



Swn y Brain 8 Abbey Terrace / 1 Ebenezer Street

A Brief Development
History – June 2020



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Summary

Swn y Brain, 8 Abbey Terrace has evolved in numerous phases over the course of an estimated 1,000 years. A structure has been present in some form almost continuously since the C13th on this site.

The site has been indirectly linked to the Welsh Princes in particular Lord Rhys who gifted the site to the new monastery at Talley Abbey in the C12th as part of his endowment and a barn was erected to store the chattels collected from the St Teillo community. It is believed that the stone wall visible within the pantry of Swn y Brain, 8 Abbey Terrace is a remnant of that medieval building and it is anticipated that the wall continues as the foundation below 6&7 Abbey Terrace.

Following the Dissolution of the Monasteries in the C16th the land has been transferred to the Gulston (Gulstone) family who were the principal property developers in the immediate area and constructed Mount Pleasant (24 Church Street) as the original farmhouse. The plot, within which Swn y Brain, 8 Abbey Terrace now sits, was originally home to stables, coach house, storage and gardens. It abuts the area of a field still linking back to Talley Abbey known as Cae Ysgubor Abad (Abbot's Barn Field) all of which were rented to a variety of tenants by the Gulston family.

The site was originally functional and continued as such until the development of Ebenezer Street (now Crescent Road) at the end of the C19th at which point a number of opportunistic infill developments appear to have taken place resulting in the construction of a 2 storey residence – 38 Crescent Road / 1 Ebenezer Street which now provides the kitchen, family bathroom and Bedroom 2 to Swn y Brain, 8 Abbey Terrace.

The peak of construction activity follows the development of the highway on Abbey Terrace in 1840 which resulted in a significant lowering of the levels from the original Church yard. At this point we see nos 1-4 (now 2-5) Abbey Terrace constructed, the retaining boundary wall between nos 5 and 6-7 and finally the “gentrification” of Swn y Brain, 8 Abbey Terrace to reflect the fashionable classical architectural symmetry of the Georgian's and early Victorians.

There is still a wonderful opportunity to discover and research the lives of the past occupants of this building complex. It has been a home to numerous families and boarders, each reflecting the social changes and impact of major world events on a small market town in South West Wales.

Introduction

Mr & Mrs Cunliffe are the current owners and custodians of Swn y Brain, 8 Abbey Terrace having purchased the property in 2010 and are interested in understanding more about the history of the site and it's architectural development.

A discussion with Merrissa Fallas (MRICS) - Beacons Project Associates Ltd in early 2020 resulted in an agreement to carry out an initial preliminary investigation of the records including the production of measured floor plans to provide:

- a better understanding of the property's development phases
- identification of possible construction dates
- indication of future research opportunities

Swn y Brain, 8 Abbey Terrace is a smooth rendered, corner terrace property with a principal facade on Abbey Terrace and a secondary elevation to Crescent Road. It is joined on the West to the dominant structure known as 6-7 Abbey Terrace and on the East, it is joined to a contemporary structure – 36 Crescent Road.

The slate covered roof is pitched with a central ridge following the return from Abbey Terrace to Crescent Road and the to the rear is a small enclosed courtyard which is sited at half storey height approx. 1m below positioned at first floor level.

The property has been recorded with a variety of names/addresses. Those identified during this research are listed below and may not be a definitive list:

- | | |
|-----------------|-------------------|
| • Abbey Terrace | • Crescent Road |
| • Abbot Terrace | • Ebenezer Street |
| • Abbot Street | • Ebenser Street |
| • Abbot Hill | |

Method of Investigation

A detailed floor level measured survey of the property was carried out by Merrissa Fallas (MRICS) on the 28th February 2020 accompanied by a basic photographic record.

The property was occupied at the time of survey. The weather was recorded as heavy rain (during a period of prolonged rainfall throughout Carmarthenshire and along the Towy Valley in particular).

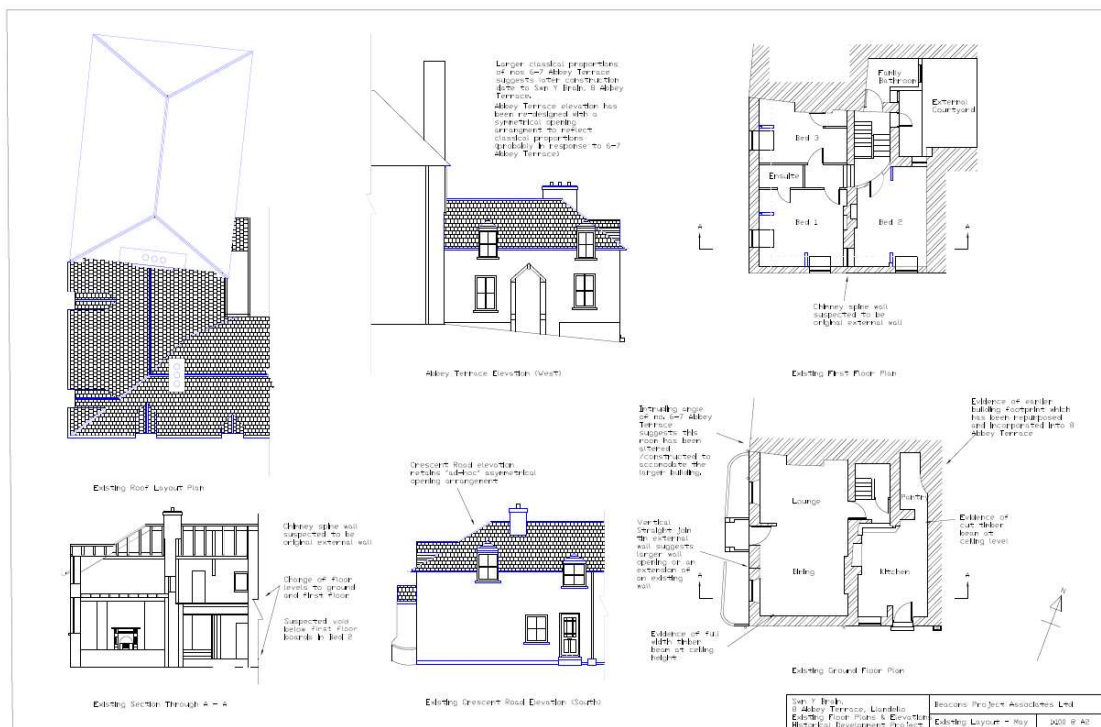
No intrusive investigation took place during the survey i.e.. heavy furniture was not moved, floor boards were not lifted, attic voids not inspected and drain covers not lifted.

