

REVISED HERITAGE STATEMENT

**CAE MOR FARM
LLWYNMAWR
GLYNTRAIAN**

FOR

MR. AND MRS. J MORRIS

Heritage Statement

Cae Mor

INTRODUCTION

The building was listed in 2003 external only.

		Grade	II
		Date Listed	18/02/2003
Community	Glyntraian		
Locality	Nant Gwryd	Grid Ref	322790 335970
		Record No	80884
Post Code			
Name	Cae-mor Farmhouse and adjoining farm building		
Entry Name/No	Cae-mor Farmhouse and adjoining farm building / 3728		
Street No, Name			

Location

Located on a narrow lane which runs N from the B4579 road. Set within a sharp bend, the ground sloping down to the N. The house and its adjoining farm building bound the N and W sides of the farmyard.

History

Sub-medieval farmhouse probably earlier than the adjoining farm building which is dated 1715. Partly re-windowed in late C19.

Exterior

Long range of one-and-a-half storeys facing N, with N cross-wing to L of centre, and adjoining barn at right angles to W end. The house is constructed of rubble stone with large quoins under slate roofs. Large stone ridge stack with 2 shafts to L of N wing; projecting end stack to wing. Lean-to stone porch in angle of main range and R side of wing; C20 part-lit panelled door reached by stone steps; small window to R return. To the R of the porch is a 2-light wooden casement window in original opening. Raked half-dormer to R containing 4-pane sash with red brick reveals. The E side of the wing has similar 4-pane sashes to each storey with continuous red brick reveals; segmental brick head to lower window and raked half-dormer above. To the far L of the main range is a small rendered lean-to, probably C20, with window to E side. The E gable end has C19 4-pane sashes to each storey, that below offset to the L. Facing the farmyard, the S side of the house has a doorway to the far R; planked door under a segmental brick head. To the L of the stack is a raked half-dormer over a 4-pane sash window. To the far L is a probable blocked doorway.

The adjoining farm building is slightly higher than the house. The N gable, fronting the road, has 3 tiers of ventilation slits, and to centre, a datestone reading M/EM/1715. Beneath is a single-storey stone lean-to with small 2-light window. W front of barn is partly weather-boarded to upper portion, probably over timber-framing. Entrance to L of centre with split doors; gabled loft doorway above with slate-hung sides, the door now missing. Small loft hatch to L and low doorway to far L with split doors. To R of main entrance is a later planked loft door, below which is a small window set in stone. Butt joints in this area suggest alterations. Low-set 3-light window with ventilator to far R. S gable end has a short planked loft door and 4 tiers of ventilation slits. The E side, facing the farmyard, has doorway to far L and 2 pairs of doorways to far R, all with stable doors. Between, the elevation is weather-boarded to the upper part, with corrugated iron lean-tos below.

Interior

No access to interior of house at time of inspection. Farm building has large cow-house to S end with timber-framed and planked partitions; large beams supporting loft.

Listed

Listed as a fine sub-medieval house and adjoining dated farm building, both retaining strong vernacular regional character.

Reference

Smith, Peter, Houses of the Welsh Countryside, 1988, map 51.

The house and barns were rescued and renovated with conservation techniques to a high standard in 2006 and 2007



All landscaping has been kept to enhance the setting of the buildings

The garages that were erected with planning consents were done in oak and set at the higher level as the existing store building. Both these building give cover to the listed building.

Existing original store building restored

New open timber frame garage/store



Existing garage and

Original building

CONSERVATION PHILOSOPHY AND OBJECTIVES

- The listing is for *retaining the strong vernacular character*
- To ensure that the new building nor the swimming pool does not have a detrimental visual impact on the listed building.
- To keep to the present construction methods that have been approved and carried out in the past.

ACTIONS TO ACHIEVE OBJECTIVES

1. The new garage and pool equipment store will be constructed in the timber frame and clad as the existing garages so retaining the vernacular character. The existing open garage will be used for covered play area associated with the pool.
2. The setting of the new building is directly behind the original stone store building and forms an enclosed court yard space. The visual impact would be minimal.

3. The swimming pool which is to be used for the benefit of the owners will be below ground and will not be seen from the existing listed building as the ground to the rear is 1.7m higher.

IMPACT

- The existing landscape will be maintained and the new building will be set into the banking to reduce the any possible impact.
- The new garages and pool equipment store will be behind the existing building, which is at the higher level above the listed building and also some distance away. The visual impact will be negligible.
- The listed building is set below the proposed building and behind the existing stone building. The setting of the listed building is within its' own confines and landscape. The proposed building is also some distance away from the listed building and therefore does not affect its' setting.
- The swimming pool has no visual impact on the listed building as it is below ground and out of sight and at a higher level.

2nd August 2021