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

**Prepared for:  
Ty newydd  
Tir Gofal Reference No: W/11/005976**



**Project Record Number: 50502  
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**Prepared by  
Mike Ings**

## **Call Out Visit**

The farm was visited on the 2<sup>nd</sup> April 2009 at the request of the Tir Gofal Project Officer to address specific management issues, in particular the proposed restoration and maintenance of two traditional farm buildings. The report does not provide management advice for all known sites on the farm, for these recommendations please refer to the Historic Environment Report (HE1).

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.

## **Introduction**

Ty-newydd farm is centred on NGR SN79027348, to the south of Cymystwyth, in the community of Pontarfynach, Ceredigion.

The farmstead is recorded on the 1834 Old Series Ordnance Survey map, although this does not provide enough detail to see the individual buildings. The 1888 1<sup>st</sup> edition Ordnance Survey map depicts a complex of three buildings, including the farmhouse, aligned northeast-southwest, with the main farm building roughly at right angles to the northwest of the house and a smaller building to the southwest.

This arrangement, with the addition of a further building in the north, continued through into the early 20<sup>th</sup> century and is shown on the 1905 2<sup>nd</sup> edition OS map. A modern farm building, of traditional appearance, has subsequently been added to the complex, aligned north-south and located to the south of the earlier buildings.

## Description

This report focussed on the two principal farm buildings at Ty Newydd; the 19<sup>th</sup> century range to the northwest of the farmhouse that comprises a threshing barn, cow shed and a granary loft and the later 20<sup>th</sup> century range, comprising a cart shed, stable and a hayloft, to the south.

Both are gable-ended, two-storey buildings of rubble stone construction. The earlier building is roofed with slate and the other with corrugated-iron. Most of the external stonework of both buildings has been whitewashed in the last 12-15 years, with the exception of the northern gable of the threshing barn, and all external timber– doors, window frames and weatherboarding- is painted red.



*(Left, looking west) the threshing barn and cowshed. (Right, looking southeast) the cart shed and stable.*

### Threshing barn

The façade of the threshing barn has a timber-framed, glazed window and a double doorway entrance the full height of the wall with solid wood plank doors. It appears that this entranceway was originally wider and has subsequently been partially blocked up on the northern side. An opposing doorway and a window in the rear wall have also been blocked up where a stone built lean-to, used for kennels, abuts the barn. Low on the wall to the left of the entrance is a jutting stone used as a mounting block.



*Entrance to the threshing barn (left), interior, showing blocked doorway in rear wall (centre) and wall set mounting block (right, bottom left of photograph)*



The interior is open to the roof timbers, many of which appear to be original, and the floor is stone. There is some evidence for masonry consolidation high up the gable wall that could have been undertaken during some re-roofing works. A doorway leads through to the adjacent cow shed.

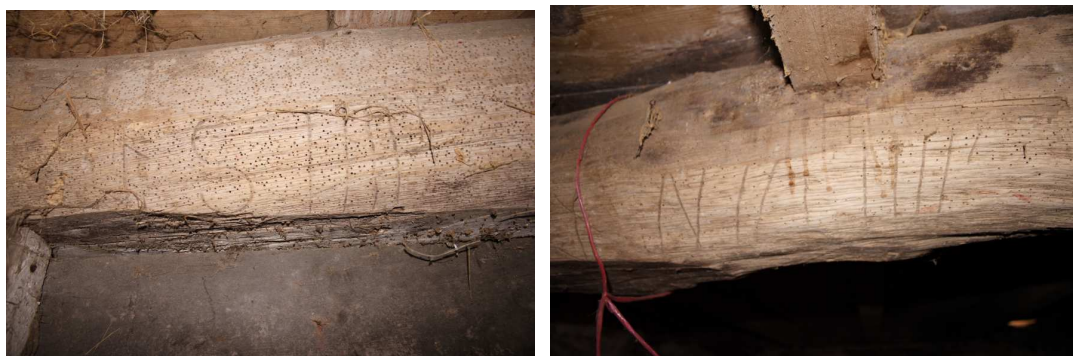
### **Cow shed**

The cow shed entrance is in the opposite wall to that of the threshing barn and has a solid wood plank 'stable-type' door. There are timber-framed windows in both the front and rear walls and small square alcoves either side of the doorway. All the apertures and recesses have lintels of pitched stones. The interior has a loft above and a concrete floor. There are a series of concrete cattle stalls along the length of the building with a feeding galley in front and a drainage channel behind.