Unfortunately, the Covid-19 (Coronavirus) mitigation measures, in particular the national lockdown which commenced towards the end of March 2020, prevented physical access to the National Library of Wales archives, research discussions with the National Trust, Dyfed Archaeological Society or Local Historians. However, a significant amount of local history, especially anecdotal, has been recorded in books and online and these have been relied upon to research this paper.

Interesting Features

There are a number of interesting features at Swn Y Brain, 8 Abbey Terrace which warrant investigation, either because they are atypical of the overall style of construction or they don't appear to correlate with contemporary use :

- A large central chimney stack
- A “stepped” rear valley detail at the roof junction of the Abbey Terrace block and Crescent Road block
- A coursed rubble stone structure incorporating a curved design at the rear of the kitchen (below the rear external ground level)
- Substantial masonry steps rising from the kitchen to the stairwell
- Angled party wall abutting 6-7 Abbey Terrace
- Construction of the family bathroom within the footprint of 6-7 Abbey Terrace
- Use of neighbouring 6-7 main chimney stack
- Substantial difference of internal finished floor levels within the property
- Vertical masonry joint within the lounge external coursed rubble stone wall - Facing St Teilo's Church
- Timber remnants within the external wall structure
- First floor infilled opening between Bedrooms 1 & 2
- Rear courtyard stone wall incorporating a high-level recessed fireplace



History of the Site

The specific address of 8 Abbey Terrace rarely arises in focussed searches suggesting that the assigned address is modern and likely that the building has not always been for residential purposes.



No available mapping shows the layout of the site before the Tithe maps of approx. 1780. There may be a site layout held in the St. Teilo Parish archives and probably in the Talley Abbey records but it is believed that these records are lost.

There are hints at the site usage in the surrounding property and street names which can be used to form a framework for research – predominantly reference to “Abbey” and “Abbot”.

Social activity and trade was focussed on St Teilo’s Church in the centre of Llandeilo and development would have radiated from this point.

St Teilo’s Church

The impressive Church at the centre of the Llandeilo and opposite Swn y Brain, 8 Abbey Terrace, sits on the original medieval footprint but was reconstructed by the Victorians in 1848. A Church building was in place in the C12th and during the turbulent years of the Welsh Princes a watch tower was constructed in the C15th which offered sanctuary and later provided the local traders with a secure grain store.

“St Teilo’s became a ‘mother-church’ of major significance and possibly the headquarter of a bishop-abbot.” (Griffiths, 1991)

The St Teilo community estate was endowed by Lord Rhys to the newly formed monastery at Talley but the Church remained the focus of Llandeilo society and the local Victorian historians captured many anecdotes and memories of the events which took place in the grounds of the Church.

“The seniors remember too, the remarkable old building which, in it’s day occupied a part of the further end of old Abbot St (Abbey Terrace) said to have been originally a store, or receiving house for certain dues claimed by the Abbot of Talley; also that the Llandeilo fairs great and small were held in the large central Churchyard, the tombstones serving for tables for money changers.”

(Llandilo: Present and Past, 1868, p. 68)

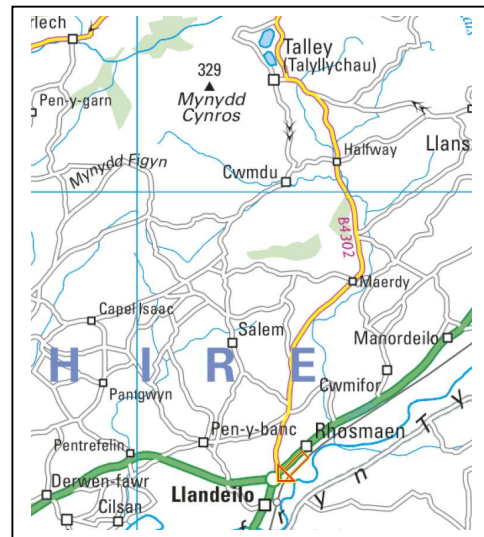
“Our elders bear pleasant memories to the times when they crowded on a Summer evening round the Church and steeple precincts to watch, approve and applaud the several sets of players at ball (fives), that game to intelligible and, therefore interesting and even exciting to all beholders..... so well adapted and so fascinating and free from all objections to youth and manhood. Many years saw the steeple and the Church the ball courts of Llandeilo. Frequent but futile for many years were the attempts of the parsons to prevent the impropriety”

(Llandeilo: Present and Past , 1868, p. 70)

Talley Abbey (Abaty Talylychau)

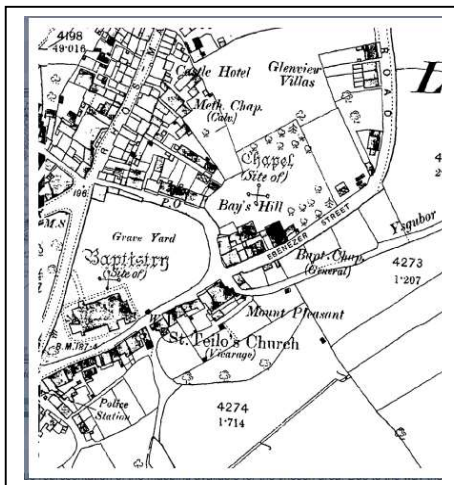
The monastery of the Premonstratensians (also known as the “White Canons”) at Talley was founded c1185 by Rhys ap Gruffyd (1132-1197) the Prince of Deheubarth also known as Lord Rhys. The endowment included the possessions of the earlier Teilo community including the church of Llandeilo Fawr as well as lands and rents being donated to the monastery, but it was never recorded as a financially successful abbey.

The Rhys family (aka Rees, Rice) continued to have close connections to Llandeilo via Dinefwr until modern times through their turbulent occupation of the castle and later Newton House.



Llandeilo Abbey Site

Modern C20th OS maps refer to the land at the rear of Swn y Brain, 8 Abbey Terrace as the site of a former chapel. This land was registered as “Cae Scybor Abbott” on the Tithe Map is now incorporated into the private gardens of Bays Hill, 5 Abbey Terrace but there is a significant quantity of anecdotal evidence available which points to this land being the site of the Abbot’s Barn.



