

**SEI APPENDIX 7.4**

**LISTED BUILDINGS  
BACKGROUND DATA**

**BLAEN-NANT-DU  
CWM YR HOB**

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**BLAEN-NANT-DU**

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**Blaen-nant-du, including attached farm ranges**

Street Name and Number: ,

Listed Building Reference: 82989	Co-ordinates: 310775,281934
Grade: II	Locality: Cwm Nant-ddu
Date Listed: 29/07/2004	Community: Llanbadarn Fynydd
Date Amended: 29/07/2004	Council: Powys
	National Park: No

**Location**

On the S side of a minor road approximately 4km NNE of Llanbadarn Fynydd.

**History**

A small upland farm of c1800 shown on the 1840 Tithe map, with minor later modifications, including addition of a rear outshut, and replacing the roof and stacks. Attached farm ranges are first shown on the 1889 Ordnance Survey.

**Interior**

Not inspected.

**Exterior**

A 2-storey 2-window cottage of rubble stone, rendered to the front, slate roof and brick end stacks. Windows are 2-light iron-framed casements in the lower storey, inserted into original camber-headed openings. The upper storey has 3-light iron-frame windows enlarged from the original openings. The boarded door is offset to the R of centre. On the R (N) side is a lofted rubble-stone cow house, its front rebuilt in blockwork with 3 doors. The loft is clad in corrugated asbestos-cement and has a 2-light small-pane casement window to the L. On the L (S) side is a lofted farm range clad in corrugated iron and part rebuilt in blockwork, with a corrugated-iron roof. It has 2 doors and 2 shuttered loft openings. A further range is at R angles to the gable end. The rear of the house has a rubble-stone outshut and two 2-light windows, and blockwork lateral extensions. Behind the downhill end is a hopper for animal feed.

**Reason for Listing**

Listed as a small early C19 farmhouse, a type once common in the district, retaining definite regional character.

**References**

Llanbadarn Fynydd Tithe map and apportionment, 1840; Ordnance Survey, Radnorshire sheet IV.7, 1st edition 1889; RCAHM Wales files.

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CWM YR HOB

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## **Old house & attached farm range at Cwm yr hob Farm**

Street Name and Number: ,

Listed Building Reference: 83081

Grade: II

Date Listed: 24/08/2004

Date Amended: 24/08/2004

Co-ordinates: 315115,279693

Locality: Felindre

Community: Beguildy

Council: Powys

National Park: No

### Location

Approximately 2.4km SW of Felindre, reached by farm road on the W side of a minor road between Felindre and Llanbister.

### History

Built c1700 as a timber-framed house with hearth-passage plan, set into a slope with a farm range below. It was improved c1825 when the house was encased in stone, with a lobby-entry plan, and an outshut was added to the rear. Later the farm range was also rebuilt in stone. The house has been uninhabited since a new farmhouse was built in the late C20.

### Interior

Not inspected but said by RCAHM Wales to retain the original plan of hall and parlour, and to have retained timber-framing between main range and outshut, part of the original outside wall.

### Exterior

A 2-storey 2-window rubble-stone house with slate roof and stone stack to the L. Openings of c1825 are under flat stone arches in the lower storey. The doorway to the L has a boarded door. Casement windows are replacements in iron and wooden frames, the 3-light hall window in the centre being larger. The farm range is rubble stone with corrugated iron and slate roof, and incorporates a former cow house with stable at the downhill end. Immediately L of the house is a timber-framed bay clad in corrugated iron, with replaced boarded door (to the original hearth passage) and a loft opening. Further L, where the wall is rubble stone, are 2 boarded doors and similar double doors further L, with a loft opening to the R. The L gable end has been rebuilt in blockwork. Added to the rear is an open-sided store on timber posts. The house has a continuous rear outshut under a catslide roof, with shallow projection on the R. Openings have brick heads, comprising an inserted door to the L, and centre-R a former doorway under a brick cambered head converted to a window.

#### Reason for Listing

Listed for its special architectural interest as a traditional farmhouse and cow house retaining early C19 character and detail, with earlier origins, and, with the barn, as part of a group retaining strong vernacular character.

