

TIR YN TYN YR ARDD, CONWY

LAND AT TYN YR ARDD, CONWY

BRIFF GWYLIO ARCHAEOLOEGOL/  
ARCHAEOLOGICAL WATCHING BRIEF



Ymddiriedolaeth Archaeolegol Gwynedd  
Gwynedd Archaeological Trust

TIR YN TYN YR ARDD, CONWY

LAND AT TYN YR ARDD, CONWY

Briff Gwyllo Archeolegol / Archaeological Watching Brief

Yr Amgylchedd Hanesyddol yn Cofnodi Prif Gyfeirnod /  
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Ysgrifenydd gan / Written by: Carol Ryan Young




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Golygfa ar draws y safle i waliau'r castell a'r dref / View across site to castle and town walls (archive reference: G2621\_060).

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Figure 03: Ordnance Survey Caernarvonshire County Series 6 inch map 1<sup>st</sup> Edition of 1888, sheet IV.SE; scale 1:2500@A4.

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## **CRYNODEB ANNHECHNEGOL**

Yn 2020-2021, gofynnodd Pensaernïaeth yr Undeb i Ymddiriedolaeth Archeolegol Gwynedd (GAT) ymgymryd â briff gwylio archeolegol yn ystod gwaith dymchwel ac adeiladu ar gyfer datblygiad preswyl ar dir yn Ty'n Yr Ardd, Ffordd St Agnes. Cafodd cloddio nifer o ardaloedd yn yr ardal ddatblygu ei fonitro yn ystod y briff gwylio gan gynnwys y ffos sylfaen ar gyfer wal newydd, cloddio ar gyfer tanc septig a gwely cyrs cysylltiedig, swmp dŵr / socian, llain uwchbridd gyffredinol ar draws y gogledd orllewin. rhan o'r llain a chloddio sylfeini ar gyfer yr annedd newydd.

Ni ddaethpwyd o hyd i unrhyw olion archeolegol a oedd yn dyddio cyn y 19eg Ganrif. Mae'n bosibl bod nodweddion cynharach, yn enwedig ar hyd ffin y gogledd orllewin, wedi'u dinistrio wrth adeiladu'r adeiladau gwreiddiol. Efallai bod defnyddio'r safle fel gardd farchnad wedi dinistrio nodweddion cynharach mewn mannau eraill er y credir bod hyn yn annhebygol oherwydd dyfnder yr uwchbridd ar y safle.

## **NON TECH SUMMARY**

In 2020-2021, Gwynedd Archaeological Trust (GAT) were asked by *Union Architecture* to undertake an archaeological watching brief during demolition and construction works for a residential development on land at Ty'n Yr Ardd, St Agnes Road. The excavation of a number of areas within the development area were monitored during the watching brief including the foundation trench for a new wall, excavation for a septic tank and associated reed bed, a water sump/soakaway, a general topsoil strip across the north western section of the plot and the excavation of footings for the new dwelling.

No archaeological remains were encountered that pre dated the 19<sup>th</sup> Century. It is possible that earlier features, particularly along the north western boundary were destroyed during the construction of the original buildings. The use of the site as a market garden may have destroyed earlier features elsewhere though this is thought unlikely due to the depth of topsoil on the site.

# 1 INTRODUCTION

Gwynedd Archaeological Trust (GAT) were asked by *Union Architecture* to undertake an archaeological watching brief during demolition and construction works for a residential development on land at Ty'n Yr Ardd, St Agnes Road Conwy LL32 8RY (NGR SH7784777412; Figure 01). The development involved the demolition of an existing 19<sup>th</sup> century dwelling and outbuilding and the construction of a new dwelling with associated vehicular access and car-parking at the 0.145ha site. The watching brief monitored all groundworks that were within potential archaeological deposits during the construction phases of the works.

The watching brief was completed in accordance with the following guidance:

- *Guidelines for digital archives* (RCAHMMW 2015).
- *Historic Environment Record (HER) Guidelines for Archaeological Contractors* (Version 1.3; draft) (Gwynedd Archaeological Trust 2014);
- *Management of Archaeological Projects* (English Heritage, 1991);
- *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Historic England, 2015);
- *Planning Policy Wales* (Welsh Government 2018);
- *Standard and Guidance for Archaeological Watching Brief* (Chartered Institute for Archaeologists, 2014); and
- *Technical Advice Note (TAN) 24: The Historic Environment* (Welsh Government 2017).

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 and a member of the Federation of Archaeological Managers and Employers (FAME).



## **1.1 Fieldwork Aims and Objectives**

The watching brief monitored all demolition and construction related groundworks that were within potential archaeological deposits. The key aims and objectives of the watching brief were to:

- identify and record any archaeological remains encountered during the demolition and construction works;
- establish the date and nature of any archaeological remains identified and assess the implications for understanding the historical development of the area in conjunction with the known archaeological record; and
- if no archaeological activity is identified, establish why this may be the case.

## **1.2 Archaeological and Historical Background**

The development site is located 40m to the south of the Grade I Listed (LB3233) Conwy Town Walls Scheduled Monument (CN014) and the Conwy Castle and Town Walls World Heritage Site (WHS 01122009 (ID3)). It lies within the Essential Setting of the World Heritage Site and is bounded by the Conwy Conservation Area to the north.

It is located just outside of the 13<sup>th</sup> century town walls on a historic routeway that leads to the Upper Gate, originally the primary landward entrance to the walled town (Ashbee 2007, 53). A watching brief was carried out by Gwynedd Archaeological Trust in 2002 on the demolition and subsequent landscaping of the site of the former Cadnant School on land immediately to the north of the development. The watching brief showed that the upper part of the school site, the location of the main school buildings and adjacent to the development site, had deep foundations and other parts had been heavily landscaped with terraces of made ground so that no pre-20<sup>th</sup> century features were identified (Smith 2002, 3).

The Ordnance Survey 25 Inch Map Series First Edition (1889), Second Edition (1900) and Third Edition (1913) (Caernarvonshire IV.12) show that the landscaping associated with the school site to the north did not extend to the development site which is occupied by buildings along the roadside, and in its north eastern corner, from at least the late 19<sup>th</sup> century onwards. Prior to these maps, the 1848 Conway Parish Tithe Award map suggests the development area was utilised as agricultural land. Smith suggests the area would also have been open fields prior before the construction of the Town Wall, with settlement at Conwy at

that point clustered around the Abbey on the St Mary's church site in the centre of the present town (Smith 2002, 4).

## 2 METHODOLOGY

In line with the Gwynedd Archaeological Trust 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 the HER and followed the guidance set out in Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) (The Welsh Archaeological Trusts, 2018). The Gwynedd HER Enquiry number for this project is GATHER1128 and the EVENT PRN is 45443.

An archaeological watching brief is defined by the Chartered Institute for Archaeologists as a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive (ClfA, 2014). The principal contractor for the works is Dylan Evans Building Contractors and the watching brief was undertaken between the 9<sup>th</sup> November 2020 and the 23<sup>rd</sup> March 2021.

The archaeological watching brief did not monitor the above ground demolition of the existing building at Ty'n Yr Ardd but did monitor the elements of the demolition works that could have disturbed archaeological deposits and any ground disturbance associated with the construction works for the new dwelling and associated parking. A tracked excavator fitted with a toothless ditching bucket was used during the groundworks, which were monitored to the limit of excavation defined as either an archaeological horizon; the specific groundworks dig depth or the glacial horizon, whichever was encountered first.