“This chapel site is depicted on modern and historic (1886-1906) Ordnance Survey mapping. The site is located some 30m to the north of Ebenezer Baptist Chapel (NPRN 6321). In 1913 a local person remembered traces of a building which according to local tradition, once belonged to Talley Abbey (NPRN 92750). At this time the area around the chapel site was reportedly known as ‘Cae Ysgubor Abad’ (Field of the Abbot’s Barn). The track running parallel (South) to Ebenezer Street is still depicted as Ysgubor Abad on modern Ordnance Survey mapping. It seems likely that this track originally traversed the southern boundary of Cae Ysgubor Abad.” (Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW), 2012)

"Site of a possible medieval chapelry to Llandeilo Fawr parish, in the centre of Llandeilo town. It is more likely to have been associated with Talley Abbey in a secular context, ie. 'Cae Ysgubor Abad' = 'Abbot's Barn Field'. It has now gone. NDL 2003"

(Dyfed Archaeological Trust, 2003)

"Talley's connection with Llandeilo Fawr is recalled by the C19th tradition that a fragment of building (or barn) there had once belonged to the abbey, inspiring such place names as Abbey terrace and Abbot's Barn Street"

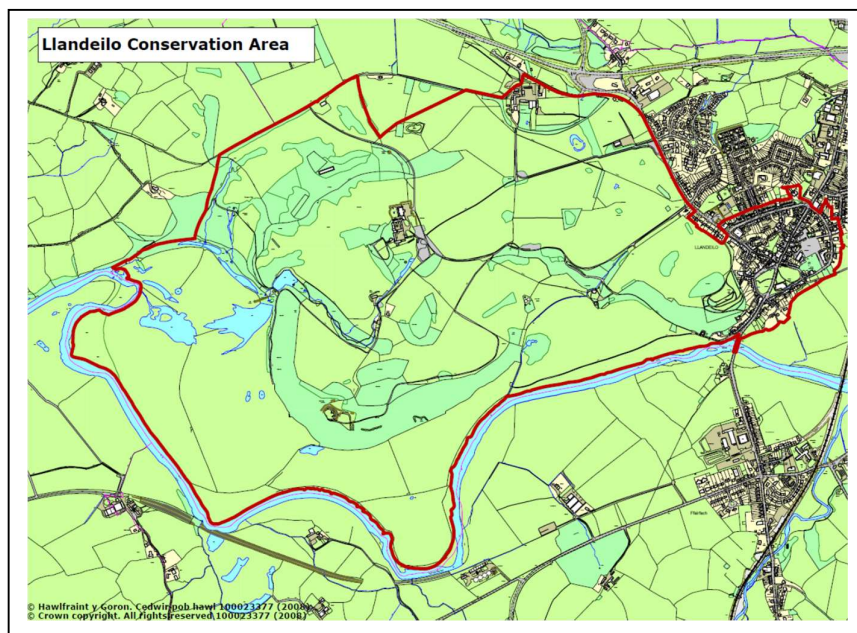
(A Tale of Two Towns: Llandeilo Fawr and Dinefwr in the Middle Ages, 1991, p. 210)

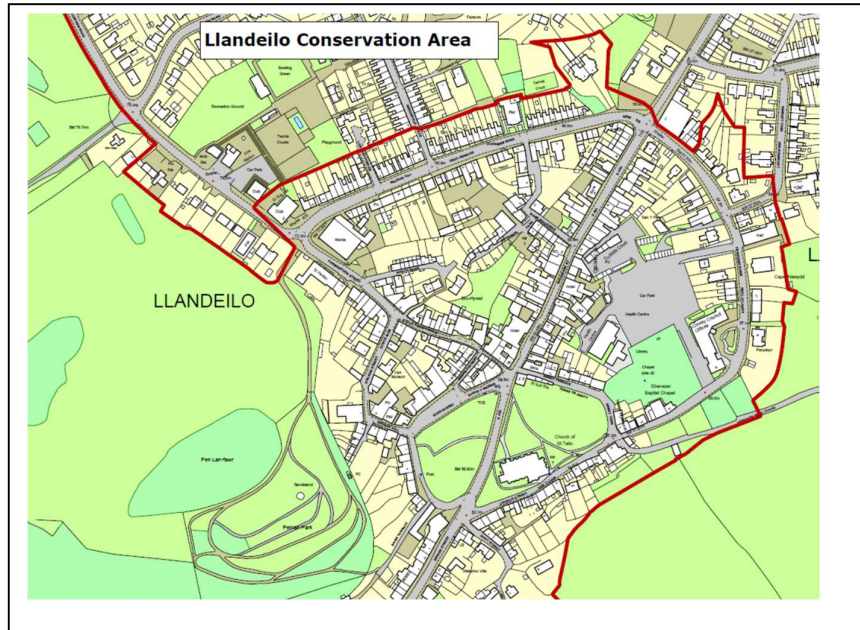
"Ysgubor Yr Abad (Abbot's Barn) a lane that runs towards the river on East side of town and in the C19th it was thought that a ruined building nearby was a barn once owned by Talley Abbey"

(Llandeilo Fawr Archaeology - Heritage Audit 2004/26, 2004)

County Records

Swn y Brain, 8 Abbey Terrace is located within the boundary of the 2008 Designated Llandeilo Conservation area.





Article 4 Direction does not apply to the Llandeilo area ie Permitted Development Rights have NOT been removed but residents within the boundary will require guidance from the Local Authority for any work which may alter the character of an area such as any demolition proposals, changes to boundary material, removal of established trees.

There are no planning applications on record with the Carmarthenshire County Council Planning Office after 1996 for Swn y Brain, 8 Abbey Terrace or 38 Crescent Road, Llandeilo. The online records indicate that there are 3 no property applications on the register for 8 Abbey Terrace. These will be pre-1996 and are accessible only in person from the planning department.

