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TIR GOFAL MANAGEMENT PLAN: HERITAGE MANAGEMENT INFORMATION (HE2)

Prepared for:
BRYNLLYS FARM
Borth, Ceredigion, SY24 5LZ



Prepared by
Will Steele

Farm Visited on the
27th May 2004

Tir Gofal Reference No. W/11/4180, 4180a.
Project Record No. 49901
Report No. 2004/68

A) INTRODUCTION AND OBJECTIVES

Historic landscape character:

Brynlllys farm (PRN 51053) consists of two separate land holdings which lie within the communities of Geneu'r Glyn and Llanfarian in Ceredigion. Holding 4180, the home farm of Brynlllys lies a few kilometres east of the coastal settlement of Borth. The landscape here was in place by the time of the tithe survey (1847) and has changed little since. The holding includes an area of reclaimed marsh with characteristic straight sided fields divided by linear drainage channels. Fields around the farmstead and to the south are irregular in form suggesting much earlier enclosure. Settlement in the area is dispersed and as well as the farmstead (PRN 51054), two cottages fall within the farm boundary.

Holding 4180a. lies some 10km south of Brynlllys on a west facing slope above the Afon Ystwyth. It is set within a landscape of small to medium fields and dispersed settlement. Land surrounds Pen-y-graig farmstead but there are no buildings contained within the holding itself. Part of the Manchester and Milford Railway (PRN 28222) bisects this land parcel.

Archaeological and historical content:

The *llys* place-name element (PRN 6179) is interesting in the suggestion of a medieval court house or administrative centre. A map of South Wales and Border in the Fourteenth century (Rees, W. 1932) based on historic sources shows the fortified manor of Llys-coed nearby. Brynlllys and neighbouring Henlllys (PRN 6178) probably derive their names from this nearby historic centre.

Archaeological and historic content at Brynlllys (holding 4180) is dominated by post-medieval settlement. As well as the farmstead, two cottages (now under different ownership) appear within the farm boundary on nineteenth century maps. An early residence, also named Brynlllys (PRN 51056) but some 90m NW of the present-day farmstead site is now lost and a modern building now occupies the site. A platform (PRN 7380) on land overlooking Borth Bog may represent the site of another cottage. Place-name evidence from the tithe map and apportionment (1847) implies that a limekiln may once have existed in fields bordering the Afon Leri. This could not be confirmed during the archaeological farm visit however.

A short section of dismantled railway (PRN 51058) crosses holding 4180a. It was built by the Manchester and Milford Railway Company to link Manchester and the new deep water port at Milford Haven but extended no further north than Aberystwyth when the company went into liquidation in 1880. The line stopped carrying passenger traffic in 1965 and was eventually closed in 1973. An old mill leat, which once served the nineteenth century water corn mill of Felin Newydd (PRN 16108) forms part of the west boundary of this holding.

B2) HISTORIC ENVIRONMENT FEATURES

All known historic environment features are marked on Map 1 of this agreement

These are divided into three types:

- i.) **Archaeological and Historic Features:** Archaeological sites, earthwork monuments, ruined structures and individual historic garden features.
- ii.) **Traditional Buildings:** Structures built before 1918 using traditional materials and methods of construction.
- iii.) **Historic Parks and Gardens:** Discrete areas of land laid out in an ornamental way for the pleasure of the owner.

General requirements

Historic earthworks, stone structures, archaeological sites, traditional buildings, parks and gardens must all be retained and protected against damage. The management of these features must comply with the following general requirements.

- Do not remove any material from archaeological sites or historic features, or deposit spoil, farm waste or rubbish.
- Ensure contractors and all other workers on the farm are aware of the historic environment features and comply with the requirements of this agreement. They should take appropriate measures to avoid accidental damage.
- Do not carry out any excavation, erect any new structure or plant any trees without the prior approval of the Project Officer.
- Ensure that the use of metal detectors and the reporting of discoveries complies with the Treasure Act 1996 and associated codes of practice. The Portable Antiquities Scheme website (<http://www.finds.org.uk>) provides valuable guidance and information.
- Please report all discoveries of archaeological interest to Cambria Archaeology. This enables the Trust to maintain an up-to-date record of archaeological discoveries.

“Scheduled” Ancient Monuments (SAMs) have statutory protection and consent from Cadw may be required for works to these monuments. Consult the Project Officer for advice.