*Facade (left) and interior (right) of the cow shed*

Two of the loft supporting beams within the cow shed have assembly marks incised on them that identify the timber for use during construction. "Prefabrication of a building often took place in a carpenter's yard" and "because of this the various pieces had to be identified in some way, and modified Roman numerals were nearly always used, scribed or chiselled on the upper face of the timber" (Harris, 1978). It is not certain whether the markings evident at Ty newydd are original to this building or if the timbers have been reused from elsewhere.



*Carpenters' assembly marks on the timbers of the cow shed.*

The loft is accessed via external stone steps and a solid wood plank door in the southeast-facing gable. The 'A'-frame roof timbers appear to be original but the loft was not examined in detail as the floor is not safe.



*The north- unpainted gable (right) and the southern gable and rear extension (left)*

### **Cart shed, stable and hayloft**

The rear wall of the second building is set against an earthen bank that rises to the level of the first floor. The building differs stylistically from the first, having red-brick quoins and window dressings, although these are obscured by the recent paintwork. There is a single-storey extension abutting the southern gable, used today as a fuel store, and a modern lean-to henhouse attached to the southern end of this.



*Façade of cart shed, stable, single-storey extension and modern hen house.*

The cart shed, in the northern end of the second building, has a wide, square entrance-way in the gable end with double solid wood plank doors and above this is a hayloft door. The building façade has two groundfloor windows into the cart shed and two windows into the loft, each with replacement, single panes. There is also the stable entrance, with a solid wood plank, split door, and a further, smaller metal-framed window, the aperture of which has been partially blocked to reduce its height. The interior of the cart shed has a concrete floor and there is a doorway within its rear that leads through to the stable.



*North facing gable and rear wall of cart shed and hay loft*

The stable floor has a modern non-slip surface and a timber stall partition and hayrack remain in situ. There is a gap in the loft ceiling above the hayrack that allowed hay to be dropped straight down. The hayloft entrance is through a solid wood plank double door within the building's rear wall, with the earth bank providing access to the second storey.



## Tir Gofal management recommendations

The owner of Ty newydd wishes to undertake some restoration work on the two farm buildings described above. It is understood that his priority is to return the buildings to their original appearance, involving the removal of the whitewash from the external masonry.

### External whitewash

Both buildings have been painted white within the last fifteen years or so, according to the owner, and he is very keen to return them to stone. Although a whitewash finish was commonly applied to traditional farm buildings there is no evidence at Ty Newydd for an earlier coating. The farmer's recollection of the date of the existing paint appears to be borne out by the gable end of the second building extension. The whole extension has been painted with the exception of the area abutted by the modern henhouse, suggesting that the paintwork post-dates this construction. The only other area left free of whitewash is the northern gable end of the threshing barn, although it is not uncommon for some elevations of farm buildings to be left unlimewashed.



*Unpainted masonry within the chicken-house and on the threshing barn gable end.*

The proposal to remove the whitewash from the farm buildings should not necessarily be a problem under Tir Gofal *if this finish is not traditional*, although it is understood that the wish to remove the coat is a cosmetic choice. It should be stressed that the application of whitewash to traditional buildings also had a practical purpose, adding an additional shelter coat to protect the wall from the weather and also helping to consolidate surfaces, sterilise walls and its alkalinity deters wood-boring beetles.