#### References

Bugeildy (Medwalledd and Creig Byther townships) Tithe map and apportionment, 1844; Ordnance Survey, Radnorshire sheet V.13, 1st ed 1889; RCAHM Wales files.

## **Barn at Cwm-yr-hob Farm**

Street Name and Number: ,

Listed Building Reference: 83072

Grade: II

Date Listed: 24/08/2004

Date Amended: 24/08/2004

Co-ordinates: 315135,279691

Locality: Fellindre

Community: Beguildy

Council: Powys

National Park: No

#### Location

On the S side of the old house.

#### History

Built in the mid C19 and first shown on the 1889 Ordnance Survey.

#### Interior

Not inspected but said by RCAHM Wales to retain a flagged threshing bay.

#### Exterior

A lofted rubble-stone barn with slate roof, part replaced in corrugated metal sheets. Facing the yard it has a doorway offset L of centre under a flat stone arch, with split boarded door. Loft openings are to the R and L. The rear has a doorway L of centre boarded up.

#### Reason for Listing

Listed as a well-preserved C19 barn and, with the farmhouse, as part of a farmstead retaining strong regional character.

#### References

Ordnance Survey, Radnorshire sheet V.13, 1st ed 1889; RCAHM Wales files.



OAA PHOTOGRAPHS



















A VISUALISATION (WIREFRAME OVER PANORAMIC PHOTOGRAPH) TO FULL PROFESSIONAL STANDARD WILL BE FOUND IN SEI FIGS.7.5 & 7.6.

**OVERLEAF: CWM YR HOB - OUTLINE OF REPAIR & REFURBISHMENT WORKS FROM Tŷ AFAL (SPECIALIST BUILDING ARCHITECT/CONTRACTOR)**  
(THREE STAGES REFLECT RECEIVED PRIORITY, NOT NECESSARILY STRICT WORKING ORDER)

5<sup>th</sup> June 2014

Our Ref: 025-14(1)

Dear Sir / Madam

**Re: Estimate – Cwm Hob, Felindre, Powys – Phase 1**

As requested please find below description of restoration works at the above property.

**Phase 1**

**1. Prelims / Enabling works**

- 1.1. An allowance has been for site WC and welfare facilities.
- 1.2. An allowance has been made for 1 x skip
- 1.3. An allowance has been made for external and internal scaffolding to all buildings
- 1.4. An allowance has been made for Health and Safety notices and security fencing
- 1.5. Electric and water are to be supplied by the client
- 1.6. No allowance has been made for any other consultants, licences, or fees such as Listed Building Consent, Ecological Survey and watching brief, Archaeologist, Structural Engineer.

**2. Foundations**

- 2.1. There is no evidence of subsidence or heave but in areas the ground level is reduced and needs to be made up. An allowance has been top remove topsoil and debris where required and reinstate with 40mm scalplings mechanically compacted in layers of no greater than 150mm.
- 2.2. To remove soils from the gable end of house where it is constructed into the hillside. To repoint the exposed walls, install a vertical damp proof membrane, fit a 75mm land drain below the level of the internal floor, fit a geotextile membrane between soils and fill, back fill with 50mm clean stone to ground level.

**3. Walls (House and Barns)**

- 3.1. To replace 3 x decayed / sagging timber lintels to the house and adjoining barn with Green Oak.
- 3.2. To repoint where necessary walls to house and barns using hydraulic lime mortar using a sand / grit compatible with the original mortar.
- 3.3. Concrete block walls at the far end of the barn adjoining the house to removed and reinstated with 215mm concrete block internally and clad with stone to be salvaged from the site or locally sourced stone to match the original.
- 3.4. Steel cladding above the barn door to be replaced with vertical Larch cladding.

