

# FFORDD PENMAENMAWR, LLANFAIRFECHAN / PENMAENMAWR ROAD, LLANFAIRFECHAN

ASESIAD ARCHEOLEGOL /  
ARCHAEOLOGICAL ASSESSMENT



Ymddiriedolaeth Archaeolegol Gwynedd  
Gwynedd Archaeological Trust

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ARCHAEOLOGICAL ASSESSMENT

Yr Amgylchedd Hanesyddol yn Cofnodi Prif Gyfeirnod /  
Historic Environment Record Event Primary Reference Number: 46512

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Wedi'i baratoi ar gyfer / Prepared for: Castle Green Homes Ltd

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Front Cover image: View along the former field boundary showing the earthwork line  
and lone surviving tree (archive reference number: G2757\_021)

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## **CRYNHODEB ANHECHNEGOL**

*Comisiynwyd Ymddiriedolaeth Archeolegol Gwynedd gan Castle Green Homes Ltd i gynnal asesiad archeolegol i gefnogi cais cynllunio arfaethedig ar gyfer datblygiad preswyl ar dir i'r de o Ffordd Penmaenmawr, Llanfairfechan. Nodwyd bod y safle wedi'i amgylchynu i'r dwyrain a'r de gan ddatblygiad preswyl, a chan ffordd breswyl fodern a Gwibffordd yr A55 i'r gogledd. Roedd y safle wedi'i leoli o fewn cae llethrog serth o dir pori gwell, gyda thystiolaeth mapiau yn awgrymu'r ffiniau a daoedd i ddiwedd y bedwaredd ganrif ar bymtheg, gyda newidiadau modern pellach. Roedd hen ffin maes i'w weld fel gwrthgloddiau oedd yn rhedeg ar draws y safle, tra bod ffotograffiaeth o'r awyr yn awgrymu bod rhandiroedd yn bresennol yn ystod yr Ail Ryfel Byd. Ni chafwyd unrhyw dystiolaeth am weithgaredd archeolegol cynharach. Yn seiliedig ar y canlyniadau hyn, argymhellir bod cofnod wedi'i wneud o'r ffiniau caeau blaenorol a rhai sy'n bodoli eisoes, tra bod arolwg geoffisegol yn cael ei gynnal i ymchwilio o dan botensial y ddaear.*

## **NON-TECHNICAL SUMMARY**

*Gwynedd Archaeological Trust was commissioned by Castle Green Homes Ltd to undertake an archaeological assessment in support of a proposed planning application for residential development on land to the south of Penmaenmawr Road, Llanfairfechan. The site was noted to be surrounded to the east and south by residential development, and by a modern residential road and the A55 Expressway to the north. The site was located within a steep sloping field of improved pasture, with map evidence suggesting the boundaries dated to the later nineteenth century, with further modern alterations. A former field boundary was visible as an earthwork running across the site, whilst aerial photography suggested that allotments were present during the Second World War. No evidence for earlier archaeological activity was forthcoming. Based on these results, it is recommended that a record is made of the former and existing field boundaries, whilst a geophysical survey is undertaken to investigate below ground potential.*

# 1 INTRODUCTION

Gwynedd Archaeological Trust (GAT) has been commissioned by Castle Green Homes Ltd to undertake a desk-based assessment in support of a proposed planning application for the erection of 55 residential dwellings and associated access, car parking and landscaping on land to the south of Penmaenmawr Road, Llanfairfechan, Conwy, LL33 0PH (NGR SH68597536; Figure 01; Figure 02). The proposed development area measures 2.62 ha and is located within a field of improved pasture on the southern side of Penmaenmawr Road. The assessment was undertaken in November/December 2022 and completed in accordance with the following guidance:

- Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) Version 2 (The Welsh Archaeological Trusts, 2022);
- Guidelines for digital archives (Royal Commission on Ancient and Historic Monuments of Wales, 2015);
- Management of Archaeological Projects (English Heritage, 1991);
- Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide (Historic England, 2015);
- Standard and Guidance for historic environment desk-based assessment (Chartered Institute for Archaeologists, 2020);
- Standard and Guidance for The Collection, Documentation, Conservation and Research of Archaeological Materials (Chartered Institute for Archaeologists, 2020); and
- Standard and Guidance for The Creation, Compilation, Transfer and Deposition of Archaeological Archives (Chartered Institute for Archaeologists, 2020).

The archaeological assessment was monitored by the Gwynedd Archaeological Planning Service and undertaken in accordance with a Written Scheme of Investigation ([Appendix I](#)). In line with the Gwynedd Historic Environment Record (HER) requirements, the HER was contacted at the onset of the project to ensure that any data arising was formatted in a manner suitable for accession to the HER under the guidance set out in *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* (The Welsh Archaeological Trusts, 2022). The HER was informed of the project start date, location, grid reference and estimated timescale; the project was assigned HER Enquiry Number GATHER1746 and Event Primary Reference Number 46512. A bilingual event summary has been prepared for submission to the HER in accordance with their guidance.

Gwynedd Archaeological Trust is certified to ISO 9001:2015 and ISO 14001:2015 (Cert. No. 74180/B/0001/UK/En) and is a Registered Organisation with the Chartered Institute for Archaeologists.

A separate Historic Asset Setting Impact Assessment (HASIA) has been undertaken by GAT; the results of the HASIA are discussed in a separate report.

## **2 METHODOLOGY**

### **2.1 Introduction**

This assessment comprised a desk-based study and field survey and the following:

- a detailed breakdown of the known archaeology in the vicinity of the site;
- an assessment of previous land use compiled from an analysis of historical maps, aerial photographs and other archive materials;
- a listing of the heritage-related planning constraints that may affect the site;
- a ranking of the potential for archaeology of each of the archaeological periods to be found within the site; and
- provide recommendations for future intrusive survey and construction excavation activities on site (requirements that would need to be in place during these or similar activities).

## 2.2 Desktop Study

A desk-based assessment is defined as “a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage....Significance is to be judged in a local, regional, national or international context as appropriate” (ClfA 2020, 4).

The desk-based assessment involved a study of the following resources:

- The regional Historic Environment Register ((HER) Gwynedd Archaeological Trust, Craig Beuno, Ffordd y Garth, Bangor, Gwynedd LL57 2RT) was examined for information concerning the mitigation area, defined as the Parc Mine site detailed in Figure 01. Examination of the core HER was undertaken, including the 25-inch County Series Ordnance Survey maps (Sheets VII.4 and VIII.1) and any secondary information held within the HER. All identified assets have been mapped, described and added to a gazetteer of assets, with their relative importance defined;
- The National Monuments Record of Wales (Royal Commission on the Ancient and Historical Monuments of Wales, Plas Crug, Aberystwyth SY23 1NJ) was checked for sites additional to the HER;
- Aerial photographs from the National Monuments Record of Wales (Royal Commission on the Ancient and Historical Monuments of Wales, National Monuments Record of Wales, Plas Crug, Aberystwyth SY23 1NJ) were examined for potential features. This included 1946 RAF vertical aerial photographs;
- An online catalogue search of the National Library of Wales (Penglais Rd, Aberystwyth SY23 3BU) was completed;
- Archive data, including primary and secondary sources, historic maps and estate maps will be examined at the regional archives, if open and accessible. Archive data included historic mapping such as the 1848 Llanfairfechan Parish tithe map and schedule and the Bulkeley estate maps; and
- Light Detection and Ranging (LiDAR) data was examined from the Lle Geo-Portal at <http://lle.gov.wales/home> for information on potential surface features using digital terrain modelling and digital surface modelling for area SH67.



## **2.3 Field Survey**

A field survey was undertaken on 08/12/2022 and incorporated the assessment area study area, as outlined red on Figure 01. Known assets were mapped and located in advance and the aim of the field survey was to visit and record these features and to identify any additional features; information was recorded on GAT pro-formas and a photographic record maintained. Photographic images were taken in RAW format using a digital SLR set to maximum resolution (Nikon D3100; resolution 4,608 x 3,072 [14.2 effective megapixels]) and archived in TIFF format; a total of 27 images were taken (G2757\_001 to G2757\_027; cf. [Appendix II](#)).

## 2.4 Data Management Plan

Archiving was completed based on the following task list:

- Pro-formas: all cross referenced and scanned for digital archiving; and
- Photographic Metadata: cross-referenced with all pro-formas and completed in Microsoft Excel.

This data was then used as the basis for the physical and digital dataset archives; information from these were then used to compile the project report. The physical archive is stored in a designated project folder and the location confirmed in the Trust project database; the digital dataset is stored on a dedicated Trust server, with the location confirmed in the Trust project database via a specific hyperlink. External datasets for the Historic Environment Record (HER) and Royal Commission on Ancient and Historic Monuments Wales (RCAHMW) are as defined in the dissemination strategy below. There is no de-selected digital data. The following dissemination and archiving of the report and digital dataset has been applied:

- A digital report has been provided to the client and Gwynedd Archaeological Planning Service (GAPS) (draft report then final report);
- A digital report has been provided to the regional HER, along with a digital dataset comprising an Event Primary Reference Number (PRN) summary. The report and dataset will be submitted in accordance with the required standards set out in Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) (Version 2); and
- A digital report and digital archive dataset has been prepared for submission to the RCAHMW (final report only), in accordance with the RCAHMW Guidelines for Digital Archives Version 1. The dataset has been prepared in the format required by RCAHMW and includes:
  - Photographic metadata (Microsoft Access);
  - Photographic archive (TIFF format);
  - Project Information form (Excel);
  - File Information form (Excel) – Microsoft Word report text final;
  - File Information form (Excel) – Photographic metadata (general);
  - File Information form (Excel) – Adobe PDF report final; and

- File Information form (Excel) - Photographic metadata (detail).

## 2.5 Gazetteer of Assets

A gazetteer has been compiled for any existing and newly identified assets, based on information sourced from the desk-based assessment and field survey.

The gazetteer has been prepared in the following format:

Asset Number	
Site name	
PRN number	
Grid reference	
Period	
Site type	
Designation	
Assessment category	
Description	
Impact	
Recommendation	

**The following categories have been used to define the assessment category of the archaeological asset:**

Category A - Sites of National Importance.

Scheduled Monuments, Listed Buildings of grade II\* and above, as well as those that would meet the requirements for scheduling (ancient monuments) or listing (buildings) or both. Sites that are scheduled or listed have legal protection, and it is recommended that all Category A sites remain preserved and protected in situ.

Category B - Sites of regional or county importance.

Grade II listed buildings and sites which would not fulfil the criteria for scheduling or listing, but which are nevertheless of particular importance within the region. Preservation in situ is the preferred option for Category B sites, but if damage or destruction cannot be avoided, appropriate detailed recording might be an acceptable alternative.

Category C - Sites of district or local importance.

Sites which are not of sufficient importance to justify a recommendation for preservation if threatened. Category C sites nevertheless merit adequate recording in advance of damage or destruction.

Category D - Minor and damaged sites.

Sites that are of minor importance or are so badly damaged that too little remains to justify their inclusion in a higher category. For Category D sites, rapid recording, either in advance of or during destruction, should be sufficient.

Category E - Sites needing further investigation.

Sites, the importance of which is as yet undetermined and which will require further work before they can be allocated to categories A - D are temporarily placed in this category, with specific recommendations for further evaluation.

**The impact of the proposed works on any asset has been identified using the following impact criteria:**

**None:**

There is no construction impact on this asset.

**Slight:**

This has generally been used where the impact is marginal and would not by the nature of the site cause irreversible damage to the remainder of the asset, e.g. part of a trackway or field bank.

**Unlikely:**

This category indicates sites that fall within the band of interest but are unlikely to be directly affected. This includes sites such as standing and occupied buildings at the margins of the band of interest.

**Likely:**

Sites towards the edges of the study area, which may not be directly affected, but are likely to be damaged in some way by the construction activity.

**Significant:**

The partial removal of an asset affecting its overall integrity. Assets falling into this category may be linear features such as roads or tramways where the removal of part of the feature could make overall interpretation problematic.

**Considerable:**

The total removal of an asset or its partial removal which would effectively destroy the remainder of the site.

**Unknown:**

This is used when the location of the asset is unknown, but thought to be in the vicinity of the proposed works.

## **3 RESULTS**

### **3.1 Desk based assessment**

#### *3.1.1 Location & Geological Summary*

The proposed development site is located within Llanfairfechan at the eastern end of the town close to the A55 Expressway. The site is bounded to the south by Penmaenmawr Road and Penmaen Park road to the north and is located within open pastureland that slopes upwards from north to south, going from 17m AOD to 36m AOD

The bedrock geology consists of Nant Ffrancon subgroup siltstone, which is sedimentary bedrock formed approximately 449 to 447 million years ago in the Ordovician period; superficial deposits consist of Devensian Diamicton glacial till (Source: British Geological Survey). Soils consist of freely draining acid loamy soils (Source: Cranfield Soil and Agrifood Institute/Soilscapes)

### 3.1.2 Statutory & Non-Statutory Designations

There are no known statutory or non-statutory designated assets within the proposed development site, but the site is part of the wider agricultural, industrial and settlement multiperiod landscape that includes prehistoric, Roman and post-medieval activity. There are fifty-five statutory and non-statutory designated assets within the assessment area that comprises the development site and a 500m buffer (cf. Figure 03 and Appendix III). Sites are identified by their Primary Reference Number (PRN) if records are kept in the Gwynedd Historic Environment Record (HER) or their National Primary Reference Number (NPRN) if the record is from the National Monuments Record (NMR) or Coflein. PRNs and NPRNs are unique record identifiers in the relevant record.

The proposed development lies 375m to the north of Gwern y Plas Ancient Village Scheduled Monument (CN072; GAT HER PRN 255; Figure 01), which is the remains of a late prehistoric or Roman period settlement site and consists of an unenclosed group of nine grass-covered stone-walled huts situated on ground that slopes gently to the west.

The site is located close to the Grade II\* Listed Building Wern Isaf (formerly Rosebriars) (LB 3567; GAT HER PRN 11575; Figure 01) and associated garden, both of which were constructed by Llanfairfechan born architect Herbert Luck North around 1900, in the arts and crafts style.

The site is located near to the Llanfairfechan (Town Centre) Conservation Area and the Llanfairfechan (The Close) Conservation Area.

The known statutory and non-statutory designated assets are detailed on Figure 11, and include:

#### 3.1.2.1 Historic Landscape Character Areas

There are 3 Historic Landscape Character Areas within the 500m assessment buffer zone:

- Asset No 6: PRN 15814, NGR SH683751: Llanfairfechan, Landscape, Multiperiod Landscape, Historic Landscape of Wales HLW (Gw) 12 / HLCA 2011
- Asset No 18: PRN 15813, NGR SH703756: Penmaenmawr Quarry, Landscape, Multiperiod Landscape, Historic Landscape of Wales HLW (Gw) 12 / HLCA 2010
- Asset No 27: PRN 15815, NGR SH694746: Fieldscape Around Gerlan, Landscape, Multiperiod Landscape, Historic Landscape of Wales HLW (Gw) 12 / HLCA 2012





### 3.1.2.2 Conservation Areas

There are 2 Conservation Areas within the 500m assessment buffer zone:

- Asset No 5: PRN 62441, NGR SH6834975202: Llanfairfechan (Town Centre), Conservation Area, Multiperiod Landscape, Conservation Area Llanfairfechan (Town Centre)
- Asset No 40: PRN 62440, NGR SH6846674852: Llanfairfechan (The Close), Conservation Area, Multiperiod Landscape, Conservation Area Llanfairfechan (The Close)

### 3.1.2.3 Registered Historic Parks & Gardens

There are 2 Registered Historic Parks and Gardens within the 500m assessment buffer zone:

- Asset No 7, NPRN 301624, NGR SH6863275094: Wern Isaf (Rose Briars), Post Medieval Cottage Garden, Registered Parks And Gardens PGW (Gd) 9 (CON)
- Asset No 9, NGR SH6857475142: Wern Isaf (Rose Briars) Garden (Essential Setting), Post Medieval Landscape, Registered Parks And Gardens PGW (Gd) 9 (CON)

### 3.1.2.4 Listed Buildings Grade II\*

There is 1 Grade II\* Listed Building within the 500m assessment buffer zone:

- Asset No 8, PRN 11575 / NPRN 17037, NGR SH6861075110: Wern Isaf; Rosebriars, Llanfairfechan, Post Medieval HOUSE, Listed Building 3567

### 3.1.2.5 Listed Buildings Grade II

There are 15 Grade II Listed Buildings within the 500m assessment buffer zone:

- Asset No 34, PRN 66749, NPRN 407664, NGR SH6853574836: Carreg Llwyd, Modern House, Listed Building 3547
- Asset No 35, PRN 66743, NPRN 96649, NGR SH6852474798: Acorn Cottage, Modern House, Listed Building 3546
- Asset No 36, PRN 66742, NPRN 406860, NGR SH6846774791: Ael Y Gwynt, Modern House, Listed Building 3545
- Asset No 38, PRN 66712, NPRN 411859, NGR SH6848674826: Hillcrest, Modern House, Listed Building 3548
- Asset No 39, PRN 66694, NGR SH6850374840: Grey Gables, Modern House, Listed Building 3549
- Asset No 41, PRN 66740, NPRN 411860, NGR SH6850074865: Dwyfor, Modern House, Listed Building 3550
- Asset No 42, PRN 66692, NPRN 407691, NGR SH6849574889: Greenhills, The Close, Llanfairfechan, Modern House, Listed Building 3551
- Asset No 43, PRN 66696, NPRN 413201, NGR SH6849274913: Neuadd Wen, Modern House, Listed Building 3552
- Asset No 44, PRN 66727, NGR SH6847774966: Slate Fence Opposite Ne Corner Of Beamsmoor, Post Medieval Fence, Listed Building 3553
- Asset No 45, PRN 66737, NPRN 470, NGR SH6844874941: Beamsmoor, Modern House, Listed Building 3563
- Asset No 46, PRN 66724, NPRN 23250, NGR SH6840374792: Preswylfa, Post Medieval House, Listed Building 3561
- Asset No 47, PRN 66711, NPRN 16732, NGR SH6833774804: Plas Farmhouse (Henblas Farm), Post Medieval Farmhouse, Listed Building 3559
- Asset No 48, PRN 66720, NPRN 409914, NGR SH6830774820: Church Men's Club (Church Institute), Modern Club, Listed Building 3566
- Asset No 49, PRN 66746, NGR SH6834174859: Slate Fence To N Of Lodge To Preswylfa, Post Medieval Fence, Listed Building 3562
- Asset No 55, PRN 74906, NGR SH6800875370: Gwynfor, Llanfairfechan, Modern House, Listed Building 87779

### 3.1.2.6 Non-Statutory Designated Assets

There are 31 non-statutory designated assets within the 500m assessment buffer zone:

- Asset No 1, NPRN 411384, NGR SH6846975348: The Heath; Heath Memorial Convalescent Home, Llanfairfechan, Post Medieval CONVALESCENT HOME, GOVERNMENT OFFICE
- Asset No 2, NPRN 6963, NGR SH6844675313: Caersalem Chapel (Calvinistic Methodist), Penmaen-Mawr Road, Llanfairfechan, Post Medieval CHAPEL
- Asset No 3, NPRN 411151, NGR SH6843075293: Ysgol Pant Y Rhedyn, Llanfairfechan, Post Medieval School
- Asset No 4, NPRN 6962, NGR SH68407528: Brondon English Presbyterian Church, Penmaenmawr Road, Llanfairfechan;Garisim, Post Medieval Chapel
- Asset No 10, NPRN 411383, NGR SH6878275404: Plas-Y-Coed, Llanfairfechan, Post Medieval House
- Asset No 11, PRN 56316, NGR SH6879875466: House, Bryn Goleu, Post Medieval House
- Asset No 12, NPRN 411391, NGR SH6877075542: Bryn Celyn, Llanfairfechan, Post Medieval Hotel, House
- Asset No 13, PRN 62369, NGR SH6872275619: Clergy House of Rest, Llanfairfechan, Post Medieval Convalescent Home
- Asset No 14, PRN 4096, NGR SH689755: Roman Coin Hoard, Findspot, Foot of Penmaenmawr Mountain, Roman Findspot
- Asset No 15, PRN 24157, NGR SH68977567: Figurine Fragment, Findspot, Pendalar, Modern Findspot
- Asset No 16, PRN 56318, NGR SH6899975643: Footbridge, NE of Tyddyn Drycin, Post Medieval Footbridge
- Asset No 17, PRN 56317, NGR SH6901875574: Crushing Mill, E of Tyddyn Drycin, Post Medieval Crushing Mill
- Asset No 19, PRN 67644, NGR SH6902875327: Stone axe roughouts, N of Henar, Neolithic Findspot
- Asset No 20, PRN 67642, NGR SH6912775210: Stone axe roughout, Ffridd Tan y Graig, Neolithic Findspot
- Asset No 21, PRN 67783, NGR SH6913575178: Stone axe roughout, Ffridd Tan y Graig, Neolithic Findspot
- Asset No 22, PRN 67330, NGR SH69157518: Stone Axe Working Area, Ffridd Tan y Graig, Llanfairfechan, Neolithic Stone Axe Factory

- Asset No 23, PRN 77368, NGR SH6898275198: Farm buildingHenar, Post Medieval Farm Building
- Asset No 24, PRN 77369, NGR SH6898675177: Farm buildingHenar, Post Medieval Farm Building
- Asset No 25, PRN 92694, NPRN 26597, NGR SH6897175170: Farmstead, Henar, Post Medieval Farmstead
- Asset No 26, PRN 92559, NGR SH6897075170: Farm buildingHenar, Post Medieval Farm Building
- Asset No 28, PRN 77357, NGR SH6897674938: Farm buildingBryn-perthi, Post Medieval Farm Building
- Asset No 29, PRN 77362, NGR SH6897474922: Farmstead, Bryn-perthi, Post Medieval Farmstead
- Asset No 30, PRN 77358, NGR SH6898174923: Farm buildingBryn-perthi, Post Medieval Farm Building
- Asset No 31, PRN 77354, NGR SH6891174865: Farm buildingTyddyn-drain, Post Medieval Farm Building
- Asset No 32, PRN 31691, NGR SH68907486: Graffitied Stones, Tyddyn Drain, Post Medieval Graffiti
- Asset No 37, PRN 4094, NGR SH68487482: Graig Lwyd Roughout, Findspot, The Close, Llanfairfechan, Prehistoric Findspot
- Asset No 50, PRN 6389, NPRN 43817, NGR SH683749: St. Winifred's School Chapel, Llanfairfechan, Modern Chapel
- Asset No 51, PRN 62304, NGR SH6833574945: Plas Llanfair (Y Plas), Llanfairfechan, Post Medieval House
- Asset No 52, NPRN 6961, NGR SH68177497: Libanus Welsh Baptist Church, Penmaen-Mawr Road, Llanfairfechan, Post Medieval Chapel
- Asset No 53, PRN 62317, NGR SH6808475084: Benarth House, Llanfairfechan, Post Medieval House
- Asset No 54, NPRN 6960, NGR SH68047512: Masonic Hall, Llanfairfechan, Post Medieval Chapel

## 3.2 Historical & Archaeological Background

### 3.2.1 Prehistoric & Roman

Early prehistoric activity in the wider Llanfairfechan area is characterised by Neolithic Graiglwyd stone axes sourced from what is now the location of Penmaenmawr quarry. The development area the site is situated within a landscape rich in archaeological remains. Of particular significance are the Neolithic sites and finds made in the area. Rock outcrops and screes around Llanfairfechan were used as a source of stone for polished stone axeheads in the Neolithic period. Axeheads from this source were distributed across England and Wales and this is one of the most important sources for axeheads in Britain. The stone used for making the axes is a diorite from igneous intrusions forming Penmaenmawr Mountain, Dinas and Garreg Fawr. The scree was mainly used as the source of the stone, but it was also occasionally quarried, the screes used to make the axeheads almost certainly extended further down the hillslope under the present fields. Local residents have found axe roughouts built into field walls in many places around Llanfairfechan.

A number of Bronze Age cists and burial mounds are found in the wider area, including on Ty'n Llwyfan Farm (PRN 67334). This was opened in 1885 and contained two cists with calcined bones and pottery fragments. A Bronze Age stone axe hammer (PRN 67782) and possibly late Neolithic perforated stone axe hammer (PRN4078) have been found.

The area around Llanfairfechan is also rich in Iron Age and Roman period sites, including the hill fort on Dinas (PRN 392, SAM CN049) and the large hillfort of Braich y Dinas formerly on Penmaenmawr Mountain (PRN 712), but quarried away in the early 20<sup>th</sup> century. There are numerous remains of agricultural field systems and enclosed hut groups around Llanfairfechan included within Historic Landscape Characterisation Area 2012, Fieldscape around Gerlan (PRN 15815) (Gwyn and Thompson 1999, 25). This includes the fields that form the proposed development site. Many of these irregular fields are probably Iron Age in origin and round house settlements lie within the field system. The nearest of these sites to the study area is 375m to the north of Gwern y Plas Ancient Village Scheduled Monument (CN072; GAT HER PRN 255; Figure 01), which consists of an unenclosed group of nine grass-covered stone-walled huts situated on ground that slopes gently to the west. An extensive area of fields and roundhouse settlements on the northern and eastern slopes of Garreg Fawr is scheduled (Scheduled monument CN185) and the Pont y Teiryd hut group and ancient fields (Scheduled monument CN184, PRN 252) are scheduled on the eastern side of Garreg Fawr. A roundhouse settlement with contemporary paddocks is also

scheduled to the west of Llanfairfechan near Wern Newydd (Scheduled monument CN250, PRN 257).

Some of the roundhouse settlements were probably used into the Roman period and the Roman road from Canovium (Caerhun) to Segontium (Caernarfon) ran across the hills crossing the south-eastern shoulder of Garreg Fawr (Hopewell 2007, 7-8, 42-51). A Roman coin hoard (PRN 4096) has also been recorded at the foot of Penmaenmawr Mountain.

Roman period activity is represented by Gwern y Plas Hut Group (PRN 255; Scheduled Monument Cn072) (NGR SH68657484). The hut group comprises an unenclosed group of nine huts on ground sloping gently to the west; eight are round and one is oval; most of huts lie on the line of ruined walls of roughly rectangular enclosures, sometimes lynched on the lower site.

### *3.2.2 Medieval*

Whilst the parishes of Aber and Llanfairfechan were dominated by estate land acquired by the Bulkeley family of Baron Hill, Ynys Mon, in the sixteenth century there are no known medieval sites within proximity to the proposed development site and the local area is not characterised by specific activity from this period.

### *3.2.3 Post-Medieval & Modern*

Until the beginning of the 19th century Llanfairfechan was still a pastoral community of scattered farms and cottages. Communications were significantly improved in the 19th century, firstly by Thomas Telford's road in the 1830's and later by the Chester and Holyhead railway. Like Penmaenmawr, the three factors which influenced the development of Llanfairfechan were the success of the quarries, the building of the road and the coming of the railway. Llanfairfechan remained less urbanised than Penmaenmawr and retained a distinct character. The opening of the railway station in 1860 helped the town become a popular holiday destination, which saw the establishment of shops, accommodation and other facilities for the visitors. The early development of the town is also closely associated with John Platt and Herbert Luck North. John Platt was a wealthy industrialist from Oldham who purchased the Bryn y Neuadd estate in 1857 and built the hall, model farmstead and lodges. He paid for the cost of building Christ Church (1863-64) and also for enlarging the national school. Herbert Luck North (1871-1941) was an architect in the arts and crafts of his style who designed the Close, an estate of arts and crafts houses, now a conservation area, as is the town centre, which also includes examples of his work. The property of Wern Isaf (PRN 11575; NGR SH6861075110), located c.150m southwest of the proposed development

site, was built by North in 1900 as a home and office. Many of the buildings in the conservation area date from the mid-19th century, such as Eglwys y Santes fair (1849), the bridge, (also 1849) and the estate buildings (1850's). Late 19th century buildings line station road. In more recent times the town's fortunes have been affected by changes in holidays and the opening of the bypass in the 1990's. (Conwy County council, 2013).

The bulk of the land which formed the parishes of Aber and Llanfairfechan was acquired by the Bulkeley family of Baron Hill in the sixteenth century, who remained the owners of most of Llanfairfechan until 1856, when they were forced to sell up to Richard Luck, a solicitor, together with the Platts of Bryn y Neuadd, Llanfairfechan was transformed by the rebuilding of the Plasdai, by the re-alignment of the road, by the construction of boarding houses, an English church, a railway station. Key historic landscape characteristics: planned resort town, esplanade and shops, art-and-crafts style. Llanfairfechan is similar to Llandudno as a planned estate townscape which incorporates an earlier nucleus which retains a separate character and identity. It is dominated by its main axes, which run south-west to northeast. These are the post-road (the former A55), the modern by-pass to the north and the main line railway. The road which runs from the post-road here to the beach is lined by attractive, though down-at-heel, shop buildings, arts-and-crafts influenced, and by substantial nineteenth century dwellings with large gardens, leading to a typical Welsh esplanade development consisting of a row of boarding houses, a cafe on the beach, and a model yacht pond. The turreted stone building here, 'Moranedd', with its patterned slate roof, is an attractive feature. The substantial three-aisle Anglican church by the post-road is a prominent landmark. Pentre Uchaf is the focus of the pre-Platt community, being made up largely of earlier nineteenth century buildings, including agricultural or small-scale craft buildings in an amongst later dwellings. The bridge here bears the date 1819 on the plaque. Towards the south-west of Pentre Uchaf at NGR SH 683 743 is twentieth century social housing, and to the east at SH68407490 is a looped development by Herbert Luck North (1871-1941), laid out entirely with his distinctive, whitewashed, making use of Arfon slate slabs for boundary fencing and the distinctive brown-green tal y fan quarry slates as roofing material. Other examples are to be found elsewhere in Pentre Uchaf. Other buildings make extensive use of Penmaenmawr stone. A distinctive feature is the use of yellow brick cornerstones in conformation with Penmaenmawr stone (Gwyn and Thompson, 1999).



### *3.2.4 Cartographic Evidence & History of Land Ownership*

The 1848 Llanfairfechan Parish Tithe Map shows a different field pattern to that on the later mapping; the proposed development area is within a field boundary visible on the 25-inch County Series Ordnance Survey maps from the late nineteenth century onwards, but the tithe shows it as part of two large fields, designated 84 and 85 (cf. Figure 04). The tithe apportionment lists these fields as being occupied at the time by a William Williams (plot 84) and William Williams & Others (plot 85); the landowner for both is listed as Sir Richard Bulkeley Williams Bart. The plots are both described as “Arable & Pasture”, with plot 84 measuring 50 acres 2 roods 29 perches and plot 85 measuring 110 acres 2 roods 34 perches; the plots are named as “Penmaen” and “Plas” respectively. The first to third edition Ordnance Survey 25-inch County Series Ordnance Survey maps (Sheets VII.4 and VIII.1; published 1889, 1900 and 1914 respectively; cf. Figures 05 to 07), shows the proposed development site within an open field akin to present day, positioned alongside Penmaenmawr road and with urban development and the railway to the northwest and field systems to the southeast leading to upland, with further urban settlement to the southwest. The Ordnance Survey mapping clearly demonstrate that the local field systems had been realigned in the later nineteenth century in response to the urban development of Llanfairfechan, whilst a truncated line of trees in all three editions probably relate to the former field divisions within the site from the tithe mapping separating plots 84 and 85. Whilst not visible on the first and second editions, the property of Rosebriars (now Wern Isaf) is visible on the third edition.

### *3.2.5 Previous Historical & Archaeological Work*

Work being undertaken by GAT recently has shown that evidence for axe-working is much more widely distributed across the upland landscape above Llanfairfechan than was previously thought and working areas away from the stone sources have been discovered (Kenney 2017, 2019; Ryan Young *et al* 2020; Kenney and Smith 2022).

GAT has recently undertaken an archaeological evaluation in advance of a proposed housing development on land near Gorwel, Llanfairfechan, Conwy (centred on NGR SH 6880 7470), and 700m south east of the study area. Twelve trenches were excavated between 17<sup>th</sup> and 26<sup>th</sup> October 2022 using a mechanical excavator. Two large, stone-capped culverts were found, as well as stone filled land drains. The remains of a former field boundary and a possible collapsed bank were investigated. A small patch of burnt material with slag of unknown date was found. Colluvial deposits forming lynchets were identified. One lynchet is still in use as a field boundary and the other is out of use but visible as a scarp in the field surface. This lynchet had stone deposited down the face, possibly including remains of terracing. Other features were of natural origin, but some contained very occasional flakes of diorite that may indicate Neolithic stone axehead working in the area.

### *3.2.6 Artefact Potential*

The presence of artefacts dating from the prehistoric to post-medieval times is thought likely to be **moderate**, due to the presence of prehistoric and Roman findspots in the wider area and the lack of extensive development of the plot. It is likely post-medieval artefacts related to domestic activity, e.g., ceramics, will be discovered in the topsoil horizon.

