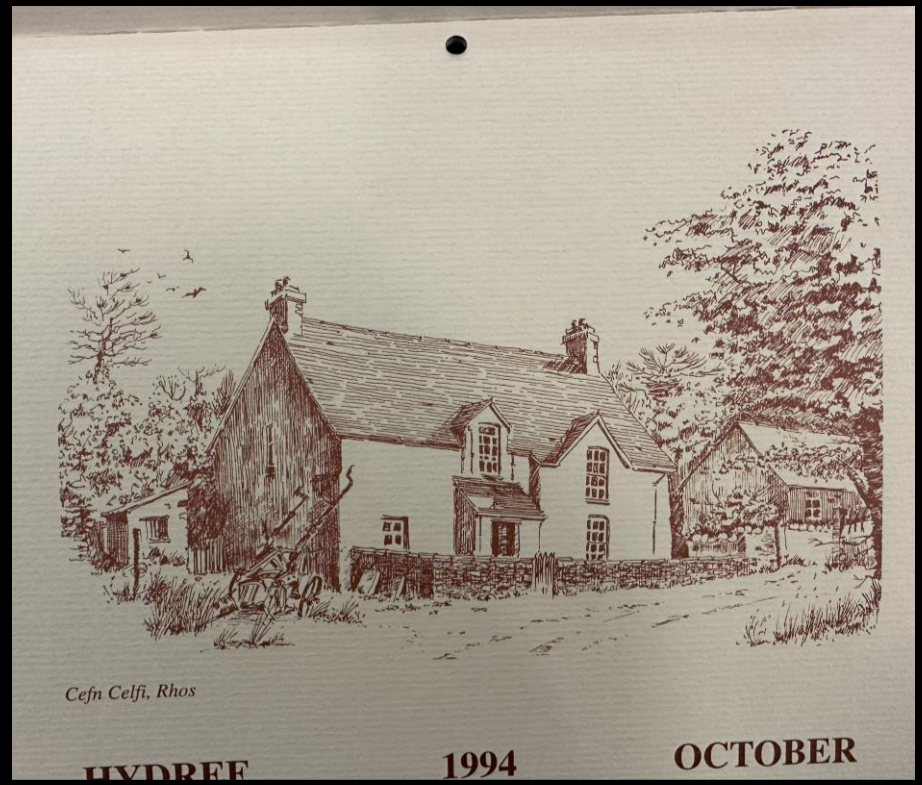
Appendix A - Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

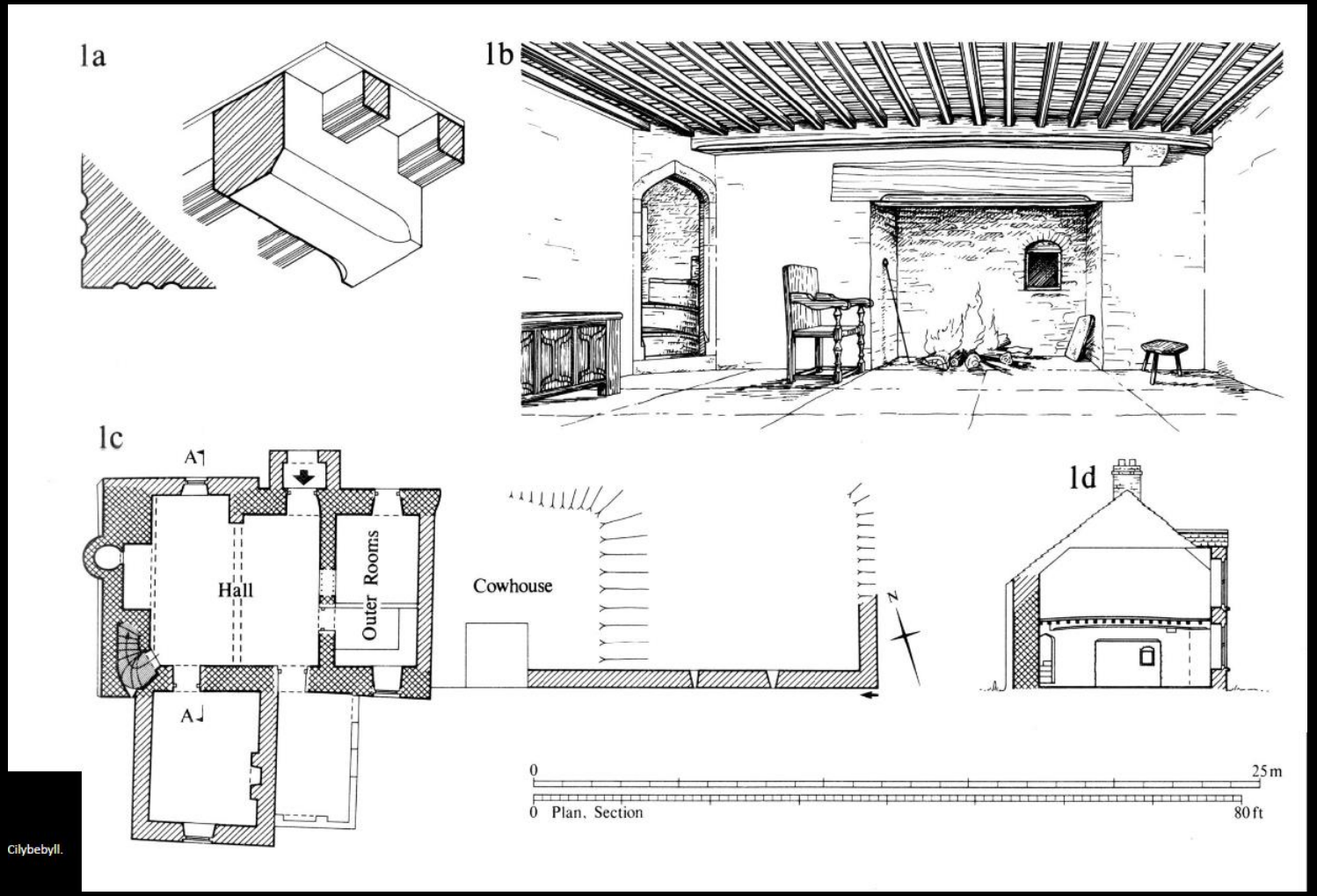
Coflein image taken before the 1970's remodelling.



