

CPAT Report No. 1941




Brunant, Berriew, Powys

Historic Building Recording



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
CLWYD-POWYS ARCHAEOLOGICAL TRUST

Organisation	Clwyd-Powys Archaeological Trust
Client Name	Mr and Mrs D Langford
CPAT Project No	2690
Project Name	Brunant, Berriew, Powys
Project Type	Historic Building Recording
Project Manager	Tim Malim
Project Supervisor	Will Logan
Grid Reference	SJ1510701602
County/LPA	Powys
Planning Reference	22/0404/FUL
CPAT Report No	1941

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with the Chartered Institute for Archaeologists

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Summary

In April 2023 the Clwyd Powys Archaeological Trust (CPAT) was commissioned to undertake a Level 2 Historic Building Recording prior to the conversion of a former barn into a dwelling at Brunant, Berriew, Powys. The detached barn, was constructed during the late 19th century possibly replacing an earlier building constructed during the mid-19th century. It was very sturdily constructed, possibly due to its rather exposed location.

Crynodeb

Fis Ebrill 2023, comisiynwyd Ymddiriedolaeth Archaeolegol Clwyd Powys (CPAT) i wneud gwaith Cofnodi Adeilad Hanesyddol Lefel 2 cyn trosi hen ysgubor i ddod yn annedd yn fferm Brunant, Aberriw, Powys. Adeiladwyd yr ysgubor ar wahân yn ystod diwedd y 19eg ganrif, o bosibl i ddisodli adeilad cynharach a oedd wedi'i adeiladu yng nghanol y 19eg ganrif. Roedd wedi'i hadeiladu'n gadarn iawn, o bosibl oherwydd ei lleoliad sydd braidd yn agored i'r elfennau.

1 Introduction

- 1.1. In April 2023 the Field Services Section of the Clwyd-Powys Archaeological Trust carried out a Level 2 Historic Building Recording on behalf of Mr and Mrs D Langford in connection with the proposed conversion of a former agricultural building into a dwelling, and alteration to existing access at Brunant, Berriew, Welshpool, Powys SY21 8QY. (22/0404/FUL, NGR SJ167020/SJ1672002009). The proposed refurbishment will be contained within the original footprint of the existing building but will include the installation of electricity, heating, and sewage systems to the property.