Removing unwanted finishes without damaging the surface may require a combination of methods. It must be stressed that sandblasting is not an option within Tir Gofal as such a process causes irreversible damage to stonework, brickwork and mortar joints.

Possible methods that could be used include the application of chemical stripping agents, steam systems and micro abrasive systems, which fire very fine granules to break down the coating. Further advice on such methods should be sought from professional craftsmen who specialise in the restoration of traditional buildings or it is strongly recommended that impartial advice is sought from The Society for the Protection of Ancient Buildings (or SPAB), where advice is available on their website [www.spab.org.uk](http://www.spab.org.uk) and their telephone number is 020 7377 1644.



**The management focus is to maintain the two farm buildings in a weatherproof condition using historically appropriate materials and methods of construction. Repairs should be undertaken on a like for like basis, modelled on the originals and using similar materials and methods of construction. A secondary aim is to enhance the historic external character of the buildings by reinstating historic windows, restoring joinery and painting the corrugated-iron roof of the cart shed and stable.**

During the Tir Gofal farm visit a number of repair and maintenance issues were raised. These included the painting of external timber and the corrugated-iron roof of the cart shed/stable, repointing and repairs of the masonry and brick dressings, some possible repair or replacement of roof timbers, repairs to the slate roof and weatherboarding and replacement of several windows.

The walls of the threshing barn and cow shed bulge in places and there is a need for repair to the masonry in the southwest corner of the granary loft where the stonework has cracked. Any repairs to potentially unstable sections of walling should be undertaken after taking advice from a builder, surveyor or structural engineer who has specialist knowledge of historic buildings.

## **Repair**

As a general rule remedial work should be guided by the need to ensure long-term survival, whilst maintaining the character of the building.

- Repair is always preferable to replacement, keeping as much of the original fabric of the building in place as possible. Replacement is only to be carried out where absolutely necessary.
- Replacing roof timbers: As a general rule, replacement features should be modelled on similar surviving examples. Where these do not exist the emphasis should be on matching details appropriate for the locality and the age of the building.
- Repair or replace missing or displaced roof slates and weatherboarding.
- Repair the brickwork where it has deteriorated on the door and window heads and quoins of the cart shed and stable.

## **Enhancement**

- Where historic doors / windows / joinery has been lost reinstate to traditional specifications as inappropriate fittings can significantly impair the character of a historic building. As the character of the originals are not always known it may be necessary to base replacements on comparative examples from similar buildings. Contact Dyfed Archaeological Trust for further advice if necessary.
- Joinery should be finished in a historic paint colour based on evidence from within the farmstead itself. It is understood that the current red paint finish is contemporary with the white masonry paint and is not necessarily traditional. If the owner is not aware of the original paint colour then acceptable estate colours include black, red, blue and dark green. Stained or varnished finishes are not appropriate.

- It is understood that the owner wishes to paint the corrugated-iron roof of the cart shed and stable. Historically appropriate finishes include matt red or black.

### **Preventative maintenance**

- Cut back vegetation growing on the granary steps, leaving the roots in situ. Spot treat to prevent re-growth.
- Consolidate any areas of loose masonry using a traditional lime mortar mix, trying to follow the original mix and appearance as far as possible.
- Re-pointing is necessary where mortar has weathered back to a depth equivalent to the joint width or is very loose.



- 19th & early 20th century buildings
- Modern buildings

***Sources consulted:***

Historic Environment Record for Carmarthenshire, Ceredigion and Pembrokeshire.

The Old Series Ordnance Survey Maps of England & Wales, Vol VI, 1992

Ordnance Survey 1<sup>st</sup> edition 1888 Ceredigion Sheet 12.14

Ordnance Survey 2<sup>nd</sup> edition 1905 Ceredigion Sheet 12.14

Harris R., 1978, Discovering Timber-framed Buildings

Kimbolton Restoration Ltd, 2007, [www.kimrest.co.uk](http://www.kimrest.co.uk)