

CPAT Report No. 1930

Barns at Bodaioch Hall, Trefeglwys, Powys

Historic Building Recording



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
CLWYD-POWYS ARCHAEOLOGICAL TRUST

Organisation	Clwyd-Powys Archaeological Trust
Client Name	Mr David Lloyd
CPAT Project No	2670
Project Name	Barns at Bodaioch Hall, Trefeglwys, Powys
Project Type	Historic Building Recording
Project Manager	Tim Malim
Project Supervisor	Will Logan
Grid Reference	SN 97802 90732
County/LPA	Powys
Planning Reference	21/0433/FUL
CPAT Report No	1930

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with the Chartered Institute for Archaeologists

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CONTENTS

SUMMARY	II
CRYNODEB	II
1 INTRODUCTION	1
2 HISTORICAL BACKGROUND	3
3 HISTORIC BUILDING RECORDING.....	5
4 CONCLUSIONS	12
5 SOURCES	13
6 ARCHIVE DEPOSITION STATEMENT	14
APPENDIX 1: CPAT WSI 2670	15

Summary

In December 2022 the Field Services Section of the Clwyd-Powys Archaeological Trust carried out a Historic Building Recording in connection with the proposed conversion of existing traditional outbuildings to four dwellings, the formation of new vehicular access and installation of a septic tank drainage system at Barns at Bodaioch Hall, Trefeglwys, Caersws, Powys.

The four outbuildings comprised a byre or possibly a linhay, probably of late 18th or early 19th century date, an aisled cowshed and mixing barn constructed in the mid-late 19th century, a double milking parlour and a wooden-framed shed, the latter probably a former Second World War military building both of mid-20th century date.

