



**Photographic Survey of Tirlan Farm,
Bethania Road, Tumble.**

Summary

Proposal

Photographic Survey Record

Location

Land at Tirlan Farm, Bethania Road, Tumble, Carmarthenshire

Date

July 2020

Project Reference

S19.102

Client

NBA Developments Ltd

Product of

Asbri Planning Limited

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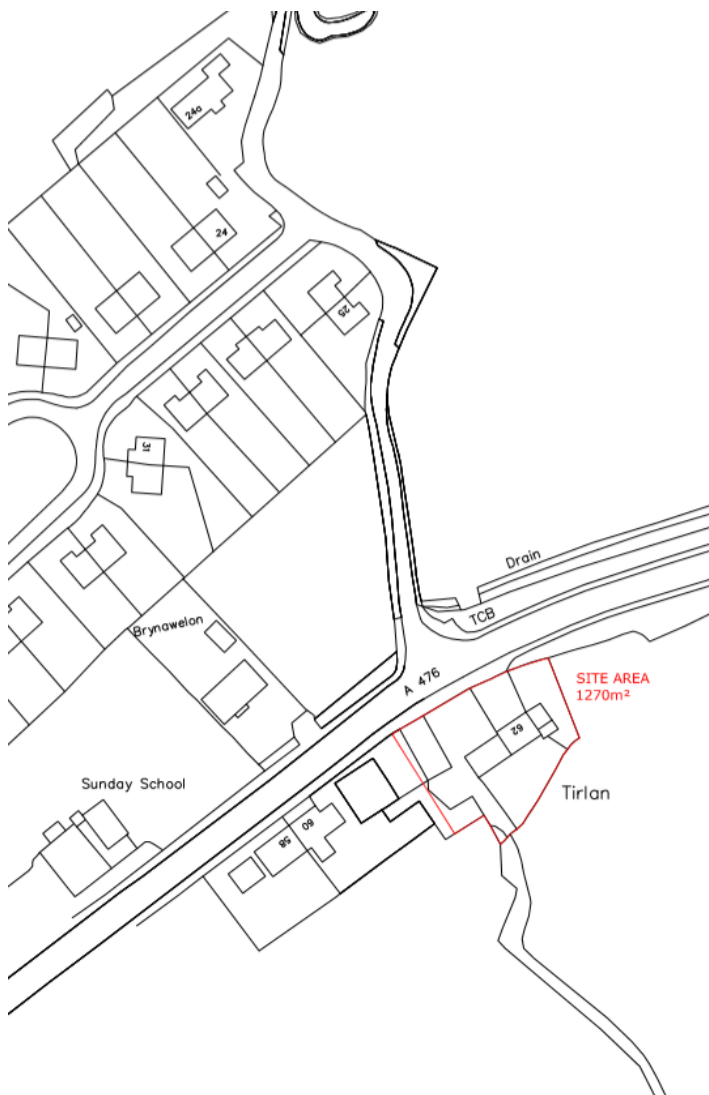
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Planning permission for the demolition of the existing dwelling and associated outbuildings and the construction of 3 no. residential dwellings with associated access and infrastructure works at land at Tirlan Farm, Bethania Road, Tumble, Llanelli, SA14 6ED was granted by Carmarthenshire County Council on the 17th June 2020.

Condition no.3 attached to planning permission S/39707 reads as follows;

“No development (including demolition) shall commence until a photographic survey of the existing buildings within the site have been carried out in accordance with guidelines provided by the local planning authority’s archaeological advisors – Dyfed Archaeological Trust Development Management. The resulting photographs shall be submitted to and approved in writing by the local planning authority prior to the commencement of development (including demolition) and a copy of the resulting photographs deposited with the regional Historic Environment Record. ”

A photographic survey was undertaken on the 25th June 2020, access was gained to the dwelling house which is currently derelict and in a dilapidated state and the adjoining stone built former agricultural barn which is currently used for domestic storage and as a workshop.



The property faces North West and is within 20 metres of the A476 to Cross-hands. It is a busy road which is lined on either side with domestic housing. To the south east there are well managed fields of pasture and hedgerows. Directly to the rear of both buildings (south west) there is a substantial overgrowth of vegetation including brambles, grass and small bushes to roof height which runs along the whole length of the farmhouse and outbuilding. In addition, there are two very large, mature trees near the south gable end of the outbuilding, one of Ash and one of Sycamore all together creating excellent connectivity to the surrounding countryside. The large industrial town of Llanelli is approximately 7.5 miles away to the south west.

The site is shown in context on the adjacent location plan.

The main house dates circa 1800's and measures approximately 9m long and 6m wide and has been substantially altered over time with modern concrete rendering to the exterior and various internal partition walls constructed to separate rooms at both ground and first floor level.

The house lies vacant and is in a state of disrepair although is water tight in terms of the main structure.

The cowshed outbuilding also dates circa 1800's and measures approximately 11m long, 5m wide and 2m to the ridge from first floor level. It is a traditional stone barn with timber roof, slates covering and a breathable membrane lining. Both roofs are in good order having recently been replaced. There are approximately 15 slates missing from the south east section of the cowshed. To the outside there are very clean patches to the fascias at the south gable apex and visible gaps in to the loft space at this point where there are groups of stones missing, the purlins have rotted through to the outside gable wall creating small gaps. Internally, the concreted ground floor level was examined in addition to the walls and surfaces of many old household items stored within. The loft space is clearly visible from ground floor level due to the deterioration of the first floor with only joists remaining in places.



Photograph of house and former cowshed from Bethania Road.



Front entrance to main house



Front elevation to Cowshed building



Front door to property



Entrance to ground floor room No.1



Ground floor room No.1



Ground floor room No.1



Connecting doorway to ground floor
room No.2



Ground floor room No.2 to rear elevation



Ground floor room No.2 to front elevation



Internal door from ground floor room
No.2 to staircase to first floor



Ground floor rear bathroom



Ground floor rear bathroom



Ground floor front kitchen



Ground floor front kitchen



Staircase to first floor landing



Bedroom No.1 to front elevation



Bedroom No.1 to rear elevation



Interconnecting door from Bedroom No.1
to landing area



Bedroom No.2 to front elevation



Interconnecting door from landing area to
Bedroom No.3



Interconnecting door from Bedroom No.3
to landing area



Bedroom No.3 to front elevation



Cowshed area converted to workshop



Cowshed area converted to workshop



Cowshed area converted to workshop and domestic storage area



Cowshed area converted to workshop and domestic storage area



Internal view of roof space of cowshed showing new felt and battens



Internal view of roof space of cowshed showing new felt and battens