

# GLASTIR ADVANCED POST VISIT ASSESSMENT

**DAT 105844**

**Site Name: Glandulais**

**CRN A0022835**

<b>PRN 26527</b>	<b>NGR SN 7082 3080</b>	
<b>REF</b>	<b>UID</b>	

## **Introduction and historic background**

The Dyfed Archaeological Trust (DAT) was consulted by Glastir contract manager Peter Jones, on 28/05/2014 regarding the repair of a farm building at Glandulais under the Glastir Advanced Restoration of Traditional Farm buildings option. The farm house and a range of adjacent farm buildings are listed Grade II thus making the farm building covered by curtilage listing. The local authority building conservation officer was contacted who advised that the proposed works would need to be assessed by the local planning authority and that appropriate listed building consent would be required.

DAT has assessed the proposed works under Glastir and provided the advice below to help guide the Contract Manager and owner. This advice is provided without prejudice to any opinions advice or decisions made by the local authority.

---

Glandulais is a late 18<sup>th</sup> century – early 19<sup>th</sup> century farmstead including a farmhouse and range of farm buildings. It is shown on the 1839 Llansadwrn Tithe map and was part of the Abermarlais estate. The farmstead is shown in detail on the 1<sup>st</sup> edition OS map and took the form of an L shape arrangement with a combination barn on the west side a small cow house on the south defining the farmyard. A further building is shown to the SE and a set of 5 pig sties (PRN 105780) to the NE.

The farmhouse is 2-storey with rubble elevations and slate roofs. The combination barn is built in at least two phases and is white washed stone built under a slate roof. Only 2 of the pig sties now remain and these are typical sties including a covered shelter and open yard enclosed by a brick wall. The historic core of the farm still survives but it has expanded over time with the addition of corrugated Dutch barn style structures and more modern profiled steel sheds. The farmhouse and the main combination barn of the west side of the yard are listed for their special interest as an estate farm where the late Georgian Character has been a particularly well preserved.

### Management Issues

The building subject to the Glastir proposal is the building on the south side of the yard and is one of the core buildings shown on the 1<sup>st</sup> edition OS map. It is stone built under a corrugated metal covering. The building is a typical 19<sup>th</sup> century farm building being part of a wider farmstead whose significance is recognised through its listed status. As such it is worthy of suitable repair under Glastir.

The works being considered under Glastir fall into three sections

### **REMEDIAL WORKS**

The current condition is fair but the structure is clearly failing in some areas and remedial works are required to arrest any further decline. Particular areas of concern are;

- 1) The roof rafters are in a poor state and the current covering of corrugated metal has holes in it and some sheets are coming loose.
- 2) The wall heads are loose and need re-setting and some fabric replaced
- 3) The SE corner needs some replacement bricks and the rear wall needs re-pointing.

These works are essential for the long term survival of the building and DAT fully supports this work being done.

### **RE-STATEMENT OF HISTORIC OPENINGS**

The owner wishes to alter the existing arrangement of doors by re-opening some historic openings clearly identifiable on the gable ends but now blocked in.

Whilst it is acknowledged that the blocking of doorways represents an historic episode in the history of the building it is considered that re-opening of the doors is acceptable for the continued use of the building and its long term survival. DAT therefore support these proposals.

### **ALTERATIONS**

As part of the proposed works the owner wishes undertake 2 alterations to the building.

- 1) To insert a "barn door" (presumably double doors) into a gable end. This constitutes a new opening and will alter the appearance of the building. Small farm buildings such as these do not normally have gable end double doors and their introduction here would be out of keeping with a traditional building of this type. However if a case can be made for the necessity of such alterations,

including more details of where and what size DAT would consider supporting the proposal.

- 2) To raise the roof level by 0.5m to increase head room, particularly through the doorways. This would have a fundamental impact on the appearance of the building within the wider listed grouping. Because of its listed status DAT will not comment on this aspect of the proposals before the local authority has given an opinion.



Building subject to proposals



SE corner of building



Building in context. Listed barn to right.

