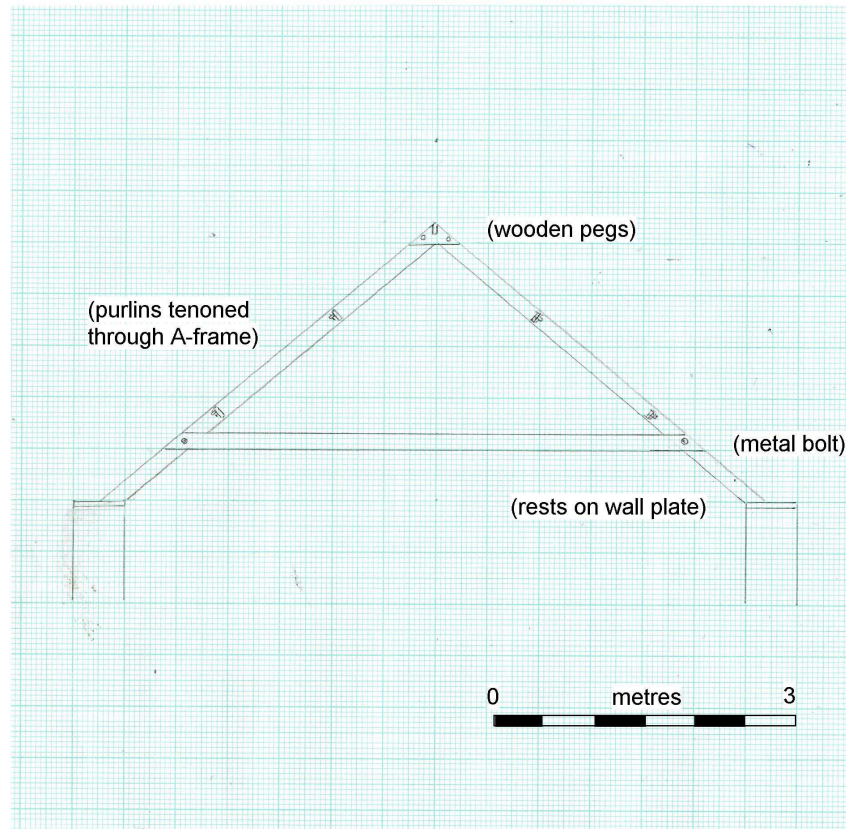
## FIRST FLOOR PLAN



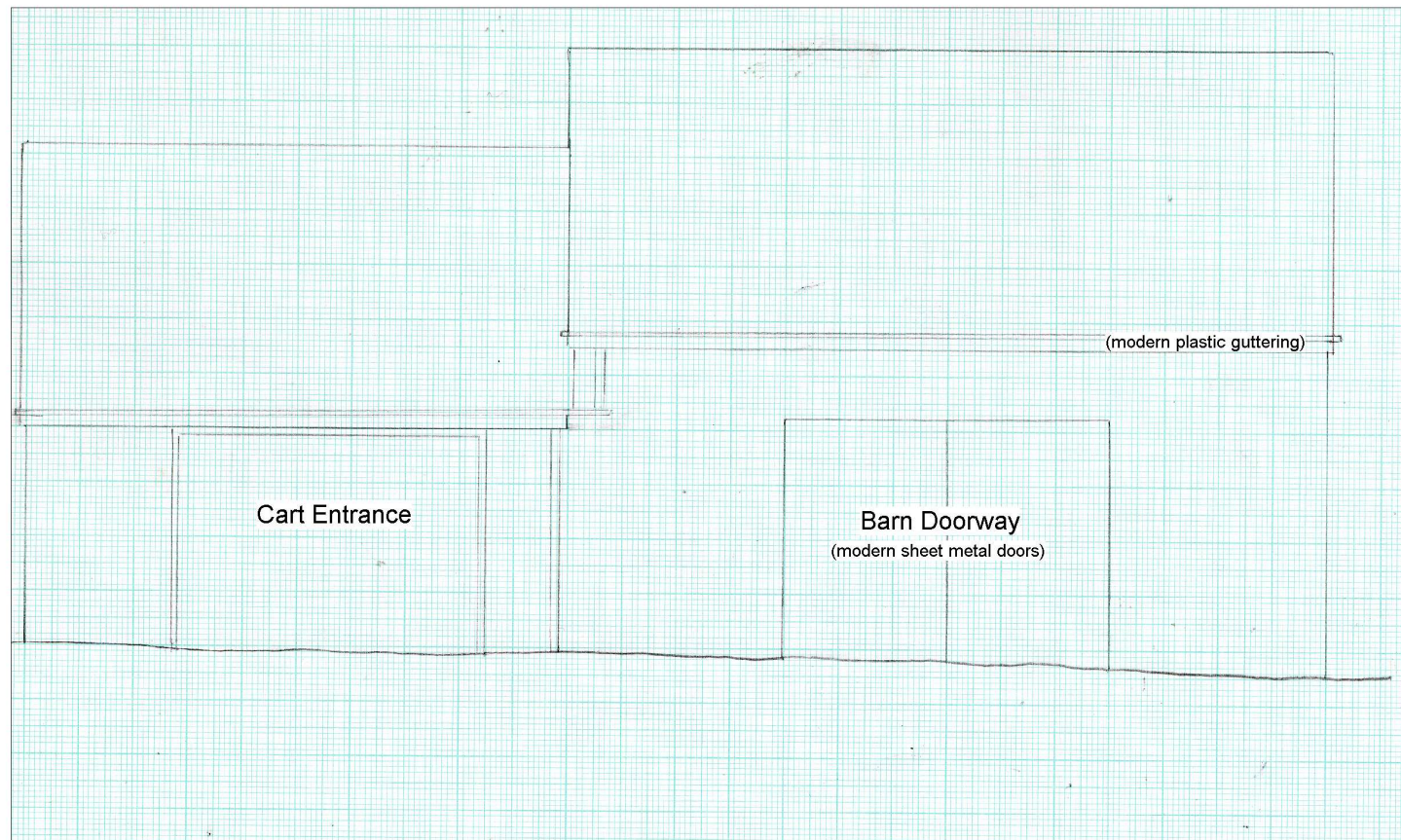
0 metres 3



## ROOF DETAIL (CART HOUSE)



## FRONT ELEVATION



0 metres 3

A scale bar consisting of a horizontal line with alternating black and white segments, indicating a length of 3 metres.



**Tir Eglwys**  
**W/12/5385**

Cambria Report No. 2007-46  
Project Record No. 50493

This report has been prepared by Will Steele  
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Signature ..... Date .....

This report has been checked and approved by Louise Austin on  
behalf of Cambria Archaeology, Dyfed Archaeological Trust Ltd.  
Position: Principal Archaeologist (Heritage Management)

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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