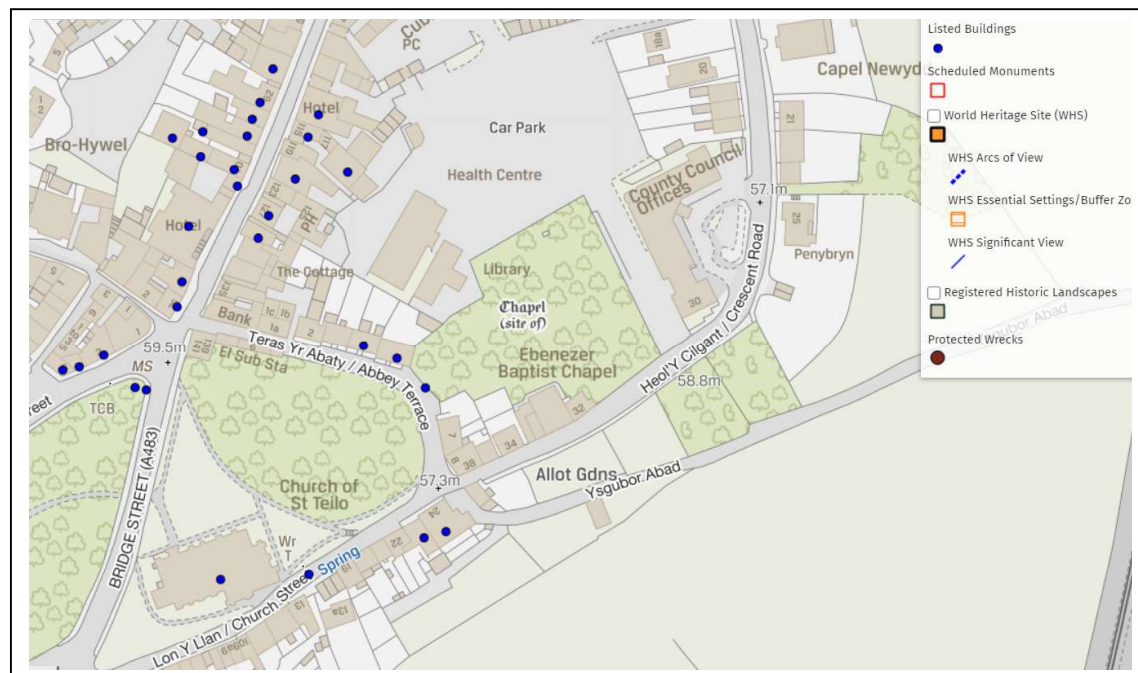
Council officers have been redeployed during the Covid-19 mitigation and were not able to research past records due to prior commitments.

CADW Records


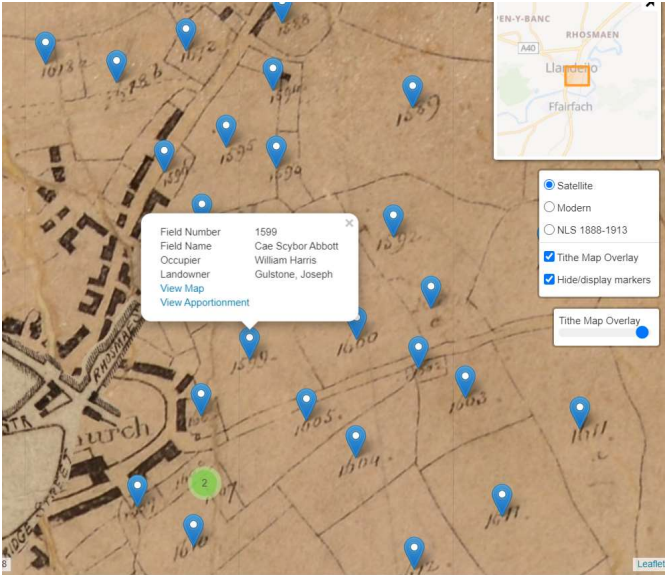
Swn y Brain / 8 Abbey Terrace is not a listed building.

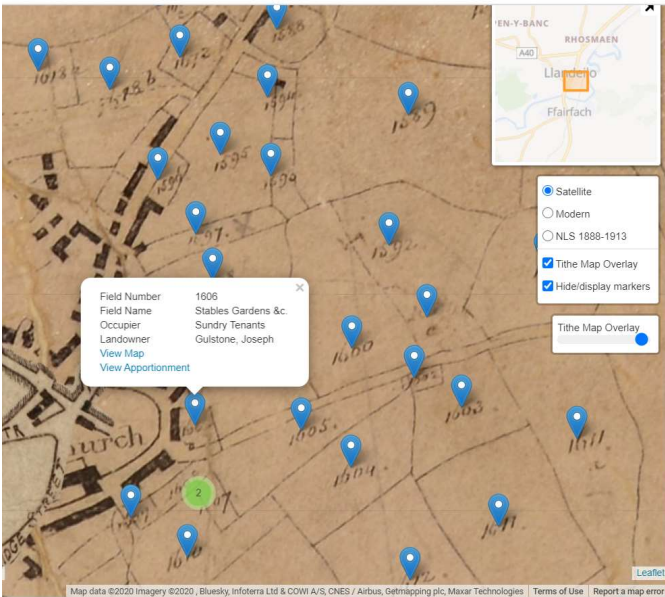

The following table includes details of the properties and features which have been designated statutory protection in the immediate area.

CADW Ref. No.	Address	Designation	Approx. Build Date	Reason
11031	Wall between 5 & 7 Abbey Terrace inc small square rubble building on wall left end archway	Grade II	1840	Group value
11030	5 Abbey Terrace (Bays Hill House)	Grade II	c1830	Group Value
	4 Abbey Terrace	Grade II		
11055	Mt Pleasant / 24 Church St.	Grade II	1770?	Non provided
11054	Stepney House / 23 Church S.	Grade II	Early C19th	Group value with No 24 adjoining
11053	4 Church St	Grade II	Early C19th	Included as good intact example of working class housing in the town
11097	St. Teilo Church	Grade II	Medieval Church on Celtic site.	Non provided
11052	Well	Grade II	C19th	Non provided


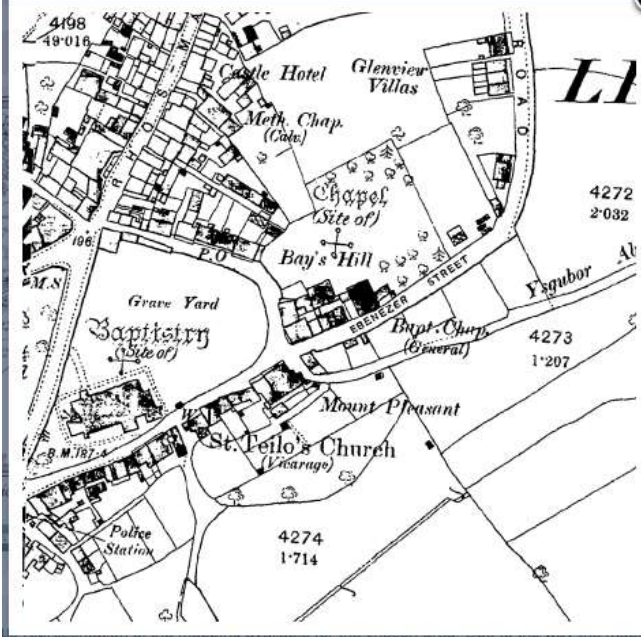




Map Records

Map Extract (N.T.S)	Description
	<p>The Tithe Map (produced in response to Tithe Commutation Act 1836) shows the bisection of the Churchyard but predates the extension of Church Street into Ebenezer Street and so must be reliant on earlier parish maps.</p> <p>Ysgubor Abad is clearly marked running between the field boundaries of 1599 and 1605.</p> <p>A large building complex is in place next to the head of Ysgubor Abad and is comparable in shape to the modern footprint of “Mount Pleasant” and the Tithe Map records the owner to be Joseph Gulstone.</p>
	<p>Tithe Map</p> <p>Cae Scybor Abbott / Cae Ysgubor Abad is the field name of plot 1599</p> <p>The landowner is named as Joseph Gulstone.</p> <p>The tenant is William Harris.</p>

