



A.P.A.C. Ltd.

Archaeological Perspectives Analysis Consultancy

ARCHAEOLOGICAL

Report 2

BUILDING RECORDING SURVEY

BARN CONVERSION
BEILIAU FARM, TRE-ADAM

Planning Application No: DC/2007/00387

Prepared for:

Mr Alan Davies
Brownstone Construction Ltd



Summary

On the 14th March 2008, Dr N Phillips, A.P.A.C. Ltd was contacted by Mr Alan Davis in relation to a proposed scheme of works to be undertaken at The Barn, Beiliau Farm, Tre-Adam. The proposed scheme of works involves the conversion of an existing barn into habitable accommodation.

In order for the proposal to progress, the client was informed by Monmouth County Council, (MCC), of the need to engage an archaeologist to undertake a level 2 building survey. As a result of an onsite meeting on the 14th March 2008, A.P.A.C. Ltd was contracted to undertake the work.

Dr Phillips, A.P.A.C. Ltd, visited the site on 14th March 2008, with the client Mr Davies to formulate the procedure and the fieldwork was undertaken on 18th march 2008.

The building survey was prepared and submitted to both the client and MCC for approval.

This report, BRS/LLT/08/2 comprises an addition to the building survey undertaken BRS/LLC/08, requested by GGAT, in order to satisfy a planning condition attached by MCC to Pl.App.No. DC/2007/00387.



Introduction

This additional Building Survey report has been prepared by Dr Neil Phillips, A.P.A.C. Ltd, in response to a request by GGAT for a written element of the proposed programme of conversion that will involve structural modification to the property of the Barn, Beiliau Farm, Tre-Adam (NGR SO 383 147), location map fig 01. The property is not listed.

Approval of Planning permission for application DC/2007/00387 carried a condition requiring a level II survey; to be deposited with the MCC.

No site works shall commence until the implementation of an appropriate programme of building recording and analysis has been agreed with the local planning authority, to be carried out by a specialist acceptable to the local planning authority and in accordance with an agreed written brief and specification

GGAT: MON1548/JBHD.

This survey has been undertaken in line with guidance from *Understanding Historic Buildings; A Guide to Good Recording Practice* (English Heritage 2006). The methodology employed was also guided by the *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (IFA 1996).

Background

The property; the Barn, Beiliau Farm, Tre-Adam, is noted as part of a post-medieval group but no further evidence is available and neither is there any information to suspect the presence of earlier remains at this site. MON1548/JBHD.

Objectives

The objective of the building survey was to produce a grade II record of the building in its present state in order to mitigate any potential loss through damage or covering over; of any features. The record consists of annotated photographs.

Methodology

The building survey followed the methodology defined in **5.2**, *Understanding Historic Buildings; A Guide to Good Recording Practice* (English Heritage 2006). The methodology employed was also guided by the *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (IFA 1996, revised ed 2001).

A photographic record of the property, BRS/LLT/08, including general and detailed views of the exterior, the overall appearance of principle structure and circulation areas, external and internal detail (structural) relevant to the properties' design and development, and relevant contents has been submitted.

This report comprises an additional written element as suggested by GGAT and in keeping with the guidelines as defined in **4.5** *Understanding Historic Buildings; A Guide to Good Recording Practice* (English Heritage 2006).



Description

The site consists of four adjoined buildings of different period constructions, (fig 2).

Building (a) the barn. 29m x 75m. 205 m²

This building is a north south aligned barn on two levels, a sub room existing at the northern end (*BRS/LLT/08*, DBS05, DBS06, DBS07, DBS08, DBS18). The lower room has been accommodated for using the natural topography of the area. The barn is masonry construction for some two meters east and west and north with timber clad sides to the eaves and ridge respectively (*BRS/LLT/08*, DBS01, DBS05, DBS06, DBS08,). The south wall is entirely masonry construction and is not tied into the east and west walls (*BRS/LLT/08*, DBS01, DBS03, DBS13, DBS17,). The south wall also contains two slit windows and a single rectangular window just beneath the ridge (*BRS/LLT/08*, DBS17,).

The roof of the barn is constructed on four oak A frames with collar and tie beams all of which stand on wall posts and are braced. (*BRS/LLT/08*, DBS04, DBS17, DBS18). Only the southern frame is in an original state. The other three have added bracing with metal fixtures whilst the central southern A frame is missing the original braces.

Purlins, rafters and intervening wall posts seem in good condition.

The area between the two adjacent doors has a flag floor directly on to the clay marl surface (*BRS/LLT/08*, DBS23,).

The lower room to the north of the building had a modern ceiling/floor which had been raised on three courses of breeze blocks to the south end (*BRS/LLT/08*, DBS18).

Building (b) milking complex 30m x 13.5m 131m²

This building is the southernmost of a line of three buildings which form a milking complex. The buildings are joined to the barn (a) at an angle of 47°. Each building can be easily differentiated from its adjacent construction by a stepping inwards of the east and west walls.

