

Gorsfraith – Ms Louise Gain

Roger Bell Reference - 277

Date 02.07.2024

DEMOLITION OF PART OF OUTBUILDING & CONVERSION OF OUTBUILDING TO 3 no. RESIDENTIAL UNITS & GARAGE GORSFRAITH, BLAENFFOS, CRYMYCH, PEMBROKESHIRE, SA34 0HZ

PLANNING PERMISSION 22/0338

DISCHARGE OF CONDITION NO.5 (ARCHEAEOLOGY)



1. INTRODUCTION

This survey is submitted on behalf of Bell Designs following the granting of planning permission for the conversion of the host outbuildings at Gorsfraith, Blaenffos under planning reference 22/0338/PA (approved by Pembrokeshire County Council on 22nd November 2023).

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Condition No. 5 of this approval requires that;

“Prior to the commencement of development, a photographic survey of the site shall be undertaken in accordance with the guidelines provided by the Local Planning Authority’s archaeological advisors Dyfed Archaeological Trust Development Management. The resulting photographs shall be approved by the planning authority prior to the commencement of development and deposited with the regional Historic Environment Record held and maintained by the Dyfed Archaeological Trust, Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE, (Tel 01558 823121)”.

The reasoning for the condition is ***“To ensure the recording of matters of archaeological interest to accord with policy GN.38 of the Local Development Plan Pembrokeshire (adopted 28th February 2013)”.***

This Survey is submitted in order to discharge that Condition and thus enable development to commence. All photos included were taken on the 12th January 2024 in light and clear conditions.

2. SITE CONTEXT

Gorsfraith is an historic farmstead situated in open countryside between the villages of Blaenffos and Crymych which is accessed from a minor highway leading off the A478 approx. 500 metres to the east. The farm lies in the upper Nyfer valley in a landscape of farmsteads and enclosed fields largely laid down to improved pasture and was historically operated as a family dairy farm. Following cessation of that use the property was sold in a number of separate blocks with the eastern half of the original farmstead, together with a field to the south, being acquired by the applicant.

The farmstead is situated on the south side of the road and comprises of the main farmhouse and the original range centred on a central yard with newer portal frame buildings (in separate ownership) situated to the west. The application specifically relates to the buildings forming the western side of the historic farmyard which comprise an extensive range of structures situated on a north-south axis extending southwards from the access road (which forms the northern boundary of the property). Also included in the application is the land to the south which essentially comprises a series of former concrete animal holding pens and silage pits as well as portions of the yard to the east.

The range is sited on a north-south slope and essentially comprises two separate buildings, a two storey upper element and single storey building adjoining the southern end both with slated pitched roofs.

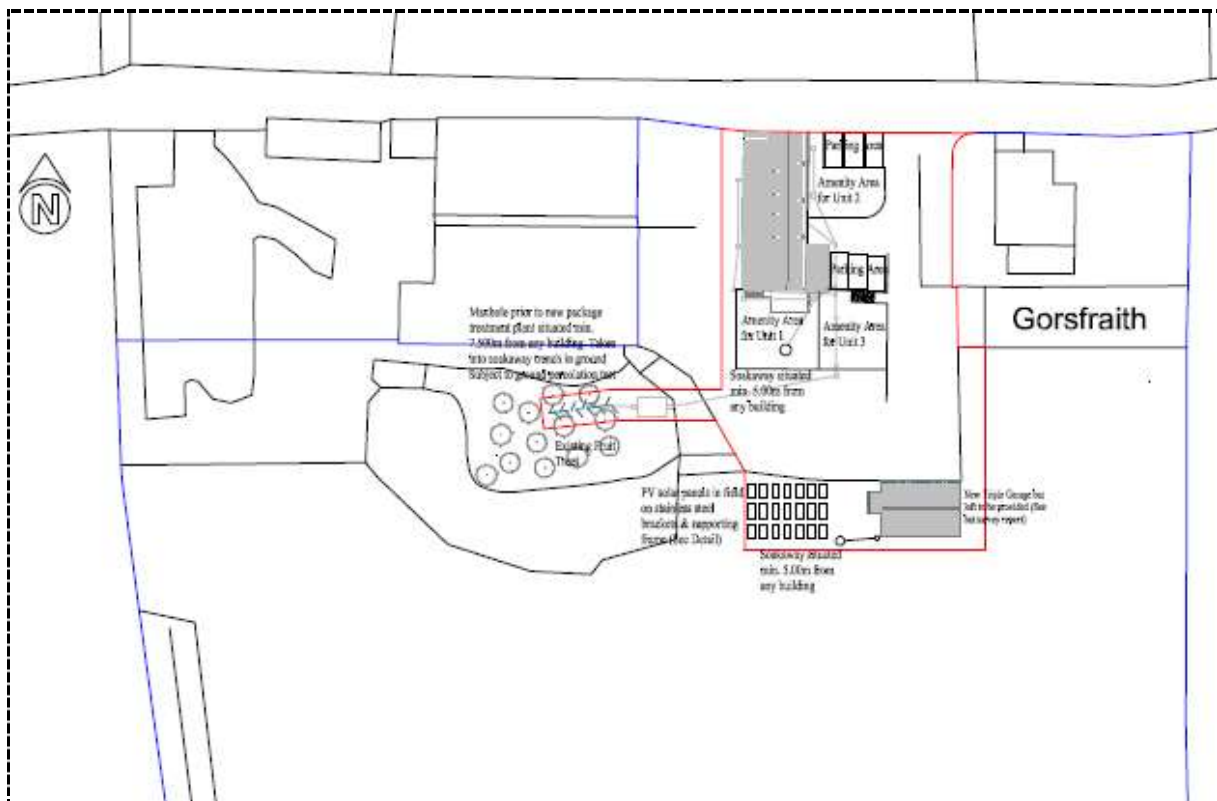
The upper building is largely of rubble stone construction supplemented with red bricks to the upper storey and single storey lean-to along the entire western elevation and smaller lean-to (former diary) to the eastern elevation. This element has a staggered floor level running with the slope and appears to have been extended historically with the addition of the upper floor and is characterised by regular window

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openings fastened with “cirttel” type metal windows. Internally the building is given over to a single large ground floor space historically utilised for milking with a further room to the upper level whilst the first floor is given over grain storage areas. Whilst the lower portions are clearly of 19th century origins the “newer” elements are probably of 1940’s/post-war vintage (corresponding to the window type and general extension of agricultural during the early post-war period).

The lower building is a simpler structure comprising a large single storey building extending southwards along the same axis as the upper building historically utilised as loose cattle housing. This is a pitched roof structure flanked by lean-to extensions to both sides (east & west).

The approved scheme sees the host building partially demolished (newer elements to south) with the remainder converted into three residential units with attendant parking and garden areas. Additionally the scheme sees the provision of a detached garage to the southeast, photovoltaic array to the south and drainage works to the southwest.



Block plan of approved scheme under 22/0338/PA

3. PHOTOGRAPHIC SURVEY

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Irvine Johnston MRTPI