**4. Chimney**

- 4.1. Reinstatement masonry to chimney and repoint with lime mortar





4.2. Chase in new lead flashing using Code 4 Lead

## **5. Doors and Windows**

5.1. A Provisional Cost sum of £3500 has been allowed for the repair / replacement / decoration of doors and windows

## **6. Roofs**

- 6.1. To strip all roofs and salvage slate for reuse.
- 6.2. Remove and dispose of all timber slate battens and repair / replace where necessary: rafters, purlins, trusses, and wall plates.
- 6.3. Treat all timbers with a suitable fungicide / insecticide.
- 6.4. Fit new fascia and barge board as required, matching the original.
- 6.5. Fit 75mm Kingspan or similar insulation between the rafters to the living areas of the building.
- 6.6. Fit a breathable roof membrane to the house roof and a bitumen roof membrane to the barns.
- 6.7. Fit treated 50 x 25mm timber roof battens
- 6.8. Install lead soakers and flashing where required
- 6.9. Re- slate the roofs using existing salvaged and matching second hand slate.
- 6.10. Reuse ridges where possible or suitable matching ridges.

## **7. Rainwater Goods**

- 7.1. Fit cast iron gutters and downpipes to all building
- 7.2. Fit rainwater gulleys and drains a minimum of 5m from the building to new soak pits. An allowance has been made to install 4 x 1.5 m<sup>3</sup> soak pits.

## **8. House internal works**

- 8.1. Replace floor beams, joists, and floor boards on the first floor in the rooms above the pantry.
- 8.2. Replace floor boards to the remaining first floor area and replace / repair floor joists where necessary.
- 8.3. Treat all timber with a suitable fungicide / insecticide



5<sup>th</sup> June 2014

Our Ref: 025-14(2)

Dear Sir / Madam

**Re: Estimate – Cwm Hob, Felindre, Powys – Phase 2**

As requested please find below description of restoration works at the above property.

**Phase 2**

**9. Internal Works**

- 9.1. Remove all flags and flooring and reduce levels to allow for the installation of insulation and damp proof membranes
- 9.2. Install Ty Mawr Lime floor insulation, lime concrete and screed. (See link [http://www.lime.org.uk/directlinkdownloads/10215Ty-Mawr\\_limecrete.pdf](http://www.lime.org.uk/directlinkdownloads/10215Ty-Mawr_limecrete.pdf) )
- 9.3. Reuse slabs where possible for external paving. Use new limestone slabs for internal floors
- 9.4. On the partition between house and scullery, Replace pine with oak, retaining existing plaster and lath.
- 9.5. Repair oak partition between the living room and pantry, replacing sole plate and splicing in new timber to repair decayed vertical members.
- 9.6. Replace window boards throughout with treated pine.
- 9.7. Remove all loose plaster and render from masonry and partition walls and ceilings
- 9.8. Chase out and install cable conduits and patresses and install 'First Fix' electrical cabling
- 9.9. Install 'First Fix' plumbing and wastes where these works will be hidden
- 9.10. Repair walls and ceilings using lime plasters and renders
- 9.11. Repair / Replace internal doors, skirting and architrave where necessary.
- 9.12. Reconstruct the stairs, removing all decayed and damaged timber





5<sup>th</sup> June 2014

Our Ref: 025-14 (3)

Dear Sir / Madam

**Re: Estimate – Cwm Hob, Felindre, Powys – Phase 3**

As requested please find below description of restoration works at the above property.

**10. Internal Works**

- 10.1. Complete electrical installation
- 10.2. Complete plumbing and heating installation with an oil fired boiler, radiators, bathroom and WC
- 10.3. Install water filters and ultraviolet treatment
- 10.4. Fit a kitchen in the scullery area.
- 10.5. Fit wall and floor tiles to bathroom, WC, and kitchen
- 10.6. Fit liners to the chimney to allow for solid fuel stoves
- 10.7. Renovate the stove in the living room
- 10.8. Decorate throughout

**11. External Works**

- 11.1. Install drains, inspection chambers, and electric supply to a 2700L Biodisc sewage treatment tank.
- 11.2. To make a water connection to the existing farm supply and for renovation / improvement works.
- 11.3. To provide paths and paving
- 11.4. To top soil and landscaping
- 11.5. Fencing