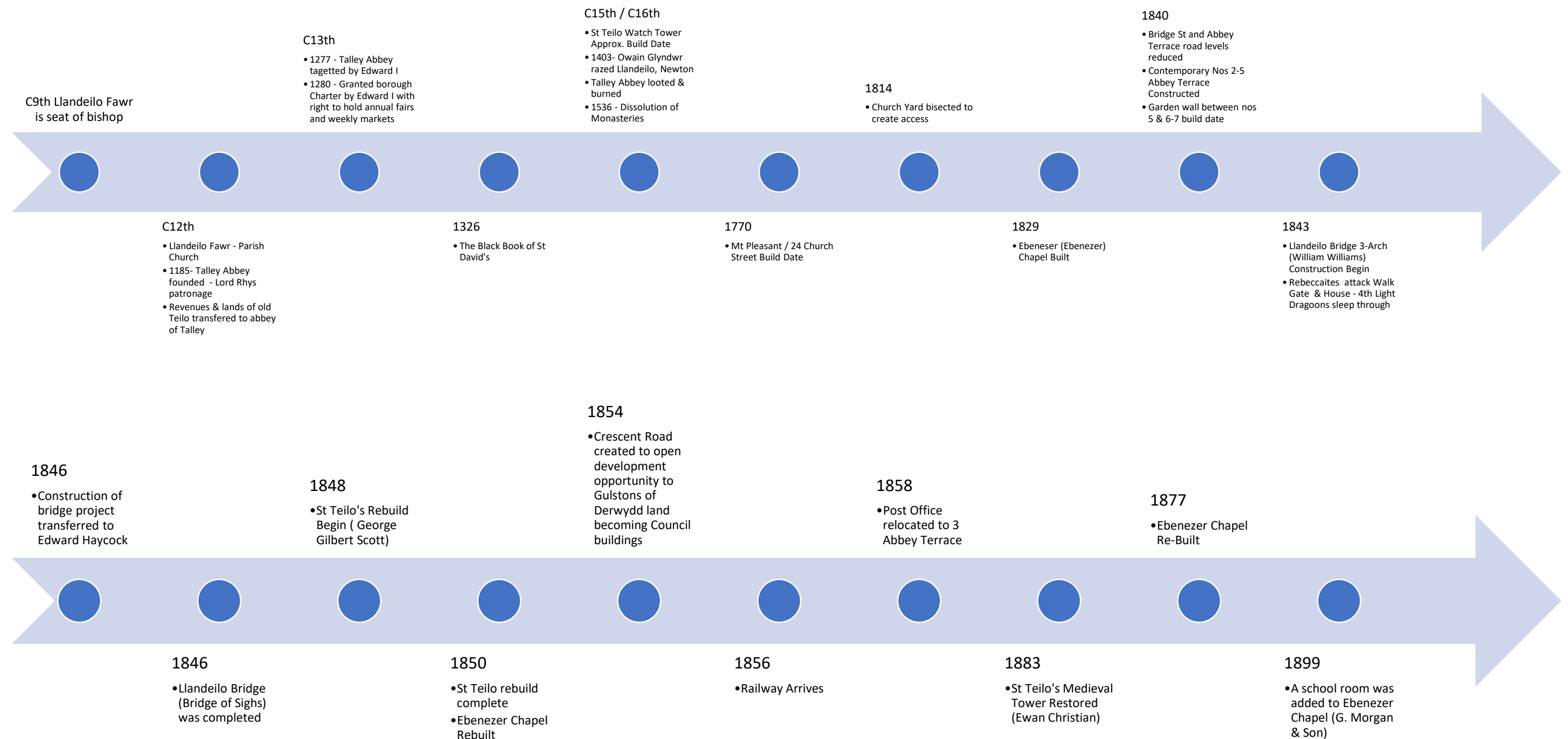
Map Extract (N.T.S)	Description
	<p>Tithe Map</p> <p>Plot 1606 which is occupied by Swn Y Brain, 8 Abbey Terrace today, appears to contains 2no buildings. One is a large building facing the Church yard. The other is a relatively small structure.</p> <p>The Tithe apportionment describes the plot as Stables, Garden &c. occupied by a variety of tenants.</p> <p>The landowner is named as Joseph Gulstone.</p>
	<p>This overlay of the Tithe Map with a copy of the 1888-1913 OS map shows that the Church yard has been decreased to accommodate the modern highway for Abbey Terrace and the footprint of the Church building has almost double in size.</p> <p>The footprint of the modern Abbey Terrace buildings are further forward and meet the new highway edge.</p> <p>The small structure appears to be on the opposite side of Ebenezer Street and not within the boundary of Swn y Brain, 8 Abbey Terrace although this could be attributed to plotting accuracy of the pre-1829 Tithe map</p>

A Brief Development History

Map Extract (N.T.S)	Description
	<p>1885-1900 Outline map</p> <p>No detail has been added to this map.</p> <p>Shows development parallel with Crescent Road from the junction of Crescent Road with Abbey Terrace and nothing returning up Abbey terrace.</p>
 <p>Figure 1: County Series 1:2500 - 1886 (Cassini Maps, n.d.)</p>	<p>1886 OS map</p> <p>Ebenezer Street had not yet merged with the new Crescent Road.</p> <p>Post Office is indicated at either 3 or 4 Abbey Terrace</p> <p>The corner plot has been substantially developed with evidence of additional structures to the rear of what is now 36 Crescent Road – (This is a coach house / stable block).</p> <p>By this date 8 Abbey terrace has been joined to “38 Crescent Road” and 6-7 Abbey Terrace is in place</p>

Map Extract (N.T.S)	Description
	<p>1888-1913 OS</p> <p>Details the extensive development which has taken place throughout Llandeilo.</p> <p>The Post Office is no longer indicated within 3 / 4 Abbey Terrace</p> <p>A large development is now indicated at the corner of Abbey Terrace.</p>
	<p>1892-1914 OS</p> <p>Property boundaries indicate the separate ownership of the cluster of buildings.</p> <p>Post Office is now shown at the junction of Bank Buildings and Rhosmaen Street</p>

Key Event Timeline



Dating the Building

The topographical level change between the Churchyard and the gardens of BaysHill located on the opposite side of Abbey Terrace, indicates that significant excavation has taken place to form the highway seen today.