- During the watching brief all attendances and any identified features were recorded using GAT watching brief pro-formas.
- Photographic images were taken using a digital SLR (Nikon D3100) camera set to maximum resolution (4608 × 3072 14 effective megapixels) in RAW format and converted to TIFF format for archiving using *Adobe Photoshop*. A photographic record was maintained on site using GAT pro-formas and digitised in *Microsoft Access* as part of the fieldwork archive and dissemination process. A total of 68 images were taken (archive numbering system G2621\_001 to G2621\_068; cf. [Appendix II](#)).

A full project archive has been prepared and the following dissemination applied during final archiving:

- A digital report has been provided to the client and GAPS (draft report then final report);
- A digital report has been provided to the regional Historic Environment Record, Gwynedd Archaeological Trust, along with an event summary, in accordance with *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* (Version 1.1); and
- A digital report and digital archive dataset has been prepared for submission to the Royal Commission on Ancient and Historic Monuments, Wales, in accordance with the *RCAHMW Guidelines for Digital Archives Version 1*. The dataset was 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).

## 3 RESULTS

### 3.1 Introduction

A brief examination of the tithe map and apportionment for Conwy reveals that in 1848 the land, then named Cae Porth (Field Number 42), was owned by Sir Richard Williams Bulkeley (Baronet) and was occupied by Edward Jones (National Library of Wales, 2021). The plot was also substantially larger encompassing the current plot and the adjacent plot to the south east and was probably used for agricultural purposes. No buildings were noted on the tithe map.

A survey of Cae Porth was undertaken in 1875 and a map of this survey is included in the current deeds and was kindly shared with the author by Gordon Ramsden. This revealed the plot now belonged to Peter Roberts and covered a similar area to that seen on the tithe map, bordering the churchyard and cemetery to the south east (Figure 02). Two buildings can be seen at the north west end of the plot adjacent to the road.

Examining the Ordnance Survey 6-inch to the mile and 25 inch to the mile historic mapping for the area (Caernarvonshire IV.SE and Caernarvonshire IV.12 respectively) reveals how the large plot was systematically subdivided over the years. The First Edition 6 inch published in 1888 shows the buildings from the 1875 map still extant but boundaries have been added around the south western building adjacent to St Agnes' Church and along the northern boundary with Conway College (Figure 03).

The Second Edition 25 inch (published 1900) shows the plot subdivided further (Figure 04). The plot as seen today is divided down the middle into two separate areas and additional buildings are situated on the northern and western boundaries. This arrangement is also seen on the second map included with the deeds, the southern most plot labelled Tyn-y-Ardd and the northern most retaining the name Cae Porth (Figure 05). This arrangement is also seen on the Third Edition (published 1915) and all subsequent editions up to 1953. On the Third and later editions of the 6 inch map the street name is Upper Gyffin Road rather St Agnes' Road. On the Third Edition 25 inch map (published 1913) the northern most buildings are labelled 'Smithy' (Figure 06). Other historic maps were examined online through the National Library of Scotland website which showed the Tyn-yr-Ardd and Cae Porth plots amalgamated by the Ordnance Survey map (sheet SH77NE-A) published in 1964. The road is also named St Agnes' Road by this time.

The LiDAR DTM and DSM data for the area was examined online using the Welsh Government Lle Geoportal. Some linear features can be seen on both the digital surface model and the digital terrain model, probably field divisions pre dating the tithe map. These features lie outside of the current development area.

### **3.2 Wall**

A foundation trench approximately 20m in length, 1.3m wide and between 0.9m and 1.26m deep was excavated in order for the northern most section of boundary wall to be relocated. Demolition material from previous buildings in the area was evident adjacent to the wall as was a concrete slab previously used for parking (Plate 01). Adjacent to the concrete slab were the remnants of a shed with a brick floor (Plate 02).

Under the concrete slab were two layers of redeposited natural, a compacted yellow gravelly clay with some charcoal inclusions and an orange/red slightly sandy clay. These layers overlay the natural, a yellowish/light grey clay with occasional sub angular and sub rounded stone inclusions. The brick floor appears to have been laid of a thin layer (0.02m) of coke, which was observed throughout the area with patches of lime mortar noted between and under the bricks (Plate 03). Underlying the coke and lime mortar was the natural clay. In the south western part of the trench a silty greyish brown clay with demolition and root material throughout overlay the natural clay and a large soakaway filled with shale (Plate 04).

The area adjacent to the wall appears to have been extensively changed with no archaeology evident in the area.

### **3.3 Septic Tank and Reed Bed**

A trench 12m in length, 3m wide and 0.9m deep was excavated for the septic tank and associated reed bed. A dark brown clayey silt topsoil with rare stone inclusions and root material, depth 0.34m, overlay a light brown/orange silty clay subsoil with rare stone and cobble inclusions to a depth of 0.79m below ground level. Below the subsoil was a yellow/orange sandy clay with frequent stone and cobble inclusions (Plate 05). No archaeology was noted in the area.

### **3.4 Water Sump/Soakaway**

An 10m by 10m area was excavated to natural in preparation for a water sump/soakaway for rainwater runoff from the roof of the house. Three small pits, an animal burial, a linear land drain and a modern test pit were noted within the area.

The three small pits all contained 19<sup>th</sup> and 20<sup>th</sup> Century glass ceramic and occasional pieces of metal (Plates 06-08) including an intact Garton's HP Sauce bottle. This bottle probably dates to somewhere between 1895 and 1910 as Fredrick Garton sold the rights for HP sauce in 1899 but his name stayed on the bottle for a number of years after the sale. A number of bones, probably canine in origin, were found within the topsoil and were probably a pet burial.

The linear land drain ran NE-SW across the excavation and contained a moderate amount of stone, 20<sup>th</sup> Century ceramic and glass (Plate 09). This was possibly related to the use of the plot as a market garden during the 20<sup>th</sup> Century. A modern test pit was also found within the area that looked to have been machine excavated relatively recently as it is clearly cut from the current ground level. A test pit was excavated in this area for porosity testing in April/May 2020 (pers comms Gordon Ramsden).

### **3.5 House Footprint and Construction Area**

The development area encompassing the new house foundations and an area for construction material and equipment storage was initially cleared of vegetation and rubbish (Plate 10) in advance of a topsoil strip across the area. The footprint of an old greenhouse could be seen in the area of the new house plot (Plate 11). The topsoil strip on the south western side of the area removed c.0.50m of dark brown clayey silt with rare stone and cobble inclusions underlying which was a light brown/orange silty clay subsoil with rare stone and cobble inclusions (Plate 12). 19<sup>th</sup> and 20<sup>th</sup> Century material was noted in both the topsoil and the subsoil.

A irregularly shaped possible pit cutting the subsoil was investigated but proved to be modern disturbance, with 20<sup>th</sup> Century plastic, glass and ceramic found throughout the fill. Removal of material within the old greenhouse footprint revealed brick walls topped in places with cement blocks that survived to between 0.3m and 0.7m in height. Occasional pieces of slate were noted within the material removed from within the building footprint which could possibly be the remains of a floor, nothing remained in situ however (Plate 13).