“Listed Buildings” also have statutory protection and permission from the Local Planning Authority may be required for some works. This also applies to buildings within the curtilage of a listed building. Consult the Project Officer for Advice

In addition to these general requirements you must comply with the specific sets of prescriptions set out below:

**i.) ARCHAEOLOGICAL AND HISTORIC FEATURES:
Archaeological Sites, Earthwork Monuments, Ruined structures and
individual historic garden features.**

Location and description:

A search of the regional Sites and Monuments Record (SMR) held by the Dyfed Archaeological Trust (Cambria Archaeology) has identified the following sites and monuments, other sites have been identified from historic maps or other documentary sources, these are identified with a Primary Record Number (PRN). All sites are indicated on Map 1.

Other sites may be known to the landowner and these should be identified to the Project Officer who will pass the information to the Trust.

This information has been supplemented by a field visit by Cambria Archaeology

No on Map	PRN	Site Name/Type	Period	NGR	Importance (status)	Management
	7380	Platform	Post Medieval	SN62078931	B	Generic
<p>Described by H.J. Thomas who visited the site in 1970; “At Llandre... on a hill slope overlooking Borth Bog, west of the farm at Pantydwr, a platform with an earth mound upon it was found probably representing the site of a clay walled cottage. A small stream immediately adjacent to the site produced numerous potsherds of black-glazed earthenware (pans and dishes) and North Devon gravel-tempered ware” (Thomas, H.J. 1970, 30).</p> <p>A visit by Cambria in 2003 identified the following; “An 11m long and 5m wide rectangular platform with earth bank (continuation of boundary) on SW side c. 0.4m high. At the SE end there is some stone rubble and a bank which may represent part of a former building.” The site currently lies within woodland. The grid reference specified and surrounding area were overgrown with scrubby vegetation at the time of the archaeological farm visit. Site not found.</p>						

No on Map	PRN	Site Name/Type	Period	NGR	Importance (status)	Management
	51054	Brynlllys, Farmstead	Post Medieval	SN61928880	B	Generic

A formally planned farmstead, with the farmhouse detached from outbuildings to the west. It represents a mixed agricultural economy in a series of purposely designed buildings formally arranged around two yards. Historic maps suggest that this arrangement was not established until the later nineteenth century.

The first detailed representation is the tithe drawing (1847) and although many of the contemporary surviving buildings are shown, the house (PRN 51056) is identified some 90m northwest of its present location. Buildings marked at the current farmstead site include a substantial L-plan complex with attached long east range, and a detached building to the west. The period to 1888 (when the First Edition Ordnance Survey map appears) saw new buildings added so as to define two separate farmyards; a broadly triangular arrangement on the roadside with rectangular yard to the rear (north). The earlier house is absent, and the present farmhouse first appears at this time. It is typical of the period, built in the regional vernacular style, with three bay symmetrical façade and opposing gable chimneys.


Recent years have seen a number of modifications to the farmstead. Despite the loss of some traditional buildings, it retains good historic character and the late nineteenth century layout of two separate farmyards remains basically intact. Some traditional farm buildings in the south of the complex are to be converted for commercial use. As such they fall outside of the Tir Gofal Scheme. Buildings to the north (PRNs 51060, 51061), around the rectangular yard are unaffected by these developments. It is hoped that these will be restored under Tir Gofal.



Farm buildings at Brynlllys.

No on Map	PRN	Site Name/Type	Period	NGR	Importance (status)	Management
	51055	Brynllys, Well	Post Medieval	SN61938886	B	Generic
<p>A well marked on the 1888 Ordnance Survey map some 50m north of the farmhouse at Brynllys farmstead (PRN 51054). The well has since been infilled and no structural traces survive today. The site lies within a pasture field.</p>						

No on Map	PRN	Site Name/Type	Period	NGR	Importance (status)	Management
	51056	Brynllys, House	Post Medieval	SN61848888	D	No specific recommendations
<p>A building, named Brynllys on the 1 inch to 1 mile Old Series Ordnance Survey map of 1837. Described as “dwelling, house, yard, garden and orchard” in the tithe apportionment (1845) but absent from later map sources. A modern bungalow, Tymarc, has since been built at this location. No traces of the earlier building survive.</p>						

No on Map	PRN	Site Name/Type	Period	NGR	Importance (status)	Management
	51057	Trackway	Post Medieval	SN61998875; SN62188880; SN62318882	C	Generic
<p>A well defined trackway accessing fields to the east of Brynllys farmstead (PRN 51054). It first appears on the 1 inch to 1 mile Old Series map of 1837 and remains in active use today as a farm trackway (c.8 m wide). It is flanked by outgrown hedges to each side.</p>						
						
Looking east along the trackway.						