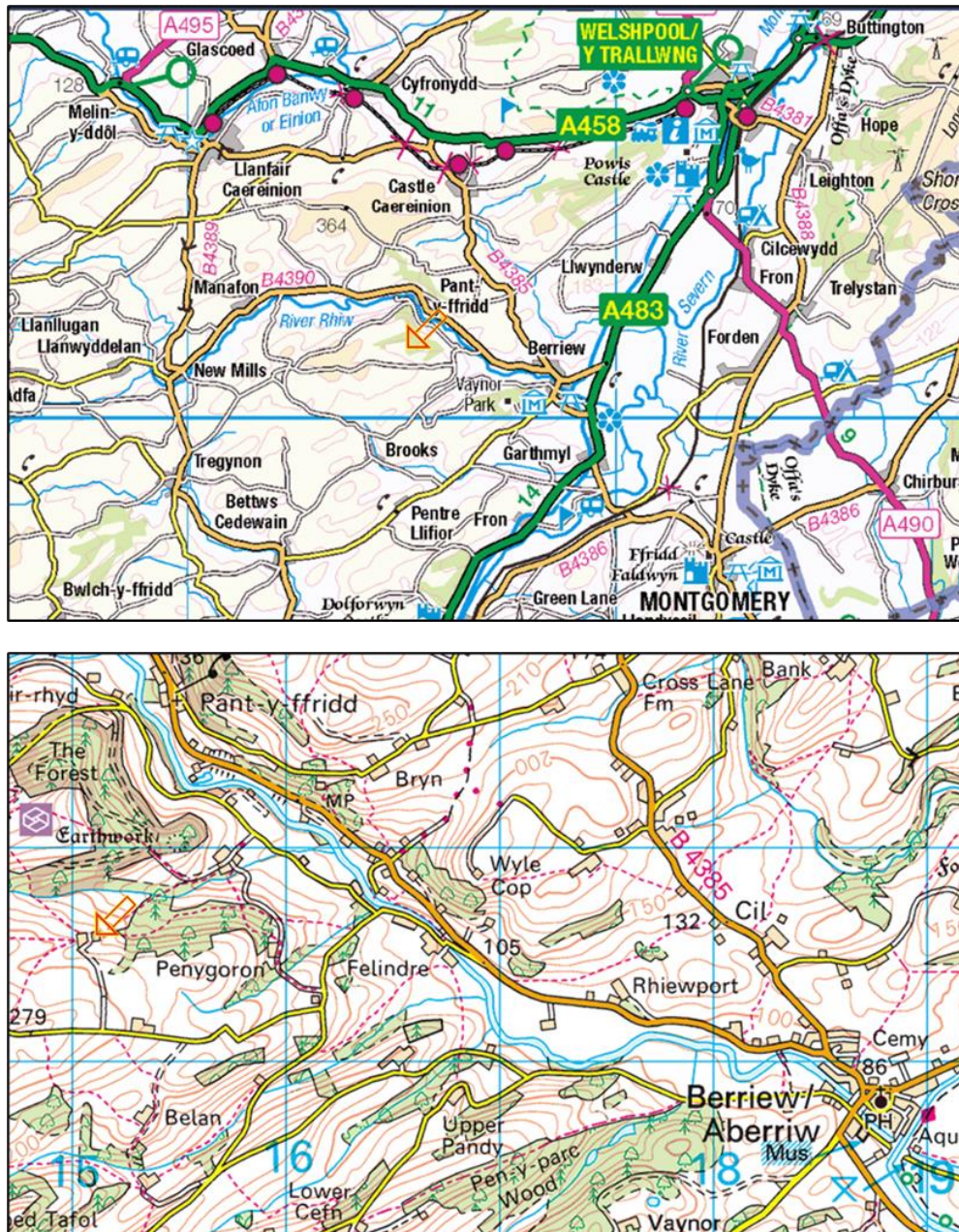


Figure 1: Maps showing the location of site (arrowed and circled). Contains Ordnance Survey data © Crown copyright and database right 2018



Figure 2: Aerial view of the site

- 1.2. Brunant is a farm located 3.7km to the west of Berriew on the northern periphery of the Severn Valley. The farm is located on a gentle eastwards slope to the north of a stream at approximately 230m A.O.D.

2 Historical Background

- 2.1. This section provides a brief summary of the archaeology and history of the study area and its immediate surrounds, to enable the findings of the assessment to be placed in a wider context.
- 2.2. Map regression records Brunant's depiction on both the tithe maps and Ordnance Survey mapping (Fig. 4-7). The mapping uses several variations on the spelling of the farm name, which translates literally as 'almost the stream', presumably in reference to the watercourse that runs to the south of the farmstead.
- 2.3. The Tithe map records a house and byre or longhouse at the farm in 1840 (Fig. 4). The Apportionment records a mixed but predominantly arable farm (Fig 3). It was then owned by Catherine Lloyd who rented it to Edward Phillips.
- 2.4. An outbuilding is first recorded where the extant barn is located on the 1885 Ordnance Survey Map. The relative positions of the barn and the house do not appear quite as they do on later maps suggesting that this may have been an earlier building. The farmstead at this time comprised four detached outbuildings arranged around the house, which had evidently lost its attached byre by this time (Fig. 5).
- 2.5. Later Ordnance Survey mapping dating from 1901 and 1948 map records the barn, now located in its extant position as one of three outbuildings at the farm (Fig. 6-7).

- 2.6. There was originally a piggery attached to the east gable of the original barn. It was demolished, and the east side of the barn was extended out to create the modern side of the barn (per. comms.).

3008	Brunant House, Bedge Fold and Garden	
3009		
3010	Little field	Arable
3011	Field by the Fold	Arable
3012		Arable
3013	Wood	Wood
3015	Coppywood	Pasture
3016	Coppywood	Pasture
3017	Subland field	Arable
3018	Long Meadow	Arable
3019	White Meadow	Pasture
3021		Arable