The topsoil strip in the north eastern part of the site was straight onto the natural yellow sandy clay at a depth of c.0.4m below ground level (Plate 14). The area adjacent to and under the old house was also reduced to formation level. Under the old house a 0.95m thick layer of dumped material dating to the 19<sup>th</sup> and 20<sup>th</sup> Century within a mid brown/grey silty

matrix was found mixed with demolition material. This layer sat directly on the natural (Plate 15). The remnants of a stone retaining wall could be seen in this area (Plate 16) suggesting that extensive landscaping took place prior to the construction of the original house in order to create a platform to build on.

The footings for the new building were monitored where they cut through the remaining subsoil in the south western area of site (Plates 17 & 18). No archaeology was noted in this area.



## 4 CONCLUSION

Gwynedd Archaeological Trust (GAT) were asked by *Union Architecture* to undertake an archaeological watching brief during demolition and construction works for a residential development on land at Ty'n yr Ardd, St Agnes Road. The excavation of a number of areas within the development area were monitored during the watching brief including the foundation trench for a new wall, excavation for a septic tank and associated reed bed, a water sump/soakaway, a general topsoil strip across the north western section of the plot and the excavation of footings for the new dwelling.

The excavations adjacent to the north west boundary of the development area revealed nothing predating the 19<sup>th</sup> and 20<sup>th</sup> Century development of the site. It appears that this area, consisting of the old building footprint and associated parking area, has been substantially altered in order to create a flat platform to build on. All material above the natural in this area is either redeposited natural or dumped material.

The area for the water sump/soakaway had the most activity within it, again all dating to the 19<sup>th</sup> and 20<sup>th</sup> Century. The three pits and land drain found all contained ceramic, glass and metal dating to this period. The possible canine burial is probably 20<sup>th</sup> Century as it was within the topsoil matrix. The topsoil across the area was relatively deep possibly due to land improvement during the period the site was used as a market garden.

No archaeological remains were encountered that pre dated the 19<sup>th</sup> Century. It is possible that earlier features, particularly along the north western boundary were destroyed during the construction of the original buildings. The use of the site as a market garden may have destroyed earlier features elsewhere though this is thought unlikely due to the depth of topsoil on the site.

## 5 SOURCES CONSULTED

Ashbee, J A 2007, *Conwy Castle Including Conwy Town Walls*

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National Library of Wales Tithe Maps; accessed online at <https://places.library.wales/home>

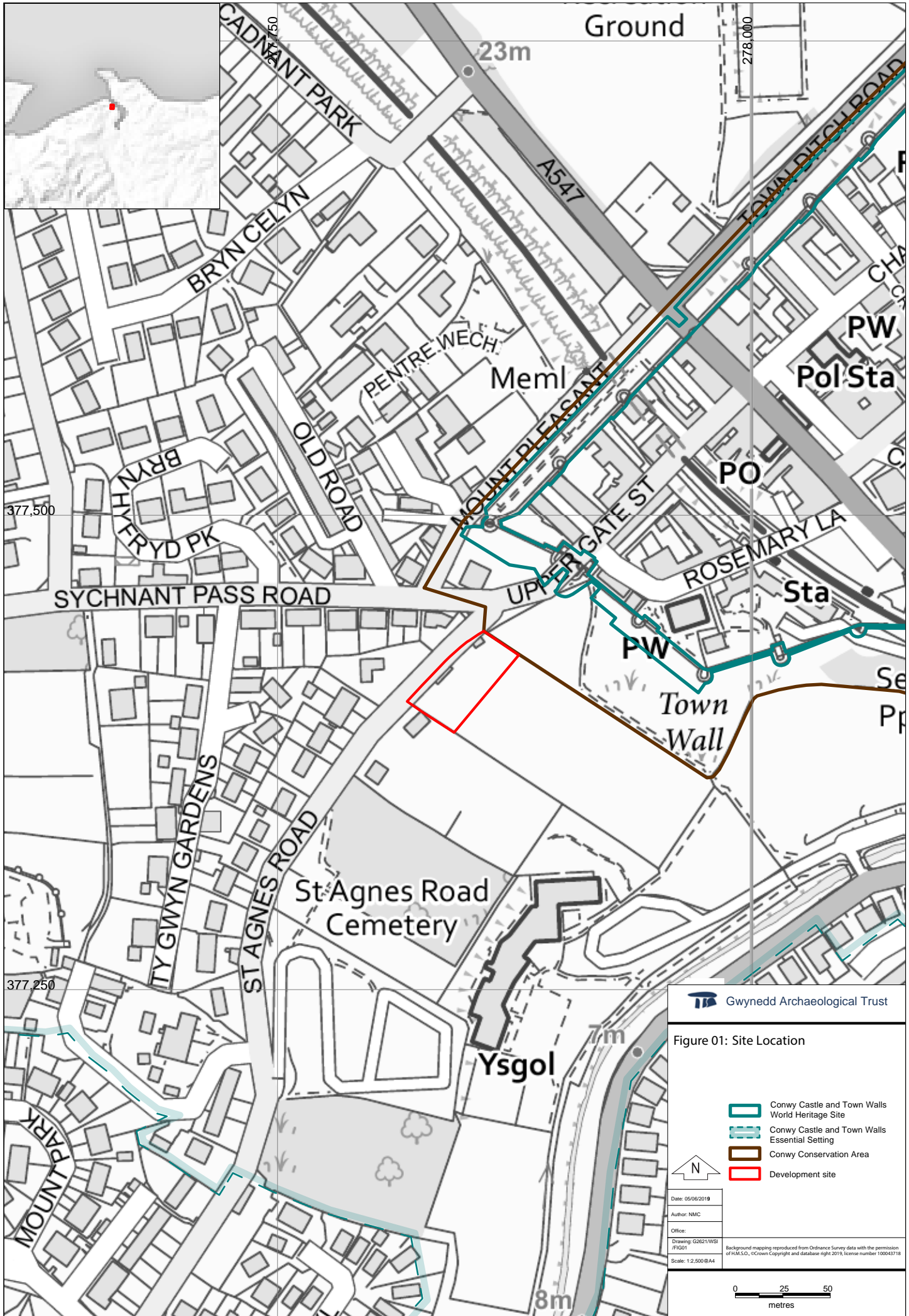
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Smith, G, 2002, *Cadnant School, Conwy: Demolition and Landscaping, Archaeological Watching Brief*, GAT Report 448

The Welsh Archaeological Trusts, 2018, *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)*

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Welsh Government, 2018, *Planning Policy Wales*



