

Planning Application: A220770

Level 1 Photographic Survey

Cwmceirw, Llanfarian, Aberystwyth SY23 4QG

Survey Prepared and submitted by A O'Regan

PART 1 of 2

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1.0 INTRODUCTION

1.1 LEVEL 1 PHOTOGRAPHIC SURVEY

Further to receipt of planning consent for the conversion of outbuildings to holiday lets at Cwmceirw condition No. 7 requires an 'appropriate photographic survey of the existing building(s) has been carried out in accordance with guidelines provided by the Local Planning Authority's archaeological advisors – Dyfed Archaeological Trust- Heritage Management.

Photographs have been taken of all exterior and interior wall elevations, interior spaces, and detailed photographs of the roof interior. The record includes general photographs to locate the buildings within the site and relate the buildings to the grounds and associated buildings, where appropriate.

Features of particular interest have been fully photographed. Where appropriate, a scaled rod has been placed within any detailed shots.

This survey has been submitted to Ceredigion Planning Authority for approval, along with the original high resolution digital files. Subsequently once the photographic survey has been approved, a copy of the digital files can be delivered to the Planning Office, the Development Control Archaeologist and the NMRW Archivist, Ffordd Penglais, Aberystwyth, Ceredigion, SY23 3BU.

2.0 METHODOLOGY

2.1 Written Account

1. The precise location of the buildings as an address and in the form of a National Grid reference.
2. A note of any statutory designation.
3. The date the record was made, the name of the recorder and the location of any archive material.
4. A summary statement describing the buildings' type/purpose, historically/present and materials so far as these are apparent from a superficial inspection.

2.2 Drawing

1. Scaled plans as existing.
2. Key linking drawings to photographs.

2.3 Photography

1. General views of the building, in their wider setting/landscape.
2. The buildings' external appearance with individual elevations.
3. The buildings' internal appearance.
4. All external/internal detail (structural/decorative), where appropriate and with scale where appropriate.
5. Any machinery or other plant, or evidence for its former existence.
6. Any dates or other inscriptions which contribute to an understanding of the building.
7. Any building contents which have a significant bearing on the building's history.

3.0 BUILDINGS SURVEY

3.1 Precise Location of the Buildings

All buildings are located at Cwmceirw (SY234QG) OS Grid Reference 565765 (Figure 1)

Figure 1: Site location



There are no statutory designations at the property.

The survey was undertaken by A O'Regan on the 10th June 2023. The weather was dry, bright, and sunny.

The focus of this report are the three buildings located as detailed below and referred to as buildings A, B & C within the report (see Figure 2). Building A is a Single building. Building B has three sections described as the Eastern, Central and Western Sections. Building C has two sections, the Eastern and the Western Sections.

All locations refer to compass points. Building locations are listed below and shown in Table 1.

Table 1: Compass point building locations

Building	Latitude	Longitude
A	52°22'3.99"N	4° 6'35.33"W
B	52°22'4.22"N	4° 6'36.42"W
C	52°22'5.28"N	4° 6'36.64"W

The site plan shows the 'B' plot with the following features:

- Building C:** Located at the top of the plot, indicated by a blue arrow. It has elevation markers of +3.90, +3.30, +3.10, and 6.30.
- Building B:** Located in the middle of the plot, indicated by a blue arrow. It has elevation markers of 6.80, 6.60, 6.50, and +2.90.
- Building A:** Located at the bottom right of the plot, indicated by a blue arrow. It has an elevation marker of +2.80.
- Dwelling:** A hatched rectangular area to the right of Building B.
- Agricultural Building:** A hatched rectangular area to the left of Building B.
- North Arrow:** Located in the top left corner.
- Elevation Markers:** Various numerical values are placed around the buildings, likely indicating ground or building levels.

The building is approximately 20yrs old and constructed using a cavity masonry wall system with external stone cladding. The roof is constructed using a steel ridge beam with lower level timber purlins supporting rafters with felt and batten over. The roof is covered externally in slates. The building is of no archaeological interest and is only included for completeness.

The building is constructed from 600mm thick random rubble stone walls and formed in three primary blocks. The eastern section of the building is 2 storey with the first floor being accessed from the eastern elevation. The central and western sections are single storey double height spaces. The roof construction is of principal raised collar trusses with purlins supporting rafters with felt and batten over. The roof is covered externally in slates.

Building C

The existing building is constructed from 600mm thick random rubble stone walls and formed in two primary blocks. The eastern end of the building is 2 storey with the first floor being accessed from the eastern elevation, while the western end is of single storey construction assessed from the front (southern) elevation. The eastern section of this building does not form part of the planning application.

The building was gutted and re-roofed +/-20yrs ago. The roof structure is timber raised collar principal trusses supporting purlins and rafters with felt and batten over, the covering is slate. The purlins in both sections of the building have been replaced.