Figure 3: 1840 Tithe appointment for Brwnant

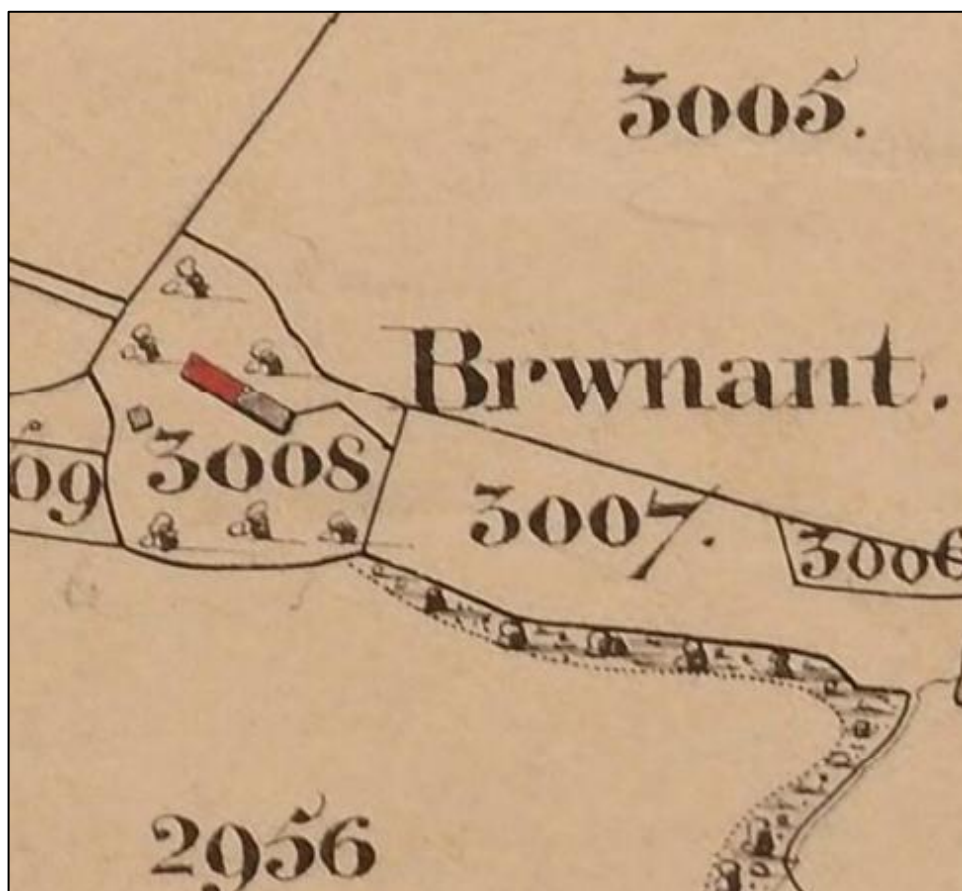


Figure 4: Extract from the 1840 Tithe map



Figure 5: Extract from the Ordnance Survey Map of 1885



Figure 6: Extract from the Ordnance Survey Map of 1901

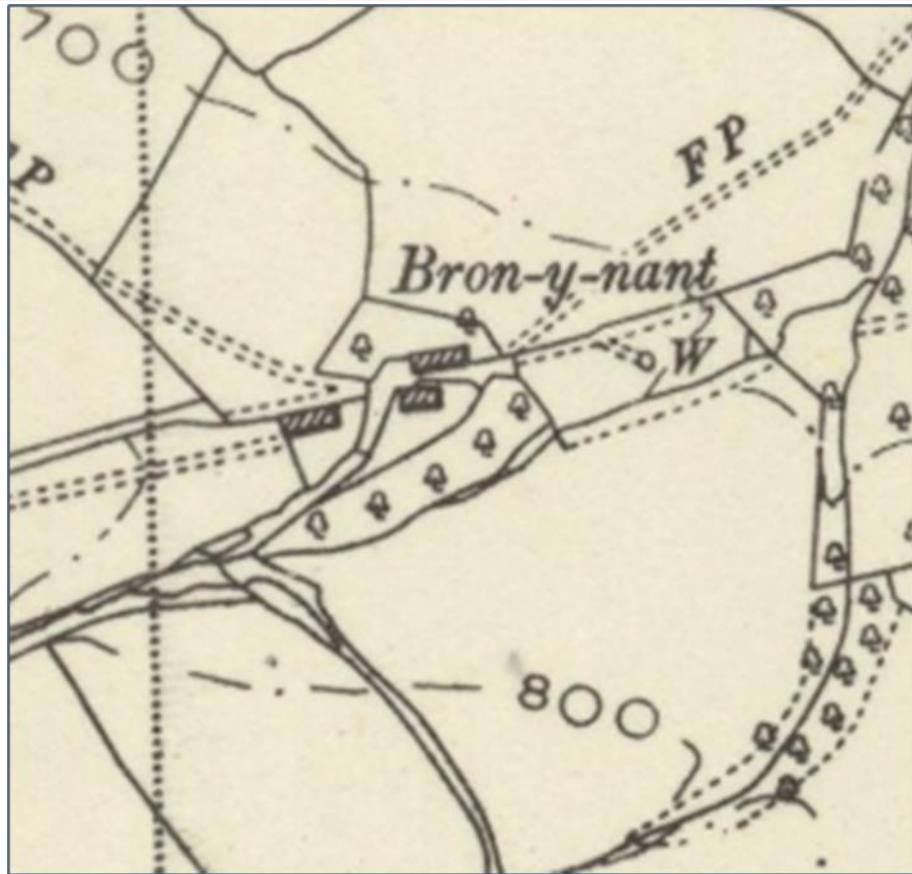


Figure 7: Extract from the Ordnance Survey Map of 1948

3 Building survey

- 3.1. The building survey was conducted on the 5th April 2023 in accordance with the Chartered Institute for Archaeologists' (CIfA) (2020) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*.
- 3.2. The building comprised a two bay timber framed, two storey barn oriented from east to west, and measuring 9m by 5m. A modern extension measuring approximately 5.5m in length was constructed against the eastern gable end.
- 3.3. The frame was supported on a plinth 0.9m in height constructed from handmade unfrosted brick, laid in an English Garden Wall bond, mortared with lime. The wall frame was constructed from hand cut and machine cut hardwood, clad in treated weather boarding. The wall frame was very sturdily constructed with additional cross framing and diagonal bracing supporting the long elevations and diagonal bracing visible in the western gable end and partition walls. The wall framing for the original east gable had been cut through when the barn was extended. The frame was held together using a combination of pegs and mortise and tenon joints and metal fasteners and collars.
- 3.4. The roof frame comprised king post compound trusses at each gable end and a queen post intermediate truss. The ridge beam was no longer present.
- 3.5. The ground floor spaces were subdivided into two rooms of unequal size by a timber framed partition, and plinth. Both rooms were accessed via adjacent doorways located on the external