**Gwynedd Archaeological Trust**

**Figure 01: Site Location**

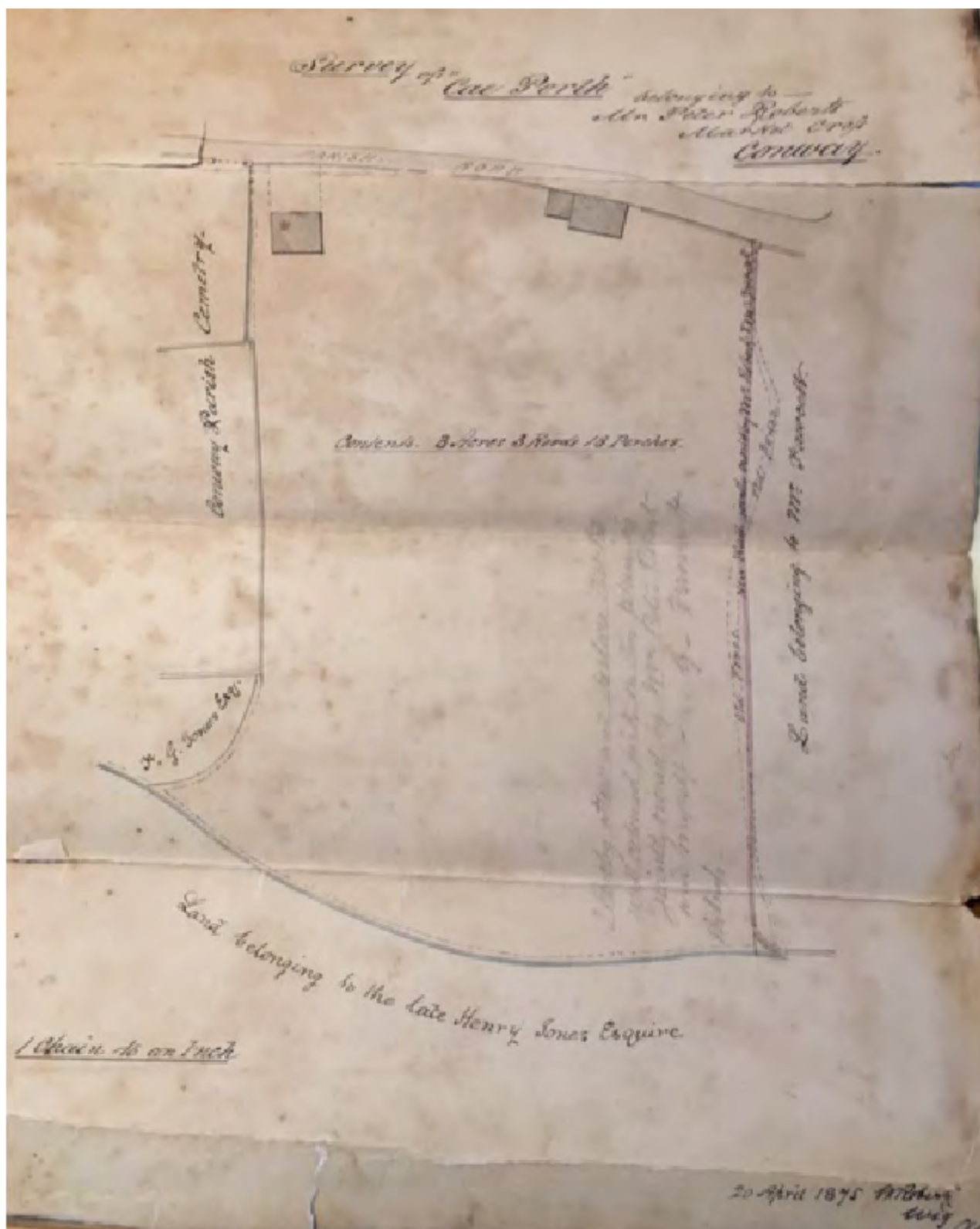
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- Conwy Castle and Town Walls Essential Setting
- Conwy Conservation Area
- Development site

**Metadata:**

Date:	05/06/2019
Author:	NMC
Office:	
Drawing:	Q2621/WB1 /FIG01
Scale:	1:2,500 @A4

Background mapping reproduced from Ordnance Survey data with the permission of H.M.S.G., © Crown Copyright and database right 2019, license number 100043718

0 25 50 metres



Gwynedd Archaeological Trust

Figure 02: 1875 survey map from deeds; reproduced with permission of Gordon Ramsden.

