

Bethesda Independent Chapel, Tynant, Talybont, Ceredigion, Setting Report



Report by: Trysor

For: Roger Parry and Partners

June 2021



Bethesda Independent Chapel, Tynant, Talybont, Ceredigion, Setting Report

By

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Trysor

Trysor Project No. 2021/793
EVENT RECORD HER PRN – DAT 114902

For: Roger Parry and Partners

June 2021

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*Cover photograph: Capel Bethesda, Tynant, Listed Building number 18881.
looking northeast*

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Tynant, Talybont, Ceredigion
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DYDDIAD 30^{ain} Mis Mehefin 2021 **DATE** 30th June 2021

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

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Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.

We welcome any comments on the content or structure of this report.

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Event Record PRN – DAT HER

| | |
|-------------------|--|
| PRN | DAT 114902 |
| Name | Bethesda Independent Chapel, Tynant |
| Type | VISUAL IMPACT ASSESSMENT |
| NGR | SN6943088590 |
| Easting | 269430 |
| Northing | 288590 |
| Summary (English) | In June 2021, Trysor carried out an assessment of impact on the setting of the listed building 18881, Bethesda Independent Chapel, Tynant, from a proposed poultry unit at Tynant, Talybont, Ceredigion SY24 5DN (SN6943088590). © Trysor 2021 |
| Summary (Cymraeg) | Ym Mehefin 2021, fe gwblhawyd asesiad gan Trysor ar effaith datblygiad arfaethedig ar leoliad Capel Bethesda, Tynant, sydd yn adeilad rhestredig (rhif 18881). Y bwriad yw codi dwy uned dodefnod mewn cae ar Fferm Tynant, Talybont, Ceredigion (SN6943088590). © Trysor 2021 |
| Description | In June 2021, Trysor carried out an assessment of impact on the setting of the listed building 18881, Bethesda Independent Chapel, Tynant, from a proposed poultry unit at Tynant, Talybont, Ceredigion SY24 5DN (SN6943088590). © Trysor 2021 |
| Sources | Trysor, 2021, Bethesda Independent Chapel, Tynant, Talybont, Ceredigion, Setting Report |
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Summary

This report examines possible impacts on the setting of the statutorily protected historic asset, Bethesda Independent Chapel, near Tynant, Talybont, Ceredigion, SY24 5DN, Listed Building 18881 at SN6937088530.

This assessment has concluded that the proposed development would not impact on the significance of Bethesda Chapel, which is chiefly determined from its Evidential Value as an extant structure with internal fittings, its Historical Value as a surviving example of a 19th century nonconformist chapel built to serve the community of a relatively isolated valley on the margins of the Ceredigion uplands. It also has a high Community Value as a former place of worship which is still occasionally used for meetings. The Aesthetic Value of this simple chapel is chiefly associated with its setting in a scenic, rural landscape.

The proposed development would have a High Negative impact on the setting of Bethesda Chapel, due to the proximity of the proposed poultry sheds, which would be visible within an important view of the chapel from the farm road immediately to the west of the chapel. However, the most important views of the chapel from the farm road to the south of the building would not be affected.

Mitigation in the form of tree planting to the west of the chapel, either side of the proposed access trackway for the development, to screen the poultry sheds in views from the farm road to the west and lessen their visual impact would reduce the impact on the setting of the chapel from High to Low.

The significance of the listed building would not be reduced as its Evidential, Historic and Community Values would not be affected and the impact on the Aesthetic Value/Setting would not be sufficient to affect its overall significance.

1. Introduction

1.1 This document has been prepared by Trysor at the request of Roger Parry & Partners, 1 Berriew Street, Berriew, Welshpool, Powys SY21 8AA. It assesses the impact of proposed poultry sheds at Tynant, Talybont, Ceredigion, SY24 5DN on the nearby listed Bethesda Independent Chapel (Listed Building number 18881) at NGR SN6937088530.

1.2 The proposed development (see Figure 1) would include the erection of a two parallel poultry sheds centred on SN6947088600, 100 metres to the west of the main farm complex at Tynant. A new access track would be created to the west of the chapel.

1.2.1 The proposed poultry sheds would each measure approximately 113 metres west-southwest to east-northeast long by 24.5 metres wide and stand 6.2 metres to ridge height.

1.3 A planning application, A190916 (Ceredigion), for a similar development was submitted in 2019.

1.3.1 In the decision letter, dated 24-02-2021, the local authority gave the reason for refusal as:

The Local Planning Authority has been unable to assess the application in the absence of essential information relating to proposed development. As such the application is refused on grounds that it has insufficient information on which to base a considered decision.

1.3.2 The Officers Report, undated, outlined the documentation they required.

"the LPA have been unable to be in a position to make an informed decision on the proposal due to the lack of information submitted and assessed by the relevant consultees. This includes details relating to:

- o environmental and ecological issues and impact on protected sites;*
- o environmental protection issues (noise and odour)*
- o potential impact on listed building."*

1.4 This Setting Impact Assessment has been prepared to provide the relevant information and document the nature of the impacts on the Listed Building, Bethesda Independent Chapel, for a new planning application for a similar development in the same location as A190916.

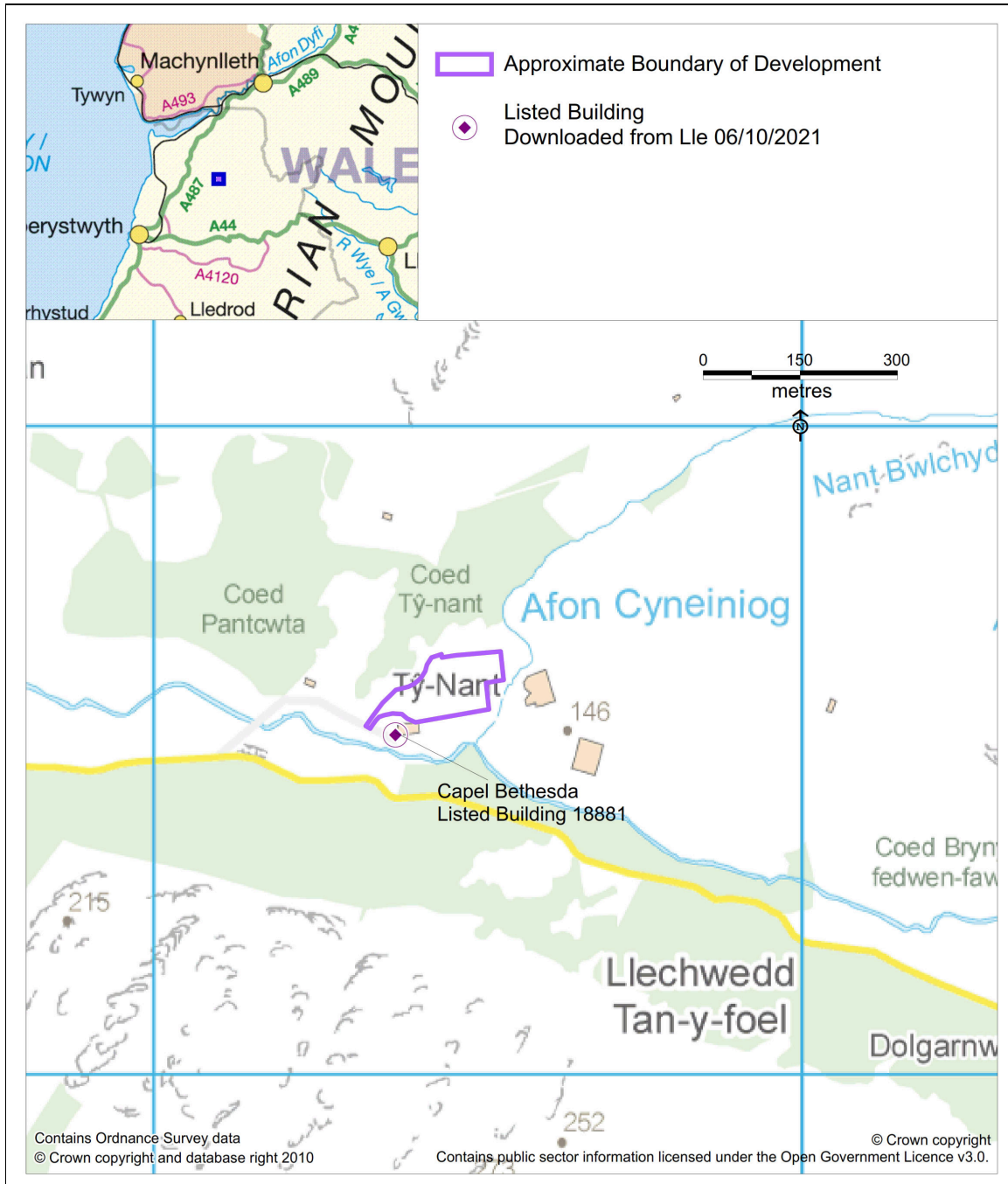


Figure 1: Location of the development.

