

CPAT Report No. 1794

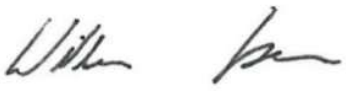
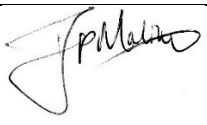
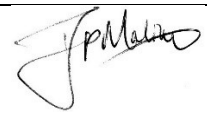
**Esgair Feithgen, Myddfai,
Carmarthenshire**

Building Survey



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: Chris Nightingale
 CPAT Project No: 2531
 Project Name: Esgair Feithgen, Myddfai, Carmarthenshire
 Grid Reference: SN 80014 31013
 County/LPA: Carmarthenshire/Brecon Beacons National Park
 Planning Application: 20/19103/FUL
 CPAT Report No: 1794
 Report status: Final

Prepared by:	Checked by:	Approved by:
		
Will Logan Project Archaeologist	Tim Malim Principal Archaeologist	Tim Malim Principal Archaeologist
18/05/2021	19/05/2021	19/05/2021

Bibliographic reference: Logan, W., 2021. *Esgair Feithgen, Myddfai, Carmarthenshire, Powys, Building Survey*. Unpublished report. CPAT Report No. 1794.



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
 CLWYD-POWYS ARCHAEOLOGICAL TRUST

The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP, United Kingdom

+44 (0) 1938 553 670

trust@cpat.org.uk

www.cpat.org.uk

©CPAT 2021



The Clwyd-Powys Archaeological Trust is a Registered Organisation
 with the Chartered Institute for Archaeologists

CONTENTS

SUMMARY	II
CRYNODEB.....	II
1 INTRODUCTION.....	1
2 HISTORICAL BACKGROUND	2
3 BUILDING SURVEY.....	6
4 CONCLUSIONS.....	13
5 SOURCES	14
6 ARCHIVE DEPOSITION STATEMENT	14
APPENDIX 1: CPAT WSI 2316.....	15

Summary

In April 2021 the Clwyd-Powys Archaeological Trust carried out a survey at Esgair Feithgen, a farmstead recorded on early 19th century mapping but probably of 18th century date.

The original form of the farm comprised a house and byre, which were derelict, although some features, such as the chimney stack and an infilled doorway between the house and the barn were still discernible. During the mid-late 19th century two additional barns were constructed to form a single range south-west of the house. A new house was constructed at the farm post 1906.