Date: 31/03/2021

Author: CRY

Office: GAT

Drawing: G2621/REP

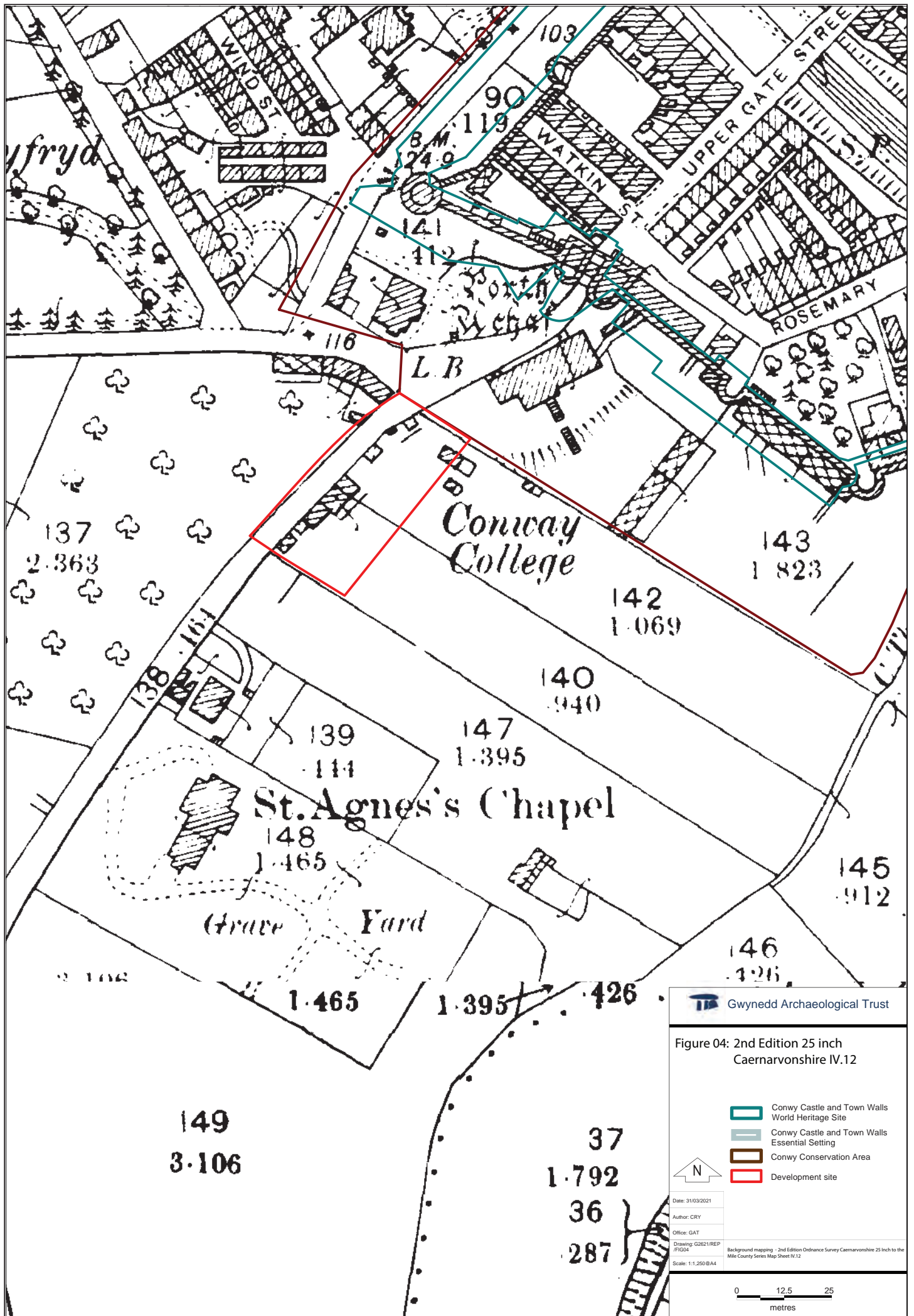
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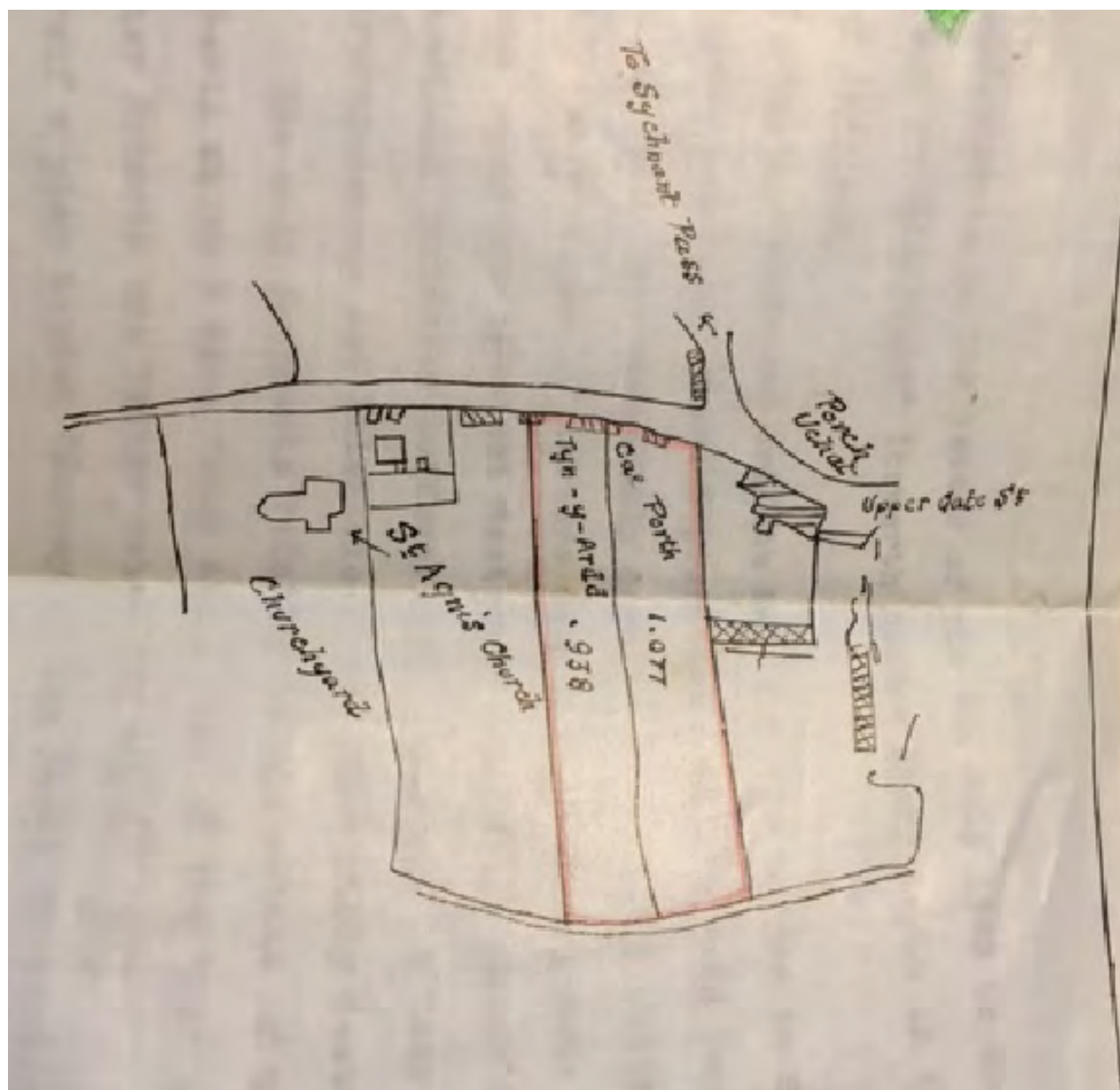
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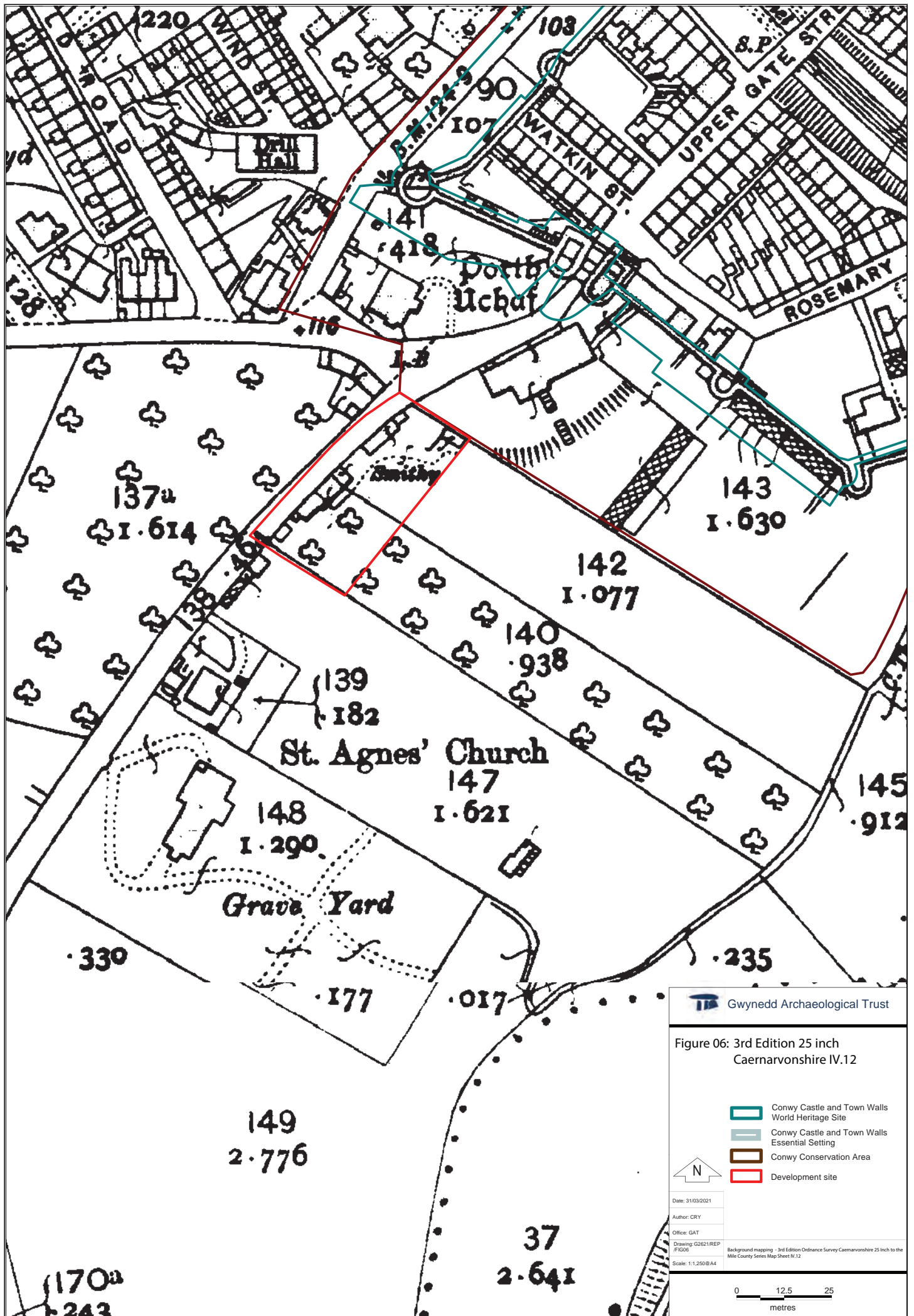






Plate 1: Pre-commencement shot (Boundary wall foundation trench); scale 1x1 m; view from SW (archive reference: G2621\_001).