2. The Proposed Development Site

- 2.1 The proposed development site is underlain by sedimentary bedrock of the Llandovery Rocks, which includes mudstone, siltstone and sandstone laid down in deep seas some 428 to 444 million years ago during the Silurian period. Mineralisation along fault lines within the local rocks has given rise to ore bodies locally and lead and other metal ores have been mined in the immediate neighbourhood in the past, including some modest lead workings on the land of Tynant Farm itself. The superficial deposits recorded along the valley are sediments of glacial origin, deposited during glacial and inter-glacial periods during the Quaternary Period in an environment dominated by rivers. The soils here are classed by the Cranfield Soil and Agrifood Institute as free draining, acid loamy soils over rock, of low fertility and relatively common within the upland regions of Wales (<http://landis.org.uk/soilscapes>).
- 2.2 The proposed development site is situated within pasture field at Tynant Farm in the Cyneiniog valley, just under 4km to the east of Talybont village, Ceredigion. The field has been created in modern times by the amalgamation of two post-medieval field parcels. At the southern side of the field is the listed Bethesda Independent Chapel and Glanaber cottage. The field measures approximately 1.5 hectares in area and slopes north-northwest to south-southeast. The highest point of the field is in the northeast corner at approximately 160 metres above sea level down to 140 metres above sea level in the southwest corner.
- 2.2.1 The historic core of the farmstead lies to the east of the field, on the opposite side of the Nant Bwlchydderwen stream. Tree cover along the stream valley blocks views between the proposed development site and the farmhouse and farmyard.
- 2.2.2 Nant Bwlchydderwen largely defines the eastern side of the field parcel and the northern end of the field is defined by boundary trees. Along the western side of the field is an upstanding, linear rock outcrop, topped by a drystone wall. More trees and shrubs grow along this ridge-like feature. The southern side of the field is fenced and defined by a strip of scrub and vegetation separating it from the farm road to the south. The cottage of Glanaber lies outside the southwestern corner of the field, with Bethesda Chapel standing outside the field at the southern end of the linear rock outcrop, which shelters the chapel from view from within the field to a great extent. The surrounding tree cover in the wider landscape and the topography means that the field is relatively sheltered and is not highly visible from outside its boundaries nor does it act as a viewpoint for the local landscape.

3. Bethesda Independent Chapel: Historical overview

- 3.1 The proposed development site at Tynant Farm lies within 50 metres to the north-northeast of the listed Bethel Independent Chapel.
- 3.2 The chapel was built circa 1855 to serve the congregation of the Cyneiniog valley, which is relatively remote from the mother chapel at Talybont village, 4 kilometres to the west. The cause was founded in the valley as early as 1807, with members of the Griffiths family of Tynant Farm instrumental in establishing the first Sunday School in the valley at that time.
- 3.3 After a period of meeting in farm buildings, including a suitable building at Tynant itself, the congregation were eventually offered a piece of ground for the construction of a permanent meeting place by John Griffiths, Tynant. The site was located at the southern end of a linear rocky outcrop. It is likely that the land offered was not considered to be of significant agricultural or economic value. However, the proximity of the road to the south of the site made this a suitable location for the chapel.
- 3.4 The small chapel building was erected at the north side of the road which leads further to the east to the Tynant farmyard. A drystone wall was raised to define the boundary of the chapel parcel. The building stands on a northwest to southeast axis, facing the farm road to the southwest and looking towards the Cyneiniog stream valley below.
- 3.5 The chapel post-dates the 1847 Llanfihangel Geneu'r Glyn parish tithe map (see Figure 2). The tithe apportionment which accompanies the map shows that the owner and occupier of Tynant Farm was John Griffiths. His father Griffith Griffiths had originally offered the use of a suitable farm building for the use of the congregation which later built Bethesda. His sister Anne and brother David were also two of the original founders of the first Sunday School in the valley, highlighting the close relationship between Tynant Farm and the cause at Bethesda. John Griffiths was to prove an important supporter of the cause after the chapel was constructed.
 - 3.5.1 The tithe apportionment shows that Tynant Farm was a 69 acre holding in 1847. The two fields which have been amalgamated to create the field within which the majority of the proposed development would occur were known as Cae Coch and Cae'r Odyn, to the north and south respectively. Cae'r Odyn (Kiln Field) indicates that a corn-drying kiln may have been located within the field at some point in the past.

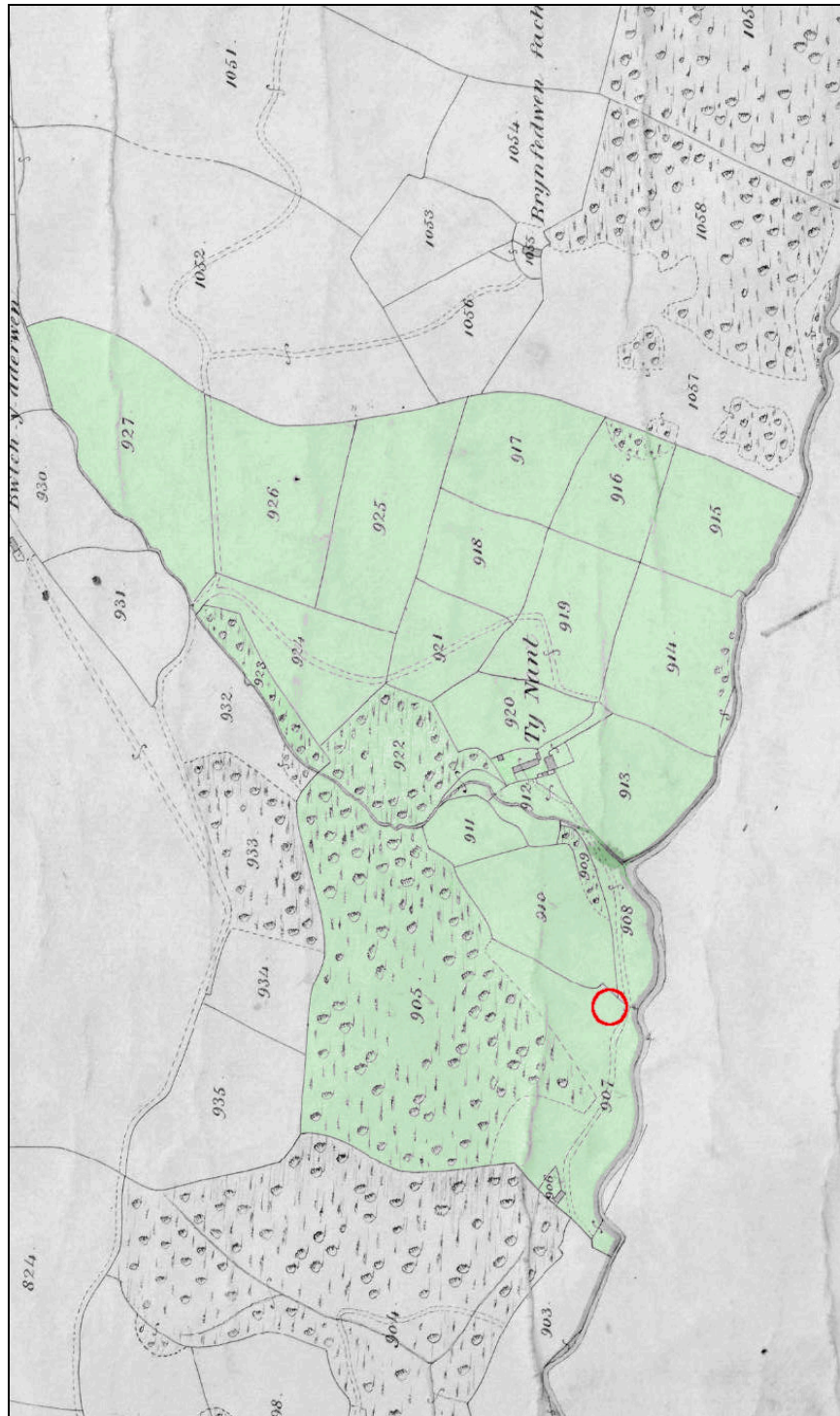


Figure 2; The Llanfihangel Geneu'r Glyn parish tithe map (1847) shows Tynant Farm in detail (shaded in green). Bethesda Chapel was built several years after this map was surveyed and is located within the area circled in red, at the southeastern corner of field parcel 907. This field was named as Pant Coch on the tithe survey. Note Bwlchydderwen cottage at the top edge of the map. The first minister of Bethesda, John Davies, lived at Bwlchydderwen. He served the chapel from 1878 until the First World War period.