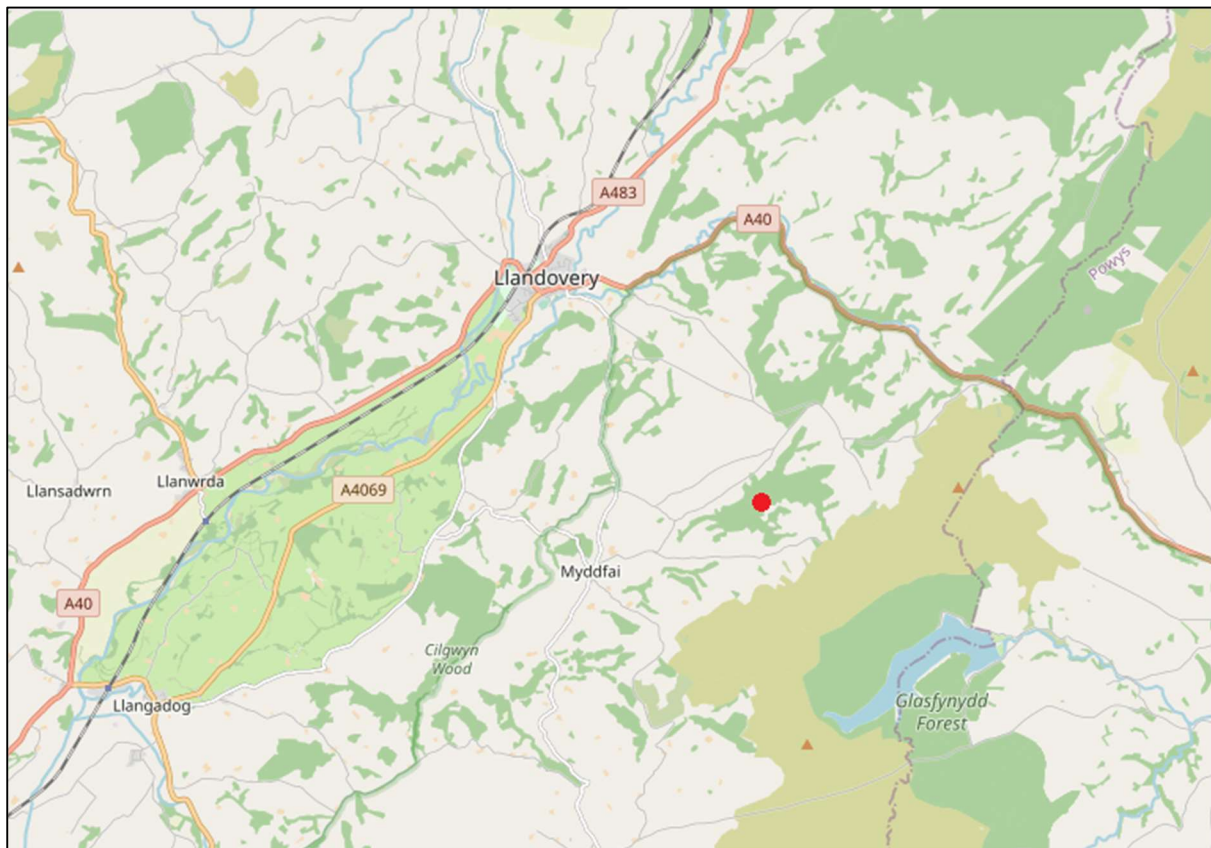
Crynodeb

Fis Ebrill 2021, bu Ymddiriedolaeth Archaeolegol Clwyd-Powys yn cynnal arolwg yn Esgair Feithgen, sef fferm a gofnodwyd ar fapiau ar ddechrau'r 19eg ganrif ond sy'n debygol o fod yn dyddio o'r 18fed ganrif.

Roedd ffurf wreiddiol y fferm yn cynnwys tŷ a beudy, a oedd yn adfeilion, er bod rhai nodweddion, fel y corn simnai a'r lle drws a oedd wedi'i fewnlenwi rhwng y tŷ a'r ysgubor, dal i'w gweld. Yn ystod canol i ddiwedd y 19eg ganrif, adeiladwyd dwy ysgubor ychwanegol i lunio un rhesaid i'r de-orllewin o'r tŷ. Codwyd tŷ newydd yn y fferm ar ôl 1906.

1 Introduction

- 1.1. In April 2021 the Field Services Section of the Clwyd-Powys Archaeological Trust carried out a programme of building recording on behalf of Chris Nightingale in connection with proposals to convert a range of buildings at Esgair Feithgen, comprising a former house and byre and two later outbuildings into a music retreat. The proposals include the reconstruction of the former dwelling for holiday accommodation, the use of the outbuildings and the addition of single storey extensions to the existing dwelling (20/19103/FUL).
- 1.2. The farm is situated on the western extent of the Brecon Beacons within the community of Myddfai, 4.5km to the south of Llandovery (Fig. 1; SN 80014 31013).



Contains Ordnance Survey data © Crown copyright and database right 2018

Fig. 1 Location of Esgair Feithgen (marked in red)

- 1.3. The Brecon Beacons National Park, acting in their role as the local planning authority, granted planning permission for the development, subject to a number of conditions, number 10 of which was as follows:

No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, has been secured and implemented. The developer must ensure that a suitably qualified archaeological contractor is employed. To secure the programme of building recording and analysis the following must be undertaken: a) A written scheme of investigation (WSI) must be submitted to and approved in writing by the Local Planning Authority. The WSI must meet the standards laid down by the Chartered Institute for Archaeologists in their 'Standard and Guidance for the archaeological

investigation and recording of standing buildings or structures'. The WSI must also include the details of a suitably qualified archaeological contractor to undertake the building recording and analysis. b) The recording and analysis shall be carried out in accordance with the approved WSI. Following the building recording and analysis and in accordance with a time frame set out in the approved WSI, a copy of the building recording and analysis report which meets the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures, shall be submitted to the Local Planning Authority for written approval. Following approval, the report will be submitted by the applicant to the local Welsh Archaeological Trust for inclusion in the Regional Historic Environment Record (HER).