This artist sketch was taken from a calendar produced for use in 1994. It misrepresents Cefn Celfi as it was in 1994 and is a historical reconstruction of a perceived earlier view that is incorrect. By this time the vertical sash windows had been lost and the left gable had been removed to the front elevation. Windows had been inserted that that had an inappropriate horizontal emphasis within the early 1970's, by a previous resident. Royal Commission and Cadw List Descriptions make clear reference to the early 1970's alterations. The roof structure and covering would as a consequence have been much modified. Recent investigations have revealed the use of sarking felt (with glass-fibre quilt pre-bonded). These would have been applied when the roof was recovered in the 1970's. The left side gable chimney is also an example of artistic licence as the stack or flue did not exist at this point and there is a window in the gable end of the east elevation. The 'outer rooms' to this side had been rebuilt centuries ago as can be seen viewing the now exposed masonry, earth, lime and cement mortar interventions undertaken over past centuries. RCAHM(W) investigations in the 1950's and 60's revealed that the left gable was a modified rebuild on a different alignment to the original outer rooms (although from TJF observations) the wall that remains is clearly still centuries old but with later interventions in the 20th Century.



Cefn Celfi – Taken from the Glamorgan Inventory Volume II. Note: the gable wall to the outer rooms is shown as a later rebuild and is presumed to be a shortening of the house when a cowhouse was added later, parts of the walls of this remain, albeit overgrown with vegetation and is broadly as shown by the RCAHM(W) drawing. The four-centred arch adjacent to the stairs and hearth is clearly illustrated on the drawing, yet at the time of their inspection, the RCAHM(W) Inspectors field notes indicated in ..... that this was a fractured arch and from images taken before the recent 2023 interventions there was an eliptical arch that we suspect was added at the time of the 1970's partial rebuild and remodeling. Please see later slides that verify this. The four centred arch has not been lost in very recent years.



Cilybebyll.

Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Cefn Celfi shortly before the 2023 interventions following purchase by the applicant. Note the modern stone wall to the front that is of no historic value and has no presedent.



Cefn Celfi during drainage improvements to the yard and perimeter of the building as the surrounding ground was waterlogged and saturating the building internally.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Cefn Celfi during unauthorised works in 2023 , image taken by the owner. The modern horizontal emphasised windows have since been removed, but remain at the farm site and can be replicated if required but have no historic precedence, whatsoever. The recently rebuilt dry-stone garden wall that now exists and helps alleviate surface water risks is much more appropriate that the rough 1970's rebuild and t is not dissimilar to many built at the Museum of Welsh Life, St. Fagan's in recent years by the National Museum of Wales. In proximity of its vernacular farm buildings. The craftsman who rebuilt the farm garden wall has we have since discovered also competed and built walls at the Royal Welsh Show.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

2023. Works to aid drainage of the ground surrounding the farmhouse as surface and water run-off and ground water had been entering the dwelling making it unfit for habitation.







Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

The left side elevation where the twentieth century lean to exists that is of limited historic value.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Cefn Celfi, the central pier at first floor level has had to be rebuilt when the inner face collapsed internally when debonding interior plaster and paper finishes were being stripped.



PVC rainwater gutters and downpipes need to be replaced with cast iron. Note the PVC clad fascia, barge and dry verge details existing, prior to the current owner's purchase in 2023.

Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Note: the camber arch shaped head to the spiral stone staircase that leads up from the Hall to the first-floor level accommodation. This is not as was recorded by the Royal Commission drawing in the Glamorgan Inventory Vol. II, (see Slide 2 above). As stated, the inspectors field notes indicated a 'fractured arch' in their 1960's handwritten notes. The simple voussoir ring had clearly had been modified by a previous occupier. The two-piece four centred stone arch drawn formally in the Glamorgan Inventory was clearly either an error or had when drafting formally. The arch had been rebuilt previously (presumably in the 1970's) . The image below and LEFT OF centre show the arch existing shortly after the current applicant took possession of the dwelling in 2023. The current applicant is quite happy to have a four-centred skew-shaped arch reinstated in local Pennant sandstone using a specialist stonemason such as Abbey Masonry. The right middle image shows the state OF THE DECAY in the FIREPLACE FLOOR BEAM. The right image shows the arch during more recent rebuilding by the applicant, later in 2023 which he is fully prepared to change. The steel angle is now attached to the wall and the remaining sound section of the fireplace chamber beam will be reinstated around this, and the steel concealed, when the floor is reinstated. This in a manner similar to a flitch-plate.



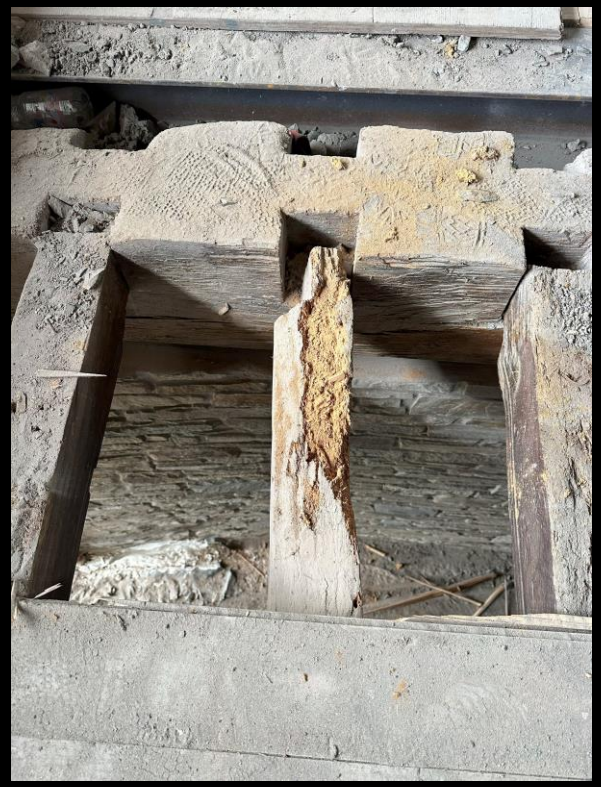






Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Decayed sections of the principal beams that have been cut out and will be scarf repaired around the more recently added structural steelwork to provide the structural support necessary, over the rebuilt floor. The infilling filler joists were seriously impacted by insect attack and fungal decay and will be replicated in oak. Examples have been shown to the respective authorities. Please note: the end bearing of the filler joists was extremely limited and their structural adequacy was non-existent.







Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Whilst the principal timbers initially might in some places appear solid ,closer examination reveals widespread insect infestation, shakes and splits as can be seen by the images. Fungal and insect attack had taken a severe toll and impacted structural performance. Remaining sound sections have been reinstated and treated locally, but the primary beams are now intended to be utilised in a non-structural manner today. Note the use of packing that had been made previously by earlier residents, in an to attempt to level the filler joists.



Woodworm, fungal decay and Death Watch Beetle infestations are evident



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Ditto.



Note the advanced decay in the principal members and the use of patch repairs in the past that were poorly executed. The structural bearing of the beams had previously been lost . In places, the primary beams, where decayed, had simply been covered with planted cover strips. Stained softwood sections having been added for miscellaneous dubious patch repairs by others.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

The decay, twisting and deflection in the filler joist floor and associated modern softwood tongue and groove-boarded sections is clearly apparent within the timbers stored within the premises.



Decay in the ends of timber beams and filler joists. Both Deathwatch beetle (Xestobium rufovillosum) and Woodworm (Anobium Punctatum) exit holes are clearly discernible.

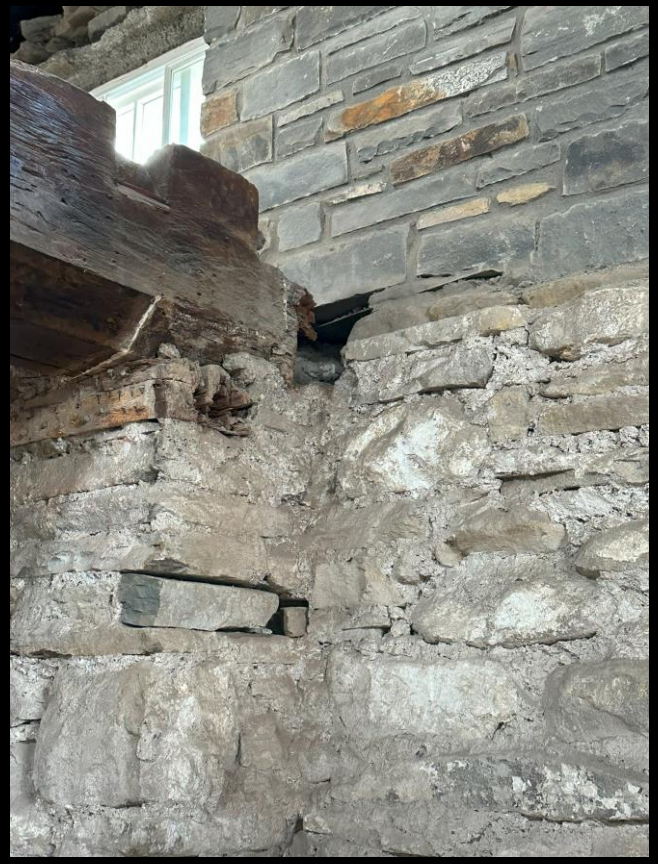


Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Ditto. We are decayed the structural end bearing had been lost. Note the modern pennant stonework abovehad been added by the applicants is the inner skin of the exterior front walls had collapsed internally.



Centuries previously, a nbp had been built to support the primary beamwhere the end bearing was lost. Note the supporting wall plate is also decayed. Any time between the walls and floor was lost.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Ditto. Plaster concealed timber heads have been modified and lowered at various times in the past two centuries.



Note the inadequate end bearing of the filler joists within the notched pockets of the primary beams. The floor was clearly structurally inadequate at the time of the recent, albeit unauthorised, interventions.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

To the main front gable one can see that clay bricks had been inserted at sometime probably early in the 1970's to form a modified window reveal detail and that one of the filler joists had been inserted into the wall above as a, wall plate and lintels over the bearing area of the horizontal emphasised ground floor window at the front rested solely on the brick on edge infilling to the window reveal. Structurally this was inadequate. It is a mid to late twentieth century intervention. Previously, this opening had had a double hung sash window. A rather crude attempt had been made in the twentieth century to form a window seat.



Note the buried timbers and the ad hoc manner in which the front gable wall had been rebuilt previously. The window lintel is bearing on the brick on edge infilling to the window reveal.floor had



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Deathwatch timber decay and woodworm attack in principal beams.







Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Ditto. Note the inadequate end bearing of beams built into the wall and which had suffered severely from fungal decay.







Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

The later added two-storey rear wing, opening off the hallway after removal of wall plaster. The floor has been taken up for relaying.

Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.



Deathwatch and common furniture beetle infestation in large oak timbers and flooring. The exposed timber softwood boards that had been inserted later, can also be discerned.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Ditto.



The inner face of the outside wall was collapsing once sand and cement render which had been holding the structure together was removed. The core of the rubble wall had settled and collapsed.