3.6 Bethesda Chapel first appears on the 1887 1:2500 scale Ordnance Survey County Series map (see Figure 3). This map shows that Glanaber cottage just to its east had also been built by the 1880s. The two fields which now form the majority of the proposed development site are numbered 761 and 762. They are divided from field 764 to the west by a stone wall and a strip of mixed woodland planting along the prominent rock outcrop which runs north-northeast from the chapel and Glanaber cottage. The access track and vehicle area would be within the southern part of this field.

3.6.1 The 1887 map also shows a number of disused lead shafts and levels on the land of Tynant Farm. They may date to the mid-19th century. A trackway is shown running from the chapel towards the level and shafts to the northwest and north of the farm. This trackway may have served the mine workings, but it is important to note that it also runs further northwards to Bwlchydderwen, which was the home of the long-serving Reverend John Davies, the first minister of Bethesda, from the late 1870s onwards. It may have been created to facilitate direct access for him to the chapel. The proposed development would be located within the fields numbered 761 and 762 (which have since been amalgamated into one field parcel) and would cross into the eastern part of field 764.

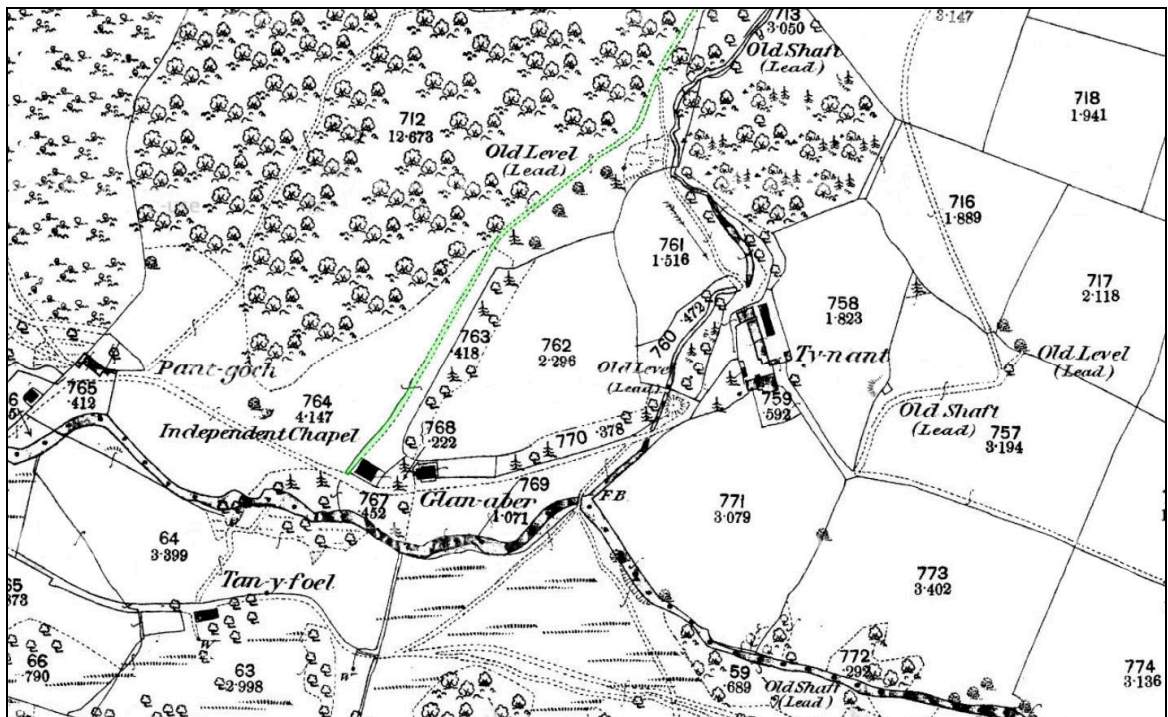


Figure 3: The First Edition of the 1:2500 Ordnance Survey map dates to 1887. Note the trackway (highlighted green) to the western side of the chapel, which may have linked it to the home of its first minister at Bwlchydderwen. This trackway is no longer visible.

- 3.6.2 During the second half of the 19th century and into the first part of the 20th century, Bethesda Chapel was a focus of religious, social and cultural life in the Cyneiniog valley. Frequent newspaper articles report meetings and gatherings held at the chapel, which were well attended and often left many attendees having to follow events from outside, as the chapel was not of sufficient size to allow everyone indoors. These events ranged from worship to the occasional *Gymanfa Ganu*, local Eisteddfods and competitions as well as lectures on topical subjects.
- 3.6.3 The valley was sufficiently well-populated to support these events and fund the employment of a minister to serve the chapel for over three-quarters of a century. The Reverend John Davies was installed as minister in July 1878 with meetings held over two days and ministers from as far afield as north Pembrokeshire and Carmarthenshire taking part in the ceremonies. Newspaper reports noted that particular thanks were due to the families of Cwmere, Winllan and Penpompren who gave lodgings to visitors and also made their carts available to transport them to and from Llanfihangel (Y Tyst a'r Dydd, 2nd August 1878). The cause was clearly supported strongly by local families. The chapel was also reported as being packed for an Eisteddfod in early March 1879 (Y Dydd, 7th March 1879).
- 3.6.4 A public lecture on "Diligence and liberality" was delivered by John Griffiths, Tynant in 1879 at the chapel. The purpose of the meeting was to raise funds for repairs or refurbishment of the chapel, which is thought to have been carried out circa 1881 (Cambrian News, 7th November 1879).
- 3.6.5 The association with the Griffiths family ended in 1887 when Tynant Farm was sold at auction. Griffith Griffiths, the son of John Griffiths, had fallen ill in 1886 and died in 1888 and was buried by the Rev. John Davies, Bethesda at the parish church, Llanfihangel Geneu'r Glyn. His support for the cause at Bethesda was noted in newspaper reports of his funeral, including the readiness of his family to offer lodgings to travelling preachers.
- 3.6.6 When Tynant Farm was sold it was already rented out to the Jones family and they, and later tenants and owners, carried on the tradition of supporting the cause at Bethesda, as did other farming families in the area. Concerts, meetings and Eisteddfods were held at Bethesda for many decades to come. Typical was an evening of entertainments held in early

February 1902 under the chairmanship of the Reverend John Davies, Bwlchydderwen which included competitions in poetry, song, recital, reading, needlework, artwork and craftsmanship over a three-hour period. The importance of the chapel to the local community could not be better demonstrated.

- 3.6.7 The cause at Bethesda continued into the mid-20th century, but the last minister here was the Reverend D.J. Rees, who left in 1944. With depopulation increasingly affecting the upland area throughout the middle of the 20th century, the congregation of Bethesda dwindled and the chapel ceased to be used for regular services by the end of the 20th century. The fact that the building has been kept in good repair and is still used occasionally for meetings relates to the role played to the present day by a small number of local people, including the current owners of Tynant Farm, who continue to maintain the chapel.