Reason:

To comply with Section 6 of Planning Policy Wales (2018), Technical Advice Note 24 and Policies 1 & SP3 of the adopted Local Development Plan for the BBNP: To allow an adequate descriptive record of the building to be made, before it is altered, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.

2 Historical Background

- 2.1. The farm at Esgair Feithgen is recorded as Sythfaen on the 1" to the mile Ordnance Survey Map of 1831, which was surveyed around 1819. The farm at this time comprised the house and byre and another building to the west. The access road to the farm originally ran to the north of the byre. The later place name can be roughly translated as straight (stone) ridge, the earlier name means 'granite'. The farmyard was located to the north of the farm buildings on this map.



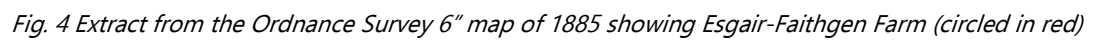
Fig. 2 Extract from the Ordnance Survey map of 1831 showing the farm (circled in red)

- 2.2. The Tithe Map of 1840 (Fig. 3) depicts the house and byre, the outbuilding and the form of the farmyard in rather more detail. The form of the farm seems little changed from its appearance in the early 19th century, although the name of the farm is recorded as Esgerfaithgen. The Tithe Apportionment for Myddfai had not yet been transcribed at the time of the survey.



Fig. 3 Extract from the Tithe Map of 1840 showing Esgerfaithgen (circled in red)

- 2.3. The Ordnance Survey 6" map of 1885, records the farm as Esgair-Feithgen Farm and depicts an enlarged range, indicating that the two additional barns to the south-west of the house had been constructed by this time. The access road from the north-west now runs into the farmyard to the south of the range of outbuildings and appears to terminate there, whereas the older maps records it running to the adjacent farm of Pentwynucha (named Pen-twyn-yr-aur-Farm in 1886).
- 2.4. Later Ordnance Survey mapping records a continued expansion of the farm with further outbuildings constructed. The date for the construction of the new house at the farm is ambiguous, it appeared to have been built around 1900, but is not recorded on mapping until 1979.