No on Map	PRN	Site Name/Type	Period	NGR	Importance (status)	Management
	51058	Manchester & Milford Railway Co., Railway Segment	Post Medieval	SN58867842; SN58887820	B	Generic

A segment of disused single track railway (PRN 28222). The railway is now dismantled, visible only as a shallow depression overgrown with nettles along the edge of a pasture field.

No on Map	PRN	Site Name/Type	Period	NGR	Importance (status)	Management
	51059	Felin Newydd, Leat	Post Medieval	SN58707844; SN58647858; SN58737868	B	Generic

The earthwork remains of an old leat serving Felin Newydd corn mill (PRN 16108). It first appears on the Old Series map of 1834 and remains on recent maps. It is sourced from the Ystwyth just below Pen-y-graig farmstead and continues north to Felin Newydd corn mill, extending for just over 300m in all.

The leat is dry but retains its profile (c.2.5m wide by 0.5m deep). Traces of stone lining appear at intervals along its length. The earthworks lie on the margins of a pasture field and are grazed occasionally by sheep. The northern 50m, outside of the application area, were not seen during the archaeological farm visit.



Looking north along the dried up leat.

Historic Environment Objectives:

The purpose of the management is to:

1. Ensure the survival of visible features.
2. Ensure archaeological deposits beneath the ground surface are not disturbed.
3. Prevent progressive degradation by adopting sustainable farming practices.

In order to achieve this you will need to observe the following:

Management Prescriptions - see also General Requirements – Section B2

1. Maintain the agreed stocking level to encourage a sound grass sward or low growing vegetation, without poaching or causing erosion.
2. Do not install new drains or underground services.
3. Locate feeding and watering stations away from archaeological and historic features.
4. Avoid using heavy machinery on sites or close to archaeological and historic features, especially in wet weather.
5. Do not plough archaeological or historic features, or cultivate so close as to cut into the remains. A minimum buffer zone of 2m is advised. In the case of monuments already under cultivation and where the agreement does not exclude the monument from cultivation, ensure that the depth of cultivation is not increased.
6. Remove any dead and unstable trees from the vicinity of archaeological and historic features with care, leaving roots to rot *in situ*. Ensure that machinery does not cause further disturbance. Agree with the Project Officer a suitable method for repairing any damage caused, for example, by wind-throw.
7. Control scrub on archaeological and historic features by cutting. Roots must be left in the ground and must not be pulled or dug out. Treatment with an approved herbicide may, exceptionally, be permitted in agreement with the Project Officer. **(Capital Works Option)**.
8. Do not burn materials on site.
9. Ensure that rabbits are kept under control, but not by excavating within an archaeological or historic feature.
10. Consult your Project Officer a suitable method for repairing any damage caused by burrowing animals. **(Capital Works Option)**

ii.) TRADITIONAL BUILDINGS:

Location and Description:

Traditional buildings are those built before c.1918 using traditional materials and methods of construction, to serve the needs of customary farming practices. Typically, they will use locally available materials and skills, though mass-produced materials (bricks, corrugated iron) may sometimes be locally characteristic.

The following traditional buildings have been identified:

No on Map	PRN	Site Name/Type	Period	NGR	Importance (status)	Management
1	51060	Combination Farm Building	Post Medieval	SN61998876	B	Specific prescription (see below)
<p>An early nineteenth century threshing barn, with lofted stable at Brynlllys farmstead (PRN 51054). It is truncated at the north end where it formally joined other agricultural buildings to complete an L-plan with attached long east range. It is typical of a type of agricultural building, built to serve a variety of purposes, which began to appear in western areas of Wales from the beginning of the nineteenth century.</p> <p>It is of stone rubble construction, originally with a slate roof (now corrugated asbestos) and stands to two storeys. The barn in the north is modernised and few original openings remain. Two narrow doors (now blocked) pierce the east wall north of the threshing floor. The characteristic threshing doors are now lost; having been replaced by metal panel doors and breeze block infill, following partial rebuilding. None of the historic internal arrangements or fittings survive. The attached stable occupies the southern third of the building. It is entered in the west wall by a narrow wooden panel door, which opens onto the feed passage. An opposite doorway in the east wall is now blocked. Stalls are arranged facing the long axis of the building. Window openings are placed north of the doors. The east window is also blocked. The loft was not seen during the archaeological farm visit. Access is gained internally from the threshing barn. A loading door pierces the S gable end opposite.</p> <p>Despite modifications detracting from the buildings original appearance, its original function can still be discerned and it retains good historic character. It divides the two farm yards at Brynlllys and makes a significant contribution to the group value of the farmstead as a whole.</p> <p>The range is currently in a reasonable condition but is at risk of degenerating if maintenance works are not undertaken. Water entering through the roof is promoting dampness and decay of timber in the roof and floor joists. This is advanced in the stable where floor joists are rotted through above the feed passage. Lime mortar bonds are loose and weathered in areas and there is a risk of masonry becoming displaced.</p>						



The threshing barn and lofted stable, viewed from the east.

No on Map	PRN	Site Name/Type	Period	NGR	Importance (status)	Management
2	51061	Cow shed	Post Medieval	SN62028876	B	Specific prescription (see below)

A long, low cow shed on the south side of the east yard at Brynlllys farmstead (PRN 51054). It first appears on the 1st edition Ordnance Survey map of 1888 and dates to the later nineteenth century. It is of stone rubble construction with roughly squared quoins and a pitched slate roof. The front wall has been removed to allow conversion to an open fronted cow shed and no original door or window openings survive. Despite alterations, the cow shed still contributes to the group value of the farmstead. It is currently in a relatively stable condition but a crack in the west gable end is a potential source of instability, not least because the wall plate is supported here. Some roof slates are displaced.



The cow shed has been modified in recent years.

Historic Environment Objectives:

The purpose of the management is to:

1. Promote the survival of traditional buildings on the farm
2. Prevent progressive decay of traditional buildings through neglect.
3. Promote the sympathetic use of traditional buildings within sustainable farming practice.

In order to achieve this you will need to observe the following:

Management Prescriptions - see also general requirements section B2.

1. Those traditional buildings in a weatherproof and a structurally sound condition must be maintained in a weatherproof condition.
2. Those traditional buildings or parts of traditional buildings that have not been previously modified must be maintained using traditional materials and methods of construction.
3. Characteristics and features which reflect history and function of the traditional buildings identified in this agreement must not be removed.
4. Wherever practicable, repair original features rather than replace them. (**Capital Works Option**)
5. Repairs should be unobtrusive and make use of appropriate traditional materials and methods of construction. (**Capital Works Option**)
6. When repair is not possible, replacement features must be modelled on the originals, using the same materials and methods of construction. (**Capital Works Option**)
7. Ensure the retention and sympathetic repair of historic coverings and finishes such as lime-wash, lime-render or weather-boarding. The appropriate traditional materials must be used. (**Capital Works Option**)
8. Do not disturb protected species (such as bats or barn owls) that use the building. If these species are present you will need a licence from CCW to carry out any work on the building.

Specific Management Requirements for individual Traditional Buildings:

The following individual traditional buildings are subject to specific management prescriptions which are in addition to and (in the case of conflict) take precedence over these generic requirements:

The landowner has expressed an interest in restoring traditional buildings in the rear (north) yard at Brynlllys in the interests of long term stability.

51060 Combination Farm Building

To return the roof to a stable, watertight condition (this will prevent water ingress from promoting dampness and leading to further degeneration of timbers). Existing roof timbers should be retained as far as practically possible during the restoration. Slate is the preferred roofing material and will return the building to its original historic appearance.

Re-point areas of unstable masonry (As a general rule pointing is required when mortar is weathered back to a depth equivalent to joint width or is very loose). This should be undertaken with a similar lime mortar mix.

51061 Cow Shed

To return the roof to a stable, watertight condition by reinstating loose and missing slates. Unstable masonry to be consolidated. Seek specialist advice if necessary. Re-pointing to be undertaken with a similar lime mortar mix.