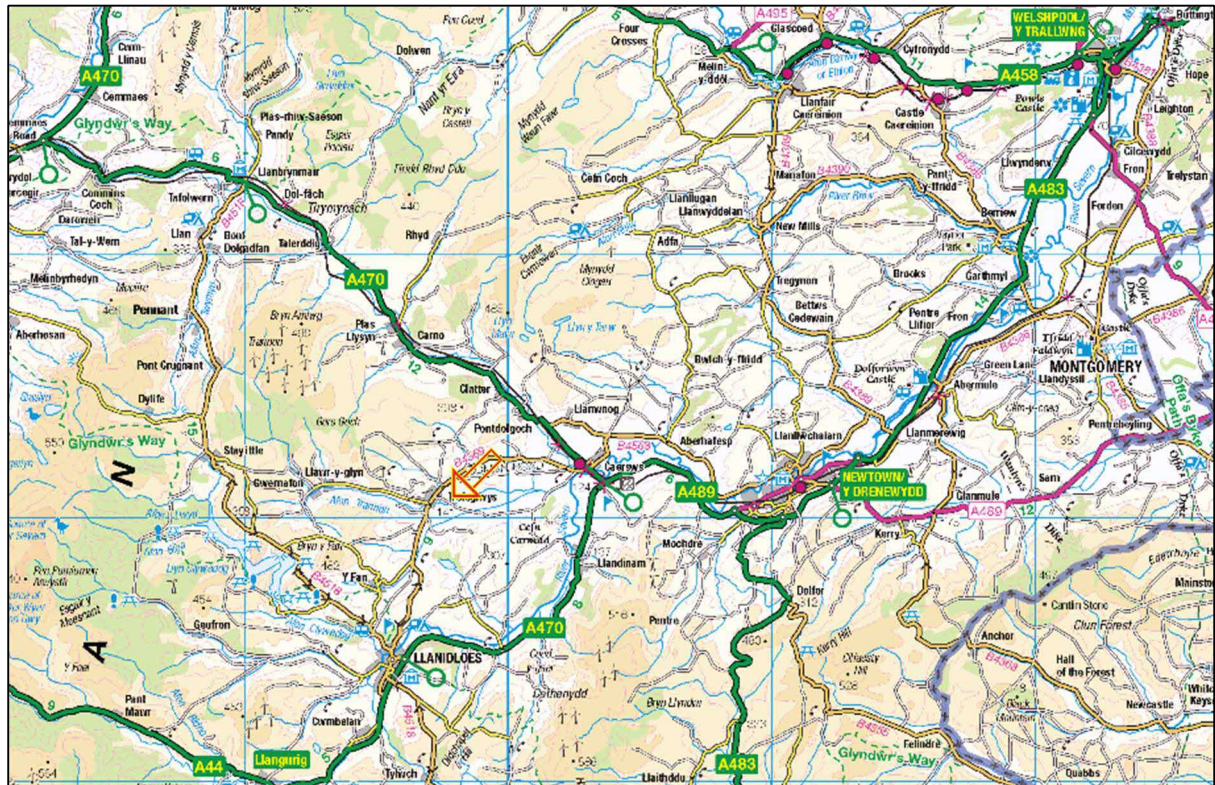
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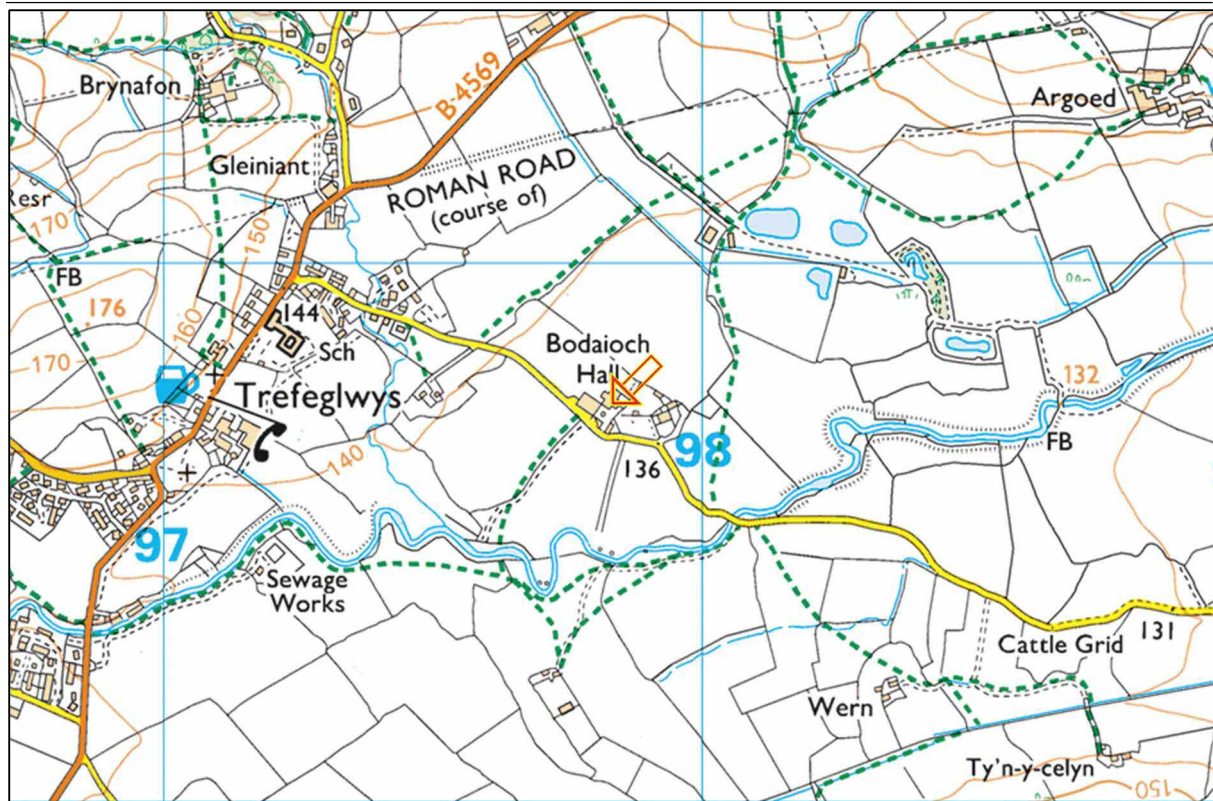
Fis Rhagfyr 2022, bu Adran Gwasanaethau Maes Ymddiriedolaeth Archaeolegol Clwyd-Powys yn gwneud gwaith Cofnodi Adeiladau Hanesyddol mewn cysylltiad â'r cynnig i drosi adeiladau allan traddodiadol sydd eisoes yn bodoli yn bedair annedd, i greu mynediad newydd i gerbydau ac i osod system ddraenio sy'n defnyddio tanc carthion yn yr Ysguboriau yn Neuadd Bodaioch, Trefeglwys, Caersws, Powys.

Roedd y pedwar adeilad allan yn cynnwys beudy neu, o bosibl, hoywal, mae'n debyg yn dyddio o ddiwedd y 18fed ganrif neu ddechrau'r 19eg ganrif, beudy ag eil ac ysgubor gymysgu wedi'u hadeiladu yng nghanol neu ddiwedd y 19eg ganrif, parlwr godro dwbl a sied â ffrâm bren, y ddau yn dyddio o ganol yr 20fed ganrif; mae'n debyg mai cyn adeilad milwrol yr Ail Ryfel Byd ydy'r sied.

1 Introduction

- 1.1. In December 2022 the Field Services Section of the Clwyd-Powys Archaeological Trust carried out a Historic Building Recording on behalf on Mr David Lloyd in connection with the proposed conversion of existing traditional outbuildings to four dwellings, the formation of new vehicular access and installation of a septic tank drainage system at Barns at Bodaioch Hall, Trefeglwys, Caersws, Powys SY17 5PN (21/0433/FUL, NGR SN 97802 90732, Fig.1).





Contains Ordnance Survey data © Crown copyright and database right 2018

Fig. 1 Location of the farm at Bodaioch Hall

- 1.2. Mark Walters, the regional development control archaeologist suggested the following archaeological condition in respect of these proposals;

No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The survey will be completed by a professional archaeological contractor. The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures.