### 3.2.7 Aerial Photographs & LiDAR

#### 3.2.7.1 Aerial Photographs

A total of eighteen aerial photographs were sourced from the Welsh Government, covering a fifty-two year period between 1940 and 1992, as follows:

- 1940 4007 RAF Med341 A9
- 1940 4007 RAF Med341 A10
- 1947 4712 RAFCPE UK\_1996 4102 (Figure 08)
- 1947 4712 RAFCPE UK\_1996 4302
- 1948 4840 RAF541\_32 3018
- 1950 5036 RAF541\_463 088
- 1957 5706 RAF 58\_2196 F21 0092
- 1965 6523 RAF58\_6965 F21 0038
- 1969 6921 BKS 3918 635245 (Figure 09)
- 1971 7119 MAL 102\_71 232
- 1971 7174 OS 71\_218 013
- 1972 7209 MAL 20\_72 085
- 1972 7209 MAL 20\_72 086
- 1978 7808 MAL10\_78 071
- 1981 8105 MAL8\_81 045
- 1985 8534 JAS 2085 177
- 1986 8606 JAS53\_86 0114
- 1992 9202 Geonex 165\_92 093

The aerial photographs seen cover the changes in the study area between 1940 and 1992 very well. They show the landscape in different seasons so the extent of the tree canopy cover, and therefore what can be seen, varies between them. There is also some reduction in the number of trees present over time. The 1947 image 4712 RAFCPE UK\_1996 4102 (Figure 08) shows the area clearly prior to all the later road improvements and housing development surrounding the area. The northwest-southeast watercourse

that crosses through the site, along with the copse of trees (Asset 59; Plates 10-12) is very prominent, and the relict field boundary to the north east of it can be seen as a low earthwork (Asset 58; Plates 20-21), and the site boundaries present now were present then, with the exception of the northern one and the modern post and wire fence to the west is absent. In the central strip a rectangular ploughed area is possible evidence for wartime allotments, which had disappeared by the time of the 1948 image (4840 RAF541\_32 3018). The 1957 image shows a very straight linear soil mark running south west north east across the site, indicating the possible presence of a service pipe of some type; this is visible on the later images also. Limited change follows in the years after this, but in the 1969 image (6921 BKS 3918 635245; Figure 09), a semi-circular compound/storage/parking area is opened up adjacent to the road in the field west of the study area. This is suggestive of road and boundary improvements taking place around this time on the northern edge of the study area. It remains in place and is still shown on the 1992 image (9202 Geonex 165\_92 093), when evidence of the new road alignment and roundabout to the north is shown, associated with the A55 works. This suggests a relatively recent date for the northern boundary of the study area. This image also shows evidence of uneven ground within the study area, which is not shown on the earlier photographs, suggesting that they represent recent spoil that has grown over, possibly from the recent road improvements.

The images show a relict element of Penmaen Park that has become encroached upon by houses to the east and south of the study area prior to 1947, there being evidence of further housing development, particularly to the south, over the time period of the aerial photographs. Evidence of former land use and boundaries, and its parkland character, is shown but no clear evidence of buried archaeological features is noted.

### 3.2.7.2 LiDAR

Digital Light Detection and Ranging (LiDAR) data was examined from the Lle Geo-Portal at <http://lle.gov.wales/home> for information on potential surface features. The 1m Digital Terrain Model was obtained for Ordnance Survey sheet SH7860 (Figure 10). The data shows the outline of the copse of trees at the southwestern end of the site and topographic undulations at the northern end, possibly related to the establishment of the field boundary and/or local road. A line running across the centre of the site may well be the former field boundary pre-dating the late-nineteenth/early-twentieth century Ordnance Survey mapping that is visible on the 1848 Llanfairfechan Parish tithe map (cf. Figure 04). There are no further obvious demarcations indicative of sub-surface activity.

### 3.3 Field Survey

The main entrance to the field lies in the northeast corner, where a recently made rough asphalt road curves right, up the hill for 25 meters, then ends abruptly. It is 3.2 m wide (Plates 1, 2). Tractor marks continue into the field along the northern boundary. The field is quite steep, and steepest in the SE corner on top of small natural outcrop. There are a few low mid-sized lumps, grassy with soil and stones around. There are two in the southeast corner, one by the entrance in the northeast corner, and another on the north edge. The southeast corner has a tree and is a bit overgrown with brambles. There are two more trees along the southern edge and a cluster in the southwest corner, which is more or less circular (Plates 10, 19). The trees (mostly oak) look quite mature. There is a half circular hole in the outcrop in the southeast corner, which could be man-made or an erosion scar (Plate 6). Also near this hill is a pile of stones of varying sizes, and a patch of bramble (Plate 7). Further along the southern edge there is a culvert with a bathtub for sheep water. This is surrounded by a small bank (Plate 8). The southern edge of the field is enclosed by a slate and wire fence, surrounded by hedge. This fence would be from the 19<sup>th</sup> century (Plate 9). In the southwest corner by the copse of trees are two other entrances. There are piles of wood and soil in this area (Plate 11). The fence on the western boundary is a modern post and wire fence. A drainage ditch comes around the slightly raised copse of trees and down the hill. On the east side of the ditch is an earth bank, and there is a clawdd type bank with stones on the west side (Plates 12-14). The stream goes into a culvert in one spot, and is covered with earth to allow access from the western entrance. Large stones were used to pack the sides of the drainage ditch in places (Plate 15). There is a modern concrete culvert at the northwest corner (Plate 16), and a small black pipe in the centre of the field (Plate 18). This is not a pristine field; there has definitely been some digging and disturbance. The old 1840's field boundary is visible, running from the steep southeast corner past the large tree more or less in the centre of the field. A low earthwork is visible on the top (south) half of the field, but the boundary becomes less distinct once it passes the tree (Plates 21, 24). The northern boundary is a modern fence built in the 1990's and a hedge (Plate 17). The eastern boundary is a stone wall. The tree in the southeast corner is abutted by the stone wall (Plates 26, 27). On the other side of the south boundary with the slate fence is a small road. There are good views of Anglesey and Ynys Serriol (Puffin Island) from this field.

Whilst the field showed evidence of some agricultural improvement and recent activity, and of landscaping in order to form parkland, it is not thought that this would seriously affect the potential for buried archaeology. This would however be constrained somewhat by the topography of the site. The field retains some undulations, and it is not clear how much this is

evidence of the topography or of earlier or recent activity. The potential for the survival of buried archaeology, if present, is therefore thought to be **moderate**.

## **3.4 Gazetteer of Assets**

### *3.4.1 Introduction*

All recommendations are based on the current understanding of the scheme proposals and their impact on the features, and may have to be revised if information about the scheme impacts changes. In the event of alterations to the scheme, the recommendations might have to be revisited. A 'C' after the grid reference indicates the central point of a larger feature,

### *3.4.2 Assessment Category*

As stated in [para. 2.4](#), the sites recorded in the archaeological assessment have been divided into five categories (A to E), based on national (Category A), regional (Category B) or district/local importance (Category C), or whether they are minor sites (Category D) or sites needing further investigation (Category E).

Four archaeological assets were identified and these are listed below:



### 3.4.3 Gazetteer

Asset Number	56
Site name	Slate Slab and Wire Fence (Plates 5, 8-9)
PRN number	100395
Grid reference	SH68657531 C
Period	19 <sup>th</sup> century
Site type	Fence
Statutory Designation	None
Assessment category	C
Description	19 <sup>th</sup> century slate slab and wire fence, enclosed within hedge. Lies on the southern boundary of the field, along a lane now lined with housing to the south. There is a small road and some houses on the other side of the fence.
Impact	Unknown
Recommendation	Basic Recording

Asset Number	57
Site name	Stone Boundary Wall (Plates 2, 26-27)
PRN number	100396
Grid reference	SH68667543 C
Period	Circa 1900
Site type	Wall
Statutory Designation	None
Assessment category	D
Description	Stone wall runs eastern boundary of field, appears to be a relatively modern construction (tree in SE corner fits nicely into gap in wall), associated with the housing development to the east. It is a bonded stone wall, and some concrete was used in its construction. The wall is about 1.3 metres high.
Impact	Unknown
Recommendation	Basic Recording

Asset Number	58
Site name	Relict Clawdd (Former Field Boundary) (Plates 20-21)
PRN number	100397
Grid reference	SH68607536 C
Period	Mid 1800's
Site type	Relict boundary
Statutory Designation	None
Assessment category	C
Description	Remnants of a pre-1848 field boundary, visible as a low earthwork in the southern part of the field. Runs from southern boundary near sheep tub to mature tree in the middle of the field. The earthwork becomes much less visible after it passes the tree and continues downhill.
Impact	Considerable
Recommendation	Basic recording, along with a section through clawdd as part of any evaluation trenching.

Asset Number	59
Site name	Landscaped Copse of Trees with a watercourse (Plates 10, 12, 19)
PRN number	100398
Grid reference	SH68577528 C
Period	Unknown
Site type	Natural Feature
Statutory Designation	None
Assessment category	C
Description	Circular copse of mature trees with watercourse around the edge. The watercourse is part channelled and culverted with small. The whole area is slightly raised compared with the field around it, and has stony soil. Piles of wood and soil lie in this area. This probably forms part of the landscape planting of the former Penmaen Park, and so would seem to be 19 <sup>th</sup> century in date.
Impact	Considerable
Recommendation	None

## 4 CONCLUSION & RECOMMENDATIONS

Gwynedd Archaeological Trust was commissioned by Castle Green Homes Ltd to undertake an archaeological assessment in support of a proposed planning application for residential development on land to the south of Penmaenmawr Road, Llanfairfechan.

Llanfairfechan is characterised by upland prehistoric archaeological activity related to settlement and axe working, whilst the coastline and environs are mostly characterised by post-medieval agriculture, transport and settlement. In the nineteenth century, the bulk of the land which formed Llanfairfechan was acquired from the Bulkeley family of Baron Hill, Ynys Môn, by John Platt, a wealthy industrialist from Oldham, and Richard North, the grandfather of Herbert Luck North, the renowned architect. Both John Platt and Robert North were responsible for the development and enhancement of Llanfairfechan, fostered by the arrival of the railway and A5 road. Herbert Luck North designed an estate of arts and crafts houses and other buildings in Llanfairfechan, whilst his home and office, built in 1900, was located c.150m southwest of the proposed development site, along with associated parkland. The construction of the A55 Expressway in the early 1990s to the immediate north of the development site distinctively changed the local landscape and the main transport corridor.

The proposed development site measured 2.62 ha and was located within a field of improved pasture on the southern side of Penmaenmawr Road, with existing residential development to the east and south. The site included a steep sloping gradient from south to north, becoming steepest in the southeast corner where a small natural outcrop was noted. The historic Ordnance Survey mapping clearly demonstrated that the local field systems had been realigned in the later nineteenth century in response to the urban development of Llanfairfechan, whilst a truncated line of trees in all three editions were likely a former field boundary visible on the 1848 Tithe map but subsequently removed.

The former field boundary was visible as a low earthwork in the southern part of the field (Asset 58), along with a part culverted stream and a copse of mature trees (Asset 59). The northern boundary line was a modern realignment from a local access road associated with the construction of the A55; the eastern boundary (Asset 57) served a housing development and the southern boundary was likely 19<sup>th</sup> century in date (Asset 56). No other archaeological features were identified, although an aerial photograph from 1948 suggested the site had been used for allotments.

Based on these results, it is recommended that a basic record is made of the former field boundary and existing boundaries (bar the modern realignment) and a geophysical survey is undertaken across the site to determine if there is any potential for below ground

archaeological activity. The survey could also determine the extent of the possible allotments as well as any impact associated with the realignment of the northern boundary. Further recommendations for evaluation, possibly including trial trenching, could follow the results of the geophysical survey.

## 5 SOURCES CONSULTED

1. Chartered Institute for Archaeologists, 2020, Standard and guidance for historic environment desk-based assessment (Chartered Institute for Archaeologists, 2020);
2. Chartered Institute for Archaeologists, 2020, Standard and guidance for the collection, documentation, conservation and research of archaeological materials
3. Chartered Institute for Archaeologists, 2020, Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives
4. Chartered Institute for Archaeologists, 2020, Standard and guidance for the archaeological investigation and recording of standing buildings or structures
5. English Heritage, 1991, Management of Archaeological Projects (MAP2)
6. Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) Version 2 (The Welsh Archaeological Trusts, 2022);
7. Gwyn, D. and Thompson, D., 1999. Historic landscape characterisation - Creuddyn & Arllechwedd Historic landscape character areas, GAT unpublished report **318**
8. Guidelines for digital archives (Royal Commission on Ancient and Historic Monuments of Wales, 2015);
9. Historic England, 2015, Management of Research Projects in the Historic Environment (MoRPHE)
10. Hopewell, D., 2007. Roman Roads in North-West Wales (Revision 4) - Part 1: Text, GAT unpublished report No. 668
11. Kenney, J., 2017. *Group VII Axe-working Sites and Stone Sources, Llanfairfechan, Conwy: report and gazetteer*, unpublished GAT report no. **1416**
12. Kenney, J., 2019. Group VII Axe-working Sites: Management and Interpretation Plan with a survey of an example site, unpublished GAT report no. **1472**
13. Kenney, J. and Smith, G., 2022. Landscape of Neolithic Axes: Report on Fieldwork in 2021 at Llanfairfechan, unpublished GAT report 1623
14. Matthews, CM and Ellis, E, 2021. Archaeological Desk Based Assessment; Land near Gorwel, Llanfairfechan, L-P: Archaeology report
15. Matthews, CM, 2022. Geophysical Investigations of land to the east of Gorwel Road, Llanfairfechan, Archaeological Survey West LLP report for L-P: Archaeology.

16. Royal Commission on Ancient and Historic Monuments, 1956. An Inventory of the Ancient Monuments in Caernarvonshire: Volume 1, East, RCAHMW, London
17. Royal Commission on Ancient and Historic Monuments of Wales, 2015, Guidelines for digital archives
18. Ryan Young, C., Smith, G. H., and Kenney, J., 2020. *Landscape of Neolithic Axes Project: Year 1 Test Pitting, Ty'n y Llwyfan, Llanfairfechan*, unpublished Gwynedd Archaeological Trust Report **1536**



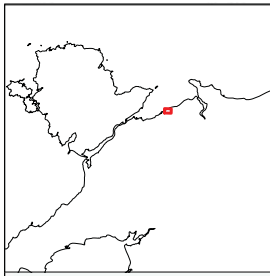
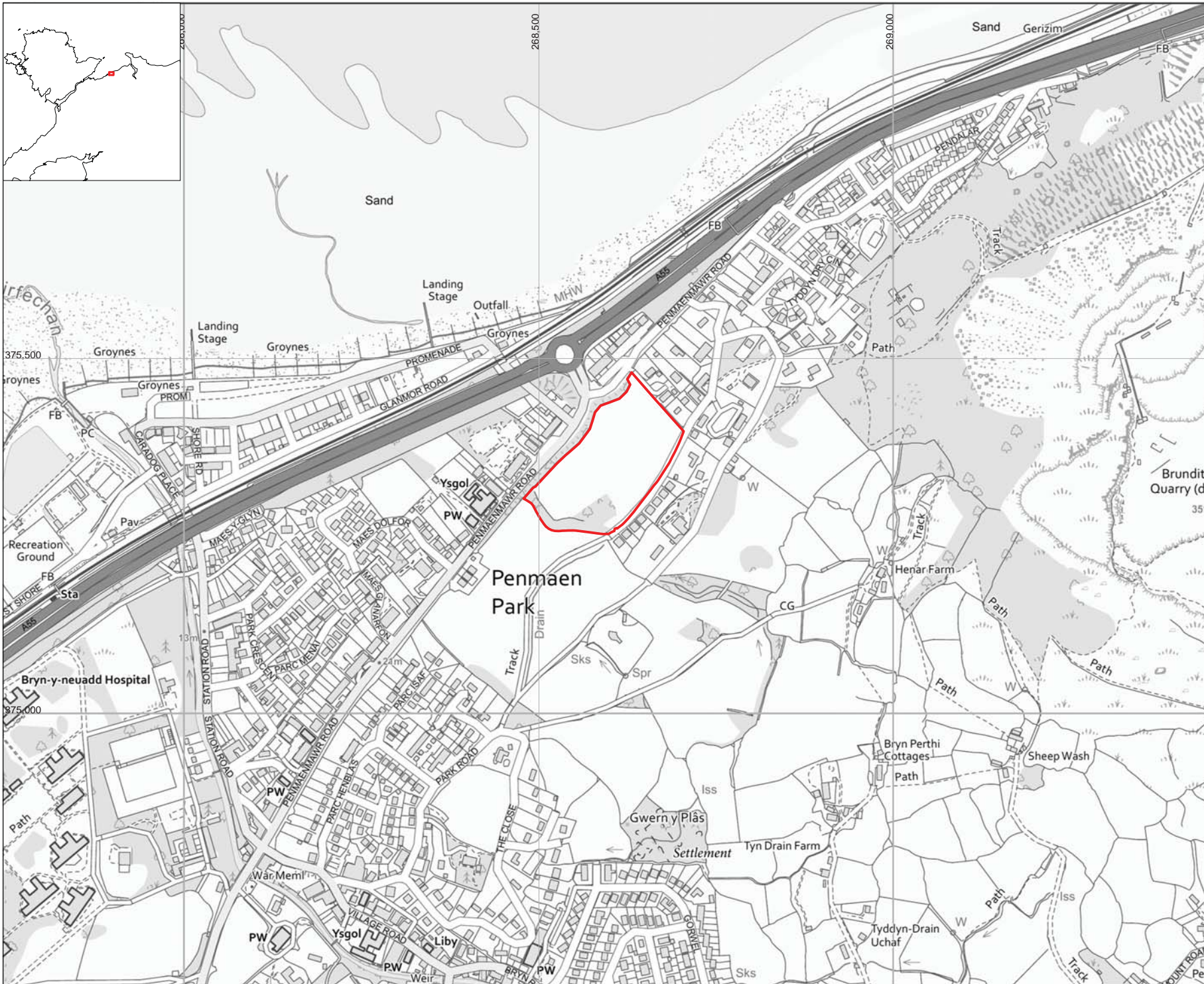
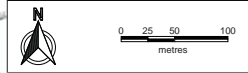