The external south wall of b (*BRS/LLT/08*, DBS02, DBS03, DBS13) is stone construction with brick and flat arched windows. An interesting feature is the north external corner which has a carved corner and chamfered top just below the eave. This detail is not present anywhere else in any of the buildings (*BRS/LLT/08*, DBS19).

Internally the building is unremarkable having been plastered and concreted throughout (*BRS/LLT/08*, DBS12).

Building (c) milking complex 43.6m x 13.5m 159m²

This is the middle section of the milking complex featuring the stalls and feeders (*BRS/LLT/08*, DBS08, DBS09, DBS10). The internal features are concrete construction with galvanized furniture. The roof is constructed of oak rafters, with tie beams.



Building (d) 13m x 7m 58m²

This comprises a simple lean to addition (*BRS/LLT/08*, DBS08).

In addition to the buildings there exists a ramp to the west side of the barn which fronts the milking complex. The ramp allows access from the lower ground to the upper level. Its construction has added an interesting masonry joint to the west wall of the barn and within its structure is a reused stone bearing a masons mark (DBS07).

Report

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References:

Management of Archaeological Projects (English heritage 1991).

MON1548/JBHD: GGAT Curatorial Division correspondence to Monmouthshire County Council, Planning. 09/02/2006.

Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (IFA 1996).

Understanding Historic Buildings; A guide to good recording practice (English Heritage 2006).

Barn Conversion Beiliau Farm, Tre-Adam. BRS/LLT/08. A.P.A.C. Ltd.

Staff

Personnel: Dr. Neil Phillips, AIFA, AAI&S



ARCHIVE COVER SHEET

The Barn, Beilieu Farm, Tre-Adam.

Site Name:	THE Barn
Site Code:	BRS/LLT/08/2
PRN:	-
NPRN :	-
Cadw ref:	
Other Ref No:	A.P.A.C. Ltd. Report No. 44
NGR:	SO 383 147
Site Type:	Post-Med
Project Type:	Building Survey
Project Officer:	Neil Phillips
Project Dates:	March 2008
Categories Present:	N/A
Location of Original Archive:	Abergavenny Museum
Location of duplicate Archives:	A.P.A.C. Ltd
Number of Finds Boxes:	N/A
Location of Finds:	N/A
Museum Reference:	N/A
Copyright:	A.P.A.C. Ltd
Restrictions to access:	None
Contents	Report hardcopy. Report digital