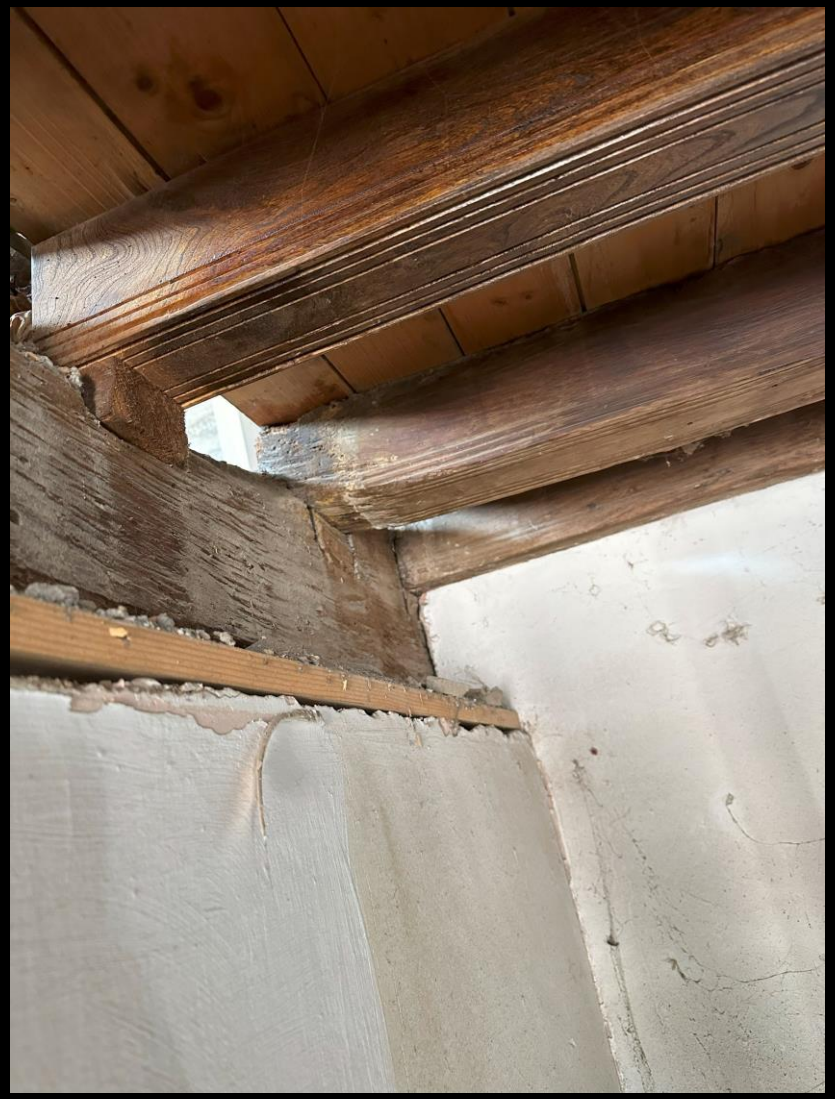


Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Timber packing pieces used to raise the filler joists above the notches where the beams have settled or insufficient bearing remains, due to insect decay and movement.



Some of the filler joists had clearly been changed previously by an earlier occupier.





Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Spliced timber repairs and decayed sections existing prior to the recent interventions. Cement-based mortars had been used to repair stonework and a range of bricks and stone slithers had been added.

Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.



The relatively modern (19th or 20th Century timber floor joists when stripped of their tongue and groove boards) were in poor state. One can see them curling and various have been notched in order to make them fit or accommodate services.

Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.



Note: Deflection in the timber filler joists and floorboards at first floor level prior to the removal period, this is not within normal acceptable parameters.

Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.



Later added brickwork with newspapers and filler, inserted over the replacement softwood door head by earlier building occupiers.

Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Newspaper found as packing pieces within the cement render used to infill gaps within the building fabric date from February 1973.



The work undertaken at this time, was clearly poorly conceived, even if conservation standards appertaining to building restoration, were only developing.





Left: Note the inadequate bearing for the modified window head positions installed we presume circa. 1973, but certainly not more than a few years before.



Cefn Celfi Farm, Rhos, Nr. Pontardawe, Neath Port Talbot.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Right: where a ground floor window was fitted in modern decades an earlier doorway opening shown on photographs taken by the Royal Commission in the 1950's had previously been blocked up and the reveals modified. Note: within this area, much of the stonework is clay mortar bedded. A drain had been left running through at the base of the wall from the forecourt area of the farmyard which led directly into the premises saturating the subfloor. This has now been diverted following the installation of effective ground and surface water drainage to the perimeter of the building and farmyard.





Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Ditto.



Ditto. The inner face of the wall and whatever window configuration is accepted will need to be reformed in stonework, ideally bedded in a lime mortar.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

The Interior of the farmhouse following the reinstatement of the primary/chamber beams and removal of earlier plasterboard applied to lightweight timber rafters to the underside of the modern timber roof structure which are grossly undersized. Deflection and bowing within the timber roof purlins can be discerned.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Within the rear additions, one can see fireplace openings having been blocked up previously. The use of red clay brickwork would indicate these changes have been made over a period of time commencing from the mid-19 century onwards.



Later bricklaying interventions made use of Thermalite or similar aerated concrete blocks by previous owners when blocking up fireplace openings. Again some of these interventions are typical of the 1970s.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.