4. Methodology

4.1 This document has been prepared by Trysor at the request of Roger Parry & Partners, 1 Berriew Street, Berriew, Welshpool, Powys SY21 8AA on the impact of the proposed development of a poultry unit at Tynant, Talybont, Ceredigion, SY24 5DN on the nearby Listed Bethesda Chapel (Listed Building number 18881).

4.1.1 The process outlined in "Setting of Historic Assets in Wales" (Cadw, 2017) has been followed in order to assess impacts on the setting of the historic asset and any impacts on its significance.

4.1.2 This process has four stages;

Stage 1: Identify the historic assets that might be affected by a proposed change or development.

Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.

Stage 3: Evaluate the potential impact of a proposed change or development on that significance.

Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.

5. Impacts on Setting Stage 1: *Identify the historic assets that might be affected by a proposed change or development.*

5.1 The assessment considers the impact on setting relating to the listed building known as Bethesda Independent Chapel, Tynant, near Talybont, Ceredigion (listed building number 18881; NGR SN6937388528).

5.2 Detailed notes on impacts on the historic asset are found in appendices A & B of this report.

5.3 Bethesda Independent Chapel, Tynant (listed building number 18881) (see Appendix A & Appendix B)

5.3.1 Bethesda Independent Chapel, Tynant is a Grade II listed building (number 18881). It is also identified as Capel Bethesda in the regional Historic Environment Record (PRN 19331) and as Bethesda Independent Chapel, Cwm Ty Nant in the National Monuments Record of Wales (NPRN 7199).

5.3.2 This chapel was built circa 1855 to serve the largely agricultural community of the Cyneiniog valley in northern Ceredigion.

5.3.3 It is described in the Cadw listing description as being of rubble stone build, with a slate roof. The façade is in the southwest-facing lateral wall and has two large 4-pane sash windows to the centre with a door at either end of the wall. The architectural detail is simple and there are stone voussoirs above the doors and windows and slate sills below. The western gable wall is clad with corrugated iron. There are two 16-paned windows in the rear or northeast-facing lateral wall. Internally the chapel is simple in layout, with three rows of raked pews and a *set fawr* in front of the pulpit. There is an internal porch behind each of the doors entering through the southwest lateral wall.

6. Impacts on Setting Stage 2: *Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.*

6.1 The significance of an historic asset is derived from the sum of four heritage values according to *Conservation Principles* (Cadw, 2011, p.10). These four values are:

- Evidential value
- Historical value
- Aesthetic value
- Communal value

6.1.1 Conservation principles outlines that setting is part of the Aesthetic Value (Cadw, 2011, p.10, section 2.3 and p.17 *Aesthetic Value*)

6.1.2 Guidance on assessing the setting of historic assets was introduced in 2017 (Cadw, 2017). Cadw states that: *Setting is not itself a historic asset, though land within a setting may contain other historic assets. The importance of setting lies in what it contributes to the significance of a historic asset.* (Cadw, 2017, p.2, Section 1, second para).

6.2 Bethesda Independent Chapel, Tynant (listed building number 18881) (see Appendix A & Appendix B)

6.2.1 This chapel has been listed as “one of the best surviving examples of the small rural chapels that served the remote valleys of Cardiganshire”. No further justification for listing has been documented in the listing description.

6.2.2 The chapel was built to serve a chiefly pastoral agricultural community in the early 1850s, at a time when there was a significantly larger population occupying the Cyneiniog valley. Its roots lay in meetings held by local Congregationalists on farms in the area earlier in the 19th century, including Tynant Farm, which was home to the Griffiths family, who played a key role in the early history of the cause. A building on the farm was used for meetings and for a Sunday School as early as 1807 when Griffith Griffiths farmed at Tynant.

6.2.3 The principal farms of the valley were accompanied by the cottages of agricultural workers and shepherds of sufficient number to merit the provision of a chapel to serve them. With time the opportunity arose for this scattered congregation to build their own

chapel, a development which was made easier by the offer of a suitable parcel of land for the purpose made by John Griffiths of Tynant Farm. The money was raised or borrowed to meet the asking price and pay for the construction of the chapel by 1855.

6.2.4 Within a generation of the chapel being opened, the district was to see a change of character and an increase in population due to the growth of the metal mining industry. Although there was a long tradition of lead mining in the area, it tended to be episodic in character. From the 1860s onwards there was an increase in activity. By 1879 there was even a railway built to the Hafan mine at the head of the valley.

6.2.5 During this period, the traditional, rural population was therefore joined by a significant number of lead miners and their families who lived in cottages along the valley. Bethesda chapel rapidly became a focus of a busy farming and mining community. In 1878, encouraged by the "mother chapel" at Talybont, Bethesda was sufficiently confident to appoint its own minister, the Rev. John Davies, who was to spend four decades in the pulpit here. In its heyday, Bethesda was neither isolated nor remote and a busy community surrounded it.

6.2.6 The late 19th century was undoubtedly an important one in the history of the chapel. In 1879 a lecture held at the chapel, delivered by John Griffiths of Tynant on the subject of "Liberalism" was intended to raise funds towards the repair of the chapel. The National Monument Record suggests that the chapel was rebuilt in 1881 but it is probable that the work undertaken was a refurbishment to help improve the building at a time when events held here could not accommodate the whole community. Even after these improvements there was no vestry or toilet facilities accompanying the chapel and seating was inevitably limited.

6.2.7 The chapel was therefore built specifically to serve the community of the Cyneiniog valley, at a location made available at an affordable cost by a supportive landowner. The choice of site was determined by this alone, with no concern relating to views of, or from, the chapel.

6.2.8 The chapel ceased to be used as regular place of worship by the end of the 20th century. The loss of population from the valley by the mid-20th century undoubtedly made it impractical to sustain a minister and regular meetings here. A plaque on the external wall of the chapel commemorates the Reverend D.J. Rees, the last minister of the chapel who ministered here from 1937-1944. Bethesda is now only used occasionally, with some summer meetings held here. It is maintained

by the current owners of Tynant Farm, which is a modern, working farm close to the chapel.

6.3 The **significance of the building** is drawn from each of the four heritage values.

- a) In terms of evidential value, the building stands modified but still remarkably well-preserved externally, and identifiable as a 19th century nonconformist chapel. The internal features are retained. Historical accounts in newspapers and denominational journals help chart the development of the cause here in its early decades. The evidential value of Bethesda is high.
- b) The historical value of the chapel is also high, as it was purpose-built at an important stage in the nonconformist and social history of the district. The chapel has survived relatively unchanged, although the community around it has undergone significant changes on more than one occasion. As an example of a small, rural chapel serving the farming and mining communities of upland Ceredigion, the chapel stands as an important symbol of the religious, cultural and social heritage of the area.
- c) The aesthetic value of the building is moderate. Architecturally the building is plain and simple and its setting in the landscape is relatively understated. It is relatively sheltered from view from some directions and is not a landmark building. Setting is an element of the aesthetic value of the chapel. When first built the chapel served a primarily rural population and was erected on a parcel of land offered by a supportive landowner, set within a marginal area of a pasture field, adjacent to the farm road in the shelter of the valley. Within a generation the increase in lead mining locally saw mine shafts and levels opened to the north in Tynant Wood, and on the land of Tynant Farm to the northeast, with a new track to serve the mine workings which ran close to the western side of the chapel. The decline of mining by the late 19th century saw the agricultural character of the community and landscape return to the fore, but depopulation during the 20th century saw a marked reduction in the population of the valley and the number of occupied dwellings, leading to the loss of the chapel congregation. Setting contributes to the Aesthetic Value in terms of its modern setting. The chapel is found at a scenic location, viewed in the context of surrounding pastureland and woodland. The farm road passes in front of the chapel and

Glanaber cottage is immediately alongside, with Tynant Farm nearby. Nevertheless, when approaching from the west, the chapel is viewed alone against a scenic backdrop although with a prominent electricity pole just to the north of it. The views of building in its modern setting are rather different to the historic setting as the track to the lead mines to the north no longer survives and the relatively large population which occupied the valley in the second half of the 19th century is no longer present. The scenic view and relative tranquillity are not truly representative of the history and purpose of the chapel. It was a dynamic cause founded in a busy community and farmed and partially industrialised landscape. Tynant Farm, which stands close by, is a modern and growing farmstead which ensures that there are still people working and living in near proximity.