It is probable that this work occurred at the same time as the cutting which now bisects the Churchyard on Bridge Street, circa 1815 and then later widened and reduced in the 1840's

"the spoil used to lessen the gradient from the new bridge."

(THE BUILDINGS OF WALES: CARMARTHENSHIRE AND CEREDIGION, 2006, P. 252)

The external façade of Swn y Brain accommodates the contours of the existing Abbey Terrace highway and therefore, it is likely that the construction of this elevation followed the creation of the road dating the current façade between 1815 – 1840.

Crescent Road was not developed until 1854 to allow access to the development land which was owned by the Gulston family of Derwydd. Before the commencement of this new road extension which linked Rhosmaen Street to Church Street, Ebenezer Street was in place and ran parallel along the secondary façade of Swn y Brain.

Ebenezer Street (aka Ebeneser Street) was probably created as an access to the Ebenezer Chapel which was built in 1829. It is likely that the Crescent Road (Ebenezer Street) façade was constructed around the same time. There has been no evidence found to date of the property being recorded as an Ebenezer Street address.

The current kitchen of Swn y Brain was a separately registered property known as 38 Crescent Road. The build quality and styling is significantly similar to the adjoining 36 Crescent Road to justify an assumption that the two properties were developed at the same time. This would date a proportion of the Crescent Road façade from c1829.

Records show that the large property opposite 8 Abbey Terrace known as Mount Pleasant / 24 Church Street was constructed in c1770 and that this building may have been the original farmhouse.

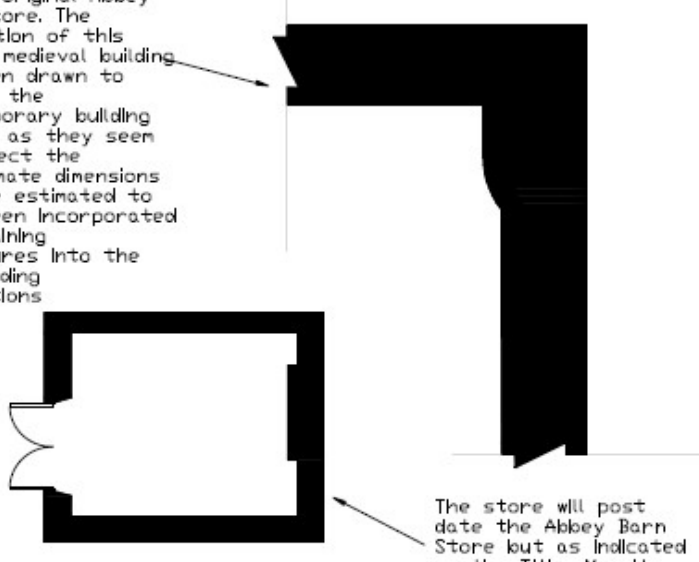
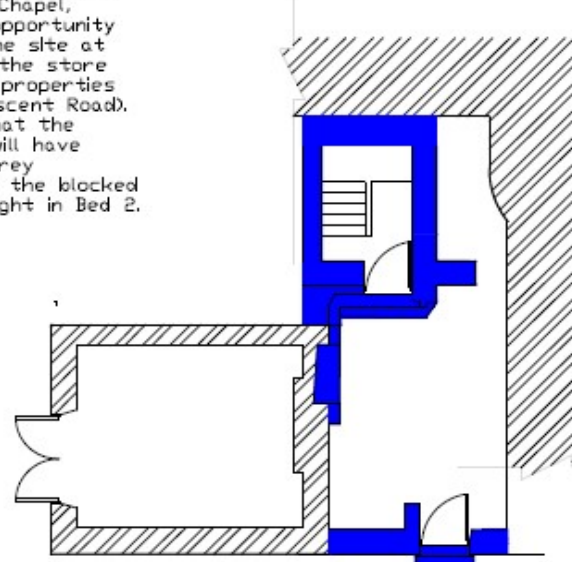
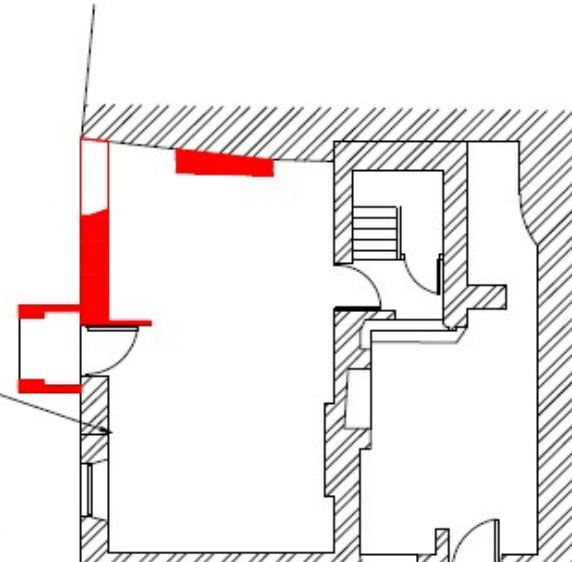
The stone boundary walling which stands between nos 5 and 6-7 Abbey Terrace and fronts the existing BaysHill (No.5) private garden, is of the same style, material and quality as that which encloses the rear courtyard of 8 Abbey Terrace. The section of the BaysHill boundary wall which faces Abbey Terrace was designated statutory protection in 1966 with a Grade II listing (CADW ref: 11031). The construction date is estimated to be c1840 which ties it in to the Abbey Terrace highway cutting of this time and is likely to be a Victorian Gothic elaboration of a practical retaining wall for the higher ground level which still exists in the garden. The similarity of this section with the rear courtyard boundary would indicate that the levels to the rear of Swn y Brain were also significantly altered around the same time.

The mapping and physical evidence noted at the property indicates that the existing structure of Swn y Brain has been developed in numerous phases and the construction and merging into a single residence can be dated between 1815- 1830.