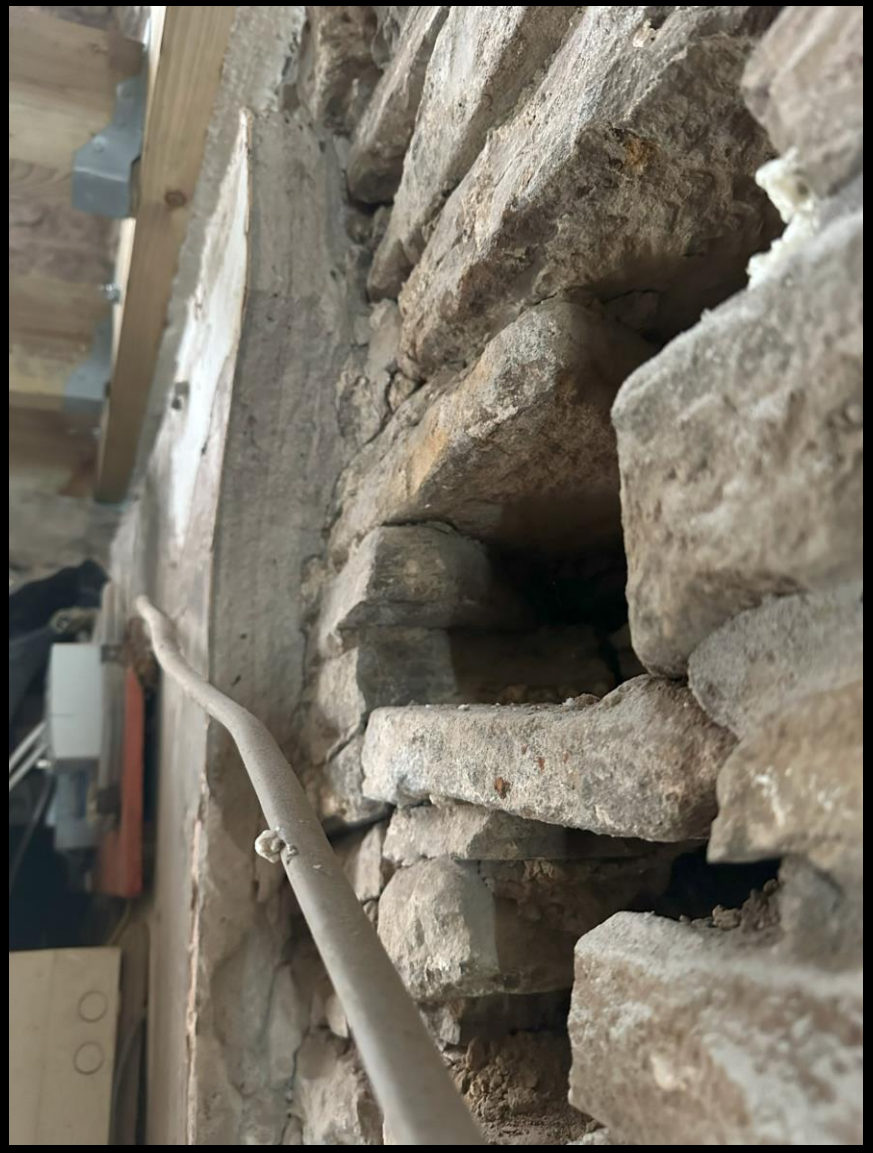
Timber heads over windows. These and the associated Rubblestone walling and brickwork catalogue numerous interventions to the property over the past two centuries. Various types of clay brick have been inserted with rib joints. Timber heads are reused sections that we suspect are former timber posts and possibly Railtrack sleepers. These interventions are we suspect more than a century old. On the right side of the splayed window reveal one can see that the stonework has been rebuilt partially previously using a white ,lime-based hot limemortarthat was possibly chapel fired. This would tend to indicate the works were undertaken prior to the wholesale development of the South Wales coalfield and the general adoption of a black coal-fired ash for use in general mortar work. The modifications are we suggest at least of mid-Victorian origins or earlier.

Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

To the later added front gable one can see the numerous interventions that have occurred. These predate the current work of the applicant other than for the stitching stone work that has been added above on the right side of the window to tie-back the walling.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.



Multiple layers of sand and cement render built up to a thickness of approaching 50 mm to daub out the walls had been used by previous owners to provide a straight edge on which the now-dated electrical consumer unit was fitted. The walls were skim plaster finished with Gypsum-based materials. Beneath the applied finish, gaps exist in the rubblestone walling where structural movement had occurred historically. These need to be stitched effectively.

The filler joist floor beams and later added softwood boarding were deflecting badly at the time of the recent interventions. Note also the brick-lined coins of the doorway openings that lead through into the outer rooms of the original build period as indicated by the Royal commission these rooms have themselves been adapted and reduced in size in past centuries.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

The now partially rebuilt forecourt walls and recently added below ground drainage which attempts to lower the immediate ground water levels and preclude surface water flooding of the farmhouse from the yard adjacent.





Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

The modern side hung casement window which has had to have a replacement lintel and concrete blockwork rebuild of the failed inner face of the rubble work. Again, a doorway previously existed at the pointof the 1970's window modifications. A new concrete floor with damp proof membrane has been added by the current applicants.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

The lightweight timber rafter and high-level collar tie roof structure is clearly of 20th century conception and is of no architectural or historical significance, within the context of a 17th-century originally conceived structure. Equally, from a building construction perspective is extremely poorly formed and undersized timbers have been utilised. It had been recovered with a bituminous-based Sarking felt that had fibreglass quilt pre-bonded. The glass fibre quilt was heavily impacted by mould due to condensation occurring. We have experienced issues with this material in the past which was used with good intentions in the 1970's and 80's, but has been proven over time to be inadequate. The intermediate trusses and purlins spanning excessively and are deflecting. A more substantial roof structure is recommended. The fitting of warm roof insulation will help to obviate interstitial condensation issues arising particularly if a vapour open underlay is utilised together with counter battening. Lath and plaster had been applied to some areas of the ceiling in the past.

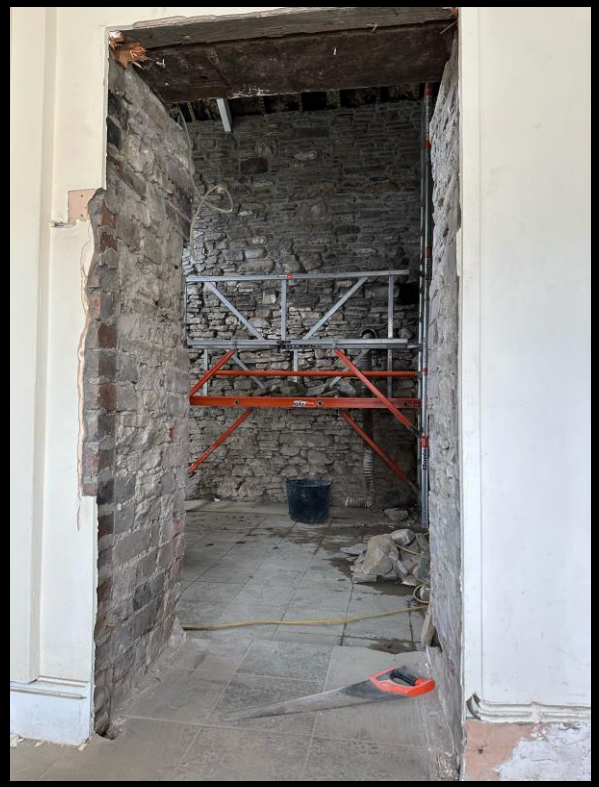


The ground floor area currently. This, when viewed from the outer rooms that themselves had been modified in the past (as can be seen by the brick reveal and the notches within the timber joists and older beam ceiling at the point it leads through into the Hall.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

19th-century brickwork and rubble stonework, at the intersection with the former kitchen.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

The horizontal emphasis to the triple casement sash windows with their EGMA section mouldings and in-situ poured and cast concrete lintels and sub-sills have no genuine historic precedent. The modified window heads have been textured on their outer face to simulate stonework. These interventions were we suspect introduced, circa 1973.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.