Plate 2: Shot of red brick floor of former shed/lean to; scale 1x1 m; view from SW (archive reference: G2621\_004).





Plate 3: Representative section of lower/main foundation trench; scale 1x1m; view from SE (archive reference: G2621\_011).



Plate 4: Shot of shale filled soak-away within lower/main foundation trench; scale 1x1m; view from SE (archive reference: G2621\_012).





Plate 5: Dig for septic tank and soakaway; scale 1x1m; view from NW (archive reference: G2621\_029).



Plate 6: Base of pit with C20th ceramic, glass and metal; scale 1x1m; view from SW (archive reference: G2621\_053).





Plate 7: Small pit - C20th ceramic, metal and glass; scale 1x1m; view from SW (archive reference: G2621\_051).



Plate 8: Pit with C20th ceramic and glass - Garton's HP Sauce; scale 1x1m; view from SE (archive reference: G2621\_049).





Plate 9: Linear in subsoil - filled with clayey silt and C20th ceramic and glass; scale 1x1m; view from NNE (archive reference: G2621\_048).



Plate 10: Clearance around bank area; no scale; view from SW (archive reference: G2621\_017).





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Plate 15: Section through old house location to natural; scale 1x1m; view from SE (archive reference: G2621\_044).



Plate 16: Part of remaining revetment wall; scale 1x1m; view from SE (archive reference: G2621\_059).





Plate 17: Foundation Cut; scale 1x1 m; view from W (archive reference: G2621\_063).



Plate 18: Foundation Cut; scale 1x1 m; view from W (archive reference: G2621\_065).



## **APPENDIX I**

**Gwynedd Archaeological Trust Approved WSI**

LAND AT TY'N YR ARDD, CONWY (G2621)

WRITTEN SCHEME OF INVESTIGATION FOR AN  
ARCHAEOLOGICAL WATCHING BRIEF




*Prepared for*

*Union Architecture*

***June 2019***



Ymddiriedolaeth Archaeolegol Gwynedd  
Gwynedd Archaeological Trust

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Originated by	Document Author	NEIL MCGUINNESS		11/06/09
Reviewed by	Document Reviewer	JOHN ROBERTS		11/06/19
Approved by	Principal Archaeologist	JOHN ROBERTS		11/06/19

Revision History			
Rev No.	Summary of Changes	Ref Section	Purpose of Issue
1.1	Include references to specific historic Ordnance Survey Mapping Amended text to clarify scope of demolition phase monitoring	2	GAPS request
		3.1	GAPS discussion

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 AT TY'N YR ARDD, CONWY (G2621)

## WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Prepared for *Union Architecture*, June 2019

Historic Environment Record Enquiry No. GATHER1128, Event Primary Reference Number 45443

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Figure 01:

Location Plan

### APPENDIX I

Certificate of Planning Permission 0/45862 (May 2019)

### APPENDIX II

Gwynedd Archaeological Planning Service response to planning application 0/45862  
(January 2019)

### APPENDIX III

Gwynedd Archaeological Trust Watching Brief pro-forma

APPENDIX IV

Gwynedd Archaeological Trust Photographic Metadata pro-forma

# 1 INTRODUCTION

Gwynedd Archaeological Trust (GAT) has been asked by *Union Architecture* to prepare a Written Scheme of Investigation (WSI) for an archaeological watching brief during demolition and construction works for a residential development on land at Ty'n Yr Ardd, St Agnes Road Conwy LL32 8RY (NGR SH7784777412; Figure 01), planning application 0/45862 (Appendix I). The development involves the demolition of an existing 19<sup>th</sup> century dwelling and outbuilding and the construction of two new dwellings with associated vehicular access and car-parking at the 0.145ha site. The watching brief will monitor all groundworks that are within or may impact potential archaeological deposits during both the demolition and construction phases of the works.

At the time of writing (June 2019), the principal contractor for the works has not yet been appointed and the start date and the duration of the works is yet to be confirmed.

The watching brief will be completed in accordance with the following guidance:

- *Guidelines for digital archives* (RCAHMMW 2015).
- *Historic Environment Record (HER) Guidelines for Archaeological Contractors* (Version 1.3; draft) (Gwynedd Archaeological Trust 2014);
- *Management of Archaeological Projects* (English Heritage, 1991);
- *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Historic England, 2015);
- *Planning Policy Wales* (Welsh Government 2018);
- *Standard and Guidance for Archaeological Watching Brief* (Chartered Institute for Archaeologists, 2014); and
- *Technical Advice Note (TAN) 24: The Historic Environment* (Welsh Government 2017).

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 and a member of the Federation of Archaeological Managers and Employers (FAME).



The Gwynedd HER Enquiry number for this project is GATHER1128 and the EVENT PRN is 45443.

## **1.1 Fieldwork Aims and Objectives**

The watching brief will monitor all demolition and construction related groundworks that take place within, or impact, potential archaeological deposits. The key aims and objectives of the watching brief are to:

- identify and record any archaeological remains encountered during the demolition and construction works;
- establish the date and nature of any archaeological remains identified and assess the implications for understanding the historical development of the area in conjunction with the known archaeological record; and
- if no archaeological activity is identified, establish why this may be the case.

## **1.2 Monitoring Arrangements**

The watching brief will be monitored by the Gwynedd Archaeological Planning Service (GAPS) (Appendix II; GAPS reference number: D3330); the content of this WSI and all subsequent reporting by GAT must be approved by GAPS prior to final issue.

The GAPS Development Control Archaeologist will need to be informed of the project timetable and of the subsequent progress and findings. This will allow the GAPS Development Control Archaeologist time to arrange monitoring visits and attend site meetings (if required) and enable discussion about the need or otherwise for further archaeological works (if required) as features of potential archaeological significance are encountered.

The GAPS Development Control Archaeologist can be contacted on: **01248 370926**.

### **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 GATHER1128 and the Event PRN is 45443. The GAT HER will also be responsible for sourcing the Primary Reference Numbers (PRN) for any newly identified and recorded assets.

## **2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

The development site is located 40m to the south of the Grade I Listed (LB3233) Conwy Town Walls Scheduled Monument (CN014) and the Conwy Castle and Town Walls World Heritage Site (WHS 01122009 (ID3)). It lies within the Essential Setting of the World Heritage Site and is bounded by the Conwy Conservation Area to the north.

It is located just outside of the 13<sup>th</sup> century town walls on a historic routeway that leads to the Upper Gate, originally the primary landward entrance to the walled town (Ashbee 2007, 53). A watching brief was carried out by Gwynedd Archaeological Trust in 2002 on the demolition and subsequent landscaping of the site of the former Cadnant School on land immediately to the north of the development. The watching brief showed that the upper part of the school site, the location of the main school buildings and adjacent to the development site, had deep foundations and other parts had been heavily landscaped with terraces of made ground so that no pre-20<sup>th</sup> century features were identified (Smith 2002, 3).