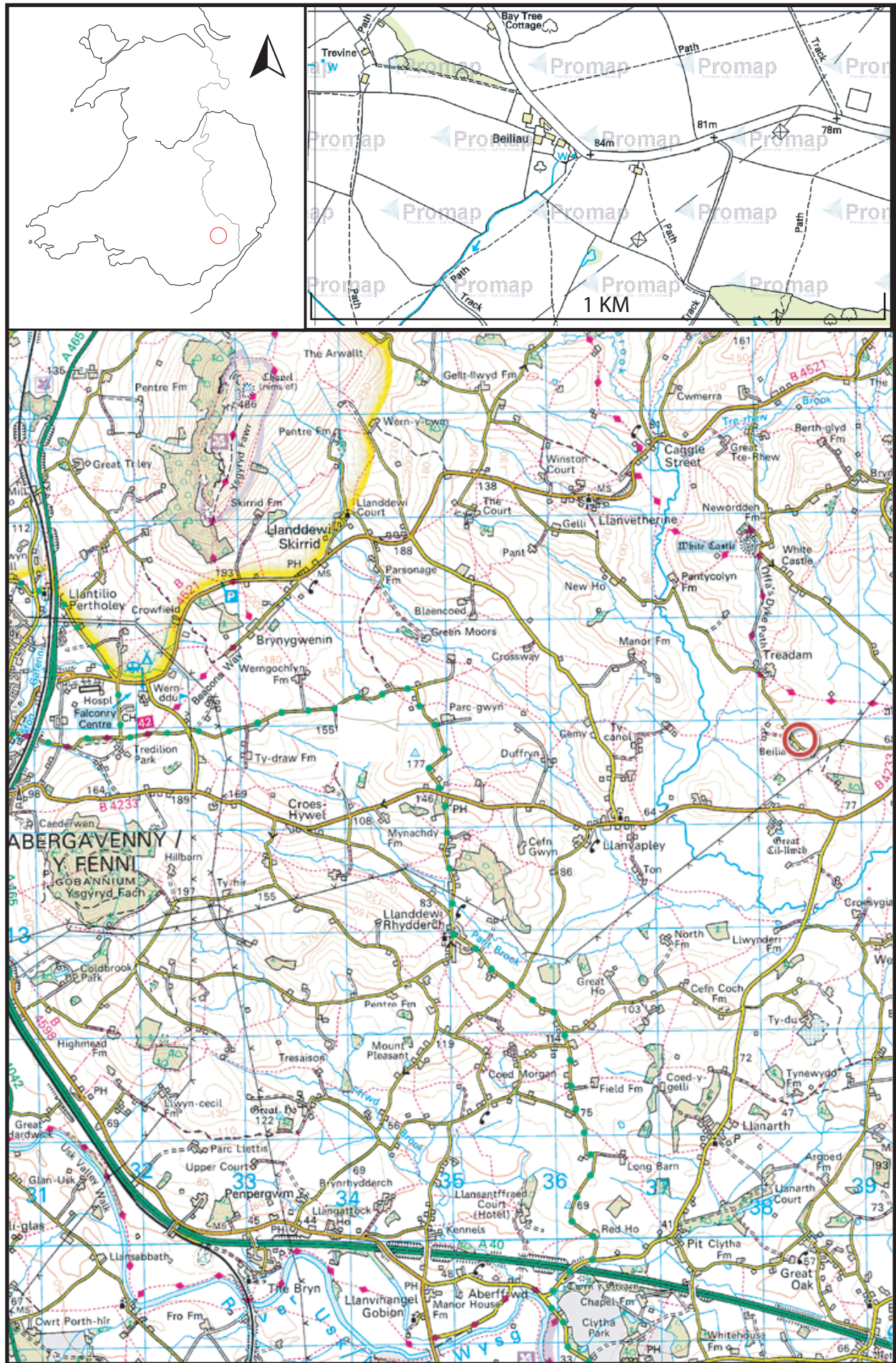
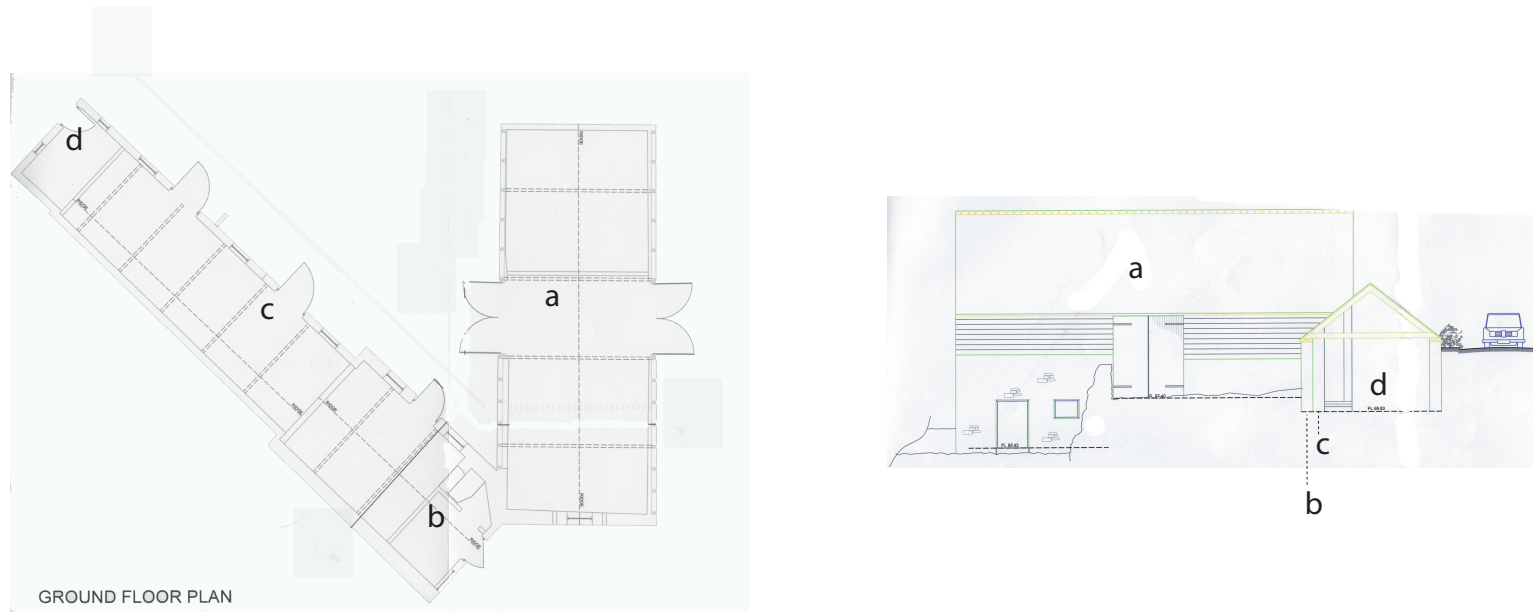


Fig 01: Location





Plans supplied by client and adapted from: Milsom Architects, Crickhowell, Powys.

Not to be used for scale

Fig 02: Floor Plan and east elevation