elevation. The westernmost of these was probably a loose box for overwintering cattle or calves. The larger eastern room was probably a cowshed. There was a large hayloft located on the upper floor. It was unclear where the entrance to the hayloft was located, possibly there was an offset high level door or window on either of the gable ends.



Figure 8: East gable of barn. Facing west. CPAT 5046_0069



Figure 9: North wall of barn. Facing north east. CPAT 5046_0076



Figure 10: West gable of barn. Facing east. CPAT 5046_0078



Figure 11: West gable of barn with south wall visible. Facing north east. CPAT 5046_0079



Figure 12: Doorway on south wall with blocked up doorway visible to the left (outlined in red). Facing north east. CPAT 5046_0062



Figure 13: Brick foundation plinth. Facing north. CPAT 5046_0064



*Figure 14: Modern brick plinth with damp proof membrane visible. Original brick coursing to the right.
Facing south east. CPAT 5046_0067*



Figure 15: External doorway into barn. Brick wall with wooden frame on top visible to the right. Facing south-west. CPAT 5046_0001



Figure 16: Brick step foundation at base of wall. Facing south. CPAT 5046_0003



Figure 17: Base of external doorway into loose box. Facing south. CPAT 5046_0084



Figure 18: Cross beams on the south wall. Facing south. CPAT 5046_0006



Figure 19: Cross beams on the north wall. CPAT 5046_0030



*Figure 20: the wall of loose box. Doorway cut into beams with part of the wall demolished. Facing west.
CPAT 5046_0028*



Figure 21: South wall of loose box. Wooden weatherboard panelling visible with blocked up original doorway to the left. Facing south. CPAT 5046_0040



Figure 22: Initials carved into wooden frame of loose box next to exterior entrance doorway into main barn. Facing west. CPAT 5046_0091



Figure 23: Brick plinth for wall partition with cut beam above. Facing south west. CPAT 5046_0086