- 1.3. The barns are located within a farm complex located some 150m west of Bodaioch Hall, 5km west of Caersws, within the Trannon valley. The Afon Trannon, a tributary of the River Severn runs to the south of the farm.

2 Historical Background

- 2.1. Bodaioch Hall was constructed in the late 18th or early 19th century. It was subsequently extended during the late 19th or early 20th century and possibly again during the mid-20th century. It is recorded as being owned and occupied by Evan Woosnam at the time of the 1848 Tithe Apportionment for the Parish of Treveglwys (sic).
- 2.2. Woosnam also owned the adjacent farm that forms the focus of this study, located approximately 150m to the west of the hall. It was occupied by Edward Savage in 1848. The farm is recorded as comprising a house, buildings and yard at this time. The attached land was fairly equally divided between arable and pastoral usage, with the latter located to the south and east of the farm and the hall (Fig. 2)

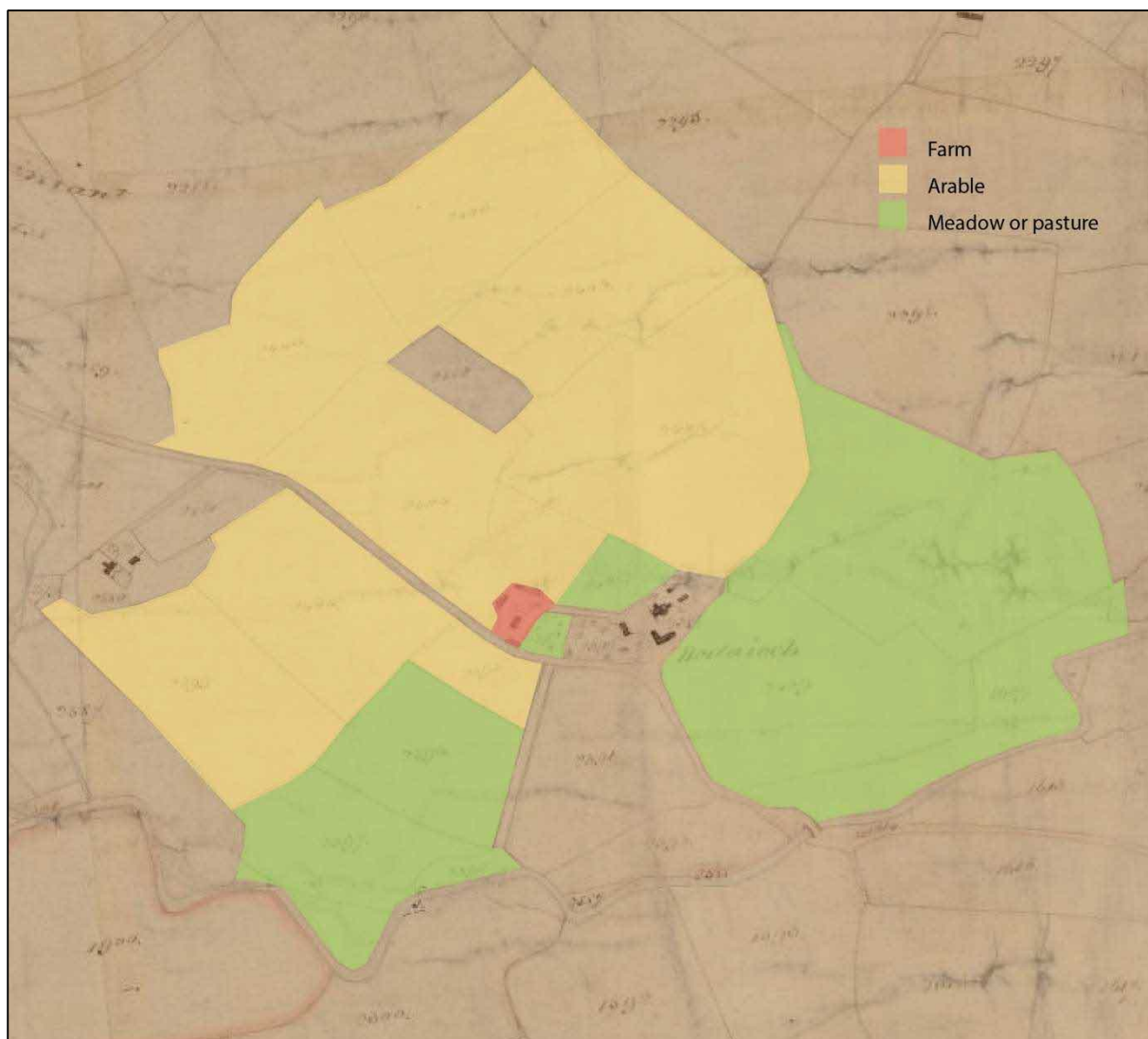


Fig. 2 Extract from the 1848 Tithe Map for the parish of Treveglwys with the farm and usage of the farmland highlighted.