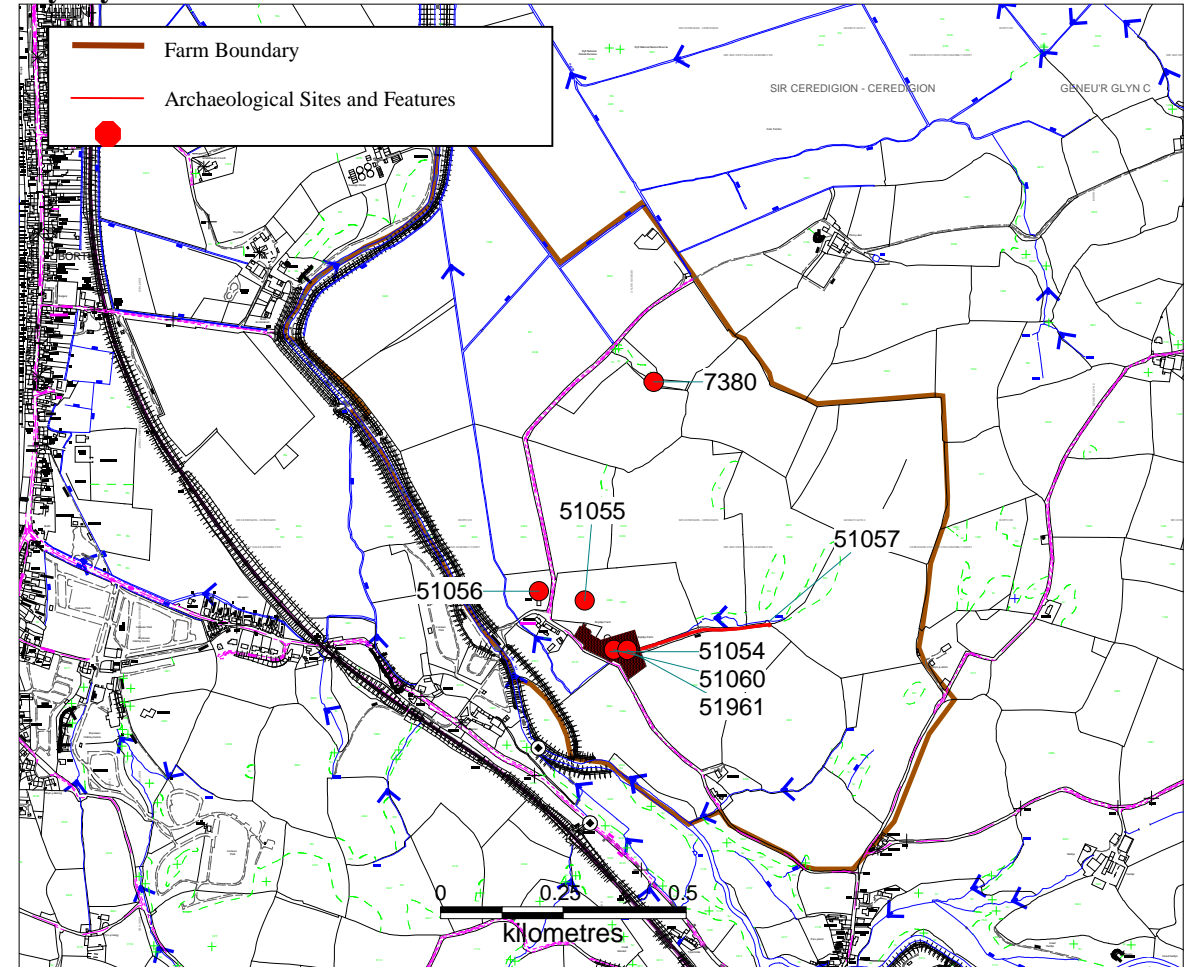
Sources

Maps

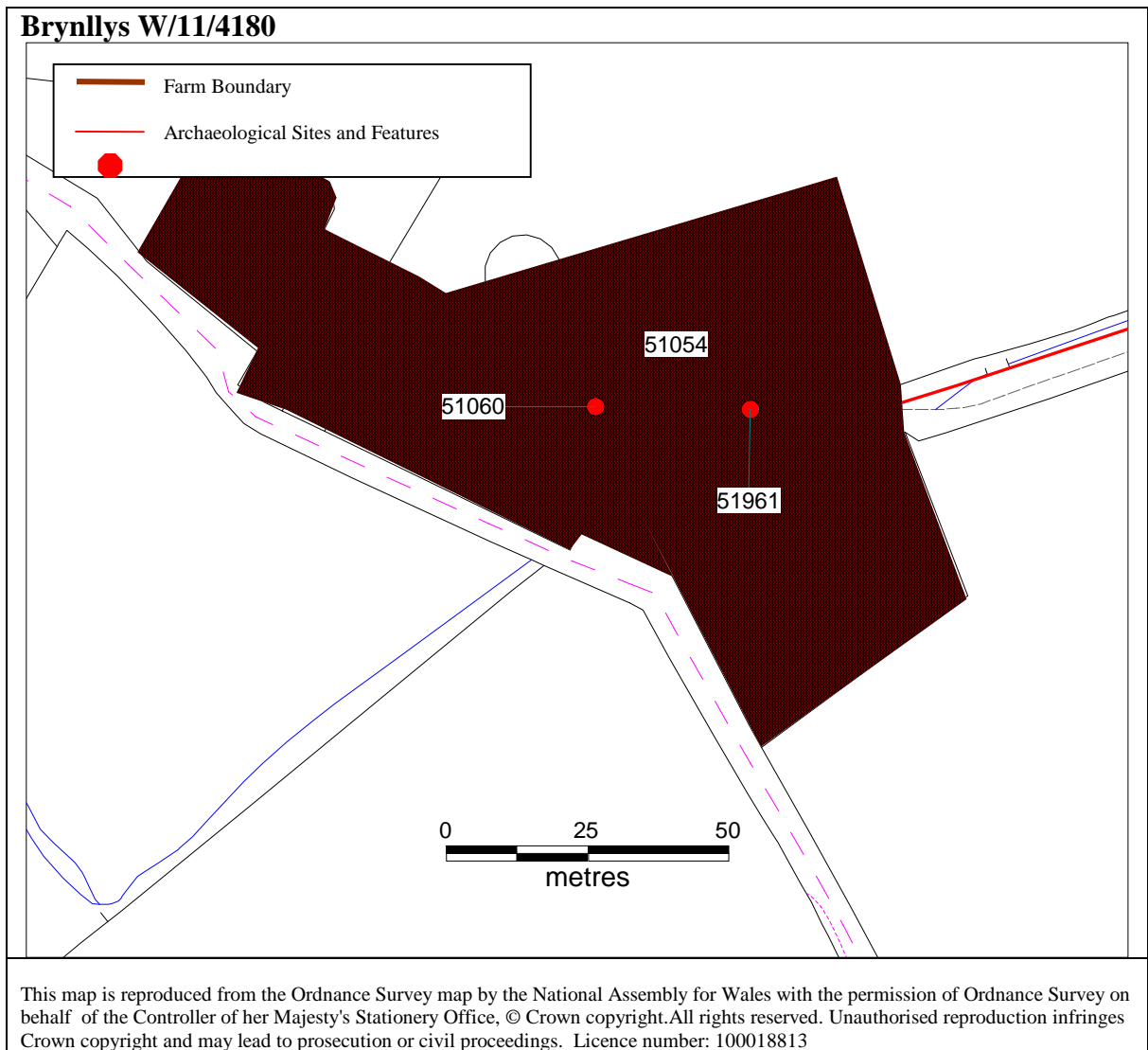
Ordnance Survey Old Series 1834 Sheet 57, 1”
Ordnance Survey Old Series 1837 Sheet 59, 1”
Ordnance Survey 1888 Cardiganshire Sheet 3.10, 25”
Ordnance Survey 1888 Cardiganshire Sheet 3.11, 25”
Ordnance Survey 1891 Cardiganshire Sheet 3 SE, 6”
Ordnance Survey 1891 Cardiganshire Sheet 3 SW, 6”
Ordnance Survey 1891 Cardiganshire Sheet 3 NE, 6”
Ordnance Survey 1891 Cardiganshire Sheet 3 NW, 6”