Phased Development

Swn y Brain, 8 Abbey Terrace has developed into the home it is today during a number of separate phases. Whilst it is not possible to be certain that the following estimations are how the building evolved exactly, the architectural/construction details identified during the survey and research support the findings below. We do know that by the date of the 1918 conveyance 8 Abbey Terrace matches the footprint we see today.

More detail will be visible on the accompanying drawing “Estimated Development Phases – May 2020”

Phase 1: Original Abbey Store / Barn within the boundary of “Cae Ysgubor Abad”	Phase 2: Infill along Crescent Road	Phase 3: Infill against 6-7 Abbey Terrace
<p>The curved wall in the existing cellar is suspected to belong to the original Abbey Barn Store. The orientation of this original medieval building has been drawn to reflect the contemporary building layouts as they seem to reflect the approximate dimensions and are estimated to have been incorporated as retaining structures into the new building foundations.</p>  <p>The store will post date the Abbey Barn Store but as indicated on the Tithe Map it may have been constructed to accompany Mount Pleasant farm development.</p>	<p>Following the development of Ebenezer Street to enable the construction of Ebenezer Chapel, there is an opportunity to develop the site at the rear of the store creating 2no properties (38 & 36 Crescent Road). It is likely that the development will have been 2no storeys suggested by the blocked window cill height in Bed 2.</p> 	<p>Following the construction of Nos 6-7 Abbey Terrace an opportunity arises to infill the resultant space and also to “gentrify” the principal facade. This possibly the point when all units merge with 38 Crescent Road.</p>  <p>Coursing timbers built into the wall adjacent to the vertical joint to allow masons to match stone courses.</p>
<p>Estimated Build Date: 1770-1820</p> <p>The original Abbey Barn Store wall is remembered to have been a ruin in 1868. The curved wall now visible within the pantry is believed to be the remnant of this medieval structure which has been used as a ground retaining structure and also as the foundation for later development.</p> <p>A store is shown on the Tithe maps and is probably a later development dating from approx. 1770-1820 constructed to support the agricultural practice of Mount Pleasant farm (now 24 Church Street)</p>	<p>Estimated Build Date: 1829 - 1835</p> <p>The significant change of floor levels on both the ground and first floor lead to the conclusion that 38 Crescent Road was developed separately to the Abbey Terrace block. The floor levels in this unit have been designed to suit the access from the main street in front and the now infilled window on the first floor between Beds 1 & 2 suggests an internal cill height to suit Bed 2 ie the first floor of 38 Crescent Road.</p> <p>There appears to be a void between the kitchen ceiling and existing first floor. Further investigation is required to confirm the assumption that the first floor has been raised by approx. 300mm</p>	<p>Estimated Build Date 1830 - 1850</p> <p>An assumption has been made that 6-7 Abbey Terrace was constructed c1840 following the creation of the new highway – resulting in a yard / access alongside the Phase 1 storage building and advantage was taken of the space to economically extend the accommodation of 38 Crescent Road by constructing a new external structural wall to simply enclose the space.</p> <p>This doesn’t explain how the bathroom of 8 Abbey Terrace has been developed within the footprint and external wall structure of 6-7 Abbey Terrace. This was either a complicated negotiation between neighbours or the developer of 6-7 Abbey Terrace also owned the 8 Abbey Street complex. It is included within the property footprint on the 1918 conveyance although 6-7 is not shown as it is outside of the transaction.</p>

Social History

Who built Swn y Brain?

Due to the many phases of development not one single builder will have been involved. It would be interesting to identify the major developer that created the façade presented today which is most likely to date from the 1840's.

The construction type is vernacular and so will have utilised local skills, knowledge and materials.

“William Jones, tailor and auctioneer, who was the pioneer in the formation of new Llandilo. He built the “White Lion”, or rather a couple of them, and several houses in Rhosmaen Street &c.; and his example was followed by other people” (Llandilo: Present and Past, 1868, p. 65)

A William Jones was registered by the 1858 Census as the head of the household at nos 6&7 Abbey Terrace and is recorded as 31 yrs., Ostler (Hotel). This is currently the prime contender to have developed Swn y brain, 8 Abbey Terrace especially if the two “William Jones” are the same person. This would explain the successful negotiations to “share” the footprint of the later 6-7 Abbey Terrace.

The Griffiths family are registered at the address at the start of the C20th and the head of the household Ebenezer Griffiths is a carpenter and builder. The deeds dated 1918 show the property ownership conveyed to a Mrs Margaret Griffiths who is registered in 1901 as Ebenezer Griffith's wife. Inevitably the Great War (1914-1918) will coincide with the conveyance, Mr Griffiths was registered as 48 yrs. of age in 1901 and so unlikely to have been drafted could be a contender for the works prior to the transfer of ownership.

The Gulston (Gulstone) family were the main landowners for this area and were also becoming influential property developers towards the end of the C19th. The 1918 conveyance suggests that the Gulston family was involved in a previous transaction during 1888 to Mr John Hughes and therefore they may have been involved in the development of Abbey Terrace as the Tithe maps show them to be the original landowner.

Possible School Use?

Anecdotal evidence suggests that Swn y Brain was utilised as a boarding school for girls in the late C19th and a brief review of the available records confirms that one of the houses on Abbey Terrace was utilised for this purpose.

“Abbey House School (pupils were transferred here when Bank House School closed). AKA Miss MacArthur's School for girls. The school offered boarding accommodation and was run by Misses Mary and Rosa MacArthur.” (Jones, 1984)

It isn't clear where Abbey House is located but records associated with “Thomas Lloyd Carmarthenshire Album” collection which is accessible via the archives on Coflein.gov.uk indicates that

“3 Abbey terrace, was once a school ...”