Figure 01: The location of the proposed development

 Proposed development area

Co-ordinate System OSGB 1936 / British National Grid EPSG:27700  
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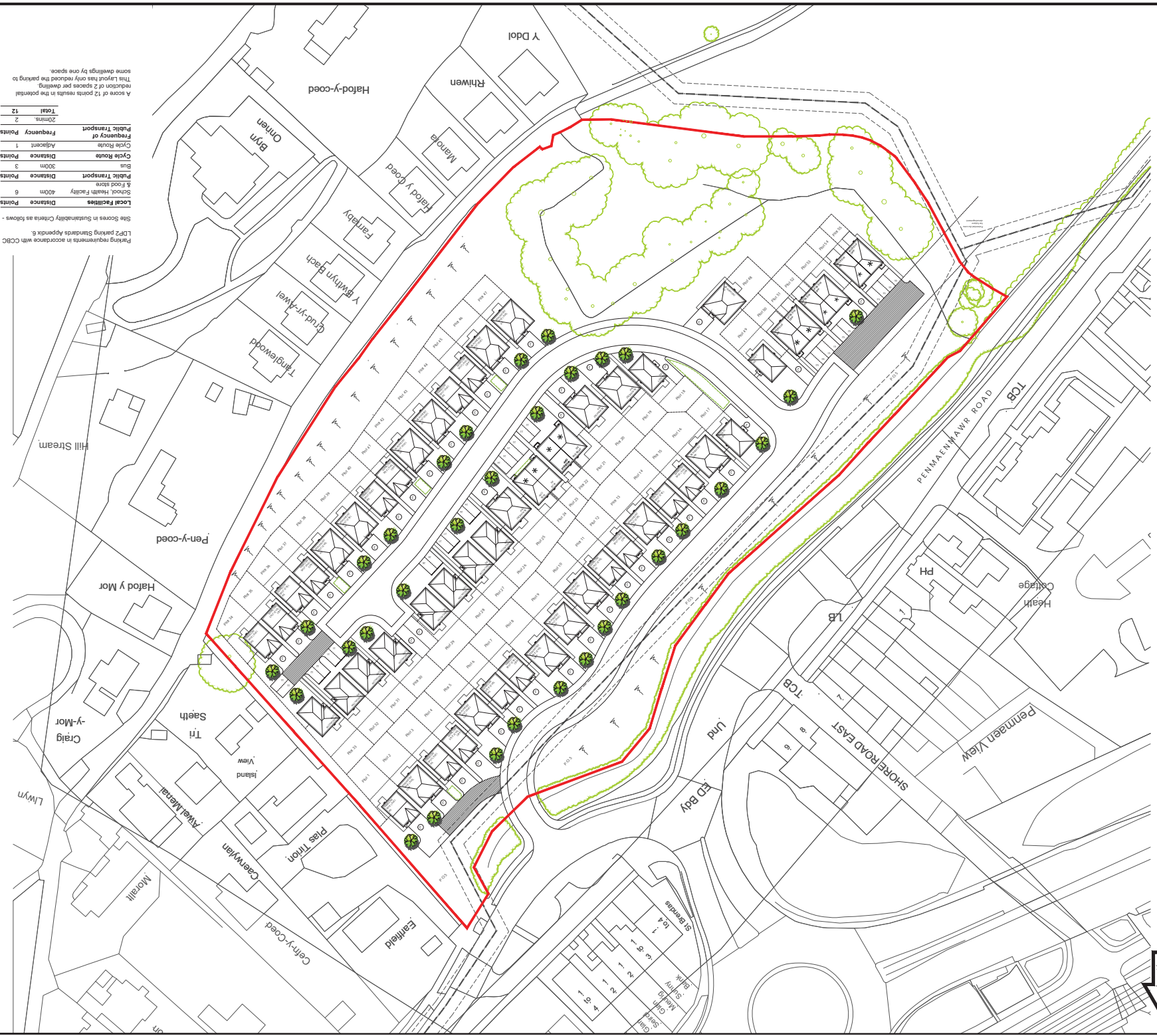
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CLIENT:  
 Castle Green Homes Ltd

SITE:  
 Land to the south of  
 Penmaenmawr Road,  
 Llanfairfechan, Conwy, LL33 0PH

SCALE AT A3: 1:5,000	DATE: 18/11/22	DRAWN: NMC	CHECKED: JR
PROJECT NO: G2757	DRAWING NO: DBA/01	REVISION:	A





Site Scores in Sustainability Criteria as follows -  
 Local Facilities Distance Points  
 School Health Facility 400m 6  
 & Food Store  
 Public Transport Distance Points  
 Bus 300m 3  
 Cycle Route Distance Points  
 Adjacent 1  
 Frequency of Public Transport Points  
 20mins 2  
 Total 12

A score of 12 points results in the potential reduction of 2 spaces per dwelling. This Layout has only reduced the parking to some dwellings by one space.

Site Scores in Sustainability Criteria as follows -  
 Local Facilities Distance Points  
 School Health Facility 400m 6  
 & Food Store  
 Public Transport Distance Points  
 Bus 300m 3  
 Cycle Route Distance Points  
 Adjacent 1  
 Frequency of Public Transport Points  
 20mins 2  
 Total 12

LP17 parking Standards Appendix 6.  
 Parking requirements in accordance with CCB0 Sustainability Criteria as follows -

Ref: PRL-SP-01  
 Rev: D  
 Date: 29.05.19  
 Scale: 1:500@A1  
 Title: Proposed Site Plan  
 Penmaenmawr Road, Llanfairfechan

Site: Castle Green, Unit 20, St. Asaph Business Park, Denbighshire, LL17 0LJ.  
 Tel. 01745 536677

Rev: Description: Date:  
 A General amendments to suit topography 10/01/20  
 B Amended following technical review 16/08/22  
 C Amended following technical review 16/08/22  
 D Amended following technical review 16/09/22

**Key:**

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Feature Junction
- Private Drive
- Indicative Landscaping
- Number of parking spaces proposed to Semi-Detached and Detached Dwellings
- Parking space allocation to terraced Dwellings
- Knee rails to parking bays to Mid-Terraced Dwellings
- Existing Sewer & Easement
- Existing Water Main & Easement
- \* Affordable Housing

**SCHEDULE OF ACCOMMODATION - PARCEL A**

NO.	DESCRIPTION	NO. OF DWELLINGS	NO. OF PARKING SPACES
1	2 Bed 2 Storey Semi-Detached	1	1
2	2 Bed 2 Storey Semi-Detached	1	1
3	2 Bed 2 Storey Semi-Detached	1	1
4	2 Bed 2 Storey Semi-Detached	1	1
5	2 Bed 2 Storey Semi-Detached	1	1
6	2 Bed 2 Storey Semi-Detached	1	1
7	2 Bed 2 Storey Semi-Detached	1	1
8	2 Bed 2 Storey Semi-Detached	1	1
9	2 Bed 2 Storey Semi-Detached	1	1
10	2 Bed 2 Storey Semi-Detached	1	1
11	2 Bed 2 Storey Semi-Detached	1	1
12	2 Bed 2 Storey Semi-Detached	1	1
13	2 Bed 2 Storey Semi-Detached	1	1
14	2 Bed 2 Storey Semi-Detached	1	1
15	2 Bed 2 Storey Semi-Detached	1	1
16	2 Bed 2 Storey Semi-Detached	1	1
17	2 Bed 2 Storey Semi-Detached	1	1
18	2 Bed 2 Storey Semi-Detached	1	1
19	2 Bed 2 Storey Semi-Detached	1	1
20	2 Bed 2 Storey Semi-Detached	1	1
21	2 Bed 2 Storey Semi-Detached	1	1
22	2 Bed 2 Storey Semi-Detached	1	1
23	2 Bed 2 Storey Semi-Detached	1	1
24	2 Bed 2 Storey Semi-Detached	1	1
25	2 Bed 2 Storey Semi-Detached	1	1
26	2 Bed 2 Storey Semi-Detached	1	1
27	2 Bed 2 Storey Semi-Detached	1	1
28	2 Bed 2 Storey Semi-Detached	1	1
29	2 Bed 2 Storey Semi-Detached	1	1
30	2 Bed 2 Storey Semi-Detached	1	1
31	2 Bed 2 Storey Semi-Detached	1	1
32	2 Bed 2 Storey Semi-Detached	1	1
33	2 Bed 2 Storey Semi-Detached	1	1
34	2 Bed 2 Storey Semi-Detached	1	1
35	2 Bed 2 Storey Semi-Detached	1	1
36	2 Bed 2 Storey Semi-Detached	1	1
37	2 Bed 2 Storey Semi-Detached	1	1
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39	2 Bed 2 Storey Semi-Detached	1	1
40	2 Bed 2 Storey Semi-Detached	1	1
41	2 Bed 2 Storey Semi-Detached	1	1
42	2 Bed 2 Storey Semi-Detached	1	1
43	2 Bed 2 Storey Semi-Detached	1	1
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53	2 Bed 2 Storey Semi-Detached	1	1
54	2 Bed 2 Storey Semi-Detached	1	1
55	2 Bed 2 Storey Semi-Detached	1	1
56	2 Bed 2 Storey Semi-Detached	1	1
57	2 Bed 2 Storey Semi-Detached	1	1
58	2 Bed 2 Storey Semi-Detached	1	1
59	2 Bed 2 Storey Semi-Detached	1	1
60	2 Bed 2 Storey Semi-Detached	1	1
61	2 Bed 2 Storey Semi-Detached	1	1
62	2 Bed 2 Storey Semi-Detached	1	1
63	2 Bed 2 Storey Semi-Detached	1	1
64	2 Bed 2 Storey Semi-Detached	1	1
65	2 Bed 2 Storey Semi-Detached	1	1
66	2 Bed 2 Storey Semi-Detached	1	1
67	2 Bed 2 Storey Semi-Detached	1	1
68	2 Bed 2 Storey Semi-Detached	1	1
69	2 Bed 2 Storey Semi-Detached	1	1
70	2 Bed 2 Storey Semi-Detached	1	1
71	2 Bed 2 Storey Semi-Detached	1	1
72	2 Bed 2 Storey Semi-Detached	1	1
73	2 Bed 2 Storey Semi-Detached	1	1
74	2 Bed 2 Storey Semi-Detached	1	1
75	2 Bed 2 Storey Semi-Detached	1	1
76	2 Bed 2 Storey Semi-Detached	1	1
77	2 Bed 2 Storey Semi-Detached	1	1
78	2 Bed 2 Storey Semi-Detached	1	1
79	2 Bed 2 Storey Semi-Detached	1	1
80	2 Bed 2 Storey Semi-Detached	1	1
81	2 Bed 2 Storey Semi-Detached	1	1
82	2 Bed 2 Storey Semi-Detached	1	1
83	2 Bed 2 Storey Semi-Detached	1	1
84	2 Bed 2 Storey Semi-Detached	1	1
85	2 Bed 2 Storey Semi-Detached	1	1
86	2 Bed 2 Storey Semi-Detached	1	1
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89	2 Bed 2 Storey Semi-Detached	1	1
90	2 Bed 2 Storey Semi-Detached	1	1
91	2 Bed 2 Storey Semi-Detached	1	1
92	2 Bed 2 Storey Semi-Detached	1	1
93	2 Bed 2 Storey Semi-Detached	1	1
94	2 Bed 2 Storey Semi-Detached	1	1
95	2 Bed 2 Storey Semi-Detached	1	1
96	2 Bed 2 Storey Semi-Detached	1	1
97	2 Bed 2 Storey Semi-Detached	1	1
98	2 Bed 2 Storey Semi-Detached	1	1
99	2 Bed 2 Storey Semi-Detached	1	1
100	2 Bed 2 Storey Semi-Detached	1	1



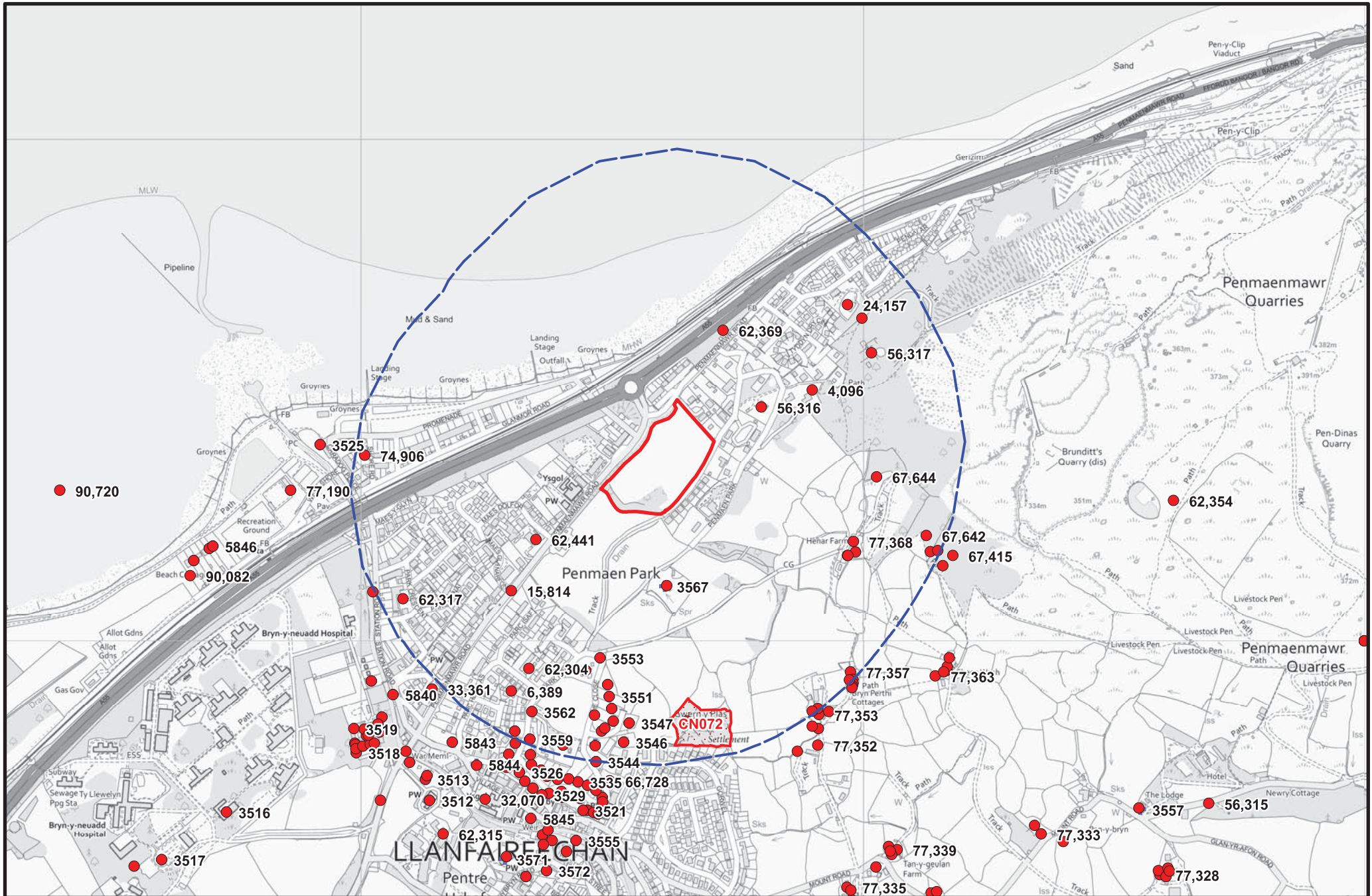


FIGURE 03: The location of the proposed development (outlined red), 500m assessment buffer zone and known proximity assets. Scale 1 to 10000@A4. Based on Ordnance Survey County Series Map Sheets SH57. Scale: 1 to 10,000@A4. © Crown copyright. All rights reserved. License number AL100020895.