Ordnance Survey 1890 Cardiganshire Sheet 10 NW, 6”
Ordnance Survey 1905 Cardiganshire Sheet 10.1, 25”
Ordnance Survey 1906 Cardiganshire Sheet 3.10, 25”
Ordnance Survey 1906 Cardiganshire Sheet 3.11, 25”
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Tithe Map & Apportionment 1847 Llanfihangel Genaur Glyn parish
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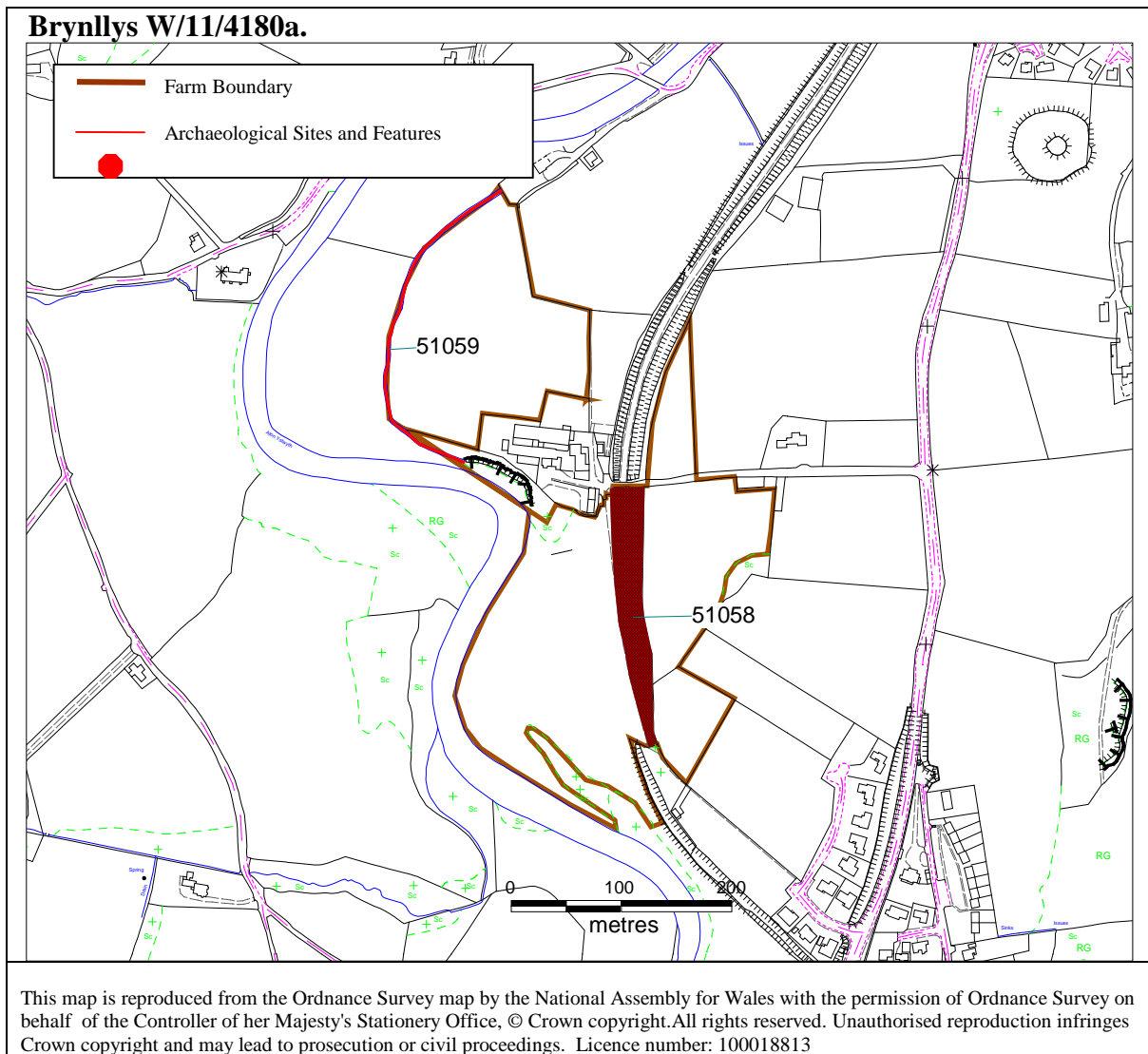
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Brynllys W/11/4180

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Brynllys
W/11/4180

9th June 2004

This report has been prepared by Will Steele
Position: Tir Gofal Archaeologist

Signature Date

This report has been checked and approved by Louise Austin on
behalf of Cambria Archaeology, Dyfed Archaeological Trust Ltd.
Position: Principal Archaeologist (Tir Gofal)

Signature Date.....

As part of our desire to provide a quality service we would welcome
any comments you may have on the content or presentation of this
report