The first-floor level before removal of parts of the filler joist floor. Note: the first-floor level walls of the outer rooms (that had recently been bedrooms) were being rebuilt internally with blockwork to strengthen as the inner core had settled and the walls were collapsing. The dust extract machinery was introduced we gather simply to reduce inhalation by the workers.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Shortly after the applicants took up possession of the property, the front hall/lounge was as shown. The paved floor was sugaring and delaminating with contour scaling. This was due to the wetting and drying associated with the saturated ground beneath the floor and the widespread use of the wood-burning stove to attempt to control humidity within the building.



th Port Talbot.



The fireplace recess and surround shortly before the remedial works commenced in late 2022. Behind the wood-burning stove flue-pipe, one can see clearly that the wall is saturated.

Whilst the interior of the principal Lounge appeared superficially to look satisfactory, the Pennant sandstone floor was saturated whenever the heating was not operational. A previously fitted carpet had to be lifted as it was saturated and heavily mould impacted. The sandstone flags were delaminating on their bedding planes due to moisture penetration and the effect of the stone, sugaring.

Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Prior to removal of the modern wall plasters the condition of the lounge can be discerned.



Within rear sections of the building, the floor was covered with thermoplastic tiles and adhesive that contained asbestos fibres that needed to be removed by Licensed Asbestos contractors.



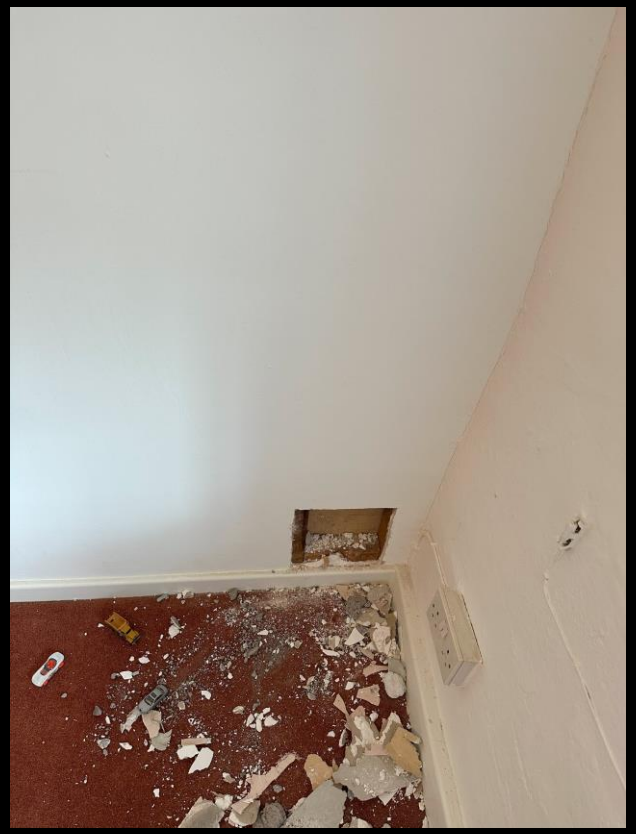
Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.



Before wall plaster had been removed signs of rising and penetrating dampness can be clearly discerned within the applied cement and gypsum based applied modern finishes.

Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Plasterboard, timber battens and applied finishes had been to wall surfaces that were damp.



Thermoplastic floor tiles concealed beneath previously fitted carpets. Note: the modern wall plaster, Torus moulded softwood skirting boards and thermoplastic tiles that contained asbestos. The pressed steel panel radiator is typical of that fitted in the 1980's. The window board is also modern. Secondary glazing is fitted to 1970's 1970s-style fake Georgian windows.

Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Ditto. Damp is evident Rising above skirting boards and causing blistering of plasterwork and paintwork.





Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

The hardcore blinded sub-floor.



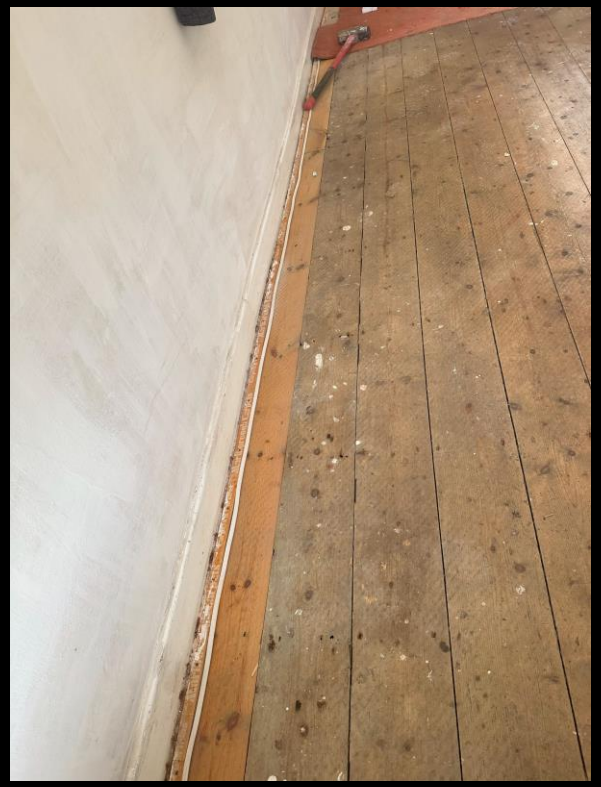


Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Modern ceramic tiled wall surfaces within the bathroom and chipboard sheets that were saturated.



