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

Prepared for: Hafod yr wyn

#### Tir Gofal Reference No: W/11/5165



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## **Call Out Visit**

The farm was visited on the 20th March 2009 at the request of the Tir Gofal Project Officer to address specific management issues, in particular the proposed restoration and maintenance of a traditional farm building. 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

Hafod yr wyn farm is centred on NGR SN48435099, to the north of Gors-goch, in the community of Llanwenog, Ceredigion.

The farmstead settlement at Hafod yr wyn is recorded on the 1834 Old Series Ordnance Survey map and the original layout is depicted on the 1840 tithe map of the parish of Llanwenog. This shows two long farm buildings, one aligned northwest – southeast and the other northeast – southwest, forming an 'L' shape to the northeast of the farmhouse

This arrangement, with a few minor alterations, continued through into the early 20<sup>th</sup> century, recorded both on the 1889 1<sup>st</sup> edition and the 1905 2<sup>nd</sup> edition Ordnance Survey maps. The 1<sup>st</sup> edition map shows a circular feature behind the northernmost building that represents a probable horse-engine used for powering farm machinery (threshing, winnowing, chaffing etc.) before the arrival of oil or diesel engines.

These 19<sup>th</sup> century buildings survive within a farmstead that has subsequently expanded and a new farmhouse has been built in the southern corner of the complex.

## Description

The two 19<sup>th</sup> century long farm buildings were originally both gable-ended, of rubble construction and roofed with slate. They are both combination ranges, the more northerly comprising a threshing barn and cow shed and the other a stable, cart shed and hay-loft.



Hafod-yr-wyn farmstead, with the old house on the left, threshing barn and cow shed in the centre and the stable, cart shed and hayloft (now under corrugated-iron) on the right.

The focus for this report is the stable and cart shed range that has undergone some modifications. When the slate roof collapsed it was replaced with curving corrugatediron, changing the pitched, gable-ended profile to a semi-circular wagon-roof shape reminiscent of a Dutch barn. This dates, according to the owner, to 1957. The original gables of the building have now gone, rebuilt in red-brick on the northeast facing end and replaced with corrugated-iron on the southwest facing end. The ground floor end walls and the two-storey sidewalls have survived.



(Left) northeast- facing end wall partially rebuilt in red-brick and (left) southwest-facing end wall partially replaced with corrugated-iron.

Many of the groundfloor door and window apertures in the building, including the doorway within the northeast-facing end wall, the four metal-framed windows in the façade and three doorways in the rear wall that lead out into a modern lean-to extension, have red-brick dressings and are possibly later additions to the building. The stable doorway, later consolidated with concrete, and a now blocked-up window within the façade have lintels of pitched stones and are likely to be original features.



(Left) blocked-up window with lintel of.pitched stones (Right) original stable doorway and possible later window apertures within the building façade.

The red-painted stable door is of solid wood planking and has now been fitted on to a metal runner.

The cart shed has a single large opening within the southwest-facing end wall. The original lintel is now missing, replaced by corrugated-iron sheeting. The cart shed is open to the roof and separated from the stable block by a structural wall, with a doorway leading from one to the other. The interior walls have been whitewashed. Timber steps attached to this wall lead up to the hayloft above the stable.



(Left) interior of the cart shed and (right) the hayloft, looking southwest.

The hayloft floor is of wooden planks and timber wall plates lie along the masonry wall tops, which are consolidated in part with concrete, to provide an anchorage for the domed corrugated-iron roof. Nothing remains of the original timber frame that would have supported a pitched roof. The hayloft doors, now set within the northeast facing red-brick end wall, are solid wood planking and painted grey.

The ground-floor interior of the stable is now used to pen sheep and has a substantial concrete feeding trough running along its length. The floor is concreted and there is concrete render to half the height of the walls. As mentioned above, there are three doorway apertures within the rear wall leading to an adjacent breeze-block and corrugated-iron lean-to extension.

## Tir Gofal management recommendations

The current owner of Hafod yr wyn has found a continuing use of this 19<sup>th</sup> century farm building and it is understood that he wishes to undertake some restoration work on it. The most pressing need for repair appears to be the roof as the corrugated-iron has rusted through in parts, particularly over the hayloft. There are also areas that require remedial action to prevent further deterioration of the building, including dampness on the rear masonry wall and vegetation growth on the façade.

The management focus is to return the combination range to 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.

#### **Option 1**

It is understood that the owner is keen to return the building to its original appearance by restoring a pitched slate roof. Such a proposal would certainly enhance the look of the building and of the farmstead as a whole. However, it would only be acceptable within the Tir Gofal scheme if traditional methods of construction were employed (see Capital Works Option 6).

- As the whole of the roof structure has been removed this would necessitate the replacement of a timber 'A'-frame secured with iron bolts. The framework supporting the roof on the contemporary farm building nearby would provide a useful reference point.
- Reconstruction of a pitched roof would also require the restoration of the gable end walls. Ideally these would be rebuilt with stone and should aim to match the original appearance as closely as possible, using similar materials and methods of construction
- Match the type of stone used originally and the method of laying. Fallen stone may be salvageable, although additional local rubble stone brought to rough courses is appropriate.

The proposals outlined above would certainly prove expensive and, with major masonry repair required as well as roof timbers and new slates, may be prohibitively so. The owner raised the possibility of replacing the gable ends with a timber weatherboarded façade, as has been utilised elsewhere on the farm. However, as this is not a traditional building technique it is unlikely to qualify for funding within the Tir Gofal scheme.

### **Option 2**

Perhaps a more cost effective solution to returning the building to a weathertight condition would be to replace the roof on a like-for-like basis. Galvanised corrugatediron is a cheap and durable alternative to traditional slate and now a recognised historic material in its own right.

- Replacement corrugated-iron should be of a traditional curved section profile as found commonly on historic buildings.
- Ideally the outer surface of the corrugated-iron should be painted a matt red or black colour, which is historically appropriate.

# Preventative maintenance of the building is recommended in order to slow down the process of decay.

The penetrating damp evident on the rear wall of the stable block is largely the result of drainage failure along the edge of the adjacent lean-to. The owner intends to remove the lean-to, which should alleviate the main problem and allow the building wall to breathe and dry out. Vegetation growth on the building façade also requires remedial action.



(Left) external rear wall of the stable abutted by modern lean to and (right) vegetation on the façade.

- Consolidate 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.
- Cut back vegetation on the walls, leaving the roots in situ. Spot treat to prevent re-growth.



#### Sources consulted:

Historic Environment Record for Carmarthenshire, Ceredigion and Pembrokeshire Ordnance Survey 1<sup>st</sup> edition 1889 Ceredigion Sheet 33.05, 25" Ordnance Survey 2<sup>nd</sup> edition 1905 Ceredigion Sheet 33.05, 25" Tithe Map & Apportionment 1840 Llanwenog Parish The Old Series Ordnance Survey Maps of England & Wales, Vol VI, 1992