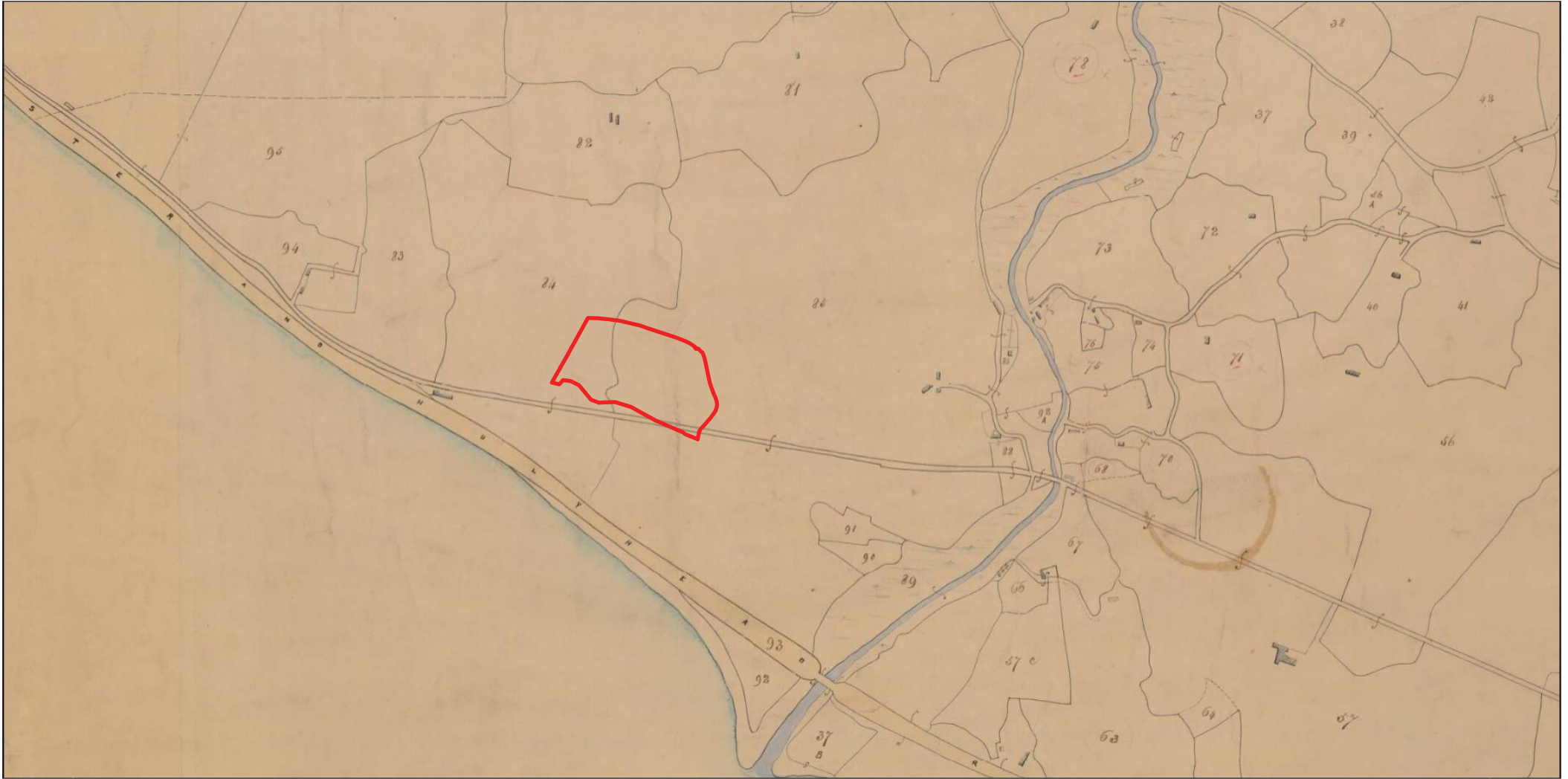


Figure 04: Extract from the Llanfairfechan Parish Tithe Map of 1848. The development area is highlighted in red. The proposed development area crosses plots 84 and 85. The landowner for both plots is listed as Sir Richard Bulkeley Williams Bart and they are described as "Arable & Pasture"; the plots are named as "Penmaen" and "Plas" respectively. Not to Scale. (Source: The National Library of Wales.)



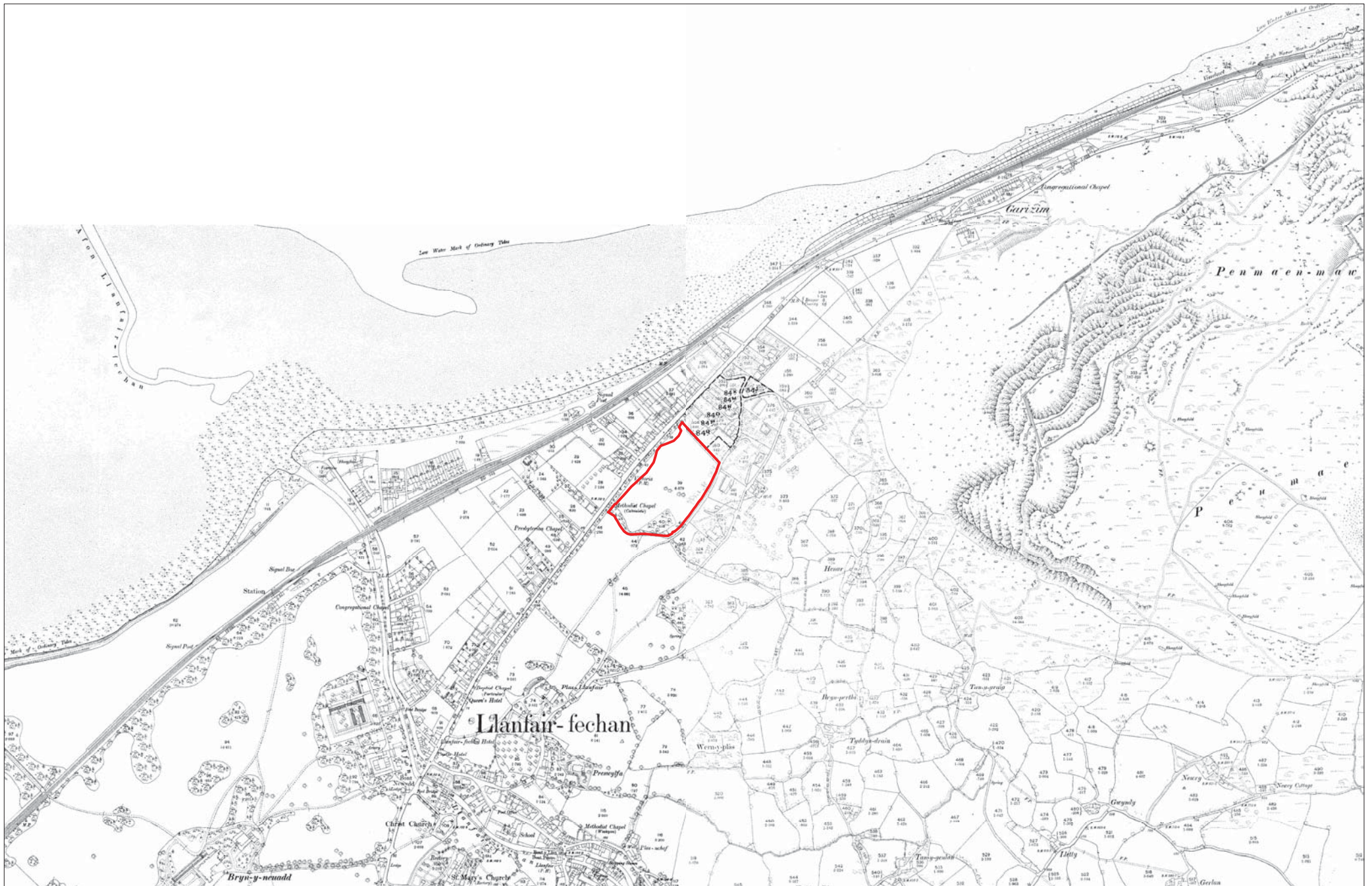


Figure 05: Reproduction of the Ordnance Survey First Edition 25-inch to 1-mile Caernarvonshire County Series Map Sheets Sheets VII.4 and VIII.1, published 1889. The assessment area is outlined red. Scale 1:10,000@ A4.





Figure 06: Reproduction of the Ordnance Survey Second Edition 25-inch to 1-mile Caernarvonshire County Series Map Sheets Sheets VII.4 and VIII.1, published 1900. The assessment area is outlined red. Scale 1:10,000@ A4.





Figure 07: Reproduction of the Ordnance Survey Third Edition 25-inch to 1-mile Caernarvonshire County Series Map Sheets Sheets VII.4 and VIII.1, published 1914. The assessment area is outlined red. Scale 1:10,000@ A4.





Figure 08: Reproduction of RAF aerial photograph 4712 RAFCPE UK\_1996 4102, dated 1947 (Source: Welsh Government).





Figure 09: Reproduction of BKS aerial photograph 6921 BKS 3918 635245, dated 1969 (Source: Welsh Government).





Figure 10: Reproduction of the Digital Light Detection and Ranging (LiDAR) 1m Digital Terrain Model for map sheet SH7860 (Source: Lle Geo Portal). Scale: 1:2500@A4



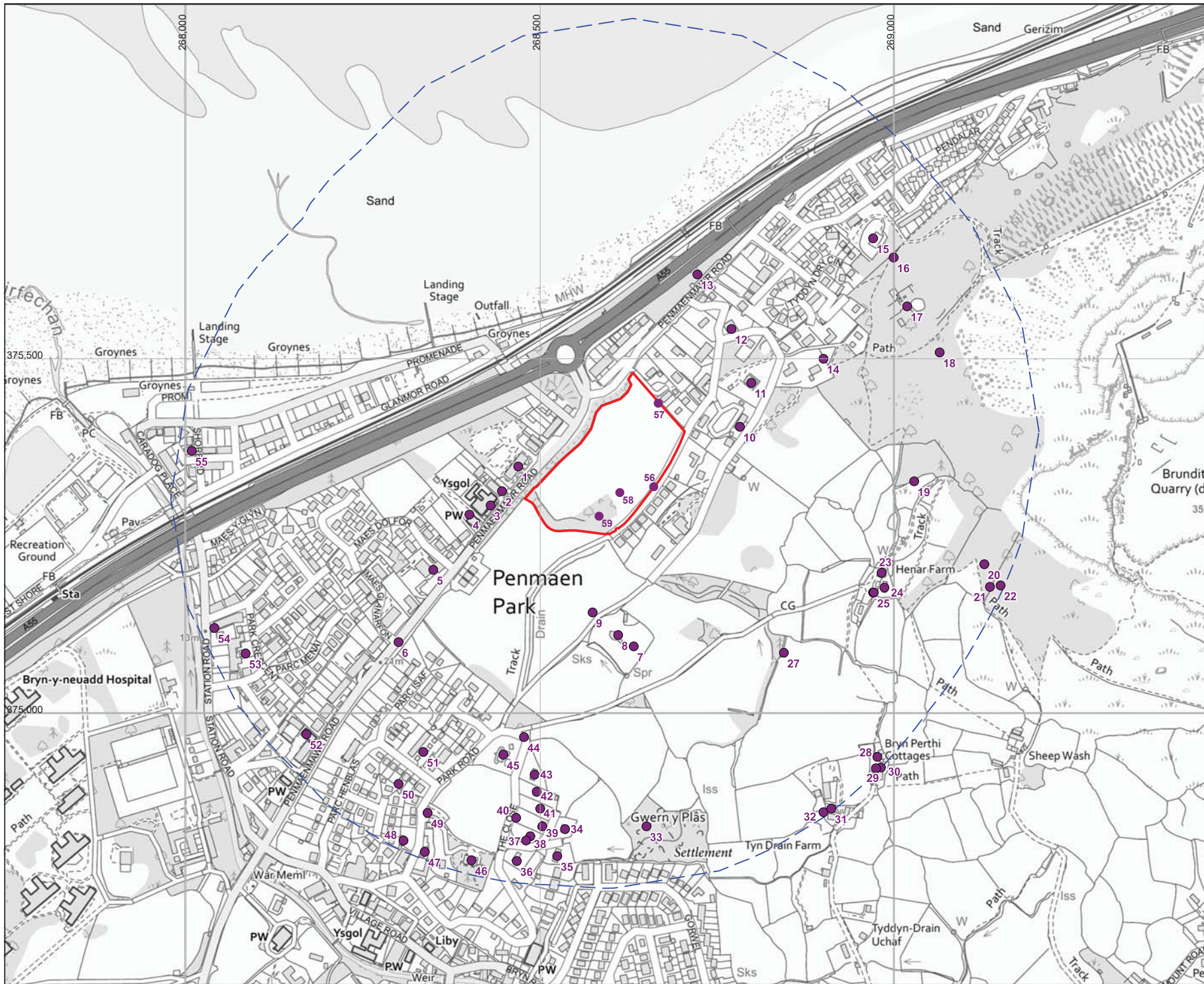


Figure 11: Historic Assets within the Study Area

- 1 Historic Asset
- Study Area (500m buffer)
- Proposed development area

Co-ordinate System OSGB 1936 / British National Grid EPSG:27700  
 Background mapping reproduced from Ordnance Survey  
 VectorMap Local with the permission of H.M.S.O. © Crown Copyright  
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CLIENT:  
 Castle Green Homes Ltd

SITE:  
 Land to the south of  
 Penmaenmawr Road,  
 Llanfairfechan, Conwy, LL33 0PH

SCALE AT AS: 1:5,000	DATE: 18/11/22	DRAWN: NMC	CHECKED: JR
PROJECT NO: G2757	DRAWING NO: DBA/02	REVISION:	A





Plate 1: General view of field from the road to the north, showing sloping field; scale not used; view from NNE (archive reference: G2756\_001).



Plate 2: View of rough asphalt track at site entrance; scale 1x1m; view from SE (archive reference: G2756\_002).





**Plate 3: General view from the southern end of the field (on rock outcrop) showing the extent of the slope; scale not used; view from S (archive reference: G2756\_003).**



**Plate 4: General view across the field from the SE corner ; scale not used; view from SE (archive reference: G2756\_004).**





**Plate 5: View along the southern boundary of the field; scale not used; view from SE (archive reference: G2756\_005).**



**Plate 6: View of an erosion scar in the raised ground against the southern boundary of the site; scale 1x1m; view from N (archive reference: G2756\_006).**





**Plate 7: Possible small clearance cairn near the SE end of the site; scale 1x1m; view from N (archive reference: G2756\_007).**



**Plate 8: View of modern sheep drinking trough with bathtub against southern boundary of site. Some remnants of Penrhyn slate fencing; scale 1x1m; view from N (archive reference: G2756\_008).**





**Plate 9: View of slate slab fencing against the southern boundary of the site (19th C); scale 1x1m; view from NE (archive reference: G2756\_009).**



**Plate 10: General view of copse of old trees in SW corner of the site; scale not used; view from SE (archive reference: G2756\_010).**





Plate 11: General view down the slope in the tree copse area to the west of the field; scale 1x1m; view from SSW (archive reference: G2756\_011).



Plate 12: View along the improved stream channel within the copse in the western side of the field; scale 1x1m; view from NW (archive reference: G2756\_012).





**Plate 13: View down the drainage channel/stream, showing some culverting; scale 1x1m; view from S (archive reference: G2756\_013).**



**Plate 14: View along the clawdd on the eastern bank of the drainage ditch/small stream; scale 1x1m; view from NW (archive reference: G2756\_014).**





**Plate 15: View along cut drainage channel showing the deep channel; scale 1x1m; view from S (archive reference: G2756\_015).**



**Plate 16: View of modern culvert on the north boundary of the stream with the road; scale 1x1m; view from S (archive reference: G2756\_016).**





Plate 17: View of 1990's northern field boundary; scale 1x1m; view from NW (archive reference: G2756\_017).



Plate 18: View of modern pipe on mid terrace slope of field; scale 1x1m; view from E (archive reference: G2756\_018).





**Plate 19: View of tree copse and stream; scale not used; view from NE (archive reference: G2756\_019).**



**Plate 20: General view of tree along the line of the former field boundary; scale not used; view from S (archive reference: G2756\_020).**





**Plate 21: View along the former field boundary showing the earthwork line and lone surviving tree; scale not used; view from NE (archive reference: G2756\_021).**



**Plate 22: General view showing the extent of the sloping field ; scale not used; view from SW (archive reference: G2756\_022).**





Plate 23: General view along the western boundary of the field; scale not used; view from SW (archive reference: G2756\_023).



Plate 24: View showing the line of the former field boundary; scale not used; view from N (archive reference: G2756\_024).





Plate 25: General view of field; scale not used; view from E (archive reference: G2756\_025).



Plate 26: General view of boundary wall on the east side of the field; scale not used; view from W (archive reference: G2756\_026).





**Plate 27: View of wall abutting the tree on the east side of the field; scale not used; view from NW (archive reference: G2757\_027).**

## **APPENDIX I**

### **Gwynedd Archaeological Trust Written Scheme of Investigation**

LAND TO THE SOUTH OF PENMAENMAWR ROAD,  
LLANFAIRFECHAN, CONWY (G2757)

Gwynedd Archaeological Trust Event Primary Reference Number 46512

WRITTEN SCHEME OF INVESTIGATION FOR A DESK BASED  
ASSESSMENT




*Prepared for*

*Castle Green Homes Ltd*

*November 2022*



Ymddiriedolaeth Archaeolegol Gwynedd  
Gwynedd Archaeological Trust

Approvals Table				
	Role	Printed Name	Signature	Date
Originated by	Document Author	John Roberts		21/11/2022
Reviewed by	Document Reviewer	Neil McGuinness		22/11/2022
Approved by	Principal Archaeologist	John Roberts		22/11/2022

Revision History			
Rev No.	Summary of Changes	Ref Section	Purpose of Issue

All GAT staff should sign their copy to confirm the project specification is read and understood and retain a copy of the specification for the duration of their involvement with the project. On completion, the specification should be retained with the project archive:

Name

Signature

Date

# LAND TO THE SOUTH OF PENMAENMAWR ROAD, LLANFAIRFECHAN, CONWY

## WRITTEN SCHEME OF INVESTIGATION FOR A DESK BASED ASSESSMENT

Prepared for *Castle Green Homes Ltd*, November 2022

Historic Environment Record Event Primary Reference Number: 46512

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# 1 INTRODUCTION

Gwynedd Archaeological Trust (GAT) has been commissioned by Castle Green Homes Ltd to prepare a written scheme of investigation (WSI) for a Desk Based Assessment in support of a proposed planning application for the erection of 55 residential dwellings and associated access, car parking and landscaping on land to the south of Penmaenmawr Road, Llanfairfechan, Conwy, LL33 0PH (NGR SH68597536; Figure 01; Figure 02). The proposed development area measures 2.62 ha and is located within a field of improved pasture on the southern side of Penmaenmawr Road. The assessment will be undertaken in November 2022 and will be completed in accordance with the following guidance:

- Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) Version 2 (The Welsh Archaeological Trusts, 2022);
- Guidelines for digital archives (Royal Commission on Ancient and Historic Monuments of Wales, 2015);
- Management of Archaeological Projects (English Heritage, 1991);
- Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide (Historic England, 2015);
- Standard and Guidance for historic environment desk-based assessment (Chartered Institute for Archaeologists, 2020);
- Standard and Guidance for The Collection, Documentation, Conservation and Research of Archaeological Materials (Chartered Institute for Archaeologists, 2020);  
and
- Standard and Guidance for The Creation, Compilation, Transfer and Deposition of Archaeological Archives (Chartered Institute for Archaeologists, 2020).