Figure 24: Wall of modern barn extension. Facing south east. CPAT 5046_0010

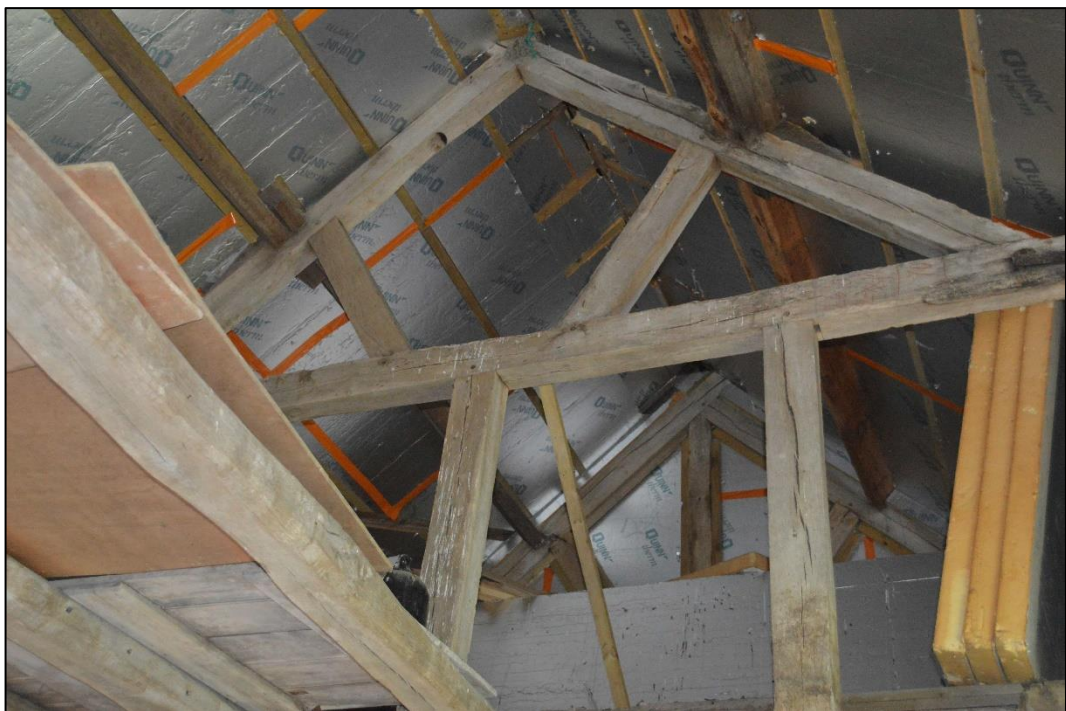


Figure 25: Queen post towards the west gable. West gable king post visible behind in the west gable. Facing south west. CPAT 5046_0055



Figure 26: king post of roof towards west gable. Queen post from original east gable of barn visible in background. Facing east. CPAT 5046_0095



Figure 27: cut beam at base of queen post to allow for the extension to the barn. Facing north east. CPAT 5046_0098



Figure 28: Hand cut beams of the hayloft. Facing west. CPAT 5046_0107

4 Conclusions

- 4.1. The extant barn was constructed post 1885, and comprised a cowshed, with a loose box in the western end, accessed via a separate external doorway, with a hayloft above. The extension was constructed in the 21st century.
- 4.2. The barn was very sturdily built with cross bracing on the long elevations and additional bracing in the partition and gable ends. The cross bracing may have allowed for the offset position of the intermediate truss but was also presumably a reflection of the harsh weather conditions a farm building in an upland location would be expected to withstand. The mixture of hand and machine cut beams and also fastening methods was unusual and suggested that some of the framework had been reused from an earlier building.

5 Sources

Published sources

(<https://www.klokantech.com/>), K.T.G.H. (no date) Old maps online, Old Maps Online. Available at: <https://www.oldmapsonline.org/> (Accessed: April 7, 2023).

Welsh tithe maps (no date) Home. Available at: <https://places.library.wales/> (Accessed: April 7, 2023).

Cartographic sources

1840 Tithe apportionment for Berriew Parish in the County of Montgomery

1885 Ordnance Survey 6" Montgomeryshire Sheet 29 N.E.

1901 Ordnance Survey 6" Montgomeryshire Sheet 29 N.E.

1948 Ordnance Survey 6" Montgomeryshire Sheet 29 N.E.





6 Archive deposition Statement

- 6.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the CIfA *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	215561
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
 Metadata	2690_Metadata.docx	1	1
	2690_RCAHMW_Archives_Deposit_Agreement.docx	1	1
 Photography			
 Film_0000	5460-0108.jpg	108	108
 Report	2690_CPAT_Report_1941.docx	1	1
	2690_CPAT_Report_1941.pdf		

Appendix 1: CPAT WSI 2690

1 Introduction

- 1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust has been instructed by Ian Pryce of Ian Pryce Property Services acting on behalf of their clients Mr and Mrs D. Langford to undertake a Level 2 Historic Building Recording in connection with the proposed conversion of a former agricultural building into a dwelling, and alteration to existing access at Brunant, Berriew, Welshpool, Powys SY21 8QY. (22/0404/FUL, NGR SJ167020 /SJ1672002009).
- 1.2. The refurbishment will be contained within the original footprint of the existing building but will include the installation of electricity, heating, and sewage systems to the property.
- 1.3. 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.