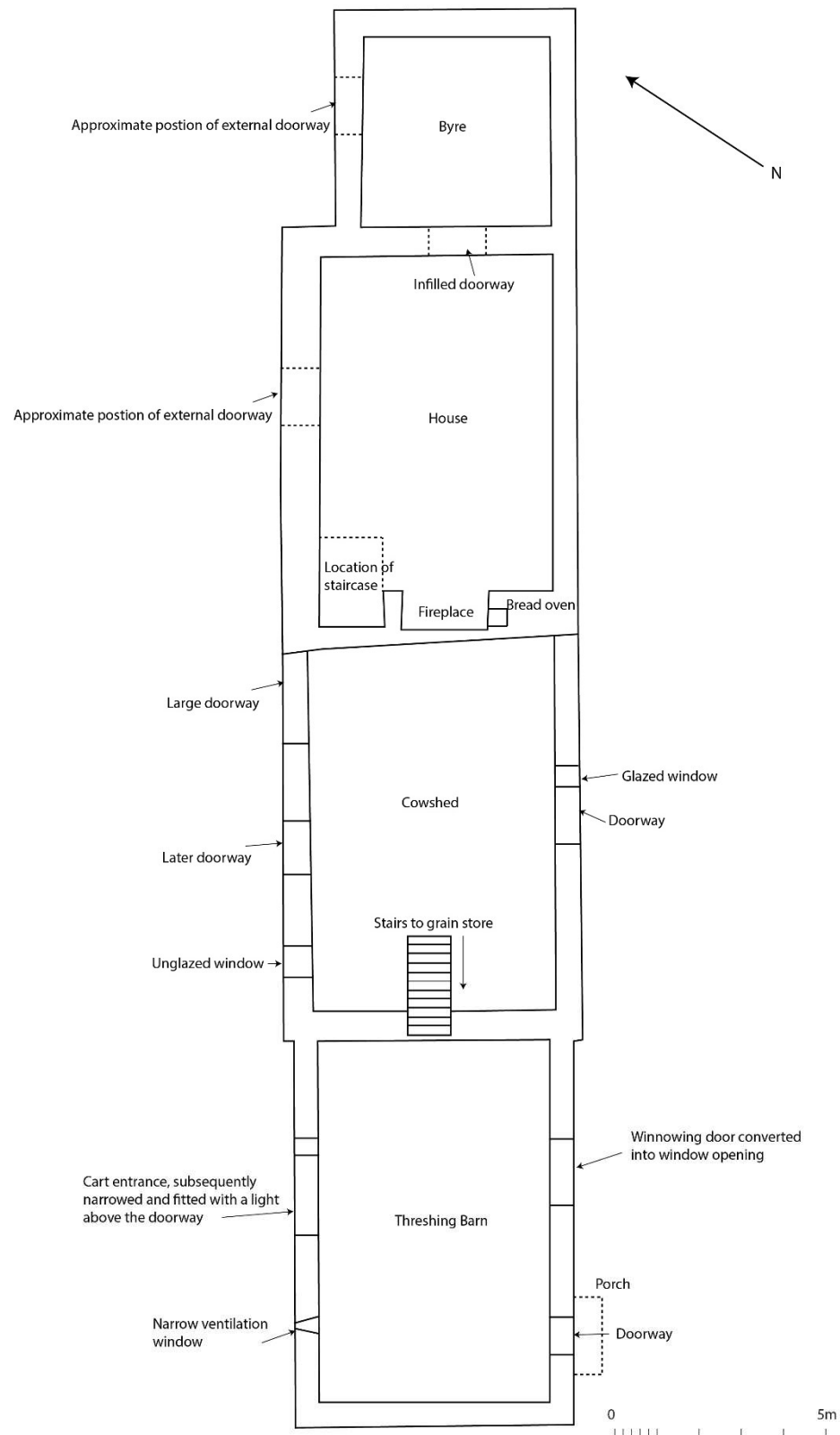


Fig. 5 Plan showing the layout of the range

3 Building Survey

- 3.1. The survey was conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2020), and took the form of a Level 2 building survey as defined by Historic England (2016) *Understanding Historic Buildings: a guide to good recording practice*. This is principally a photographic record, and Figure 17 shows the locations of all photographs taken during the survey.
- 3.2. The development site comprised four buildings (Figures 5 and 18), built in three phases forming a single range oriented approximately east – west. All the buildings were constructed from lime mortared random uncoursed grey sandstone. Roof coverings, where present, were of corrugated iron.

House

- 3.3. The house (Fig. 18, 1) measured approximately 10m by 7m and was built into the hillside on the south-east side (Figure 6). The stonework comprised random uncoursed lime mortared grey sandstone of variable size. Much of the mortar had washed out of the joints due to exposure to the elements. There were no quoins discernible on the corners of the building. A straight cut in the stonework indicated where the external doorway on the north-facing elevation was located (Figure 7). No window apertures were identified. An infilled doorway with a single stone header (Figure 11) between the house and the byre was located in the eastern gable end. No other internal details such as the flooring material or any internal subdivision were discernible at the time of the survey, and if the interior walls had been plastered or timber lined, no evidence survived. The chimney was located on the inside of the western gable end (Figure 8) and contained a large fire place measuring approximately 2m by 1m and height of 1.8m containing a bread oven on the south side (Figure 9). A chamfered oak beam formed a mantelpiece for the fireplace. There was originally a staircase to the upper floor located to the north side of the chimney stack but this had completely gone.