A separate Historic Asset Setting Impact Assessment (HASIA) is being undertaken by GAT; the HASIA is discussed in a separate written scheme of investigation and will form a separate report.

The Gwynedd Archaeological Trust is certified to ISO 9001:2015 and ISO 14001:2015 (Cert. No. 74180/B/0001/UK/En) and is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA).



## **1.1 Aims and Objectives**

The key aims and objectives are to undertake:

- a detailed breakdown of the known archaeology in the vicinity of the site;
- an assessment of previous land use compiled from an analysis of historical maps, aerial photographs and other archive materials;
- a listing of the heritage-related planning constraints that may affect the site;
- a ranking of the potential for archaeology of each of the archaeological periods to be found within the site; and
- provide recommendations, if necessary, for future intrusive survey and construction excavation activities on site (requirements that would need to be in place during these or similar activities).

This will be delivered in the form of a desk-based study with walkover and heritage asset gazetteer.

## **1.2 Monitoring Arrangements**

The archaeological mitigation will be monitored by the Gwynedd Archaeological Planning Service (GAPS); the content of this WSI and all subsequent reporting by GAT must be approved by GAPS prior to final issue.

### **1.3 Historic Environment Record**

In line with the Gwynedd Historic Environment Record (HER) requirements, the HER will be contacted at the onset of the project to ensure that any data arising is formatted in a manner suitable for accession to the HER and follows the guidance set out in Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) (The Welsh Archaeological Trusts, 2018). The HER will be informed of the project start date, location including grid reference, estimated timescale for the work, and further relevant information associated with the project.

The GAT HER Enquiry Number for this project is GATHER1746 and the Event Primary Reference Number is 46512. The GAT HER will also be responsible for supplying Primary Reference Numbers (PRN) for any new assets identified and recorded.

Prior to submission of data to the HER on completion of the project, a bilingual event summary document will be prepared in Microsoft Word based on the format defined in section 4.2 of Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) (Version 2).

## **2 BACKGROUND**

There are no known statutory or non-statutory designated assets within the proposed development site.

The proposed development lies 375m to the north of Gwern y Plas Ancient Village Scheduled Monument (CN072; GAT HER PRN 255; Figure 01), which is the remains of a late prehistoric or Roman period settlement site and consists of an unenclosed group of nine grass-covered stone-walled huts situated on ground that slopes gently to the west.

The site is located close to the Grade II\* Listed Building Wern Isaf (formerly Rosebriars) (LB 3567; GAT HER PRN 11575; Figure 01) and associated garden, both of which were constructed by Llanfairfechan born architect Herbert Luck North around 1900, in the arts and crafts style.

A brief examination of the first to third edition Ordnance Survey 25-inch County Series Ordnance Survey maps (Sheets VII.4 and VIII.1; published 1889, 1900 and 1914 respectively), shows the proposed development site within a large open field akin to present day, positioned alongside Penmaenmawr road and with urban development and the railway to the northwest and field systems to the southeast leading to upland, with further urban settlement to the southwest. A truncated alignment of trees in all three editions suggest former field divisions within the site. Whilst not visible on the first and second editions, the property of Rosebriars (now Wern Isaf) is visible on the third edition.

## **3 METHODOLOGY**

### **3.1 Introduction**

A desk-based assessment is defined as “a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage....Significance is to be judged in a local, regional, national or international context as appropriate” (ClfA 2020, 4).

### **3.2 Desk-Based Assessment**

The desk-based assessment will encompass a 500m buffer zone from which any known and suspected assets will be identified using the following resources:

1. The regional Historic Environment Register ((HER) Gwynedd Archaeological Trust, Craig Beuno, Ffordd y Garth, Bangor, Gwynedd LL57 2RT) will be examined for information concerning the proposed development area, as detailed in Figures 01 and 02. Examination of the core HER will be undertaken, including the 25-inch County Series Ordnance Survey maps (Sheets VII.4 and VIII.1) and any secondary information held within the HER. All identified features will be mapped, described and added to a gazetteer of assets, with their relative importance defined;
2. The National Monuments Record of Wales (Royal Commission on the Ancient and Historical Monuments of Wales, Plas Crug, Aberystwyth SY23 1NJ) will be checked for sites additional to the HER;
3. Aerial photographs from the National Monuments Record of Wales (Royal Commission on the Ancient and Historical Monuments of Wales, National Monuments Record of Wales, Plas Crug, Aberystwyth SY23 1NJ) will be examined for potential features. This will include 1946 RAF vertical aerial photographs;
4. The online catalogue search of the National Library of Wales (Penglais Rd, Aberystwyth SY23 3BU);
5. Archive data, including primary and secondary sources, historic maps and estate maps will be examined at the regional archives, if open and accessible. Archive data will include historic mapping such as the 1848 Llanfairfechan Parish tithe map and schedule and the Bulkeley estate maps (if available);

6. Light Detection and Ranging (LiDAR) data will be examined from the Lle Geo-Portal at <http://lle.gov.wales/home> for information on potential surface features using digital terrain modelling and digital surface modelling for area SH67.

### 3.3 Walkover Survey

A walkover survey will be undertaken that will incorporate the assessment area study area, as outlined red in Figure 01. The aim will be to visit and record known assets within that area; assets will be mapped and located in advance as part of the desk based assessment, using a combination of historic and GIS based data; this information will then be used to geo-locate features, which will then be located and described on GAT pro-formas. Any newly identified assets will also be recorded (NB. only features that can be safely accessed will be directly recorded).

A handheld GPS unit will be used during the walkover survey. A photographic record will be maintained in RAW format using a digital SLR set to maximum resolution (Nikon D5100; resolution: 4,928 x 3,264 [16.2 effective megapixels]) and photographic metadata table will be completed and included in the report. Photographic images will be archived in TIFF format; the archive numbering system will start from G2757\_001. Photographic images will be archived in TIFF format using Adobe Photoshop; the archive numbering system will start from the next sequential number available.

Following the completion of the respective assessment/evaluation stages, archiving will be completed based on following task list:

1. Pro-formas: all cross referenced and complete;
2. Photographic Metadata: completed in *Microsoft Access* and cross-referenced with all pro-formas;

All data will be processed and a report will be produced which will detail and synthesise the results.

### 3.4 Gazetteer of Assets

A gazetteer will be compiled for any existing and newly identified assets *within the proposed development area*, based on information sourced from the desk based assessment and walkover survey; the gazetteer will be prepared in the following format:

<b>Asset Number</b>	
<b>Site name</b>	
<b>PRN number</b>	
<b>Grid reference</b>	
<b>Period</b>	
<b>Site type</b>	
<b>Designation</b>	
<b>Assessment category</b>	
<b>Description</b>	
<b>Impact</b>	
<b>Recommendation</b>	



**The following categories will be used to define the assessment category of the archaeological asset:**

*Category A - Sites of National Importance.*

Scheduled Monuments, Listed Buildings of grade II\* and above, as well as those that would meet the requirements for scheduling (ancient monuments) or listing (buildings) or both. Sites that are scheduled or listed have legal protection, and it is recommended that all Category A sites remain preserved and protected *in situ*.

*Category B - Sites of regional or county importance.*

Grade II listed buildings and sites which would not fulfil the criteria for scheduling or listing, but which are nevertheless of particular importance within the region. Preservation *in situ* is the preferred option for Category B sites, but if damage or destruction cannot be avoided, appropriate detailed recording might be an acceptable alternative.

*Category C - Sites of district or local importance.*

Sites which are not of sufficient importance to justify a recommendation for preservation if threatened. Category C sites nevertheless merit adequate recording in advance of damage or destruction.

*Category D - Minor and damaged sites.*

Sites that are of minor importance or are so badly damaged that too little remains to justify their inclusion in a higher category. For Category D sites, rapid recording, either in advance of or during destruction, should be sufficient.

*Category E - Sites needing further investigation.*

Sites, the importance of which is as yet undetermined and which will require further work before they can be allocated to categories A - D are temporarily placed in this category, with specific recommendations for further evaluation.

**The impact of the proposed works on any asset will be identified using the following impact criteria, defined either as *none, slight, unlikely, likely, significant, considerable or unknown* as follows:**

*None:*

There is no construction impact on this asset.

*Slight:*

This has generally been used where the impact is marginal and would not by the nature of the site cause irreversible damage to the remainder of the asset, e.g. part of a trackway or field bank.

*Unlikely:*

This category indicates sites that fall within the band of interest but are unlikely to be directly affected. This includes sites such as standing and occupied buildings at the margins of the band of interest.

*Likely:*

Sites towards the edges of the study area, which may not be directly affected, but are likely to be damaged in some way by the construction activity.

*Significant:*

The partial removal of an asset affecting its overall integrity. Assets falling into this category may be linear features such as roads or tramways where the removal of part of the feature could make overall interpretation problematic.

*Considerable:*

The total removal of an asset or its partial removal which would effectively destroy the remainder of the site.

*Unknown:*

This is used when the location of the asset is unknown, but thought to be in the vicinity of the proposed works.

### 3.5 Data Management Plan

Archiving will be completed based on following task list;

1. Pro-formas: all cross referenced and scanned for digital archiving;
2. Photographic Metadata: cross-referenced with all pro-formas and completed in *Microsoft Excel*;

This data will then be used as the basis for the physical and digital dataset archives. Information from these will be used to compile the project report. The physical archive will be stored in a designated project folder and the location confirmed in the Trust project database; the digital dataset will be stored on a dedicated Trust server, with the location confirmed in the Trust project database via a specific hyperlink. External datasets for the HER and RCAHMW are as defined in the dissemination strategy below. De-selected digital data will be confirmed in an updated digital management plan appended to the final report.

A draft report will be submitted within one month of fieldwork completion and a final report will be submitted to the regional Historic Environment Record within six months of project completion. The report will include the following:

1. Front cover;
2. Inner cover;
3. Figures and Plates List;
4. Non-technical summary (Welsh/English);
5. Introduction;
6. Methodology;
  - i. Desk-based assessment;
  - ii. Field survey;
7. Results;
  - a. Desk based assessment;
    - i. Location and geological summary;
    - ii. Statutory and non-statutory designations;
    - iii. Environmental remains and soil morphology;
    - iv. Historical and archaeological background;
    - v. Cartographic evidence;
    - vi. Artefact potential;

- vii. Aerial photographs and LiDAR;
    - b. Field survey;
    - c. Gazetteer of features;
  - 8. Conclusions and recommendations;
    - a. Conclusion;
    - b. Table of sites and recommendations;
  - 9. Acknowledgements;
  - 10. Bibliography;
    - a. Primary sources;
    - b. Secondary sources;
  - 11. Figures; inc.:
    - location plan;
    - historic mapping;
    - location plan with identified features.
  - 12. Plates; inc.
    - Illustrative examples from the field survey
  - 13. Appendix I (approved written scheme of investigation);
  - 14. Appendix II (Sites listed on GAT Historic Environment Record);
  - 15. Appendix III (Definition of mitigation terms);
  - 16. Appendix IV (Photographic metadata - field survey);
- Back cover.

Illustrations will include plans of the location of the study area and archaeological sites. Historical maps, when appropriate and if copyright permissions allow, will be included.

On final approval, the following dissemination and archiving of the report and digital dataset will apply:

- A digital report(s) will be provided to the client and GAPS (draft report then final report);
- A digital report will be provided to the regional Historic Environment Record; this will be submitted within six months of project completion (final report only), along with a digital dataset comprising an Event PRN summary. The report and dataset will be submitted in accordance with the required standards set out in *Guidance for the*

*Submission of Data to the Welsh Historic Environment Records (HERs) (Version 1.1);*  
and

- A digital report and digital archive dataset will be provided to Royal Commission on Ancient and Historic Monuments, Wales (final report only), in accordance with the *RCAHMW Guidelines for Digital Archives Version 1*. The dataset will be prepared in the format required by RCAHMW and will include:
  - Photographic metadata (Microsoft Access);
  - Photographic archive (TIFF format);
  - Project Information form (Excel);
  - File Information form (Excel) – Microsoft Word report text final;
  - File Information form (Excel) – Photographic metadata (general);
  - File Information form (Excel) – Adobe PDF report final; and
  - File Information form (Excel) - Photographic metadata (detail).

### 3.6 Selection Strategy

As defined in *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (Chartered Institute for Archaeologists, 2020) section 3.3.1, a project specific selection strategy and data management plan should be prepared. In support of this, the Chartered Institute for Archaeologist (CIfA), have stated that it is “widely accepted that not all the records and materials collected or created during the course of an Archaeological Project require preservation in perpetuity. These records and materials constitute the Working Project Archive which will be subject to Selection, in order to establish what will be retained for long-term curation”. The aim of selection is to ensure that all the elements retained from the Working Project Archive for inclusion in the Archaeological Archive are appropriate to establish the significance of the project and support “future research, outreach, engagement, display and learning activities”. Selection should be “focused on selecting what is to be retained to support these future needs, rather than deciding what can be dispersed” and can be qualified by a selection strategy, which details the project-specific selection process, agreed by all parties (including GAPS, client and/or landowner), which will be applied to a Working Project Archive prior to its transfer into curatorial care as the Archaeological Archive.

The selection strategy will be confirmed in the assessment report and will take into account:

- The aims and objectives of the project.
- The brief and/or Written Scheme of Investigation (WSI).
- The Collecting Institution’s collection policy and/or deposition guidelines.
- Local and regional research frameworks.
- Relevant thematic or period specific research frameworks.
- The project’s Data Management Plan (DMP).
- Internal recording and reporting policies.
- Material-specific guidance documents.

The selection strategy pro-forma is included as [Appendix IV](#).

## **4 PERSONNEL**

The project will be managed by John Roberts, Principal Archaeologist GAT Contracts Section and completed by a GAT archaeologist who will have responsibility for, liaising with Castle Green Homes Ltd representatives and GAPS, and submitting the draft and final reports. The project manager will be responsible for reviewing and approving the report prior to submission.

## **5 HEALTH AND SAFETY**

The GAT senior archaeologist and project archaeologist(s) are CSCS certified. Any risks and hazards will be identified and mitigated before the start of the walkover survey via a submitted risk assessment. All GAT staff undertaking fieldwork for this assessment will be issued with required personal safety equipment, including high visibility jacket, steel toe-capped boots and hard hat (where applicable). All GAT fieldwork is undertaken in accordance with the Trust's Health and Safety Manual, Policy and Handbook (prepared by Ellis Whittam) and the Gwynedd Archaeological Trust Contingency plan for Covid-19.



## **6 INSURANCE**

### **6.1 Public/Products Liability**

Limit of Indemnity- £5,000,000 any one event in respect of Public Liability

INSURER Aviva Insurance Limited

POLICY TYPE Public Liability

POLICY NUMBER 24765101CHC/UN/000375

EXPIRY DATE 21/06/2023

### **6.2 Employers Liability**

Limit of Indemnity- £10,000,000 any one occurrence.

The cover has been issued on the insurers standard policy form and is subject to their usual terms and conditions. A copy of the policy wording is available on request.