All three buildings have been used as general agricultural storage for a considerable period of time (40yrs+).

3.2 Drawing

Scaled (1:50) plans as existing and shown as follow:

Building A – Figure 3

Building B – Figures 4 & 5

Building C – Figures 5 & 6

Figure 3: Building A Internal Plan and External Elevations

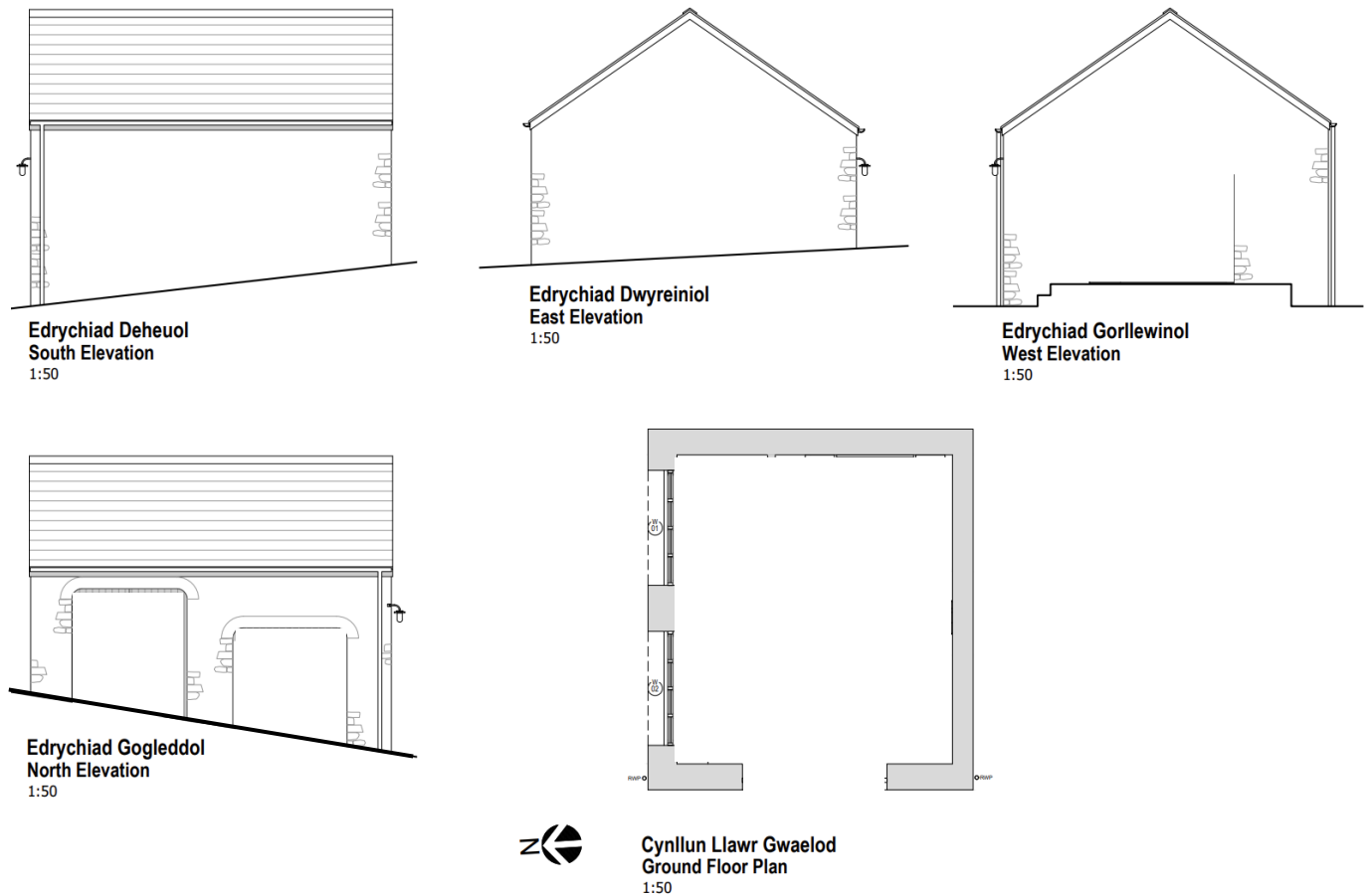


Figure 4: Building B External Elevations

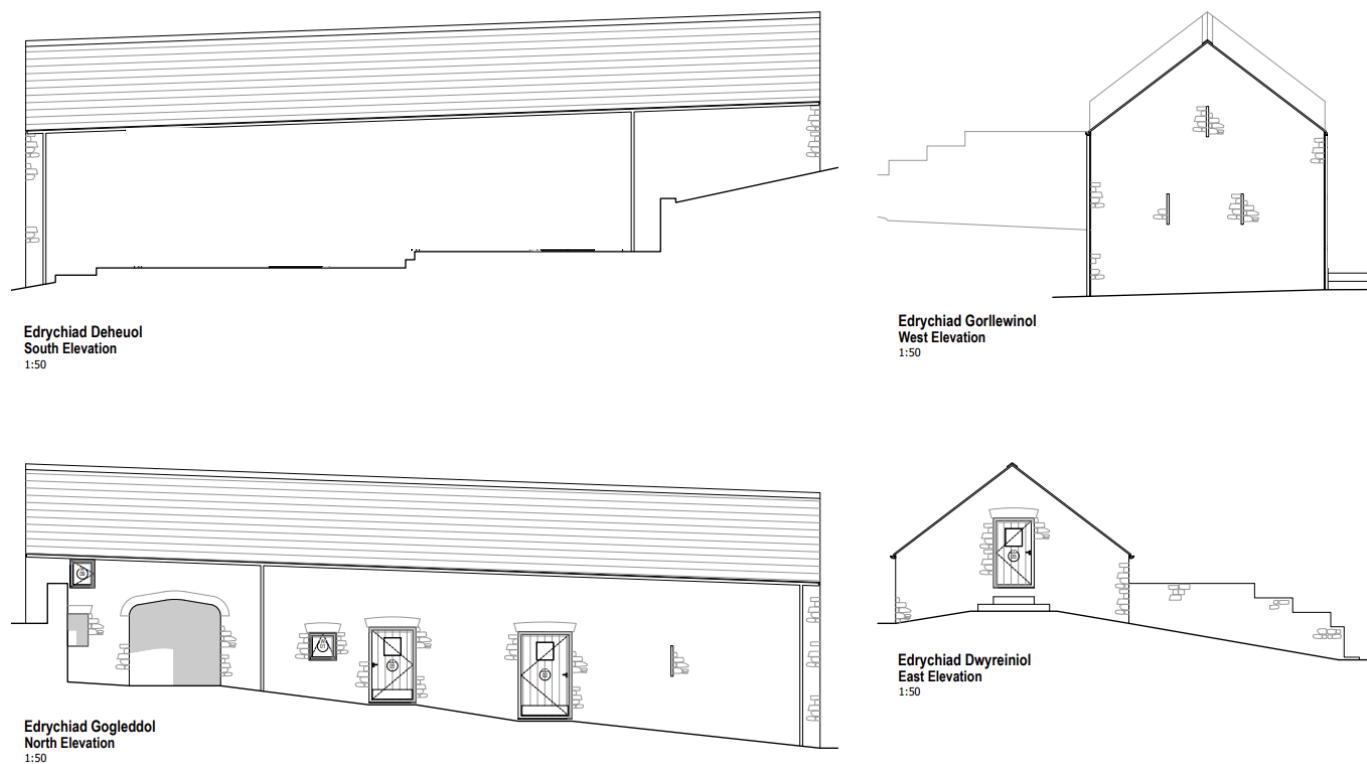
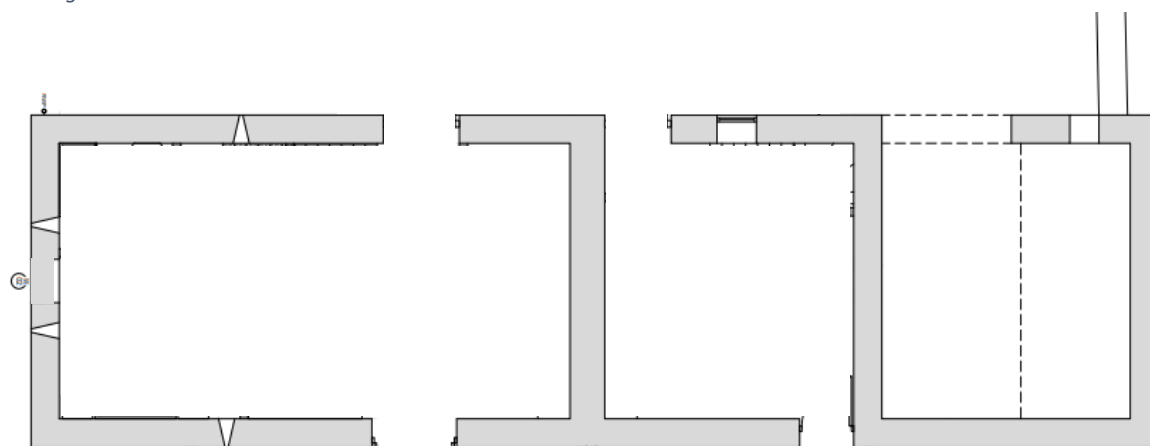


Figure 5: Building B Internal Plan



Cynllun Llawnr Gwaelod
Ground Floor Plan
1:50



Figure 6: Building C External Elevations



Figure 7: Building C Internal Plans