- d) The communal value of the building is high, both as a former place of worship and as a modern facility which is seasonally used. The link to Tynant Farm remains important as the owners of the farm continue to look after a chapel which was indirectly founded by their predecessors at the holding over 170 years ago. The chapel therefore appears to be more isolated and remote in its modern community setting than it was originally. The chapel stands at the roadside and remains accessible to the public area although entry is by arrangement only.

6.4 The contribution of setting to significance.

6.4.1 No Statement of Significance has previously been made publicly available for Bethesda Chapel.

6.4.2. Bethesda has been listed as “*one of the best surviving examples of the small rural chapels that served the remote valleys of Cardiganshire.*” Although the chapel has not been in regular use as a place of worship for over 20 years, the building is still maintained and its character has been retained internally and externally. It is therefore an important survival of the society which populated the area in the 19th century, when farming and metal mining saw a high point in settlement and activity along the valley.

6.4.3 The significance of Bethesda Chapel is therefore drawn predominantly from its Evidential Value as a standing building in good repair.

6.4.4 Setting contributes to the Aesthetic Value of the chapel in terms of its modern setting and adds to its significance. The chapel is in a scenic location, viewed in the context of surrounding pastureland and woodland. The farm road passes in front of the chapel and Glanaber cottage is immediately alongside, with the working, modern farmstead of Tynant Farm nearby. Nevertheless, when approaching from the west, the chapel is viewed alone against a scenic backdrop; this is the first view of the building gained when travelling up the road to Tynant. This is diminished slightly by the electricity pole to its north. The views of building in its modern setting are different to the views in its historic setting as a track which formerly ran past the western side of the building to lead workings to the north no longer survives. The relatively large population which occupied the valley in the second half of the 19th century is also no longer present. The scenic views and relative tranquillity of the location are the modern setting and not representative of the history and purpose of the chapel and its historic setting.

7. Impacts on Setting Stage 3: *Evaluate the potential impact of a proposed change or development on that significance.*

7.1 Bethesda Independent Chapel, Tynant (listed building number 18881) (see Appendix A & Appendix B)

7.2 The proposed development will be located within 50 metres to the northeast of the listed chapel (see Figure 1).

7.2.1 The proposed poultry sheds would bring large structures closer to the chapel. They would be separated from the chapel by the remains of a rock outcrop immediately to the north of the chapel (Plates 6 and 7). Their proximity would impact adversely on views of the chapel from the road which approaches it from the west, from where the western gable ends of both poultry sheds would be visible, as would the access track and turning area which would form part of the proposed development. The proposed development would therefore have a High Negative impact on the view of the chapel from the road approaching from the west which would equate to a High Negative impact on that aspect of the setting of the building.

7.2.2 The development would not however impact on the key view of the chapel from the road to the south of the building, from where the detail of the building is best appreciated (Plate 27). It would also not impact on the internal character of the chapel. Views of the chapel from the east and north would also be unaffected as there are screened by Glanaber cottage to the east of the chapel and a prominent rock outcrop to the north. (Plates 6, 7, 22, 26)

7.3 The proposed buildings would be expected to be in use for several decades. It would be a steel framed building which could be removed when no longer required.

7.4 The chapel stands within the boundaries of a large, modern, working farmstead. There would be additional lighting required but this would only be to allow working practices outside the sheds and managed to reduce any light pollution to a minimum. The existing buildings on the farmstead already use some internal lighting and the adjacent cottage of Glanaber also uses internal lighting.

7.5 The overall impact of the proposed development on the setting of Bethesda Chapel is assessed to be High Negative. There is a High impact on one aspect of the setting, but other aspects of setting are largely unaffected.

7.6 The proposed development would have a positive impact on the listed chapel as the proposed diversification is intended to ensure that

farming continues at Tynant Farm into the future. In view of the historic and modern link between Bethesda Chapel and the owners of Tynant Farm, the well-being of the farm business is important to the future maintenance of the chapel building.

- 7.7 Although there is an impact on some aspects of its setting, the significance of the chapel and its Grade II listed status would not be altered by the proposed development.

7.7.1 The evidential, historical and communal values would be unaltered. The aesthetic value of the building is largely drawn from its setting. The front of the chapel would still be able to be enjoyed within its setting with little awareness of the development (Plate 27). The first view of the chapel from the west along the road (Plates 1, 2, 3 and 5) would now include the access road and the western ends of the sheds to the north of the existing electricity pole.

8. Impacts on Setting Stage 4: *If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.*

8.1 Bethesda Independent Chapel, Tynant (listed building number 18881) (see Appendix A & Appendix B)

8.1.1 A High adverse impact on one aspect of the setting of the listed chapel has been identified. This is the impact on views of the chapel from the road to the west (Plates 2, 3 and 5), into which the gable end walls of two large poultry sheds would be introduced which would change the character of the setting and dominate the small chapel building.

8.2 To mitigate against the impact on the view of the chapel from the west, it is recommended that the planting of two areas of trees/shrubs be introduced to the area to the west of the chapel and north of the road (locations A & B on Figure 4). These trees would gradually mature and screen views of the new development when the chapel is approached from the west. This would allow visitors to experience a first view of the chapel without the visual intrusion of two low modern buildings to its northern side.

8.2.1 Mitigation could reduce the High negative impact on this element of the setting to a Low level. The significance of the chapel would still remain unaltered as the Evidential, Historical and Communal values are not affected at all.

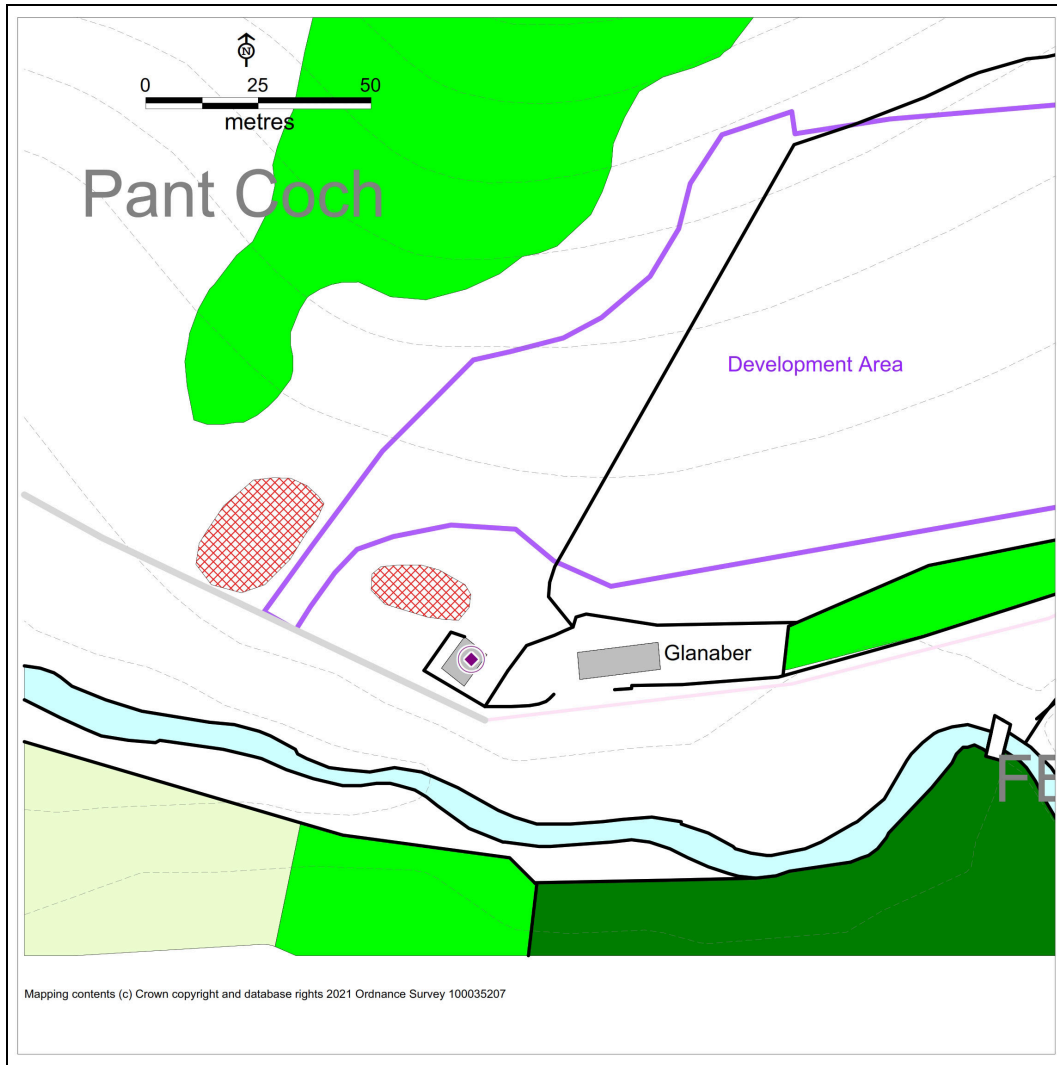


Figure 4: The location of the proposed mitigation at Bethesda Chapel. Tree planting between points A and B would help screen the development from views from the farm road to the west of the chapel and reduce the High negative impact to a Low impact on the setting of the listed chapel.