Huw Pritchard  
Heritage Management Archaeologist, Dyfed Archaeological Trust  
25/06/2014

## APPENDIX A

### LISTING DESCRIPTION

#### Outbuilding at Glandulais

**Record ID** 22123

**Local Authority** Carmarthenshire

**Community** Llansadwrn

**Location** Situated 0.5km SW of Llanwrda down a short farm track from A40.

**Easting** 270815

**Northing** 230825

**Date Listed** 7/29/1999

**Last amendment** 7/29/1999

**Grade** II

**History** Early C19 barn with added stable to left and lofted cow-house to right. Marked on 1839 Tithe Map.

**Reason** Included as a good traditional range of farm buildings in line, of group value with house.

**Reference** National Library of Wales, Llansadwrn Tithe Map.

**Interior** Barn has 3 pegged tie-beam and collar trusses. Lofted range to right has low floor and 3 C19 pine trusses. Traces of previous roof at lower level.

**Exterior** Range of outbuildings, whitewashed rubble stone with slate roofs. Centre barn with lower ranges each side, both added. Barn has big cambered-headed centre entry with stone voussoirs and double doors. Long vent loop each side. Similar rear. Range set back to left, single-storey former stable, has full-height door to right and 2 windows left. Lofted range to right has corrugated iron roof and rounded corners. Door to extreme left, window in former door to left of centre flanked by small vent loops, door to right and window to extreme right, all with timber lintels. Curved ground floor angle to right. Three square loft windows under eaves, only right window aligned with door below. Right gable end has loft door with timber lintel.

#### Glandulais Farmhouse

**Record ID** 11181

**Local Authority** Carmarthenshire

**Community** Llansadwrn

**Location** Situated 0.5km SW of Llanwrda down a short farm track from A40. The original part faces the main road to north-west.

**Easting** 270851

**Northing** 230843

**Date Listed** 7/19/1993

**Last amendment** 7/29/1999

**Grade** II

**History** Early C19 late-Georgian farmhouse considerably enlarged in later C19. This later work is said to have been carried out to provide temporary accommodation for the family at Abermarlais while that, now destroyed, country house was being remodelled. The estate was then owned by heirs of Admiral Sir Thomas Foley (d1833) and Glandulais was on the Abermarlais estate. Marked on 1839 Tithe Map as owned by the Abermarlais estate, occupied by Ann Price, with 36.5 hectares.

**Reason** Listed for its special interest as an estate farmhouse that has a particularly well-preserved late-Georgian character.

**Reference** National Library of Wales, Llansadwrn Tithe Map.

**Interior** The early C19 part retains its late-Georgian character with central staircase, panelled shutters and 6-panel doors. Later part similarly unaltered.

**Exterior** Farmhouse, in two parallel parts. The original part faces NW away from yard, whitewashed roughcast with slate roof and roughcast end stacks, external to left. Two-storey, 3-window front of 12-pane sashes with slightly cambered heads and stone sills, larger windows to ground floor. Centre arched entrance with recessed modern half-glazed door and original radiating-bar fanlight. Paired brackets to eaves. Whitewashed left end wall. Parallel rear range is much longer, 1+4+1-window, range facing the farmyard to SE. Unpainted rubble stone with slate roof, left end stack and one on ridge. Cemented plinth and low rubble wall to forecourt. Cambered-headed openings with grey stone voussoirs and 12-pane sashes, 6 to upper floor. Ground floor has lean-to to left, then door not aligned, then 4-bay centre has blocked door, sash-window, boarded door with 3-pane overlight and sash window. Sash window to far right. The windows flanking the main door are broader. Gable end to left has one attic window. Gable end to right is whitewashed with sash window each floor. Whitewashed roughcast rear elevation of this range is set back to right of original house. Three big 12-pane sashes close-set each floor. Raised door to ground floor left dates from conversion of this part of building to granary and stores following the return of the family to Abermarlais. Single storey outbuilding runs forward from right end.