- 2.3. The depiction of the farm on the Tithe map does not appear to be particularly accurate, and may be considered to simply indicate the approximate number and location of the buildings on the farm without depicting their orientation and positions relative to one another.
- 2.4. The farm is more accurately depicted on the Ordnance Survey map of 1885 (Fig. 3). This shows a contiguous range of buildings arranged around the south, west and north sides of a yard, accessed via an entrance opening onto the lane to the south and also via a driveway running east to the hall. There are stock pens and a paddock located to the north of the farm and an orchard to the east. A building or range depicted to the north of the farmyard on the Tithe Map is not recorded on the 1885 map.



Fig. 3 Extract from the 1885 Ordnance Survey map

- 2.5. The 1903 map records the construction of a second linked range constructed parallel to the existing north range of the farmyard (Fig. 4). Subsequent mapping from 1953 records no further changes in the layout of the farm during the intervening period.



Fig 4. Extract from the 1903 Ordnance Survey Map

3 Historic Building Recording

- 3.1. The Historic Building Recording was carried out on the 16th of December 2022 in accordance with the Chartered Institute for Archaeologists' (CIfA) (2017) *Standard and Guidance for Historic Environment Desk-Based Assessment* and (2014) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*. Photographic locations are recorded in Dwg. 1, the locations, functional interpretations and approximate dates of construction of the historical and extant buildings at the farm are recorded in Dwg. 2. Contact prints of all photographs are included as Dwgs 3 –5.

Outbuilding 1

- 3.2. Outbuilding 1 (measuring 37.5m x 5m) formed the western side of the barn complex. It was constructed largely from brick with corrugated iron or asbestos roofing and comprised four elements, a holding area, two milking parlours and a plant room (Dwg. 2).
- 3.3. The covered holding area was located centrally and was accessed via a ramp on the western elevation. At either end of the holding area were similar but not identical milking parlours (see Dwg. 2), fitted with Alfa Laval milking equipment of post war date. There was a loft above each of the parlours, accessed via doorways on the gable ends.
- 3.4. A plant room containing the milk storage tank was located against the west elevation of the southernmost milking parlour

- 3.5. A large stock shed was located adjacent to Outbuilding 1 on the east side but, whilst broadly contemporary, appeared not have been built at the same time, as the brick coursing was not contiguous.



Fig. 5 Outbuilding 1 viewed from the west with the plant room in the foreground and the stock shed to the rear. Photo CPAT 5036-001

Outbuilding 2

- 3.6. Outbuilding 2 (measuring 15m x 6m) was constructed from lime mortared random uncoursed stone with quoins on the corners. The north-west corner had been repaired with brick, possibly following the demolition of an adjoining building during the mid-20th century. The north elevation and the upper western gable end were timber-framed and sheathed in weatherboards (Fig. 6). A small corrugated iron shed was constructed against the southern elevation.
- 3.7. Internally there was a feed corridor running along the southern elevation, accessed via a doorway on the west gable end (Fig. 7). The feed trough was concrete and fitted with modern tubular rails and subdivisions. There were two doorways into the byre, the easternmost was taller and had a stable type split door (Fig. 6). There were three windows inserted in the north elevation, two were simple unglazed openings with wooden rails, one was a later steel framed insertion. There was also an infilled window, with a brick voussoir on the east elevation and a doorway on the south elevation infilled with brick. The floor was concrete throughout.

There was a hayloft above the byre, accessed by two small hayloft doors in the north elevation. The roof timber comprised a mix of machine and hand cut timbers, some which had been reused (Fig. 8). The two roof support trusses comprised a queen post truss, the timbers of which were largely hand cut and therefore probably an original feature, and a later machine cut king post truss. The rafters and purlins were all machine made and the roof was sheathed in corrugated iron sheeting.



Fig. 6 Outbuilding 2, viewed from the north Photo CPAT 5036-032



Fig. 7 Interior of Outbuilding 2, viewed from the west Photo CPAT 5036-034



Fig. 8 Roof trusses within Outbuilding 2 viewed from the west Photo CPAT 5036-035

Outbuilding 3

- 3.8. Outbuilding 3 (measuring 18m x 6m) was constructed from a timber frame sheathed in corrugated iron (Fig. 9). Access was via sliding doors on the west elevation. The roof was supported by three trusses, a box frame central truss and two simple collared trusses reinforced by a metal rod and bars (Fig. 10). There were two ventilators on the ridge, one of which had been partially broken.