The Ordnance Survey 25 Inch Map Series First Edition (1889), Second Edition (1900) and Third Edition (1913) show that the landscaping associated with the school site to the north did not extend to the development site which is occupied by buildings along the roadside, and in its north eastern corner, from at least the late 19<sup>th</sup> century onwards. Prior to these maps, the 1848 Tithe Award map suggests the development area was utilised as agricultural land. Smith suggests the area would also have been open fields prior before the construction of the Town Wall, with settlement at Conwy at that point clustered around the Abbey on the St Mary's church site in the centre of the present town (Smith 2002, 4).

### 3 METHODOLOGY

#### 3.1 Introduction

An archaeological watching brief is defined by the Chartered Institute for Archaeologists as a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive (ClfA, 2014).

An archaeological watching brief can be divided into four categories:

- comprehensive (present during all ground disturbance)
- intensive (present during sensitive ground disturbance)
- intermittent (viewing the trenches after machining)
- partial (as and when seems appropriate).

GAPS have requested that the archaeological watching brief during all groundworks within potential archaeological deposits is to be completed on an **intensive** basis (Appendix II).

The archaeological watching brief will not monitor any above ground demolition of the existing building at Ty'n Yr Ardd but will monitor any elements of the demolition works that take place within, or may disturb, archaeological deposits. This includes the removal of any wall foundations.

Any ground disturbance associated with the construction works for the two new dwellings and associated parking that are within, or may disturb or destroy, potential archaeological deposits will also be monitored, including, but not limited to:

- site clearance;
- topsoil stripping;
- the digging of test pits;
- the excavation of service trenches;
- the excavation of wall foundations, and

- landscaping.

The principal contractor for the works has not been appointed at the time of writing (June 2019) and the start date and duration of the works has not been confirmed.

- The watching brief will monitor all groundworks within or likely to disturb archaeological deposits down to the limit of excavation, defined as either an archaeological horizon, the specific groundworks dig depth or the glacial horizon, whichever is encountered first;
- Intrusive groundworks undertaken by a mechanical excavator within, or likely to disturb, archaeological deposits will be undertaken by an excavator fitted with a **toothless bucket**;
- The archaeologist must be allowed to halt the works to investigate and record any archaeological deposits or features exposed and be allowed sufficient time to do so;
- If additional resources are required to fully uncover and record archaeological deposits Union Architecture, the principal contractor's site manager and GAT project manager will be notified;
- During the watching brief all attendances and any identified features will be recorded using GAT watching brief pro-formas ([Appendix III](#));
- Photographic images will be taken using a digital SLR (Nikon D40) camera set to maximum resolution (3008 × 2000 6.1 effective megapixels) in RAW format; a photographic record will be maintained on site using GAT pro-formas ([Appendix IV](#)) and digitised in *Microsoft Access* as part of the fieldwork archive and dissemination process. Photographic images will be archived in TIFF format using Adobe Photoshop; the archive numbering system will start from **G2621\_001**. When practical, a photographic ID board will be used during the watching brief inspection to record site code, image orientation and any relevant context numbers;
- Any subsurface features will be recorded photographically, with detailed notations and a measured survey (completed using a *Trimble* R8 GPS unit);
- Any archaeological features/deposits/structures encountered will be manually cleaned and examined to determine extent, function, date and relationship to adjacent activity. The following excavation strategy will generally apply: 50% sample of each sub-circular feature, 10% sample of each linear feature (terminal ends and

intersection points with other features will be prioritised). However, if discrete features are identified these will be 100% excavated as will any exposed segments of linear features. Features such as burnt mounds, which comprise a spread of material rather than a cut feature, will be completed in quadrants (if fully extant within the ground investigation area) or 100% excavated if present as a discrete spread. *In the event of the identification of extensive/complex remains (for example burials, structures or preserved wooden or organic artefacts), additional time, resourcing and costs may be required for GAT to complete an appropriate programme of works;*

- Any required plans or sections to be drawn at a minimum 1:10 scale using GAT A4 or A2 pro-forma permatrace;
- Should dateable artefacts, human remains and/or ecofacts be recovered, an **interim report** will be submitted summarising the results of the watching brief, along with an assessment of potential for analysis post-excavation project design (in line with the MAP2 process). *Additional time, resourcing and costs will be required to undertake any post-excavation programme of works.*



## 3.2 Human Remains

If any human remains are encountered and cannot be preserved in situ they will be excavated in accordance with the appropriate regulations and with due regard for health and safety issues. In order to excavate human remains, a Ministry of Justice licence is required under Section 25 of the Burials Act 1857 for the removal of any body or remains of any body from any place of burial. In accordance with the Ministry of Justice licence, recovered remains will be reburied once the investigation and/or assessment/analysis are complete.

Non-fragmented skeletal remains will be excavated using wooden tools and collected and stored in polyethylene bags (with appropriate references for context, grave number, et al) and placed in a lidded cardboard archive box (note: separate boxes for each grave) and stored in a suitable manner within GAT premises. If significant quantities of human remains are encountered, a human osteologist should be contacted and appointed to advise the team during the fieldwork. The osteologist will be an external appointment: Dr. Genevieve Tellier | Tel: 01286 238827 | email: [northwalesosteology@outlook.com](mailto:northwalesosteology@outlook.com) who will assist in devising the excavation, recording and sampling strategy for features containing human remains. The osteologist should also help to ensure that adequate post-excavation processing of human remains is carried out so that the material is in a fit state for assessment during the post-excavation stage. For inhumations, this will involve washing, drying, marking and packing.

If human remains are recovered that are deemed suitable for further assessment/analysis, this will be completed in accordance with the osteologist's requirements and with *Human Bones from Archaeological Sites Guidelines for producing assessment documents and analytical reports* (Chartered Institute for Archaeologists, 2017).

### **3.3 Ecofacts**

Due to the topography of the development site it is unlikely that waterlogged and or organic deposits will be encountered. If they are however, bulk samples will not be taken by GAT from any waterlogged/organic deposits, but the GAT archaeologist will monitor and record the depth and context of the deposit or deposits. Based on initial results and potential, e.g., an extensive depth of waterlogged deposits, recourse may be made to a specialist (via Lucy Whittingham | Project Manager (post-excavation) | AOC Archaeology | telephone: 0208 843 7380 | email: [lucy.whittingham@aocarchaeology.com](mailto:lucy.whittingham@aocarchaeology.com)) for advice on a palaeoenvironmental assessment and analysis strategy.

For any ecofact samples taken from human burials, this will be completed in accordance with an appointed osteologist's guidance.

### 3.4 Artefacts

Diagnostic artefacts will be retained for further examination and identification. Pottery sherds of 19<sup>th</sup> and 20<sup>th</sup> century date will be examined on site and the context from which they were retrieved noted but the sherds will not be retained. The artefacts will be treated according to guidelines issued by the UK Institute of Conservation, in particular the advice provided within *First Aid for Finds* (Watkinson and Neal 2001).