(Coflein)

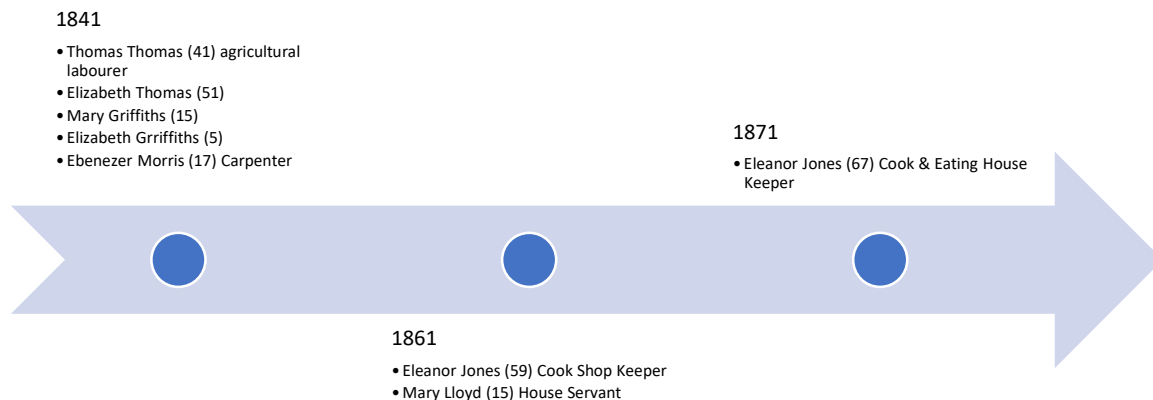
People Timeline (Census Records) to be developed

The social aspect and learning about the people who have lived in a property is probably the best part of researching the history of your home. Tracing the occupant's key milestone dates and discovering their stories can lead you on a fantastic journey.

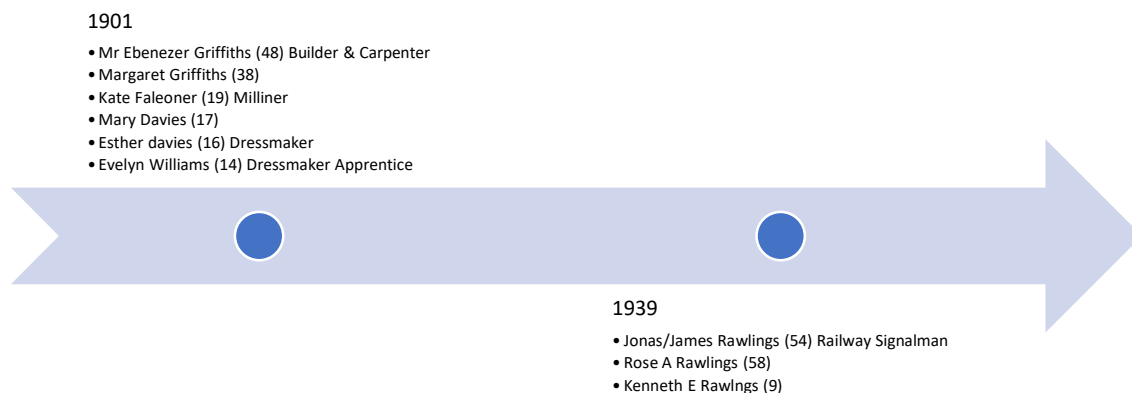
Researching past occupants of Swn y Brain, 8 Abbey Terrace is to be considered a standalone project. It will need a lot of detective work to trace the change of address and match the correct property with the correct record and the researcher will not be helped by the ever changing District reference due to the fast pace of development in the civil parish.

A cursory review has been undertaken and summarised on the timelines below but there is plenty more to do!

1 Abbot Street



8 Abbey Terrace



Conclusion

Swn y Brain, 8 Abbey Terrace is one of the earliest properties on Abbey Terrace and some parts of the building certainly predate the surge of Victorian development which took place in the 1840's.

The research undertaken when combined with the floor plans, evidence that the superstructure of the contemporary building is sited over the remnants of an earlier structure. These remnants are suspected to be part of the original abbey storage barns which are recalled as ruins by the residents interviewed during the late C19th.

There is a strong possibility that the site was redeveloped as a storage facility for the farm belonging to Mount Pleasant / 24 Church Street in the late C18th. Then, as the area was developed during the early C19th the plot usage gradually changed.

The building we see today is undoubtedly a result of opportunistic "in-fill" vernacular development evolving from a practical and functional shell into a comfortable residence over the course of at least 250 years.

Past owners were influenced by the grand and symmetrical styles of the Georgians and have tried to emulate the style by reconfiguring the principal façade which faces St Teilo's Church. But the property still clings onto its functional and practical past and retains the large central chimney stack which manages to shun the imposed refinement and retain the original character.

Further Research Opportunities

- Review of the Book of St. Teilo / Book of St. Chad / Lichfield Gospels (original copy now held at Lichfield Cathedral library) – pre-Norman record of the old Llandeilo known as St. Teilo's Community
- Review the Book of Llandaff – refer to interpretations by Professor Wendy Davies
- Review the Black Book of St David's – commissioned survey of lands and rents
- Continue research into the Census
- Contact Carmarthenshire Planning Department for pre-1996 planning records
- Dendrochronology of the exposed timbers in particular the timbers incorporated into the external wall structure
- Trace and review any plans / records belonging to Mount Pleasant
- Research into Abbey House School
- Contact Dyfed Archaeological Trust and access the Tywi Afon yr Oesoedd Project - Exploration Tywi which included Abbey terrace in a "House Detective" survey of buildings between Llangadog and Dryslwyn.

Maintenance

Feature	Recommendation	Budget
Central Chimney Stack	Existing render is exhibiting signs of failure. Water ingress and frost heave will dislodge render resulting in risk of falling to the street, damaging slate covering and permitting water increase to stack. Recommend: that existing finish is removed and replaced with an NHL lime render (using an NHL 5 or NHL3 to prevent long term damage to masonry) and also to replace the existing flaunching (using an NHL5) and reset pots.	£600-800 incl scaffold access
Main Roof	Check integrity of the lead valley gutter	£60-£100
Gutters	Ensure all gutters and downpipes are clear of debris and free flowing	£40-£60
Stormwater Gullies	Ensure all gullies are clear of debris are protected by a grille plate	
Neighbouring downpipe	– The downpipe of 6-7 Abbey Terrace discharges on to the foot path and during heavy downpours is likely to breach the front garden upstand of 8 Abbey Terrace risking excessive surface water within the front courtyard resulting in damp penetration to the external wall. – Consider replacing hardstanding to this area with a permeable finish which will allow water to drain into subsoil naturally ensuring that a vertical barrier is placed at the rear of the new surface to reduce risk of transmission.	£100-£400

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Sir Gar Studies in Carmarthenshire History:-

A Tale of Two Towns Llandeilo Fawr and Dinefwr in the Middle Ages – Ralph A. Griffiths

Aspects of the Early Church in Carmarthenshire – J. Wyn Evans

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Wales in the Middle Ages – Prof. Wendy Davies

1918 Conveyance of the Freehold of 8 Abbey Terrace & 1 Ebenezer Street (extract)