Fig. 9 Outbuilding 3 viewed from the west Photo CPAT 5036-042



Fig. 10 Metal reinforced roof truss and details of wall frame in Outbuilding 3 Photo CPAT 5036-047

Outbuilding 4

- 3.9. Outbuilding 4 (measuring 17.5 x 10m) was constructed from brick, and comprised a cow shed with a central aisle, accessed via large modern doorways with concrete lintels on the east elevation (Fig. 11) and smaller doorways on the north and south elevation. There was evidence of considerable rebuilding of the eastern gable end, with modern brickwork inserted into the older fabric. Some of the internal brickwork was quite fine and included rounded profile bricks on the doorways and buttresses (Fig. 14)
- 3.10. The building had formerly been L-shaped with a two storeyed section located at the south-west extent (Fig. 12), separated from the cowshed by a timber partition, and accessed via a set of wooden steps. This southern projection had evidently been constructed against an existing building on the west extent of the farmyard (Figs. 3 & 4 and see Dwg. 2), and had subsequently been taken down when this building was demolished. The gable for the south range had been rebuilt and the wall infilled. Historically there appeared to have been a second linked cowshed constructed parallel to the north and linked at the west end (Fig. 4). This had been taken down, presumably when a larger modern stock shed was constructed in this location.
- 3.11. The roof framing in Outbuilding 4 comprised machine-cut timbers (Fig. 13), and simple trusses with braced collars and steel retainers. The rafters were still in situ and the roof itself sheathed in tin. A Massey feed mixer was located in the south-west corner of the building (Fig. 15), with a vacuum pipe leading to an overhead feed storage tank.



Fig. 11 Eastern gable end of Outbuilding 4, with modern doorway insertions and later brickwork Photo CPAT 5036-051



Fig. 12 Two storey projection at western end of Outbuilding 4 Photo CPAT 5036-053



Fig. 13 Interior of Outbuilding 4 viewed from the east Photo CPAT 5036-056



Fig. 14 Brickwork on northern internal elevation of Outbuilding 4 Photo CPAT 5036-058



Fig. 15 Feed mixer grinder on the upper floor of Outbuilding 4 Photo CPAT 5036-065

4 Conclusions

- 4.1. Outbuilding 1 comprised two identical milking parlours, linked by a central holding area, with an attached plant/tank room. Historic mapping suggests that it was constructed post 1953. The design was unusual and would have required at least two operators if both parlours were in use simultaneously. The loft over each of the parlours was another unusual design feature, they appeared to be rather small for hay or fodder storage and somewhat inaccessible for stores.
- 4.2. It seems most likely that the stock sheds were built slightly before the milking parlour building, which would account for the location of the latter, which is positioned some distance from the existing farmyard.
- 4.3. Outbuilding 2 was originally a byre or possibly a linhay, which had later been boarded up and converted into a cowhouse or two boxes. It was probably built in the 18th or earlier 19th century, and had remained in use until the mid-late 20th century. Historic mapping (Figs. 3 & 4) indicates that the north-west corner of the building was formerly attached to or abutted an adjacent building which was subsequently demolished, possibly accounting for the brick repairs in this location.
- 4.4. Outbuilding 3 was a prefabricated building of the type used during the First and Second World War for both military and civil purposes. It may have been acquired in the 1950s following the end of the Second World War, when a lot of these buildings were surplus to requirements.

-
- 4.5. Outbuilding 4 was an aisled cowshed constructed during the mid-late 19th century. The two storey range at the south-western corner, was taken down in the mid-20th century, when the building was largely rebuilt (Dwg. 2). It was most probably a mixing shed, for storing and mixing/grinding diet feed for cattle, an important development in modern farming practice. The machinery retained within the rebuilt mixing shed is either a proprietary feeder supplied by Massey Feeds, a Cheshire based company, or Massey Harris, a Canadian farm equipment manufacturer.
- 4.6. The outbuildings represented within the extant farm complex largely relate to cattle or dairy farming. There is no trace of either a house or a threshing barn. The former is explicitly referred to in the 1848 Tithe Apportionment, whereas the latter would have been essential for the arable enterprise also referred to in that document. It is considered most likely that the threshing barn was a building recorded as forming the western extent of the farmyard between 1848 and 1952. It was most likely taken down when it was no longer required, as stationary threshing machines largely fell out of use following the Second World War. The house could conceivably have been part of a range located to the north of the farm recorded on the 1848 Tithe Map, possibly taken down as a result of the farm coming under the direct administration of Bodaioch Hall.

5 Sources

Published sources

English Heritage. 2013. *National Farm Building Types*. Crown copyright

Cartographic sources

- 1848 Tithe apportionment for Treveglwys Parish
- 1885 Ordnance Survey 6" 1st edition Montgomeryshire Sheet 42 NW
- 1903 Ordnance Survey 6" 2nd edition Montgomeryshire Sheet 42 NW
- 1953 Ordnance Survey 6" 3rd edition Montgomeryshire Sheet 42 NW









6 Archive deposition Statement

- 6.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the ClfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance* (2020b).