Fig. 6 House viewed from the north-east Photo CPAT 4910-049



Fig. 7 House viewed from the south Photo CPAT 4910-011



Fig. 8 Fireplace viewed from the north Photo CPAT 4910-050



Fig. 9 Bread oven viewed from the north-west Photo CPAT 4910-015

- 3.4. The house was in poor condition with none of the roof structure remaining and much of the stonework missing especially on the eastern gable end and the north-facing elevation (Figure 7). The chimney stack was still upstanding, although it had been braced with scaffolding due to a collapse of the masonry on the north-east side of the stack.

Byre

- 3.5. The building to the north of the house was most likely a byre (Fig. 18, 2). It was located to the east of the house. It measured approximately 6m by 5m and was built into the hillside on the south-east and north-east sides. The stonework comprised random uncoursed lime mortared grey sandstone of variable size, although the mortar was eroded and washed out. An access road recorded on early 19th century mapping was still extant as a rough farm track to the north of the byre. An external door would originally have been located on the north-facing elevation but its precise position was not discernible as the wall had collapsed. There had originally been an internal door between house and byre but this had subsequently been infilled.



Fig. 10 Interior of the byre viewed from the north-west Photo CPAT 4910-026



Fig. 11 Infilled doorway into the byre view from the south-west Photo CPAT 4910-012

- 3.6. It was not possible to identify any further internal or external details due to the extremely poor condition of the building. The interior of the building had become built up with soil and undergrowth so the flooring was not visible at the time of the survey. None of the roof structure had survived and the walls were in poor condition, with much of the upper structure completely missing.

Cowshed

- 3.7. The building to the west of the house was interpreted as a cowshed, mainly due to its rather low proportions and the use of limewash, although this was also used in other farm buildings such as dairies (Fig. 18 3). The stonework comprised random uncoursed lime mortared grey sandstone of variable size with stone quoins on the corners. The height of the west elevation had been raised when the adjacent threshing barn was constructed. The cowshed was constructed abutting the west elevation of the house and measured 8.5m by 7m. There were two doorways on the north-facing elevation, a larger one at the east end and a smaller probably later door in the centre. An unglazed wooden framed window was located at the west end of the north-facing elevation. The south-facing elevation contained a single doorway with a glazed light to the side of it, probably a later addition to the fabric. This doorway may have originally been rather wider as the stonework to the west of it had been remortared. The roof truss design was a simple A-frame retained with a collar. The purlins and ridge beam had been replaced with crude timber rounds. A modern electricity generator was mounted on the collar. The western gable contained a high level entrance into the upper level of the adjacent threshing barn with the door still intact (Figure 12). The lower section of the wooden access steps had gone however. The flooring within the cowshed had been removed leaving an earthen floor. There was no evidence of internal subdivision within the cowshed. The interior of the shed was limewashed, a common treatment in animal barns to aid cleaning and reduce the risk of microbial infection amongst the stock.



Fig. 12 Interior of the cowshed viewed from the north-east Photo CPAT 4910-009



Fig. 13 Cowshed viewed from the north Photo CPAT 4910-007

- 3.8. The building was in reasonable condition, but much of the floor and most of the internal fixings had been removed (Figures 12 and 13).

Threshing Barn

- 3.9. The threshing barn (Fig. 18 4) was built to the west of the cowshed abutting it, and measured 8m by 6.5m. The stonework comprised random uncoursed grey sandstone of variable size, with quoins on the corners and flush exterior bonding. It was marginally taller than the adjacent cowshed in order to allow for the height of the large doorway for grain wagons located in the north-facing elevation (Figures 13 - 15). At a later date this doorway had been made narrower with brick infill along its eastern side, and the upper section had been fitted with a large window. To the west of the doorway was a slit window. On the south elevation there was a smaller winnowing doorway, which had subsequently been partially infilled with stone in its lower section to form a window above, located opposite to the large cart doorway on the north side. A second small doorway, which a remnant lime mortar trace indicated originally had a porch, was located on the west end of the south elevation (Figure 14). The interior of the barn had subsequently been converted into a pottery workshop and the original floor had been replaced with concrete.