9. Conclusion

- 9.1 The proposed development of poultry unit consisting of two poultry sheds would take place at Tynant Farm, Talybont some 50 metres to the north-northeast of the Grade II listed Bethesda Independent Chapel.
- 9.2 Bethesda Chapel was listed as a good example of a chapel which served the remote valleys of Ceredigion. This assessment has found that the most important aspects of the chapel are its Evidential Value and Historic Value, including its relationship with Tynant Farm. As a place of worship it also has a high Community Value, although in recent decades it has been only occasionally used. Even though it no longer an active place of worship, the building is still maintained and in good condition. These are the values which give the chapel its significance as a building of national importance.
- 9.2.1 The setting contributes to the significance of the chapel in terms of its Aesthetic Value. The chapel stands in a highly rural environment, which is scenic and relatively tranquil in its modern setting. It is only really appreciated when approached along the road to the farm from the west and is best understood from the road immediately to the southern side of the building or within the building itself. It is not a highly visible building in the landscape and does not enjoy any significant views of the surrounding area.
- 9.2.2 The modern setting is slightly at odds with the historic setting of the chapel, as the building originally served a busy community, which included the local farming community and a sizeable mining community in the late 19th century.
- 9.3 The historic and modern setting of the listed chapel are both closely associated with Tynant Farm, as it was constructed on land provided by the farm and subsequently enjoyed a close relationship with the owners and tenants of the holding. This tradition has continued to the present day. The farm is a working farm today, which has changed significantly in modern times, as changes in farming practice have seen an expansion of the building range at the core of the farmstead.
- 9.4 The assessment has found that the proposed development will impact on one view of the listed chapel, namely that gained from the road to the west of the chapel as it approached along the farm road to Tynant Farm. This applies only to a 50 metre section of the road adjacent to the chapel as the topography blocks the view beyond 50 metres. Along this section of road, the proposed poultry

sheds would appear as large and dominant structures to the north of the small chapel.

9.4.1 Once the chapel is reached on the road, however, the poultry sheds would be blocked from view by the chapel itself and the rock outcrop which rises to the northern side of the building. The development would therefore not impact on the most significant view of the chapel, which is gained from the farm road to the southern side of the building.

9.5 The impact on the setting of Bethesda Chapel is assessed to be High, but on one view only within that setting. There would be no impact on the key view of the chapel from the road to the south or on views from the north and east but there would be on the view from a 50 metre stretch of road to the west. Longer views from the west are blocked by topography and trees

9.5.1 There would be no impact on the significance of Bethesda Chapel. The Evidential, Historic and Community Values of the listed building would not be affected. The impact on the one element of the setting is not sufficient to alter the significance taking into account the other values.

9.6 To mitigate against the High impact on the setting of the chapel caused by the views of the proposed poultry sheds from the farm road to the west of the chapel, it is recommended that tree/shrub planting is included to the west of the chapel, either side of the proposed access track to the poultry sheds (see Figure 4). These trees would gradually mature and screen views of the new development whilst not hampering the view of the chapel as it is approached from the west. The poultry sheds would still be visible in the periphery as the chapel was approached, but the level of impact on setting would be reduced to a Low Negative impact.

9.6.1 The proposed poultry sheds would be Juniper Green in colour, which would also help soften their appearance in the landscape and reduce their visual impact.

10. Bibliography

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Llanfihangel Geneu'r Glyn Tithe Map, 1847

Llanfihangel Geneu'r Glyn Tithe Apportionment, 1847

Ordnance Survey, 1887, 1:2500 map

Ordnance Survey, 1905, 1:2500 map

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<http://www.ukso.org.uk/SoilsOfEngWales/home.html> (accessed
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27/6/2021)

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Cadw, undated, Capel Bethesda (listed building description)
<https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=18881>

APPENDIX A

SETTING ASSESSMENT NOTES STAGE 2

Bethesda Independent Chapel, Cwm Tynant

(Listed Building Number 18881)

| Bethesda Independent Chapel, Cwm Tynant Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today? | |
|--|--|
| • Thinking about when the historic asset was first built and developed: | |
| What were its physical, functional and visual relationships with other structures/ historic assets and natural features? | <p>Bethesda chapel was built c.1850 at the edge of a pasture field on Tynant Farm, Talybont. The building was erected at the side of the road which leads to the farmyard. The land for the building was offered by Mr John Griffiths of Tynant Farm and purchased for the new chapel site. Circa 1881, the original chapel underwent refurbishment or rebuilding, but the extent of this work is not known.</p> |
| What topographic or earlier features influenced its location? | <p>The site was offered by the owner of Tynant Farm. It was at the southern of a prominent rocky outcrop and it is likely that the land offered was not considered to be of significant agricultural or economic value. The proximity of the road to the south of the site made it a suitable site for the chapel.</p> |
| What was its relationship to the surrounding landscape/ streetscape? | <p>The chapel was built within a small, stone-walled enclosure erected to define the plot. It was built on a northwest to southeast axis, facing the road and the Nant Bwlchydderwen stream valley to the southwest. Immediately to the northeast is the end of a linear rocky outcrop which rises as it runs to the northeast. This outcrop has a stone boundary wall along its crest, which divides two fields.</p> |
| Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360-degree view, some areas of the view may be more significant than others. | <p>The chapel was built on the land offered for sale, which appears to have been selected as it was not agriculturally valuable but was also convenient for access via the road to Tynant Farm. The chapel overlooks the road, but there was no significance attached to this view. The chapel is best seen from the road as it passes the building, but otherwise the chapel is not highly visible in the landscape. It is not a landmark building.</p> |
| Has its function or use changed? | <p>The chapel has not been in use as a regular place of worship for several decades, although the owners of Tynant Farm maintain the building and keep it in good repair.</p> |

| | |
|--|---|
| What changes have happened to the surrounding landscape/streetscape? | Since the chapel was originally built c.1850 the immediate area has seen the addition of Glanaber cottage, close to the eastern side of the chapel. To the western side of the chapel, a trackway was added in during the third quarter of the 19 th century, which appears to have served a group of lead mine shafts to the north of the chapel, although the track disappeared in the 20 th century. A boundary bank or wall ran along the western side of this trackway, which has also been removed. During the 1870s and 1880s the district saw a considerable boom in lead mining activity and many miners and their families lived locally, including at Glanaber. There has been some amalgamation of fields on Tynant Farm, which has modernised and added a number of modern farm sheds to its building range. |
| Have changes happened because of changes to the historic asset or to its historical setting? | The setting of the chapel has changed over time, but the building has probably remained relatively unchanged externally since it was first erected. |
| Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure? | No. The chapel was built to fit into the landscape and fieldscape of Tynant Farm. |
| Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape? | The chapel represented the first building introduced into this part of the farm and was subsequently joined by Glanaber cottage. The land was therefore changed from having the character of a pasture field to that of a development environment. |
| Have historic and designed views to and from the historic asset changed? | Views to and from the chapel have remained relatively consistent. There were mixed woodland or conifer stands to the north, east and south of the chapel at the time of the late 19 th and early 20 th century Ordnance Survey maps which have now been replaced by deciduous trees. |

| <p>● Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p> | |
|--|--|
| <p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p> | <p>The chapel was designed to fit into a relatively small, roadside parcel of land which was offered to the congregation for its erection. There has been no change in that relationship.</p> |
| <p>How do these relationships appear in the current landscape; are they visual or buried features?</p> | <p>These are visual features.</p> |
| <p>● Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p> | <p>Formerly, the chapel was an active place of worship but was also used as a community hub where cultural and social events were held, including lectures and concerts. This tradition ceased several decades ago and the building is no longer used for regular community purposes, although summer services are held here it appears.</p> |

| Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example: | |
|--|--|
| • views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure | The chapel was erected in a roadside position, with its façade facing the road. This is the best view of the building from where its form and character can be appreciated. Access was via steps up from the road to the two doorways in the southwest-facing lateral wall. |
| • views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site | None known. |
| • important modern views to, from and across the historic asset – for example, popular visitor viewing points. | The view from the road to the southwest is the most important modern view of the building. There is a secondary view from the road to the west which allows some appreciation of the character of the building, as it is approached from that direction. Views from the east and north are blocked by the topography and vegetation. |