Archive Summary

Archives Officer	Sophie Watson
HER Enquiry No	N/A
HER Event PRN	214647
OASIS Reference No	N/A
Digital Archive Repository	RCAHMW
Documentary Archive Repository	N/A
Finds Archive Repository	N/A
Accession Numbers	N/A

Digital Archive

Sub folder	Contents	Retained by CPAT	Selected for Archive
 Finds data	FILL IN or N/A	0	0
 GIS data	FILL IN or N/A	0	0
 Metadata	2670_Metadata.docx 2670_RCAHMW_Archives_Deposit_Agreement.docx	1 1	1 1
 Photography		0	0
 Film_5036	5036-0001.jpg	73	73
 Report	2670_CPAT_Report_1930.docx 2670_CPAT_Report_1930.pdf	1	1
 Site data	N/A	0	0
 Survey data	N/A	0	0

Appendix 1: CPAT WSI 2670

1 Introduction

1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust has been instructed by Mr Matthew Evans acting on behalf of Mr D. Lloyd to undertake a Historic Building Recording in connection with the proposed conversion of existing traditional outbuildings to four dwellings, the formation of new vehicular access and installation of a septic tank drainage system at Barns at Bodaioch Hall, Trefeglwys, Caersws, Powys SY17 5PN (21/0433/FUL, NGR SN 97802 90732).

1.2. Mark Walters, the regional development control archaeologist has suggested the following archaeological condition in respect of these proposals;

No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The survey will be completed by a professional archaeological contractor. The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures.

2 Objectives

2.1. The objectives of the survey are:

- To produce a descriptive and photographic record of the exterior and interior of the historical buildings at Bodaioch Hall.
- To examine the buildings in order to produce an analysis of their development and use.
- To produce plans and other drawings if required to record historical details and other features of interest, e.g. roof trusses.
- To prepare a report outlining the results of the survey;
- To prepare a final publication of the results in an appropriate regional or national journal, depending on the nature and significance of any archaeology.

3 Methodology

3.1. The archaeological works will be conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2020b).

3.2. The survey of the western range will take the form of a Level 2 building survey as defined by Historic England *Understanding Historic Buildings: a guide to good recording practice* (2016). This level of survey is intended to create a descriptive record of the building, and will include:

- Description and photographic record of the exterior and the interior
- Detailed account of type, construction, form, function
- Phasing
- Past and present use and relationship with setting

-
- Identification and recording of original fixtures and fittings
 - Conclusions regarding the building's development and use

3.3. The drawn record will be created using either annotated accurately measured plans supplied by the architect or conventional measured survey/total station surveying as appropriate. The end result will include:

- Accurate measured ground plan, elevations and cross-sections as appropriate
- Phase plans showing the development of the structure

4 Photography

- Views of elevations
- Views of external appearance
- Views of all internal rooms
- Internal and external structural detail
- Fixtures, fittings, machinery, related contents

4.1. The photographic survey will be conducted using digital photography with a minimum resolution of 12 mega pixels to include:

- Views of all elevations
- Views of external appearance of building group/setting
- Views of all internal rooms
- Internal and external structural detail
- Fixtures, fittings, machinery, related contents

5 Report

5.1. Following the on-site work an illustrated report will be prepared containing conventional sections to include:

- Non-technical summary in both Welsh and English
- Location and NGR
- Statutory designations
- Date of record, recorder and archive deposition
- Introduction
- Site location
- Topography and Geology
- Methodology
- Summary of the form, function, date and development of the building
- Desk-based study, including copies of historic maps and photographs where permitted
- Summary description of the building
- Past and present usage
- Evidence for former existence of demolished structures, removed fittings etc
- Site Plans and Elevations (annotated architects plans may be used where they are seen to be an accurate representation of the existing building/s)
- Conclusions
- References

5.2. The resulting digital report will be submitted by the applicant to the Local Planning Authority, and the Development Control Archaeologist at Clwyd-Powys Archaeological Trust (Mark Walters mark.walters@cpat.org.uk). On approval the final report should be submitted in high resolution PDF format to the Historic Environment Record Officer (Dr Gary Duckers

gary.duckers@cpat.org.uk), Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP for inclusion within the Historic Environment Record.

- 5.3. The Archaeological Contractor should obtain copies of the HER Deposition Guidance and HER Depositor Licence from the HER Officer (Dr Gary Duckers gary.duckers@cpat.org.uk) before any reports or archives are submitted to the Clwyd-Powys Archaeological Trust Historic Environment Record.

Data management plan

- 5.4. The project will be conducted in accordance with CPAT's data management policy. All paper records will be collated, catalogued and labelled with the unique project code. All digital data will follow strict file naming, to include the unique project code, and be sorted into a standard series of sub-folders. The digital data will be catalogued, including a list of file types and relevant software.

6 Site archive

- 6.1. The overall archive will conform to guidelines described in Management of Research Projects in the Historic Environment (MoRPHE), Historic England 2015, the ClfA (2014) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* and *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales* (NPAAW, 2017) and *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1* (July 2018).
- 6.2. The paper and digital archive will be deposited with the National Monuments Record (NMR), RCAHMW, including a copy of the final report. This archive will include all written, drawn, survey and photographic records relating directly to the investigations undertaken. NMR Digital archives will follow the standard required by the RCAHMW (RCAHMW 2015). A copy of the digital archive only will also be lodged with the Historic Environment Record, Clwyd-Powys Archaeological Trust.