Fig. 14 Threshing barn viewed from the south Photo CPAT 4910-003



Fig. 15 Threshing barn viewed from the north-west Photo CPAT 4910-004

- 3.10. The grain store above the threshing barn was accessed via wooden steps in the adjacent cowshed. The flooring had been replaced with plywood. The roof frame was original and in good condition comprising a simple open frame, with ridge beam and purlins. The roof battens had been removed, probably when the roof was sheeted with corrugated iron (Figures 15 and 16).



Fig. 16 Grain store viewed from the north-east Photo CPAT 4910-031

4 Conclusions

- 4.1. Cartographic evidence suggests that the house and byre were constructed pre-1819 as they appear on the 1st Ordnance Survey map of 1831, and are probably 18th century in date, if not earlier. The large fireplace with the bread oven in the side could well be 17th century, although the basic layout of the chimney stack with a staircase built into the side of it was still in use in Wales during the 19th century. The house and byre originally would have been thatched, and the upper floor of the house would probably have had dormer windows. The byre was originally linked to the house via an internal doorway, which was later infilled, possibly as the farm became gentrified, and it became unfashionable to live in such close association with livestock.
- 4.2. The cowshed was built abutting the west elevation of the house. Cartographic evidence suggests that this occurred at some point between 1840 and 1885. It is likely the earlier byre which was no longer required to house cattle then fell out of use or was repurposed as a domestic building. During the 19th century there was an increased recognition that cattle would maintain size and weight when kept indoors during the winter months. Calving was also carried out indoors during this period. It is likely the loft space was originally boarded out as a hayloft.
- 4.3. The threshing barn was also built between 1840 and 1885, but in a subsequent phase to the cowshed. It is of a less common but recognised type, common in upland areas in which the large opposing double doors were replaced on one side by a smaller door to create the cross draught necessary for winnowing (Historic England 2013, p4).
- 4.4. The original farm house presumably fell out of use and became derelict when the new detached house was built, probably in 1900 or the early 20th century.

5 Sources

Unpublished sources

Historic England., 2013, *National Farm Building Types*

Cartographic sources

1831 Ordnance Survey 1" Map Sheet 41

1840 Tithe Map of Mothvey

1885 Ordnance Survey 6" Map Carmarthenshire Sheet 27

1906 Ordnance Survey 6" Map Carmarthenshire Sheet 27

1979 Ordnance Survey 1:2500 Map Carmarthenshire Sheet 27

6 Archive deposition Statement

- 6.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the CIfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance* (2014). The archive is entirely digital and will be deposited jointly with the Historic Environment Record, Dyfed Archaeological Trust and the National Monuments Record (RCAHMW).

Archive summary

51 digital photographs, CPAT film no 4849

Appendix 1: CPAT WSI 2316

1 Introduction

1.1 The Field Services Section of the Clwyd-Powys Archaeological Trust has been invited by Chris Nightingale to undertake an archaeological building survey in connection with a planning application (20/19103/FUL) for the conversion of the site to a music retreat, including the reconstruction of the former dwelling for holiday accommodation, the use of the outbuildings and the addition of single storey extensions to the existing dwelling at Esgair Feithgen, Myddfai, Carmarthenshire (NGR: SN 80014 31013).