APPENDIX B
Notes on Impacts on Setting
Bethesda Independent Chapel,
Cwm Tynant
(Listed Building Number 18881)

| Stage 3: Evaluate the potential impact of change or development. | | | |
|---|---|--------------------------|---|
| POSSIBLE IMPACT | COMMENT | IMPACT ON SETTING | IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET |
| The visual impact of the proposed change or development relative to the scale of the historic asset and its setting | <p>The chapel is a small building, measuring circa 10 metres in length by 8 metres wide. It is less than 7 metres high to the ridge.</p> <p>The proposed poultry sheds would be much larger at 24.68 metres wide by 113.5 metres long. The southwestern gable walls of the poultry sheds would be primarily visible when approaching the site along the road from the west.</p> | High | None |
| The visual impact of the proposed change or development relative to the location of the historic asset | The southwest gable ends of the two poultry sheds would be clearly visible when approaching the chapel along the road from the west, as would the new access road to the development. | High | None |
| Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and | <p>The development would dominate the chapel in terms of scale and location.</p> <p>The development would not detract from our ability to</p> | <p>High</p> <p>Low</p> | None |

| | | | |
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| appreciate it — for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains | understand the chapel as this is best done from the road to the southwest of the chapel or inside the chapel and the development would not impact on these views. | | |
| The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this | No other building is presently visible from the road to the west of the chapel when approach it. To the east the cottage of Glanaber can be seen from the road in front of the chapel as well as some of the modern agricultural sheds of Tynant Farm, some 275 metres distant. | High | None |
| The lifespan of the proposed change or development and whether or not the impact might be reversible | <p>The development would be expected to be present for at least a generation.</p> <p>The development would require the quarrying through the rocky ridge which currently runs north-northeast of the chapel. The removal of a large section of this ridge would not be reversible</p> | <p>Neutral</p> <p>High</p> | None |
| The extent of tree cover, whether it is deciduous or evergreen, and its likely | There is considerable woodland in the area, with a large deciduous wood to | Neutral | None |

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| longevity | the north, with deciduous trees also to the south along the bottom of the stream valley. To the southeast there is a small, modern coniferous plantation and there are further coniferous plantations on the valley slopes to the south. There are also scattered deciduous trees along the rocky ridge which runs to the north-northeast of the chapel. The area has historically retained a significant area of woodland with some mixed or coniferous planting. | | |
| The impact of artificial lighting – for example, on night-time views | The site is relatively well hidden. There would be some external lighting used during normal working hours, but light spread would be kept to a minimum by cowlings and directional lighting. Lighting would be purely for visibility during working hours and there would be no round the clock security lighting. The level of lighting would be appropriate for the requirements of a | Neutral | None |

| | | | |
|---|--|----------------------------|-------------------------|
| | modern working farm environment. | | |
| The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics | <p>This is a landscape which has experienced change, including the introduction of the chapel itself and the addition of Glanaber cottage. Several lead mine workings are found in close proximity, dating to a period of industrialisation of the area in the later 19th century. Coniferous forestry plantations have also impacted on the character of the valley since the mid-20th century. Tynant Farm has also modernised and had large, modern agricultural sheds added to its building range. The proposed development would be in a sheltered and remote location which can accommodate change.</p> <p>The proposed development would see the removal of a geological feature as well as a large part of an historic field boundary. This would impact on the character of the immediate</p> | <p>Neutral</p> <p>High</p> | <p>None</p> <p>None</p> |

| | | | |
|--|--|---------|------|
| | surroundings of the chapel. | | |
| The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses | The chapel, when approached from the west, appears to be a lonely, isolated building and that is an evocative element in its character and setting. The proposed development would impact on that aspect of the setting. | High | None |
| The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell | Tynant is a working farm and the noises and smells of a farmed environment are already present here. | Neutral | None |
| Cumulative effect of the proposed change or development — sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset. | This is a single development and there is no cumulative effect. | None | None |

APPENDIX C

Photographs

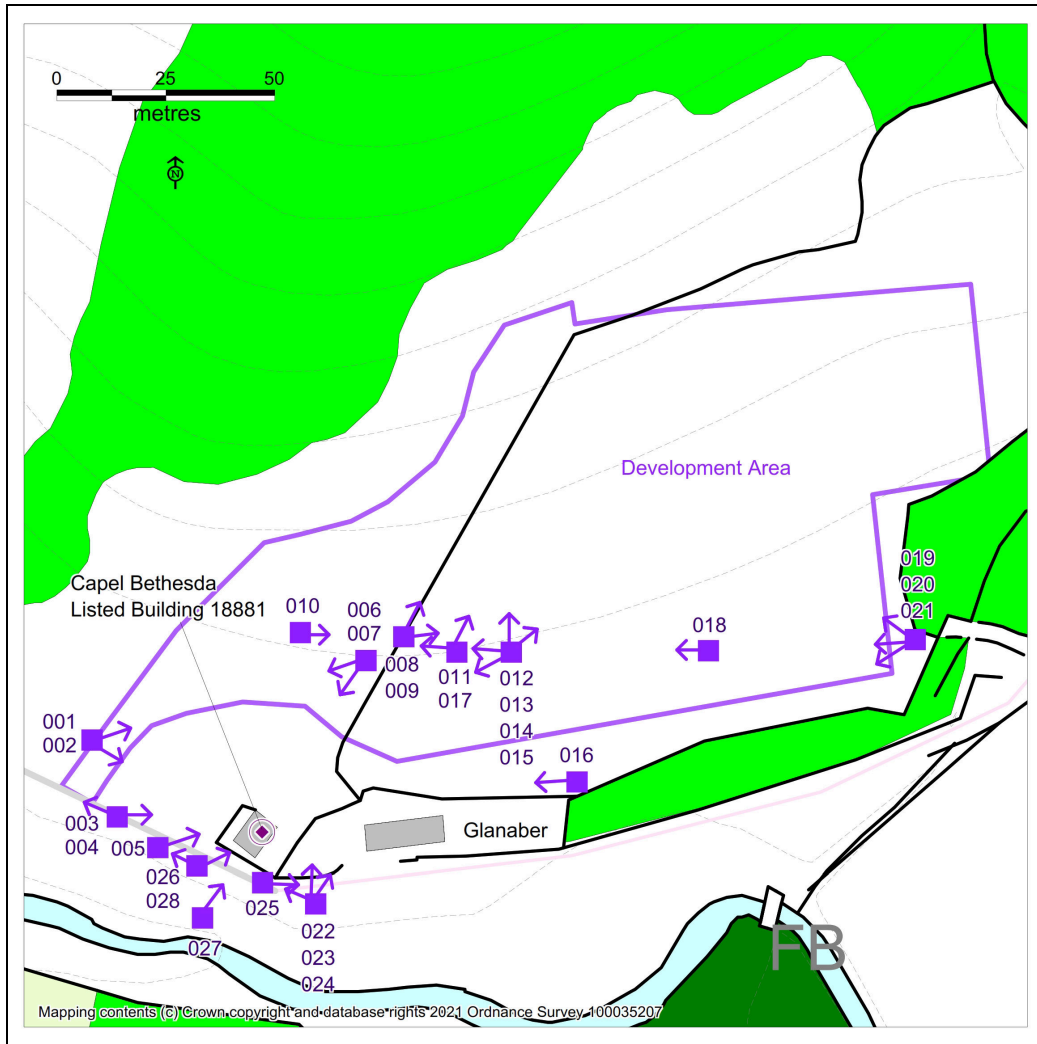


Figure 5: Location of Photographs taken by Trysor



Plate 1: TYN2021_001. A view from the road to the south looking towards the boundary through which the new buildings would break. Bethesda Chapel is to the right of this photograph. Looking east-northeast.