INSURER Aviva Insurance Limited

POLICY TYPE Employers Liability

POLICY NUMBER 24765101 CHC / UN/000375

EXPIRY DATE 21/06/2023

### **6.3 Professional Indemnity**

Limit of Indemnity- £5,000,000 in respect of each and every claim

INSURER Hiscox Insurance Company Limited

POLICY TYPE Professional Indemnity

POLICY NUMBER 9446015

EXPIRY DATE 22/07/2023

## 7 SOURCES CONSULTED

1. Chartered Institute for Archaeologists, 2020, *Standard and guidance for historic environment desk-based assessment* (Chartered Institute for Archaeologists, 2020);
2. Chartered Institute for Archaeologists, 2020, *Standard and guidance for the collection, documentation, conservation and research of archaeological materials*
3. Chartered Institute for Archaeologists, 2020, *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*
4. Chartered Institute for Archaeologists, 2020, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*
5. English Heritage, 1991, *Management of Archaeological Projects (MAP2)*
6. *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) Version 2* (The Welsh Archaeological Trusts, 2022);
7. *Guidelines for digital archives* (Royal Commission on Ancient and Historic Monuments of Wales, 2015);
8. Historic England, 2015, *Management of Research Projects in the Historic Environment (MoRPHE)*
9. Royal Commission on Ancient and Historic Monuments of Wales, 2015, *Guidelines for digital archives*

## **FIGURE 01**

**The location of the proposed development (outlined red), 500m assessment buffer zone and known proximity assets. Scale 1 to 10000@A4.**

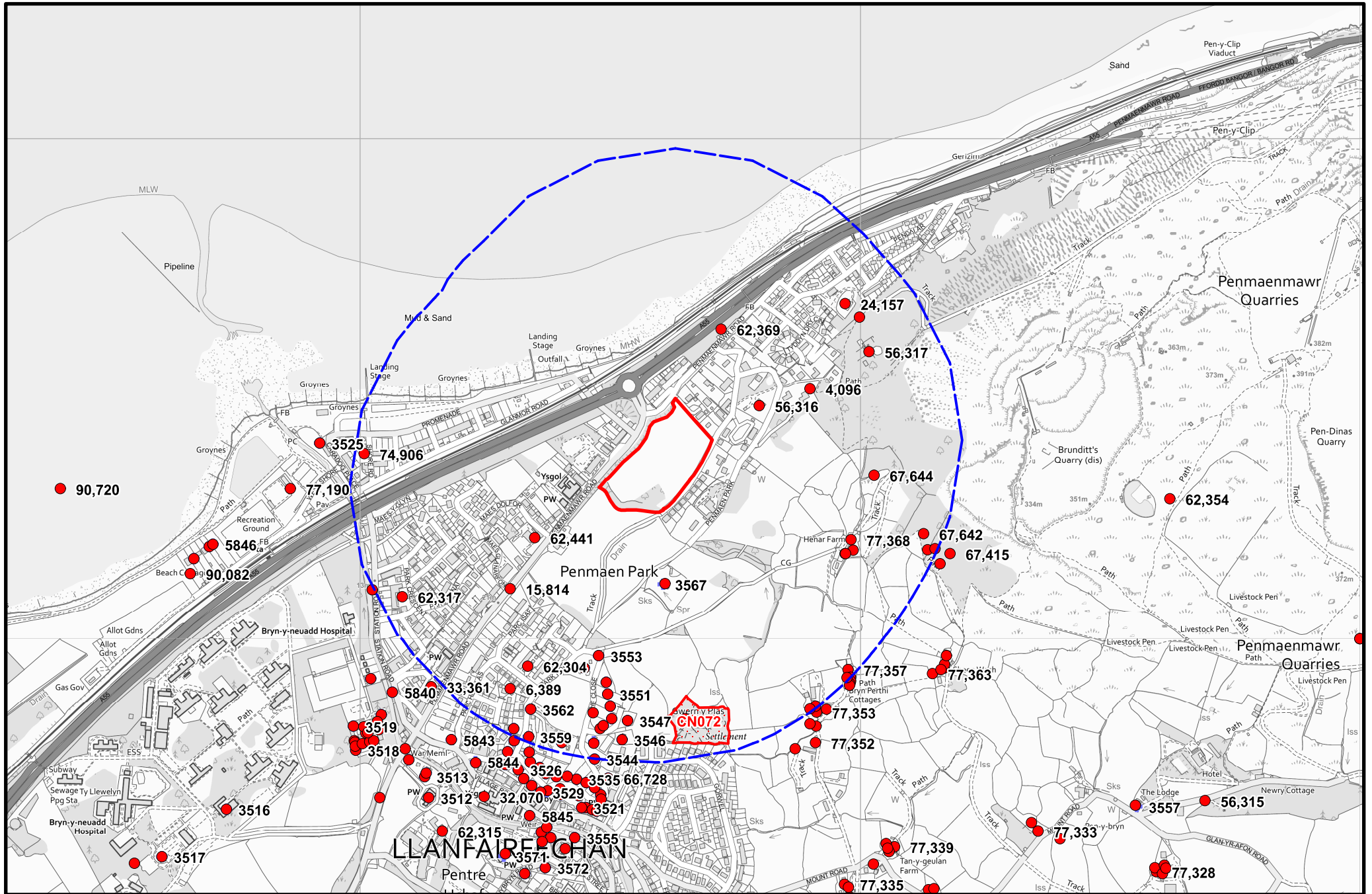
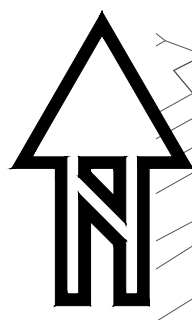


FIGURE 01: The location of the proposed development (outlined red), 500m assessment buffer zone and known proximity assets. Scale 1 to 10000@A4. Based on Ordnance Survey County Series Map Sheets SH57. Scale: 1 to 10,000@A4. © Crown copyright. All rights reserved. License number AL100020895.

**FIGURE 02**

**Reproduction of Castle Green Homes Ltd Drawing PRL-SP-01/RevD**





SCHEDULE OF ACCOMMODATION - PARCEL A				
HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
4P2B (Affordable)	2 Bed, 2 Storey, Semi-Detached	895 SQFT	7	12.73
SP3B (Affordable)	3 Bed, 2 Storey, Semi-Detached	1015 SQFT	3	5.45
Henley	3 Bed, 2 Storey	1040 SQFT	3	5.45
Bungalow - Split Level	3 Bed, 2 Storey	939 SQFT	8	14.55
Marlow - Split Level	3 Bed, 2 Storey	1240 SQFT	17	30.91
Beaumont	4 Bed, 2 Storey	1234 SQFT	6	9.09
Beaumont - Split Level	4 Bed, 2 Storey	1765 SQFT	12	21.82
<b>TOTAL</b>		<b>68372 SQFT</b>	<b>55</b>	
Gross Site Area	6.48 Acres	2.62 Hectares		
P.O.S	1.4 Acres	0.34 Hectares		
Undevelopable: SBR, Site Access & Drain Easement	0.28 Acres	0.11 Hectares		
Existing Landscaping	0.92 Acres	0.37 Hectares		
<b>NETT SITE AREA:</b>	<b>3.88 ACRES</b>	<b>1.57 HECTARES</b>		
Gross Density	8.49 Units/Acre	20.97 Units/Hectare		
<b>NETT DENSITY:</b>	<b>14.18 UNITS/ACRE</b>	<b>35.03 UNITS/HECTARE</b>		
Gross Footage:	10551.23 SQFT/Acre	2422.21 SQM/Hectare		
<b>NETT FOOTAGE:</b>	<b>17821.85 SQFT/ACRE</b>	<b>4045.33 SQM/HECTARE</b>		

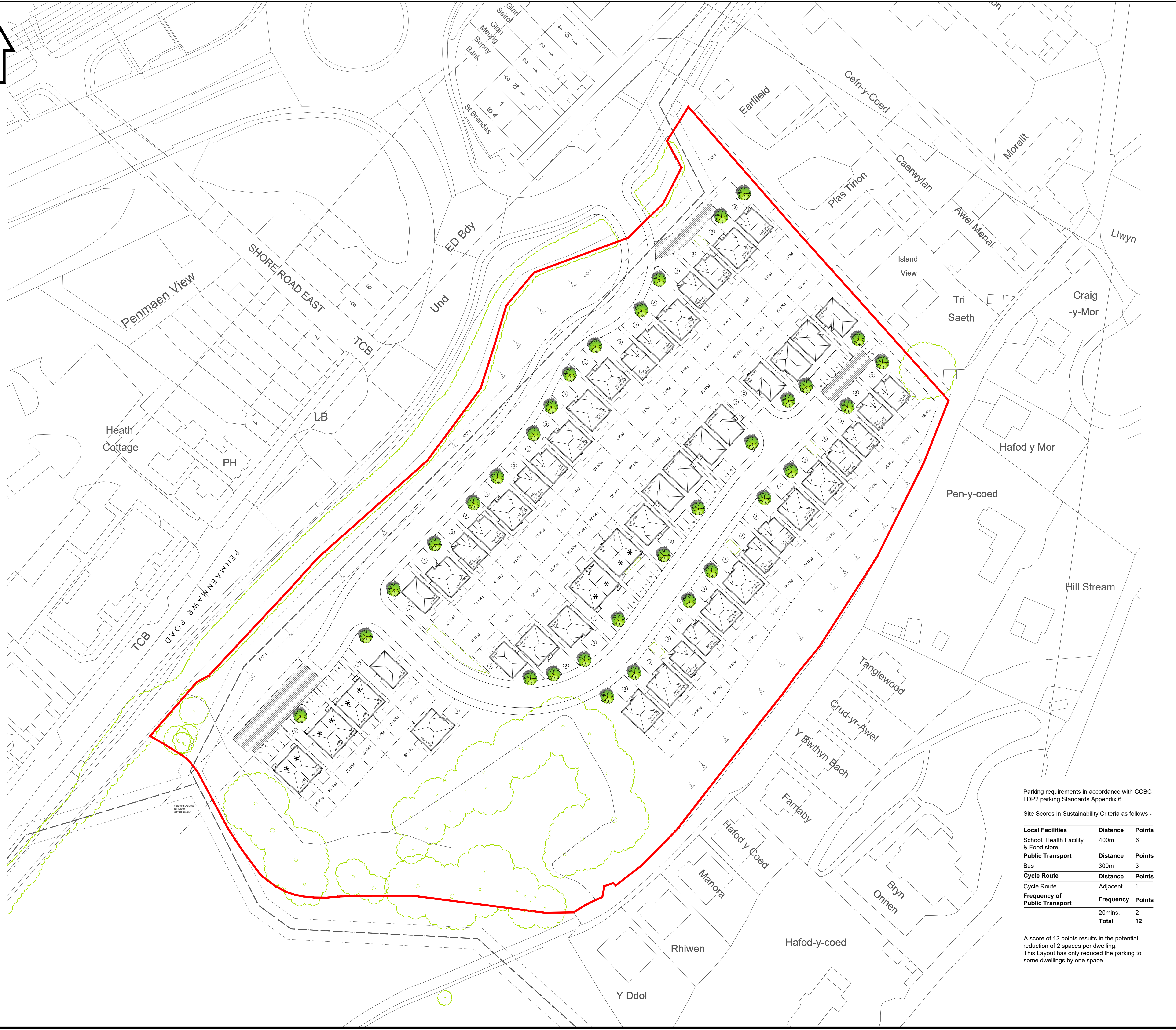
**Key:**

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Feature Junction
- Private Drive
- Indicative Landscaping
- Number of parking spaces proposed to Semi-Detached and Detached Dwellings
- Parking space allocation to Terraced Dwellings
- Knee rails to parking bays to Mid-Terraced Dwellings
- Existing Sewer & Easement
- Existing Water Main & Easement
- \* Affordable Housing

Rev:	Description:	Date:
A	General amendments to suit topography	10/01/20
B	Additional Land included	07/07/22
C	Amended following technical review	16/08/22
D	Amended following technical review	16/09/22

Castle Green,  
Unit 20,  
St. Asaph Business Park,  
St Asaph,  
Denbighshire. LL17 0LJ.  
Tel. 01745 536677

Site:	Penmaenmawr Road, Llanfairfechan		
Title:	Proposed Site Plan		
Scale:	1:500@A1	Date:	29.05.19
Ref:	PRL-SP-01	Rev:	D



Parking requirements in accordance with CCBC LDP2 parking Standards Appendix 6.

Site Scores in Sustainability Criteria as follows -

Local Facilities	Distance	Points
School, Health Facility & Food store	400m	6
Public Transport	Distance	Points
Bus	300m	3
Cycle Route	Distance	Points
Cycle Route	Adjacent	1
Frequency of Public Transport	Frequency	Points
	20mins.	2
<b>Total</b>		<b>12</b>

A score of 12 points results in the potential reduction of 2 spaces per dwelling. This Layout has only reduced the parking to some dwellings by one space.



## **APPENDIX I**

### **Gwynedd Archaeological Trust Basic Recording Pro-Forma**

YMDDIRIEDOLAETH ARCHAEOLEGOL GWYNEDD ARCHAEOLOGICAL TRUST

**BASIC RECORDING FORM**

*Project name*

*Project number*

*Feature name*

*Feature Number*

*NGR*

*Description*

*Recommendations for further assessment*

*Photographic record numbers*

*Digital*

*Visit date*

*Visit by*



## **APPENDIX II**

### **Gwynedd Archaeological Trust Photographic Metadata Pro-Forma**



## **APPENDIX III**

### **Gwynedd Archaeological Trust Selection Strategy**

# G2757\_Penmaenmawr\_Road\_Llanfairfechan

## 23/11/2022 v1.0

### Selection Strategy

## Project Information

### Project Management

<b>Project Manager</b>	John Roberts <a href="mailto:john.roberts@heneb.co.uk">john.roberts@heneb.co.uk</a>
<b>Archaeological Archive Manager</b>	John Roberts <a href="mailto:john.roberts@heneb.co.uk">john.roberts@heneb.co.uk</a>
<b>Organisation</b>	Gwynedd Archaeological Trust

<b>Stakeholders</b>		<b>Date Contacted</b>
<b>Collecting Institution(s)</b>	GAT Historic Environment Record	17/11/2022
	RCAHMW	On completion of Project Archive
<b>Project Assurance</b>	Tom Fildes, Gwynedd Archaeological Planning Service	23/11/2022
<b>Landowner / Developer</b>	<i>Castle Green Homes Ltd</i>	n/a

### Resources

#### Resources required

Describe the resources required to implement this Selection Strategy, particularly if unusual resources are required.

No unusual resources required outside of GAT normal operating equipment and personnel.

### Context

The full aims and objectives of this project are detailed in the project specific WSI.

Gwynedd Archaeological Trust (GAT) will be commissioned by Castle Green Homes Ltd to prepare a written scheme of investigation (WSI) for a Historic Asset Setting Impact Assessment in support of a proposed planning application for the erection of 55 residential dwellings and associated access, car parking and landscaping on land to the south of Penmaenmawr Road, Llanfairfechan, Conwy, LL33 0PH (NGR SH68597536; WSI Figure 01; WSI Figure 02). The proposed development area measures 2.62 ha and is located within a field of improved pasture on the southern side of Penmaenmawr Road. The

assessment will be undertaken in November 2022

Gwynedd Archaeological Trust. 2022. Land to The South of Penmaenmawr Road, Llanfairfechan, Conwy: Written Scheme of Investigation for A Desk Based Assessment. Project (G2757).



# 1 – Digital Data

## Stakeholders

John Roberts (GAT Principal Archaeologist)

## Selection

All digital data will be collected, stored and selected in lines with the Gwynedd Archaeological Trust (GAT) Data Management Plan located on GAT's servers (available on request).

Following the completion of the fieldwork, a working project archive will be created based on following task list;

1. Pro-formas: all cross referenced and complete;
2. Photographic Metadata: completed in *Microsoft Access* and cross-referenced with all pro-formas;

All relevant site archive data will be added to a digital project register specific to this project, which will be prepared in *Microsoft Excel*.

This data will be used as the basis for the physical and digital dataset archives. Information from these will be used to compile the project report. The physical archive will be stored in a designated project folder and the location confirmed in the Trust project database; the digital dataset will be stored on a dedicated Trust server, with the location confirmed in the Trust project database via a specific hyperlink. External datasets for the HER and RCAHMW are as defined in the dissemination strategy below. De-selected digital data will be confirmed in an updated digital management plan appended to the final report

## De-Selected Digital Data

It is envisaged that the de-selected material will be retained on the GAT servers for 2 years following the completion of the project at which point they will be reviewed and deleted as necessary in line with the GAT DMP.

## 2 – Documents

### Stakeholders

John Roberts – Principal Archaeologist, Gwynedd Archaeological Trust;  
Sean Derby – Historic Environment Record, Gwynedd Archaeological Trust;  
Gareth Edwards, *Head of Knowledge and Understanding, RCAHMW*

### Selection

- A digital report will be provided to the regional Historic Environment Record; this will be submitted within six months of project completion (final report only), along with a digital dataset comprising an Event PRN summary. The report and dataset will be submitted in accordance with the required standards set out in *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* (Version 1.1); and
- A digital report and digital archive dataset will be provided to Royal Commission on Ancient and Historic Monuments, Wales (final report only), in accordance with the *RCAHMW Guidelines for Digital Archives Version 1*. The dataset will be prepared in the format required by RCAHMW and will include:
  - Photographic metadata (Microsoft Access);
  - Photographic archive (TIFF format);
  - Project Information form (Excel);
  - File Information form (Excel) – Microsoft Word report text final;
  - File Information form (Excel) – Photographic metadata (general);
  - File Information form (Excel) – Adobe PDF report final; and
  - File Information form (Excel) - Photographic metadata (detail).

### De-Selected Documents

It is envisaged that the material de-selected from inclusion in the preserved archive will be duplicates or reproductions created during the analysis phase of the project. De-selected material will therefore either be retained to supplement GAT's research files or recycled.