2 Objectives

- 2.1. The objectives of the survey are:
 - To produce a descriptive and photographic record of the exterior and interior of the building affected by development.
 - To examine the building in order to produce an analysis of its 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 building 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

- 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 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 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 in high resolution pdf format will be sent to the HER via <https://cpat.org.uk/heddos.html>, Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP for inclusion within the Historic Environment Record.

6 Data management plan

6.1. 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.

7 Site archive

7.1. The overall archive will conform to guidelines described in Management of Research Projects in the Historic Environment (MoRPHE), Historic England 2015, the CIfA (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).

-
- 7.2. 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.

8 Resources and programming

- 8.1. The assessment will be undertaken by a single skilled archaeologist 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 (CifA). CPAT is also a CifA Registered Organisation and as such agrees to abide by their *Code of Conduct* (2019) and the *Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment* (2014).
- 8.2. All report preparation will be completed by or with the assistance of the same field archaeologist(s) who conducted the fieldwork.
- 8.3. At present CPAT would be in a position to undertake the survey during April 2023.
- 8.4. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 8.5. CPAT is covered by appropriate Public and Employer's Liability insurance, as well 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

Sophie Cooledge

20 March 2023



Fig. 29 Contact Sheet 1

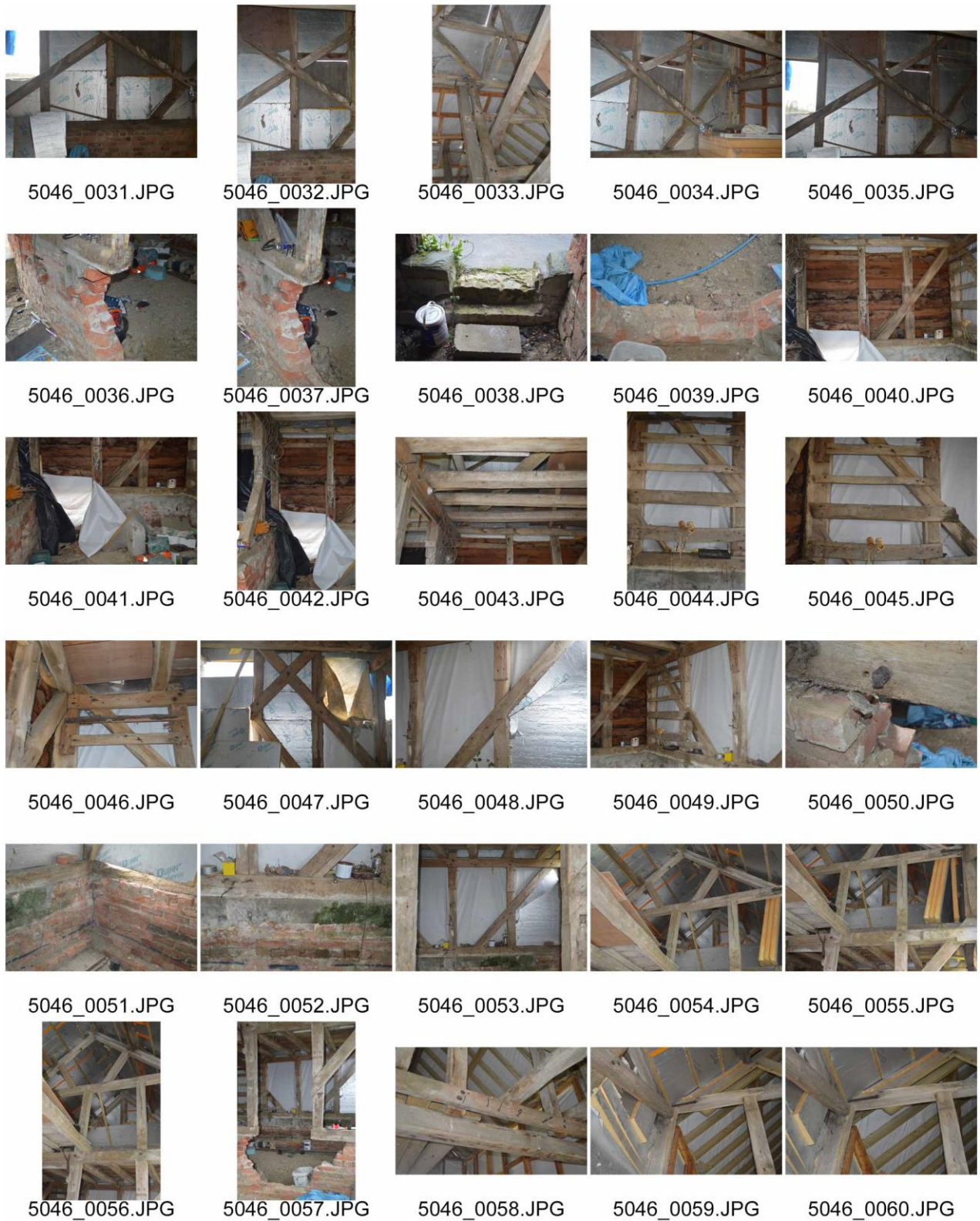


Fig. 30 Contact Sheet 2

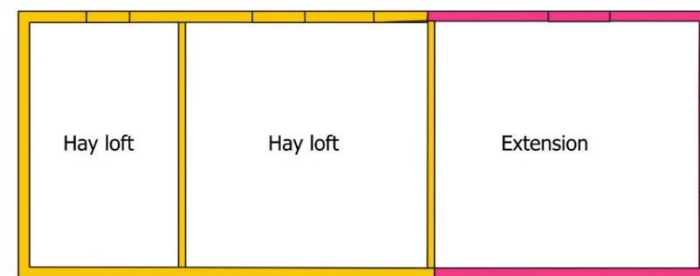
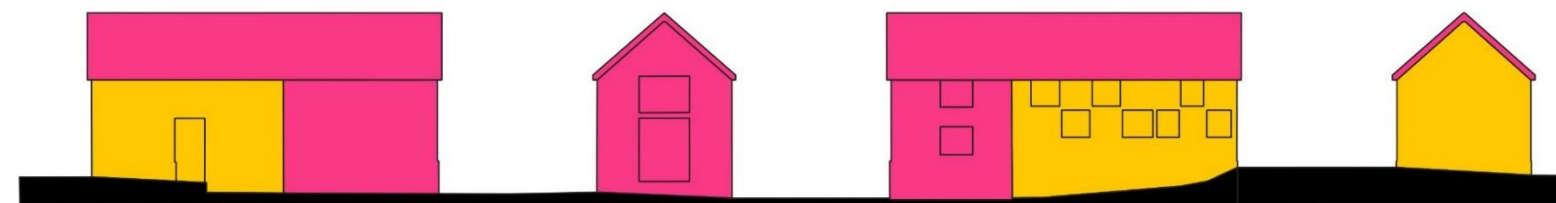


Fig. 31 Contact Sheet 3

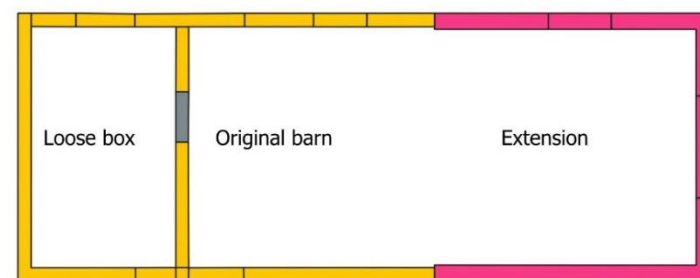


Fig. 32 Contact Sheet 4

Brunant, Berriew



First floor



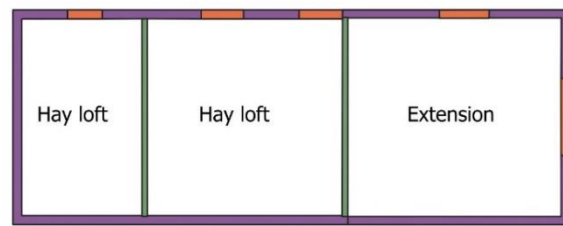
Ground floor

- Hill slope
- 21st century
- 19th/20th century
- Late 19th century



Dwg. 1 Phase plan

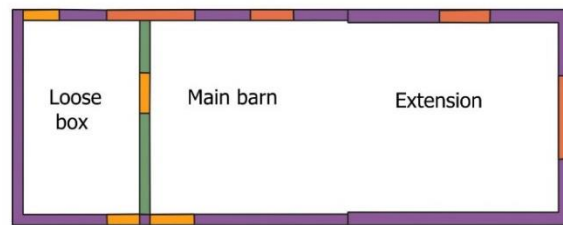
Brunant, Berriew



First floor

Key:

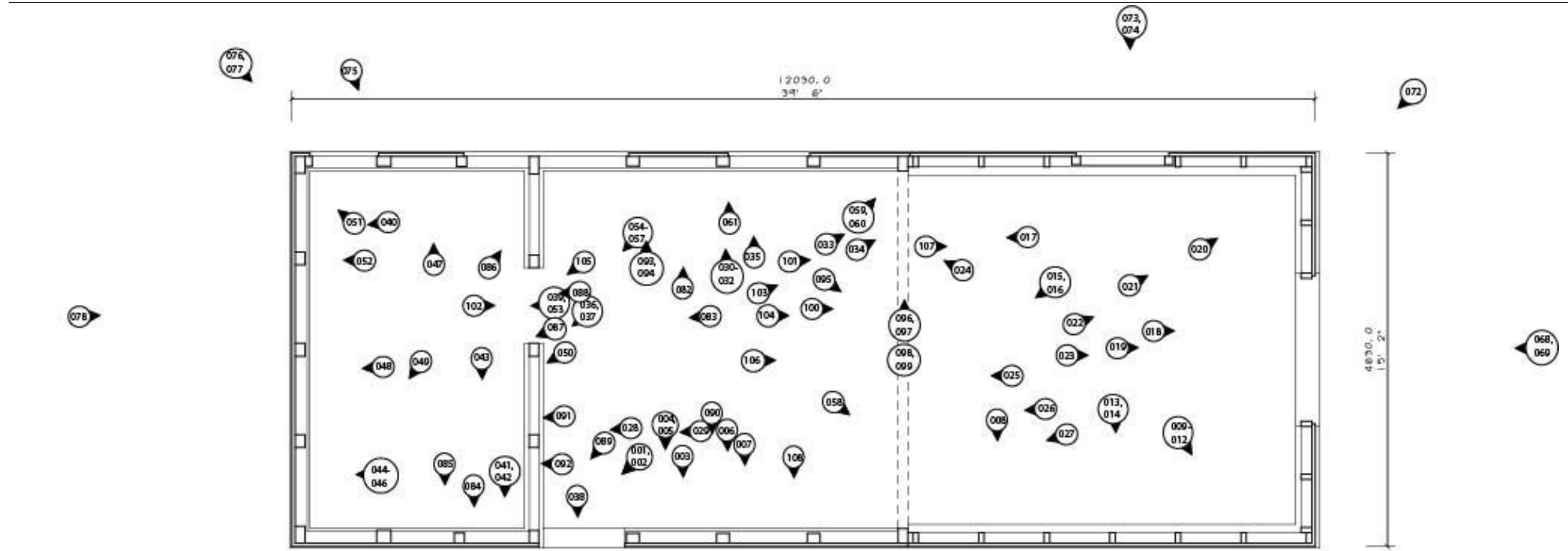
- Hill slope
- Door
- Roof
- Window
- Frame
- Wall



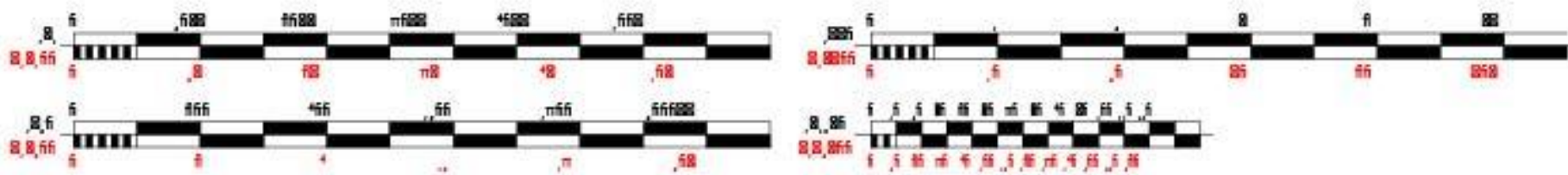
Ground floor



Dwg. 2 Plan of layout



GROUND FLOOR
EXISTING LAYOUTS



SCALE BARS - A1 DRAWING

Dwg. 3 Photographic location plan