Plate 2: TYN2021_002. From the same location as TYN2021_001, looking east-southeast with the western end of the chapel visible to the right. The new structures would be to the left of the electricity pole and their western ends would breach the wall running along the natural outcrop.



Plate 3: TYN2021_003. Bethesda Chapel from the road. Looking east. The new structures would be on the left of this view.



Plate 4: TYN2021_004. From the same location as TYN2021_003 towards Pant Goch. Looking west-northwest.



Plate 5: TYN2021_005. Bethesda Chapel from the road. Looking east-northeast. The new structures would be on the left of centre in this view.



Plate 6: TYN2021_006. A view of the chapel from the approximate location of the western end of the proposed southern building. Looking southwest.



Plate 7: TYN2021_007. From the walled boundary where the western end of the southern building would stand. Looking west-southwest.



Plate 8: TYN2021_008. A view from the walled boundary looking east towards Tynant farmhouse and across the field where most of the development would lie.



Plate 9: TYN2021_009. A view along the wall that runs along an outcrop, looking northeast.



Plate 10: TYN2021_010. A view towards the wall which would be removed by the western ends of the building. Looking east. The chapel is on lower ground to the right of this photograph.



Plate 11: TYN2021_011. A view from the field to the east of the wall towards the wall. Looking west-northwest.



Plate 12: TYN2021_012. A view from the field to the east of the wall, looking towards the chapel which is hidden from view by the outcrop. Looking west-southwest.



Plate 13: TYN2021_013. A view across the field to the east of the wall looking northeast



Plate 14: TYN2021_014. A view across the field to the east of the wall looking north.



Plate 15: TYN2021_015. A view across the field to the east of the wall looking west-northwest.



Plate 16: TYN2021_016. A view along the southern boundary of the field to the east of the wall. The building to the left of the photograph is Glanaber cottage. The chapel is not visible screened by trees, Glanaber and the outcrop. Looking west.



Plate 17: TYN2021_017. A view along the eastern side of the drystone wall on the linear natural outcrop. Looking north-northeast.



Plate 18: TYN2021_018. A view across the field to the east of the wall, towards the chapel, the roof of which can be seen behind Glanaber. Looking west-southwest.



Plate 19: TYN2021_019. A view across the field to the east of the wall, towards the chapel, the roof of which can be seen behind Glanaber. Looking west-southwest.



Plate 20: TYN2021_020. A view across the field to the east of the wall. Looking west.



Plate 21: TYN2021_021. A view across the field to the east of the wall. Looking northwest.



Plate 22: TYN2021_022. A view of the chapel from the road, looking northwest. The development would not be visible in this view.



Plate 23: TYN2021_023. A view from the road, looking north. The chapel is on the far left of the photograph, the development would be behind the trees in the middle of the photograph.



Plate 24: TYN2021_024. A view from the road, looking northeast. Glanaber is on the right of the photograph, the development would be visible in the field beyond.



Plate 25: TYN2021_025. A view towards Glanaber along the road from near the chapel, looking east.



Plate 26: TYN2021_026. A view of front of the chapel, looking east-northeast. The development would not be visible in this view.



Plate 27: TYN2021_027. A view of front of the chapel, looking northeast. The development would not be visible in this view.



Plate 28: TYN2021_025. A view from the outside of the chapel. Looking west-northwest.



Plate 29: TYN2021_026. A view of the area to the west of Bethesda chapel. The access road to the proposed development will be located here. The gully to the right of the image is the line of the trackway which ran north past the lead mine workings in Tynant Wood and ultimately to Bwlchydderwen cottage, where the Reverend John Davies, minister of Bethesda lived. To the left of the gully is a denuded earth bank which was a boundary bank in the 19th century, possibly created to shelter the western side of the chapel from the prevailing winds. Looking north.

APPENDIX D

Client Plan

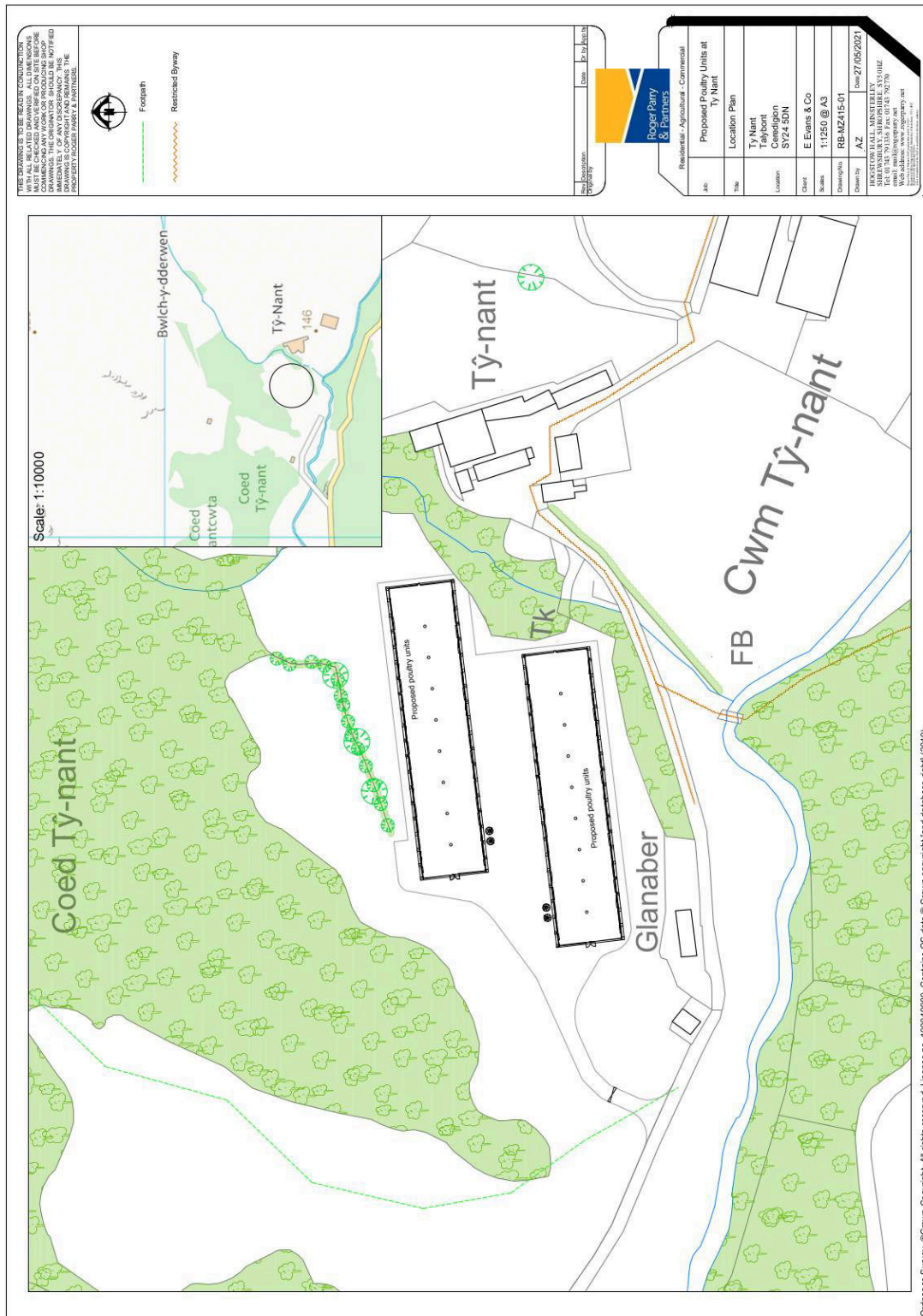


Figure 7: The proposed location of the poultry sheds.