1.2 The Brecon Beacons National Park, acting in their role as the local planning authority, granted planning permission for the development, subject to a number of conditions, number 10 of which was as follows:

No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, has been secured and implemented. The developer must ensure that a suitably qualified archaeological contractor is employed. To secure the programme of building recording and analysis the following must be undertaken: a) A written scheme of investigation (WSI) must be submitted to and approved in writing by the Local Planning Authority. The WSI must meet the standards laid down by the Chartered Institute for Archaeologists in their 'Standard and Guidance for the archaeological investigation and recording of standing buildings or structures'. The WSI must also include the details of a suitably qualified archaeological contractor to undertake the building recording and analysis. b) The recording and analysis shall be carried out in accordance with the approved WSI. Following the building recording and analysis and in accordance with a time frame set out in the approved WSI, a copy of the building recording and analysis report which meets the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures, shall be submitted to the Local Planning Authority for written approval. Following approval, the report will be submitted by the applicant to the local Welsh Archaeological Trust for inclusion in the Regional Historic Environment Record (HER).

Reason:

To comply with Section 6 of Planning Policy Wales (2018), Technical Advice Note 24 and Policies 1 & SP3 of the adopted Local Development Plan for the BBNP: To allow an adequate descriptive record of the building to be made, before it is altered, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.

2 Objectives

2.1. The objectives of the survey are:

- to provide a descriptive and photographic record of the buildings at Esgair Feithgen demonstrating their architectural style and present state prior to redevelopment.
- to prepare a digital plan of the buildings, a copy of which will identify the direction and location of all photographs.

3 Methodology

- 3.1. The archaeological works will be conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2020) and *Standard and Guidance for Historic Environment Desk-based Assessment* (2020).

Building Survey

- 3.2. The survey will take the form of the equivalent to an Historic England Level 2 Building Survey - Understanding Historic Buildings, 2016, 5.2, p.26), and will include:
- Description and photographic record of the exterior and the interior of the buildings affected.
 - A plan and sometimes other drawings but the drawn record will normally not be comprehensive.
- 3.3. The survey will be based on the architect's plans of the building. The end result will include:
- Floor plans, including the locations of photographs
- 4
- 4.1. The photographic survey will be conducted using digital photography with a minimum resolution of 12 mega pixels to include:
- general views
 - external appearance
 - internal views
 - elevations and structural detail
 - overall appearance
 - fixtures, fittings etc

5 Site archive

- 5.1. The overall archive will conform to guidelines described in Management of Research Projects in the Historic Environment (MoRPHE), Historic England 2015, the CIfA (2020) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* and *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales* (NPAAW, 2017) and *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1* (July 2018).
- 5.2. The archive will be deposited with the National Monuments Record (NMR), RCAHMW. This archive will include all written, drawn, survey and photographic records relating directly to the investigations undertaken. NMR Digital archives will follow the standard required by the RCAHMW (RCAHMW 2015). A copy of the digital archive only will also be lodged with the Historic Environment Record, Dyfed Archaeological Trust, within two months of the approval of the project report.

Data management plan

- 5.3. The project will be conducted in accordance with CPAT's data management policy. All paper records will be collated, catalogued and labelled with the unique project code. All digital data will follow strict file naming, to include the unique project code, and be sorted into a standard series of sub-folders. The digital data will be catalogued, including a list of file types and relevant software.

6 Resources and programming

- 6.1. The survey will be undertaken by a single skilled archaeologist under the overall supervision of Tim Malim, CPAT's Principal Archaeologist who is also a member of the Chartered Institute for Archaeologists (CIfA). CPAT is also a CIfA Registered Organisation and as such agrees to abide by their *Code of Conduct* (2020).
- 6.2. All report preparation will be carried out by, or with the assistance of, the same field archaeologist(s) who conducted the fieldwork and completed within two months of the commencement of the survey.
- 6.3. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 6.4. CPAT is covered by appropriate Public and Employer's Liability insurance, as well as Professional Indemnity insurance. A project-specific Risk Assessment and Method Statement (RAMS) will be prepared prior to the commencement of fieldwork.