## **APPENDIX II**

### **Gwynedd Archaeological Trust Photographic Metadata**

PHOTO RECORD NUMBER	PROJECT NAME	DESCRIPTION	VIEW FROM	SCALE(S)	CREATOR	DATE	ORIGINATING ORGANISATION	PLATE
G2756_001	Penmaenmawr_Road_Llanfairfechan	General view of field from the road to the north, showing sloping field	NNE	not used	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	1
G2756_002	Penmaenmawr_Road_Llanfairfechan	View of rough asphalt track at site entrance	SE	1x1m	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	2
G2756_003	Penmaenmawr_Road_Llanfairfechan	General view from the southern end of the field (on rock outcrop) showing the extent of the slope	S	not used	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	3
G2756_004	Penmaenmawr_Road_Llanfairfechan	General view across the field from the SE corner	SE	not used	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	4
G2756_005	Penmaenmawr_Road_Llanfairfechan	View along the southern boundary of the field	SE	not used	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	5
G2756_006	Penmaenmawr_Road_Llanfairfechan	View of an erosion scar in the raised ground against the southern boundary of the site	N	1x1m	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	6
G2756_007	Penmaenmawr_Road_Llanfairfechan	Possible small clearance cairn near the SE end of the site	N	1x1m	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	7
G2756_008	Penmaenmawr_Road_Llanfairfechan	View of modern sheep drinking trough with bathtub against southern boundary of site. Some remnant of Penrhyn slate fencing	N	1x1m	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	8
G2756_009	Penmaenmawr_Road_Llanfairfechan	View of slate slab fencing against the southern boundary of the site (19th C)	NE	1x1m	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	9
G2756_010	Penmaenmawr_Road_Llanfairfechan	General view of copse of old trees in SW corner of the site	SE	not used	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	10



PHOTO RECORD NUMBER	PROJECT NAME	DESCRIPTION	VIEW FROM	SCALE(S)	CREATOR	DATE	ORIGINATING ORGANISATION	PLATE
G2756_011	Penmaenmawr_Road_Llanfairfechan	General view down the slope in the tree copse area to the west of the field	SSW	1x1m	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	11
G2756_012	Penmaenmawr_Road_Llanfairfechan	View along the improved stream channel within the copse in the western side of the field	NW	1x1m	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	12
G2756_013	Penmaenmawr_Road_Llanfairfechan	View down the drainage channel/stream, showing some culverting	S	1x1m	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	13
G2756_014	Penmaenmawr_Road_Llanfairfechan	View along the clawdd on the eastern bank of the drainage ditch/small stream	NW	1x1m	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	14
G2756_015	Penmaenmawr_Road_Llanfairfechan	View along cut drainage channel showing the deep channel	S	1x1m	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	15
G2756_016	Penmaenmawr_Road_Llanfairfechan	View of modern culvert on the north boundary of the stream with the road	S	1x1m	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	16
G2756_017	Penmaenmawr_Road_Llanfairfechan	View of 1990's northern field boundary	NW	1x1m	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	17
G2756_018	Penmaenmawr_Road_Llanfairfechan	View of modern pipe on mid terrace slope of field	E	1x1m	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	18
G2756_019	Penmaenmawr_Road_Llanfairfechan	View of tree copse and stream	NE	not used	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	19
G2756_020	Penmaenmawr_Road_Llanfairfechan	General view of tree along the line of the former field boundary	S	not used	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	20

PHOTO RECORD NUMBER	PROJECT NAME	DESCRIPTION	VIEW FROM	SCALE(S)	CREATOR	DATE	ORIGINATING ORGANISATION	PLATE
G2756_021	Penmaenmawr_Road_Llanfairfechan	View along the former field boundary showing the earthwork line and lone surviving tree	NE	not used	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	21
G2756_022	Penmaenmawr_Road_Llanfairfechan	General view showing the extent of the sloping field	SW	not used	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	22
G2756_023	Penmaenmawr_Road_Llanfairfechan	General view along the western boundary of the field	SW	not used	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	23
G2756_024	Penmaenmawr_Road_Llanfairfechan	View showing the line of the former field boundary	N	not used	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	24
G2756_025	Penmaenmawr_Road_Llanfairfechan	General view of field	E	not used	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	25
G2756_026	Penmaenmawr_Road_Llanfairfechan	General view of boundary wall on the east side of the field	W	not used	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	26
G2757_027	Penmaenmawr_Road_Llanfairfechan	View of wall abutting the tree on the east side of the field	NW	not used	Robert Evans	08/12/2022	Gwynedd Archaeological Trust	27

## **APPENDIX III**

### **Asset Table**

Asset Number	PRN	NPRN	Sitename	NGR	Status	Status Reference	Status Grade	Class	Site type	Period
1	97049	0	Pits, Possible, Glynllifon	SH4586655697	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Monument (By Form); Unassigned	Natural Feature; Pit	Unknown
2	97036	0	Field Boundary, Glynllifon	SH4585255693	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Monument (By Form)	Field Boundary	Post Medieval
3	97046	0	Ditch, Glynllifon	SH4585955758	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Monument (By Form)	Feature	Unknown
4	97045	0	Field Drains, Glynllifon	SH4580555696	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Monument (By Form)	Ditch	Post Medieval
5	62441	0	Llanfairfechan (Town Centre)	SH6834975202	Conservation Area			Multiperiod Landscape	Multiperiod Landscape	Multiperiod
6	15814	0	Farm Office, Former, College Farm, Glynllifon	SH683751	Historic Landscape Character Area	HLW (Gw) 12 / HLCA 2011		Multiperiod Landscape	Multiperiod Landscape	Multiperiod
7	0	301624	Wern Isaf; Rose Briars, Garden, Llanfairfechan	SH6863275094	Registered Parks And Gardens	PGW (Gd) 9 (CON)		Cottage Garden	Cottage Garden	Post Medieval
8	11575	17037	Wern Isaf; Rosebriars, Llanfairfechan	SH6861075110	Listed Building	3567	II*	House	House	Post Medieval
9	0	0	Wern Isaf (Rose Briars) Garden (Essential Setting)	SH4580755529	Registered Parks And Gardens	PGW (Gd) 9 (CON)		COTTAGE GARDEN	Post Medieval Landscape	Post Medieval
10	97059	0	Drainage ditches, Glynllifon	SH4581955732	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Water Supply & Drainage	Drainage Ditch	Unknown
11	97043	0	Ditch, Possible, Glynllifon	SH4578455702	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Monument (By Form)	Ditch	Unknown
12	97060	0	Field Drains, Glynllifon	SH4578955718	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Water Supply & Drainage	Field Drain	Unknown
13	97037	0	Field Boundary, Glynllifon	SH4579455727	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Monument (By Form)	Field Boundary	Post Medieval
14	97058	0	Field Drains, Glynllifon	SH4578855748	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Water Supply & Drainage	Field Drain	Unknown
15	97056	0	Tree bole, Glynllifon	SH4581155772	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Unassigned	Pit	Unknown
16	97057	0	Drainage Ditch, Glynllifon	SH4576255771	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Water Supply & Drainage	Drainage Ditch	Unknown
17	97048	0	Pits, Possible, Glynllifon	SH4573155720	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Monument (By Form); Unassigned	Natural Feature; Pit	Unknown
18	15813	0	Penmaenmawr Quarry	SH703756	Historic Landscape Character Area	HLW (Gw) 12 / HLCA 2010		MULTIPERIOD LANDSCAPE	MULTIPERIOD LANDSCAPE	MULTIPERIOD
19	97038	0	Field Boundary, Possible, Glynllifon	SH4575855695	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Monument (By Form)	Field Boundary	Post Medieval
20	97055	0	Field Drain, Glynllifon	SH4578255644	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Water Supply & Drainage	Drain	Post Medieval
21	97039	0	Field Boundary, Possible, Glynllifon	SH4579355627	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Monument (By Form)	Field Boundary	Post Medieval
22	97061	0	Field Drain, Glynllifon	SH4578255629	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Water Supply & Drainage	Field Drain	Unknown
23	97044	0	Ditch, Possible, Glynllifon	SH4574155647	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Monument (By Form)	Ditch	Unknown
24	97047	0	Pits, Possible, Glynllifon	SH4572555661	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Monument (By Form); Unassigned	Natural Feature; Pit	Unknown



Asset Number	PRN	NPRN	Sitename	NGR	Status	Status Reference	Status Grade	Class	Site type	Period
25	31006	0	Plantation, Glynllifon	SH45685570	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Agriculture & Subsistence	Plantation	Modern
26	64093	0	Fountain pool including iron pipe in Coedy Terrace wood south-west of the Farm	SH4578455481	Listed Building	20503	II	Gardens, Parks & Urban Spaces	Fountain	Post Medieval
27	15815	0	Fieldscape Around Gerlan	SH694746	Historic Landscape Character Area	HLW (Gw) 12 / HLCA 2010		Multiperiod Landscape	Multiperiod Landscape	Multiperiod
28	64140	0	Footbridge over Afon Llifon to east of house	SH4581855347	Listed Building	20471	II	Transport	Bridge	Post Medieval
29	25825	0	Weir III, Glynllifon	SH45845534	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I		Weir	
30	11173	0	Mill Folly Grotto, Glynllifon	SH4589055320	Listed Building	20472	II	Gardens, Parks & Urban Spaces	Grotto	Post Medieval
31	25826	0	Weir IV, Glynllifon	SH45905533	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I		Weir	
32	25828	405556	Icehouses, Glynllifon	SH4591155307	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Gardens, Parks & Urban Spaces	Icehouse	
33	255	95312	Hut Group, Gwern y Plas, Llanfairfechan	SH68657484	Scheduled Monument	CN072		Roman Settlement	Roman Settlement	Roman
34	66749	407664	Carreg Llwyd	SH6853574836	Listed Building	3547	II	Modern House	Modern House	Modern
35	66743	96649	Acorn Cottage	SH6852474798	Listed Building	3546	II	Modern House	Modern House	Modern
36	66742	406860	Ael Y Gwynt	SH6846774791	Listed Building	3545	II	Modern House	Modern House	Modern
37	64100	0	Western Cavern north of the path near main east vista fountain	SH4591755381	Listed Building	20486	II	Monument	Cave	Post Medieval
38	66712	411859	Hillcrest	SH6848674826	Listed Building	3548	II	Modern House	Modern House	Modern
39	66694	0	Grey Gables	SH6850374840	Listed Building	3549	II	Modern House	Modern House	Modern
40	62440	0	Llanfairfechan (The Close)	SH6846674852	Conservation Area			Multiperiod Landscape	Multiperiod Landscape	Multiperiod
41	66740	411860	Dwyfor	SH6850074865	Listed Building	3550	II	Modern House	Modern House	Modern
42	66692	407691	Greenhills, The Close	SH6849574889	Listed Building	3551	II	Modern House	Modern House	Modern
43	66696	413201	Neuadd Wen	SH6849274913	Listed Building	3552	II	Modern House	Modern House	Modern
44	66727	0	Slate Fence Opposite Northeast Corner of Beamsmoor	SH6847774966	Listed Building	3553	II	Post Medieval Fence	Post Medieval Fence	Post Medieval
45	66737	470	Beamsmoor,	SH6844874941	Listed Building	3563	II	Modern House	Modern House	Modern
46	66724	23250	Preswylfa	SH6840374792	Listed Building	3561	II	Modern House	Modern House	Modern
47	66711	0	Oval Feature, Glynllifon	SH4598555731	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Unassigned	Archaeological Feature	Unknown
48	97051	0	Oval Feature, Glynllifon	SH4594955752	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Unassigned	Archaeological Feature	Unknown
49	97035	0	Field Boundary, Glynllifon	SH4590555753	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Monument (By Form)	Field Boundary	Post Medieval
50	64109	0	Ionic Column on former East Drive	SH4595355405	Listed Building	20499	II	Gardens, Parks & Urban Spaces	Column	Post Medieval
51	64154	0	Eastern Cavern north of the path near main east vista fountain	SH4596555378	Listed Building	20485	II	Monument	Cave	Post Medieval
52	64102	0	Fountain at end of east vista	SH4597055353	Listed Building	20476	II	Gardens, Parks & Urban Spaces	Fountain	Post Medieval
53	64115	0	Cascade at Glynllifon	SH4597255332	Listed Building	20474	II	Water Supply & Drainage	Cascade	Post Medieval

Asset Number	PRN	NPRN	Sitename	NGR	Status	Status Reference	Status Grade	Class	Site type	Period
54	25827	0	Weir V, Glynllifon	SH45995535	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I		Weir	
55	97053	0	Oval Feature, Glynllifon	SH4588055678	Registered Parks & Gardens	PGW (Gd) 39 (GWY)	I	Unassigned	Archaeological Feature	Unknown
56	100395		Slate Slab and Wire Fence	SH68657531 C					Fence	19 <sup>th</sup> century
57	100396		Stone Boundary Wall	SH68667543 C					Wall	Circa 1900
58	100397		Relict Boundary	SH68607536 C					Relict Clawdd (Former Field Boundary)	Mid 1800's
59	100398		Landscaped Copse of Trees with a watercourse	SH68577528 C					Natural Feature	Unknown

## **APPENDIX IV**

### **Gwynedd Archaeological Trust Selection Strategy**

# G2757\_Penmaenmawr\_Road\_Llanfairfechan

## 09/12/2022 v2.0

### Selection Strategy

## Project Information

### Project Management

<b>Project Manager</b>	John Roberts <a href="mailto:john.roberts@heneb.co.uk">john.roberts @heneb.co.uk</a>	
<b>Archaeological Archive Manager</b>	John Roberts <a href="mailto:john.roberts@heneb.co.uk">john.roberts @heneb.co.uk</a>	
<b>Organisation</b>	Gwynedd Archaeological Trust	
<b>Stakeholders</b>		<b>Date Contacted</b>
<b>Collecting Institution(s)</b>	GAT Historic Environment Record	17/11/2022
	RCAHMW	On completion of Project Archive
<b>Project Assurance</b>	Tom Fildes, Gwynedd Archaeological, Gwynedd Archaeological Planning Service	23/11/2022
<b>Landowner / Developer</b>	FI Real Estate Management	n/a

### Resources

#### Resources required

Describe the resources required to implement this Selection Strategy, particularly if unusual resources are required.

No unusual resources required outside of GAT normal operating equipment and personnel.

### Context

The full aims and objectives of this project are detailed in the project specific WSI.

Gwynedd Archaeological Trust was commissioned by Castle Green Homes Ltd to undertake a Desk Based Assessment in support of a proposed planning application for the erection of 55 residential dwellings and associated access, car parking and landscaping on land to the south of Penmaenmawr Road, Llanfairfechan, Conwy, LL33 0PH (NGR SH68597536; WSI Figure 01; WSI Figure 02). The proposed development area measured 2.62 ha and was located within a field of improved pasture on the



southern side of Penmaenmawr Road. The assessment was undertaken in November 2022

Gwynedd Archaeological Trust. 2022. Land to The South of Penmaenmawr Road, Llanfairfechan, Conwy: Written Scheme of Investigation for a Desk Based Assessment. Project (G2757).

# 1 – Digital Data

## Stakeholders

John Roberts (GAT Principal Archaeologist)

## Selection

All digital data has been collected, stored and selected in lines with the Gwynedd Archaeological Trust (GAT) Data Management Plan located on GAT's servers (available on request).

Following the completion of the fieldwork, a working project archive has been created based on following task list;

1. Pro-formas: all cross referenced and complete;
2. Photographic Metadata: completed in *Microsoft Access* and cross-referenced with all pro-formas;

All relevant site archive data has been added to a digital project register specific to this project, which has been prepared in *Microsoft Excel*.

This data has been used as the basis for the physical and digital dataset archives. Information from these has been used to compile the project report. The physical archive has been stored in a designated project folder and the location confirmed in the Trust project database; the digital dataset has been stored on a dedicated Trust server, with the location confirmed in the Trust project database via a specific hyperlink. External datasets for the HER and RCAHMW are as defined in the dissemination strategy below. De-selected digital data has been confirmed in an updated digital management plan appended to the final report

## De-Selected Digital Data

The de-selected material will be retained on the GAT servers for 2 years following the completion of the project at which point they will be reviewed and deleted as necessary in line with the GAT DMP.

## 2 – Documents

### Stakeholders

John Roberts – Principal Archaeologist, Gwynedd Archaeological Trust;  
Sean Derby – Historic Environment Record, Gwynedd Archaeological Trust;  
Gareth Edwards, *Head of Knowledge and Understanding, RCAHMMW*

### Selection

- A digital report has been provided to the regional Historic Environment Record, along with a digital dataset comprising an Event PRN summary. The report and dataset have been submitted in accordance with the required standards set out in *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) (Version 2)*; and
- A digital report and digital archive dataset have been provided to Royal Commission on Ancient and Historic Monuments, Wales (final report only), in accordance with the *RCAHMMW Guidelines for Digital Archives Version 1*. The dataset has been prepared in the format required by RCAHMMW and includes:
  - Photographic metadata (Microsoft Access);
  - Photographic archive (TIFF format);
  - Project Information form (Excel);
  - File Information form (Excel) – Microsoft Word report text final;
  - File Information form (Excel) – Photographic metadata (general);
  - File Information form (Excel) – Adobe PDF report final; and
  - File Information form (Excel) - Photographic metadata (detail).

### De-Selected Documents

No deselected documents



Gwynedd Archaeological Trust  
Ymddiriedolaeth Archaeolegol Gwynedd

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