7 Resources and programming

- 7.1. The assessment will be undertaken by a team of skilled archaeologists under the overall supervision of Tim Malim, a senior member of CPAT's staff who is also a member of the Chartered Institute for Archaeologists (ClfA). CPAT is also a ClfA Registered Organisation and as such agrees to abide by their *Code of Conduct* (2019) and the *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (2014).
- 7.2. All report preparation will be completed by or with the assistance of the same field archaeologist(s) who conducted the fieldwork.
- 7.3. At present CPAT would be in a position to undertake the survey during December 2022.
- 7.4. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 7.5. CPAT is covered by appropriate Public and Employer's Liability insurance, as well as as Professional Indemnity insurance to the values identified below (copies of certificates available on request):

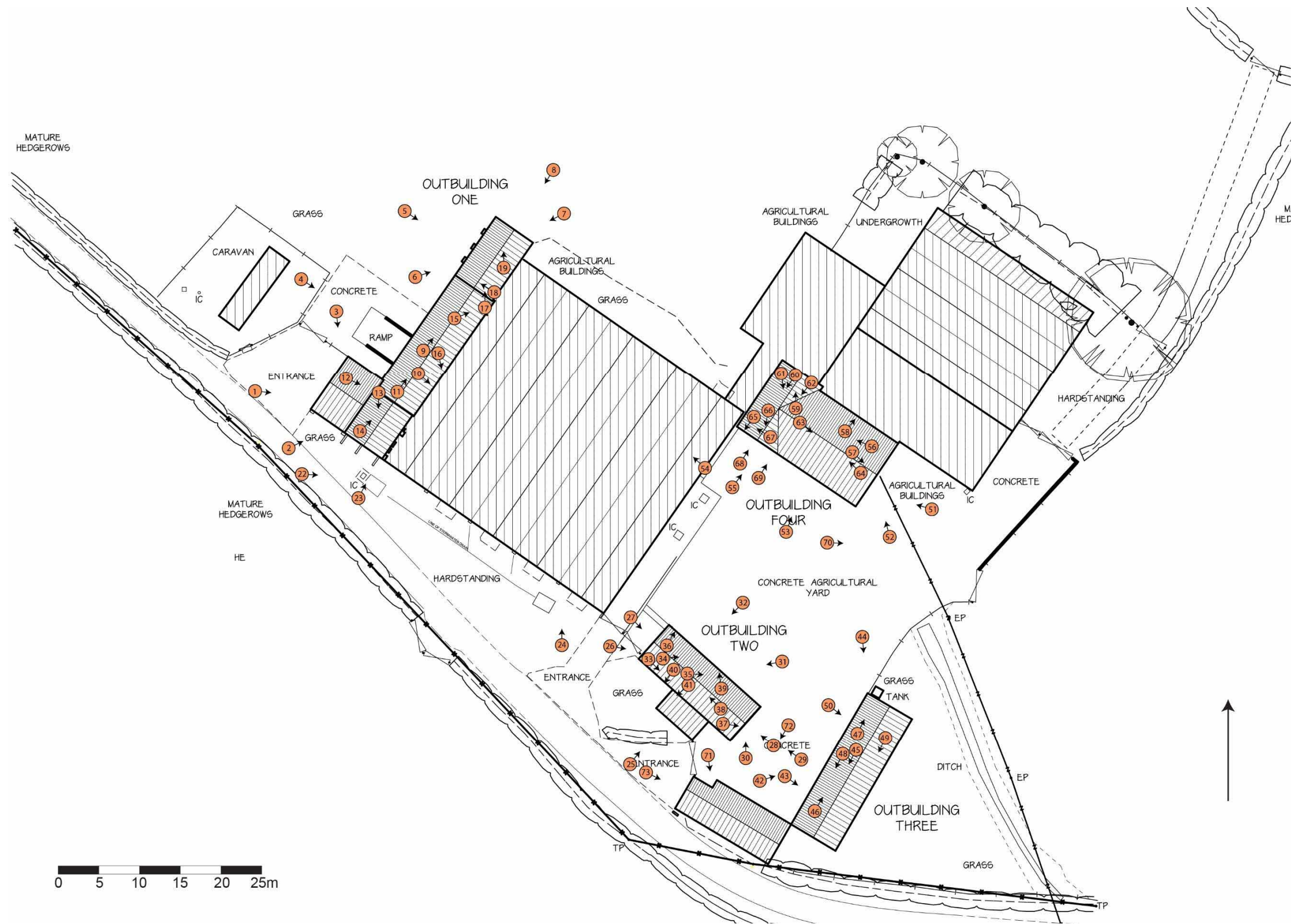
Public liability insurance: £5,000,000

Employers liability insurance: £10,000,000

Professional indemnity insurance: £1,000,000



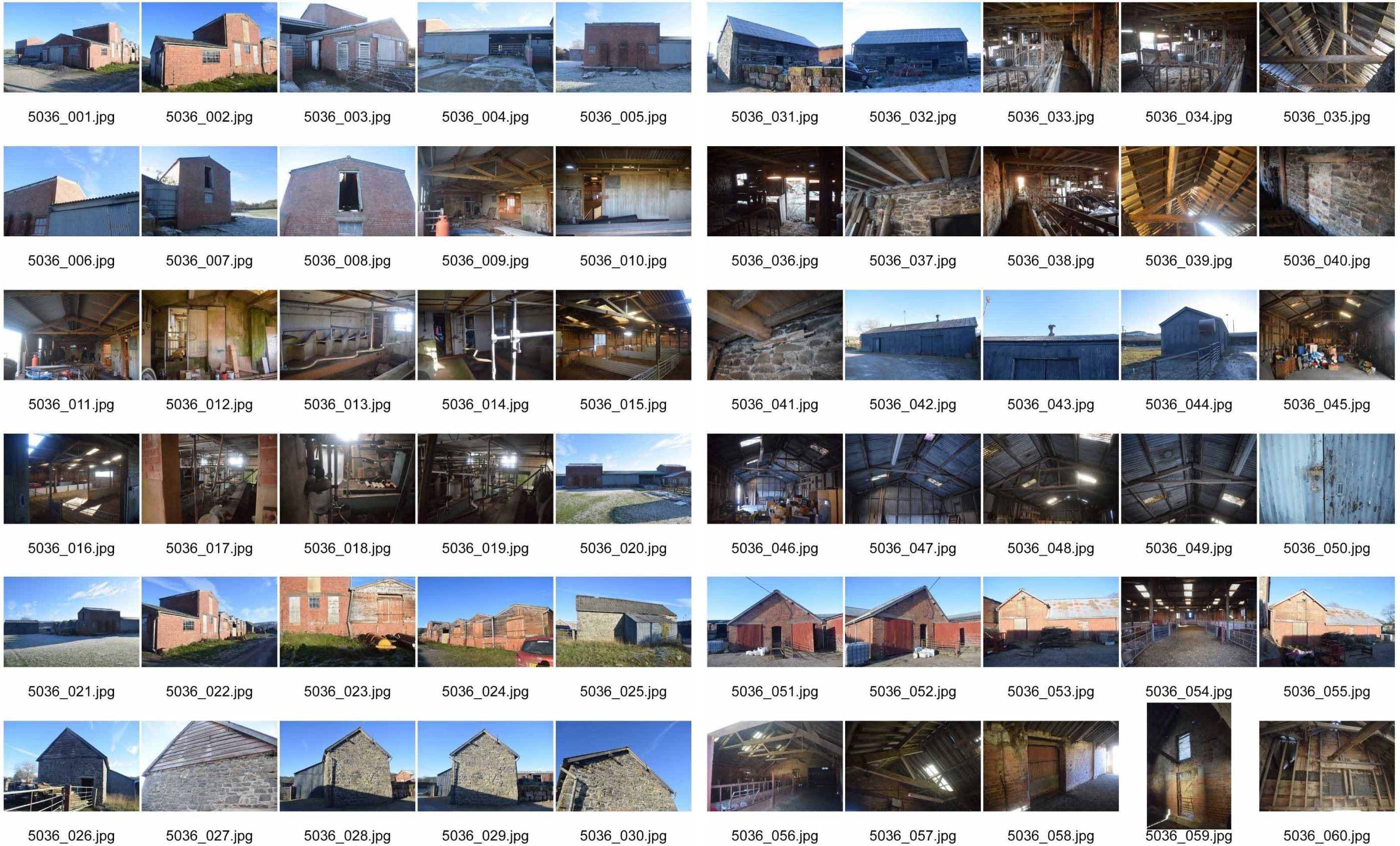
12 December 2022



Dwg. 1 Photograph location plan

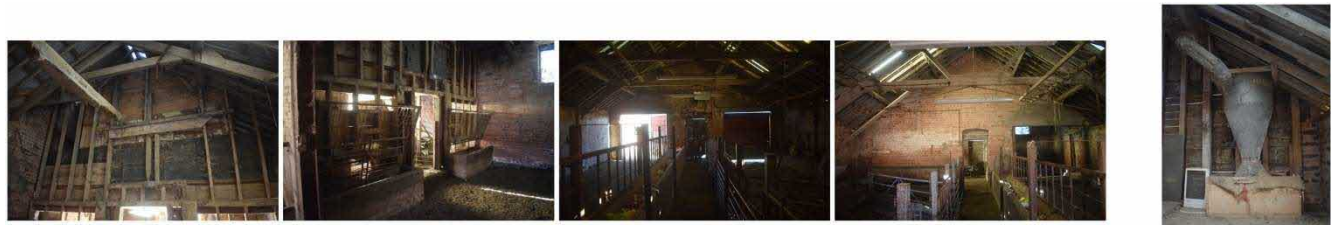


Dwg. 2 Plan showing the approximate date of buildings at the farm, and the locations of the buildings recorded on historical mapping and no longer extant



Dwg. 3 Contact Sheet 1

Dwg. 4 Contact Sheet 2



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