R Hankinson

08 April 2021

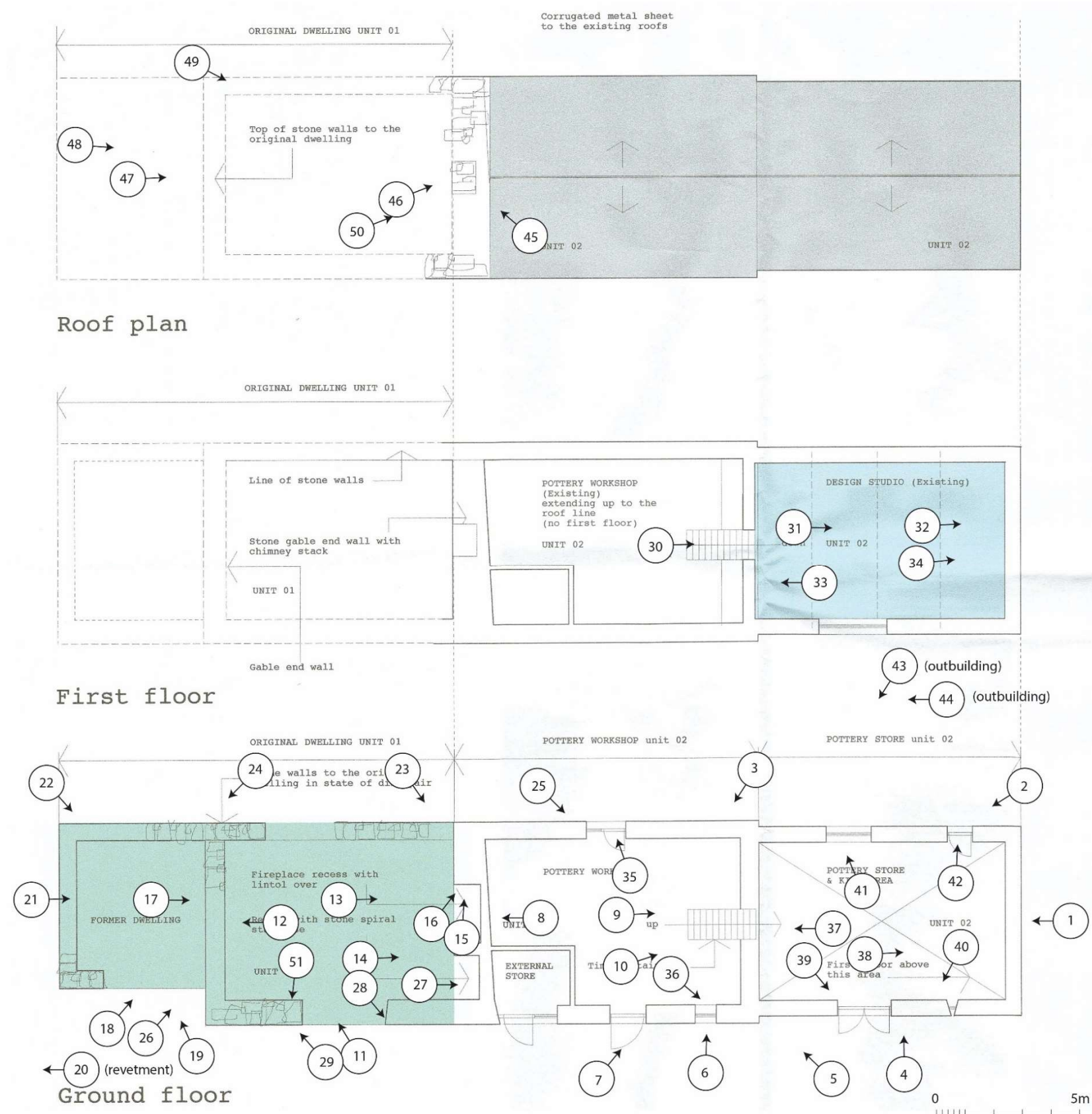


Fig. 17 Photograph location plan

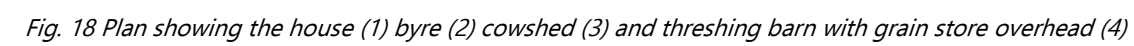




Fig. 19 Contact Sheet 1



Fig. 20 Contact Sheet 2