Timber floorboards where existing are modern 20th century tongue and groove boards of no architectural significance. They can be readily replicated or upgraded with wider boards. White rot decay and woodworm infestation clearly exists in these softwood timbers.





Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Woodworm infestation in sawn timber boards, utilised elsewhere. The intermediate level floor within the 'outer rooms' have since been removed as it was a modern softwood timber boarded and joisted floor that was suffering from decay. It is in the process of being replaced with a modern softwood-treated timber floor.



Deflecting ceiling rafters at first floor level within the greatly undersized replacement timber roof structure. Thermal insulation is incorrect. We noted that lath and plaster had been fitted to both the ceiling soffit and to the splayed eaves sections in parts. As part of this application it is sought to replaster after the roof structure is removed and replaced (subject all necessary consents) with a modern insulated ceiling in accordance with building regulation standards. This is an area that NPTCBC Building Control Officers have indicated that they can see no reason why the applicant cannot move at least in some direction towards an agreed reduced compliance with Approved Document L of the Welsh building regulations.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Ceiling joists were of excessive span and the lath and plaster ceilings were cracked and needed to be replaced. The timber trusses are spaced further than would be the case today or in the past. This is a poorly constructed lightweight timber roof structure that is grossly inadequate for a building of its age. It is an interior of no special architectural or historical interest.



Woodworm and timber laths that were effectively lost.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

On the left side of the property, a modern suspended timber ground floor, previously supported the ceiling together with plasterboard and skim finishes



The recent unauthorised works initially commenced we gather from when a section of cement-rendered plaster that had cracked was removed at first-floor level. The rubblestone inner face collapsed and needed to be temporarily supported. This section has since been reconstructed in natural stone, as the applicant was concerned about the safety of their young children and the debonding stonework that was found to exist in many areas.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Ditto.



Sections of the stonework were loose, failed to provide adequate support and have had to be rebuilt.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Decayed timber wall plates have been contributory factors in this.



At ground floor level the botch repaired head had resulted in the rubble walling delaminating with its inner skin and rubble infil core collapsing.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

One can identify that previously, the right-side gable wall (which is itself a later modification) had been cement rendered and skim plastetr finished. The front gable stonework had been much modified and rebuilt in loose ad-hoc sections, following numerous rebuilds over the centuries and further compromised in the 1970's.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Infilling timber blocks and pieces of decking board that had been used to attempt to level the softwood timber floor above the oak filler joist floor previously. Note the extensive decay within the chamfer-moulded, oak timber beams.



The ceiling as detailed afforded no fire resistance or soundproofing measures to the bedrooms above.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Decayed timbers.



Walls were previously tanked internally with a dense sand and cement render and gypsum plaster that more than anything, was attempting to bind and hold the fragmenting structure together



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Cuboidal fungal cracking to the large oak beams that are supporting masonry above. It is inevitable that the structure is unstable and has settled.



Old electrical switchgear and twin and earth cabling. Note the extensive timber infestations within the oak beams.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

The modern ledged and plant door with its false studs and reproduction hinges to the base of the spiral stone staircase that wraps partially around the chimney.



Even the dog looks glum!

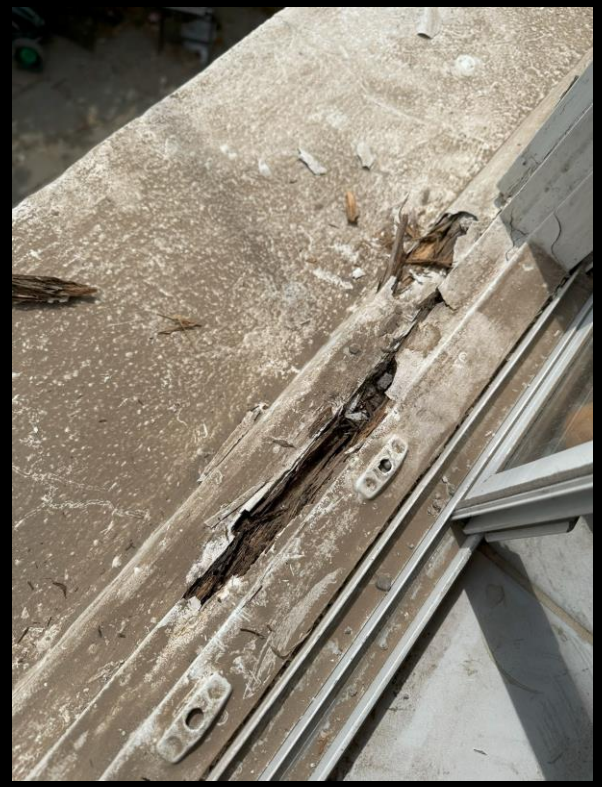


Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

The extent of modern materials utilise previously and the decay in original timbers cannot be under-estimated.



Wet rot decay in the timber window subsills and the adjacent aluminium framed secondary glazing.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Note the myriad of modern building services and decay within the timbers



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.



At first floor level, the spandrel of the window had been rebuilt previously (circa 1973) and the form of the opening adjusted. Further removal of modern finishes revealed further concerns. See Slide Number 62.

Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.



Note the previously replaced modern timber head and adjusted window reveals with loose rubble stonework above the timber head as well as cement bedded brickwork.

The rod/pipe penetrating the gable apex was we understand an old plumbing overflow. The wall plaster applied would indicate that prior to the modern roof structure being added within ceiling at purlin level, that the ceiling extended to the ridge.

Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

The fitted kitchen and tiled surfaces viewed before the work commenced, concealed numerous defects.





Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Cefn Celfi in 2023, when cement based and gypsum wall plaster had been removed but before the floors were renewed. Note that the doorway had previously been modified and that a skin of brick 'laid on edge' had previously been inserted to form a doorway reveal on one side and cement mortar and pieces of stone another.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Mould and dampness within the kitchen. Plasterboard has been taken down and the halogen downlighters are exposed. Note the significant adaptations and alterations that have occurred. Timber joists had previously been stiffened and strengthened. They have since been renewed with treated timbers

There is nothing that could be remotely deemed to be of historical significance visible within the picture as the sections and finishes utilise modern building materials and services. The floor above is also of twentieth century form and had been previously patch repaired with joist ends strengthened.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

Modern infilling brickwork and stone cold slabs where the Rubblestone work has been modified over centuries. This image was takenafter the new concrete floor had been laid in mid-2023.



Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.

First floor level, after removal of plaster adjacent to the staircase gable. One can discern numerous interventions having occurred to the stonework that are not of twentieth-century making.



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Note the much altered stonework and loose stonework around the window opening at first-floor level to the front, which has seen numerous interventions. The end bearing of the timber head is entirely unacceptable and presumably contributes to the cracking over.

Aas part of the June 2024 proposals this opening will be strengthened.

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Ditto. There was no effective bearing to the end of the timber beam that forms the lintel. The stonework adjacent is loose and debonding. The head was deflecting. The cement and gypsum plaster is effectively supporting the timber head. It obviously had to be made safe. These modifications would have occurred in the 19 70's that viewing the cracks within the wall and the rep joints we can discern possibly the raising of the gable in the past and also movement within the building structure which has been remediated partly in historic times.

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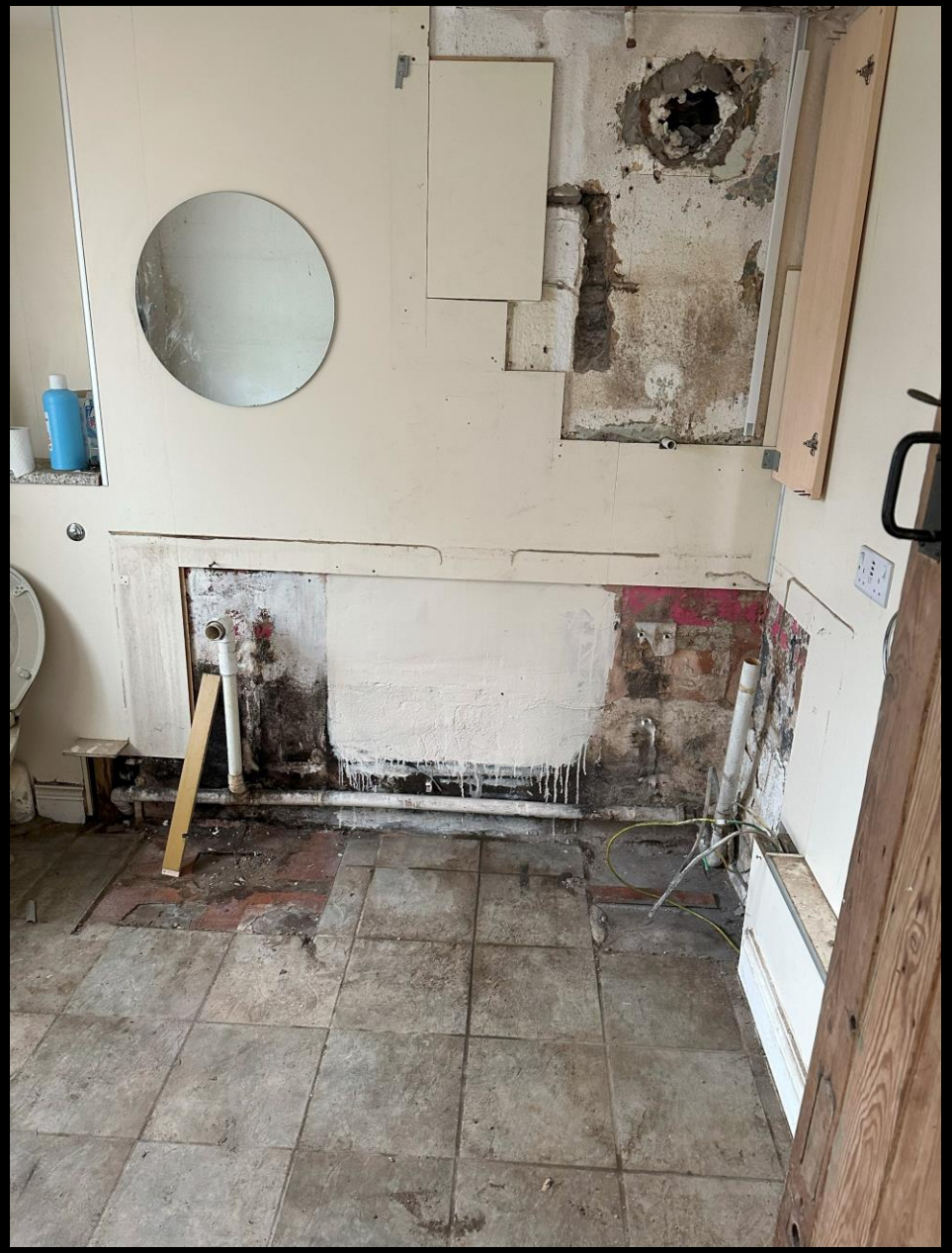
The ground floor outer rooms just before remediation work commenced.

Cefn Celfi Farm, Rhos, Nr Pontardawe, Neath Port Talbot.



Numerous interventions and rebuilding of the stonework to this farmhouse have occurred over the centuries. Joist pockets have been lost and the bearinhg of the timber head s is a nonsense.

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Beneath the later applied finishes the true condition of the bathroom walls and floors can be discerned. This, when contemporary sanitary ware was being stripped out to the former bathroom. The walls had been lined with modern boards that had been attached using Gripfill or similar adhesives. Mould existed behind these modern bathroom panels and was a concern for the applicant and her children..



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Black mould that is today deemed a serious health concern. Ceramic tiles laid over debonding thermo-plastic tiles that contained asbestos that have since been removed safely by licensed removal specialists.

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