Any waterlogged artefacts (e.g. wood or leather) that are to be recovered for post-excavation assessment and analysis will be processed in accordance with *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation* (English Heritage, 2011) and specifically in accordance with Brunning and Watson (2010) for waterlogged wood and Historic England (2012) for waterlogged leather. In such cases an external specialist will be contacted to agree an appropriate sampling and recovery strategy via Lucy Whittingham | Project Manager (post-excavation) | AOC Archaeology | telephone: 0208 843 7380 | email: [lucy.whittingham@aocarchaeology.com](mailto:lucy.whittingham@aocarchaeology.com)).

All finds are the property of the landowner; however, it is Trust policy to recommend that all finds are donated to an appropriate museum (in this case Conwy Museums Service, Llandudno Library Buildings, Mostyn Street, Llandudno, Conwy.LL30 2RP), where they can receive specialist treatment and study. Access to finds must be granted to the Trust for a reasonable period to allow for analysis and for study and publication as necessary. Trust staff will undertake initial identification, but any additional advice would be sought from a wide range of consultants used by the Trust, including National Museums and Galleries of Wales at Cardiff.

All finds of treasure must be reported to the coroner for the district within fourteen days of discovery or identification of the items. Items declared Treasure Trove become the property of the Crown, on whose behalf the Portable Antiquities Scheme acts as advisor on technical matters, and may be the recipient body for the objects.

The Treasure Valuation Committee, based at the British Museum, and informed by the Portable Antiquities Scheme, will decide whether they or any other museum may wish to acquire the object. If no museum wishes to acquire the object, then the Secretary of State will be able to disclaim it. When this happens, the coroner will notify the occupier and landowner that he intends to return the object to the finder after 28 days unless he receives no objection. If the coroner receives an objection, the find will be retained until the dispute has been settled.

GAT will contact the landowner (via Union Architecture) for agreement regarding the transfer of artefacts, initially to GAT and subsequently to the relevant museum (Conwy Museums Service). A GAT produced pro-forma will be issued to the landowner where they are given the option to donate the finds or to record that they want them returning to them once analysis and assessment has been completed. Artefacts will be transferred to the Conwy Museums Service in accordance with their current guidelines.

### 3.5 Fieldwork Archiving

Following the completion of the fieldwork, a programme of field work 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;
3. Survey data: downloaded using a Computer Aided Design package;
4. Sections: all cross referenced and complete (to include matrices);
5. Plans: all cross referenced and complete;
6. Artefacts (if relevant): quantified and identified; register completed;
7. Ecofacts (if relevant): quantified and register completed;
8. Context register (if relevant): quantified and register completed;
9. Site Matrix.

All data will be processed, final illustrations will be compiled and a report will be produced which will detail and synthesise the results.

## **4 REPORTING**

Following completion of the stages outlined above, a report will be produced within one month of fieldwork completion incorporating the following:

1. Non-technical summary
2. Introduction
3. Background
4. Methods and techniques, including details and location of project archive
5. Watching Brief Results
6. Summary and conclusions (including any further recommendations – if relevant)
7. List of sources consulted.
8. Appendix I – approved GAT written scheme of investigation

Illustrations will include plans of the location, site plans and individual plans and sections of archaeological features identified as appropriate. Historical maps, when appropriate and if copyright permissions allow, will be included. A draft copy of the report will be sent to the client prior to production of the final report.

## **5 DISSEMINATION AND ARCHIVING**

A full archive including plans, photographs, written material and any other material resulting from the project will be prepared. A draft report (or interim report) will be submitted within one month of the completion the watching brief outlined in this WSI and a final report will be submitted to the Gwynedd Historic Environment Record, Craig Beuno, Garth Road, Bangor, Gwynedd, LL57 2RT within six months of the completion of the watching brief. .

The following dissemination will apply:

- A digital report will be provided to the client and GAPS (draft report then final report);
- A paper report plus a digital report will be provided to the Gwynedd Historic Environment Record; this will be submitted within six months of fieldwork completion (final report only);
- A digital report and archive (including photographic and drawn) data will be provided to the Gwynedd Historic Environment Record (final report only);
- A digital report and archive (including photographic and drawn) data will be provided to the Royal Commission on Ancient and Historic Monuments Wales (RCAHMW; final report only). This will be in accordance with the RCAHMW Guidelines for Digital Archives Version 1. Digital information will include the photographic archive and associated metadata;

## **6 PERSONNEL**

The project will be managed by John Roberts, Principal Archaeologist GAT Contracts Section and attended by a project archaeologist. The project archaeologist will be responsible for the watching brief, including all field management duties, e.g. GAPS liaison, principal contractor liaison, osteologist or palaeoenvironmentalist liaison (if relevant). The project archaeologist will be responsible for completing the watching brief record sheets as well as all other on site pro-formas and the fieldwork archive itemised in Sec 3.5. The project archaeologist will also be responsible for submitting a draft final report (or interim report) for project manager review and approval. The report will then be submitted as per the arrangements defined in Sec 5.



## **7 HEALTH AND SAFETY**

The GAT Project Archaeologist(s) will be CSCS certified. Copies of the site specific risk assessment will be supplied to the client and site contractor prior to the start of fieldwork. Any risks and hazards will be indicated prior to the start of work via a submitted risk assessment. All staff will be issued with required personal safety equipment, including high visibility jacket, steel toe-capped boots and hard hat.

## **8 SOCIAL MEDIA**

One of the key aims in the GAT mission statement is to improve the understanding, conservation and promotion of the historic environment in our area and inform and educate the wider public. To help achieve this, GAT maintains an active social media presence and seeks all opportunities to promote our projects and results. With permission, GAT would like the opportunity to promote our work on this scheme through our social media platforms. This could include social media postings during our attendance on site as well as any postings to highlight results. In all instances, approval will be sought from client prior to any postings.

## **9 INSURANCE**

The insurance cover detailed below is renewed annually. A date for the start of the works outlined in this WSI has not been confirmed. If necessary, up to date insurance cover details can be supplied on request prior to the beginning of fieldwork.

### **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 21/06/2019

### **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 21/06/2019

### **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 22/07/2019

## 10 SOURCES CONSULTED

Ashbee, J A 2007, *Conwy Castle Including Conwy Town Walls*

Brunning, R and Watson, J 2010, *Waterlogged Wood: Guidelines on the Recording, Sampling, Conservation and Curation of Waterlogged Wood* (3rd edition)

Chartered Institute for Archaeologists, 2014, *Standard and Guidance for Archaeological Watching Brief*

Chartered Institute for Archaeologists, 2014, *Standard and guidance for the collection, documentation, conservation and research of archaeological materials*

Chartered Institute for Archaeologists, 2014, *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*

Chartered Institute for Archaeologists, 2017, *Updated Guidelines to the Standards for Recording Human Remains*

English Heritage, 1991, *Management of Archaeological Projects (MAP2)*

English Heritage, 2011, *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation*

Gwynedd Museum Service, 2009, *Guidelines For The Preparation and Deposition of Archaeological Archives: An agreement between Gwynedd Museums Service and Gwynedd Council*

Historic England, 2012, *Waterlogged Organic Artefacts Guidelines on their Recovery, Analysis and Conservation*

Historic England, 2015, *Management of Research Projects in the Historic Environment (MoRPHE)*

Royal Commission on Ancient and Historic Monuments of Wales, 2015, *Guidelines for digital archives*

Smith, G, 2002, *Cadnant School, Conwy: Demolition and Landscaping, Archaeological Watching Brief*, GAT Report 448

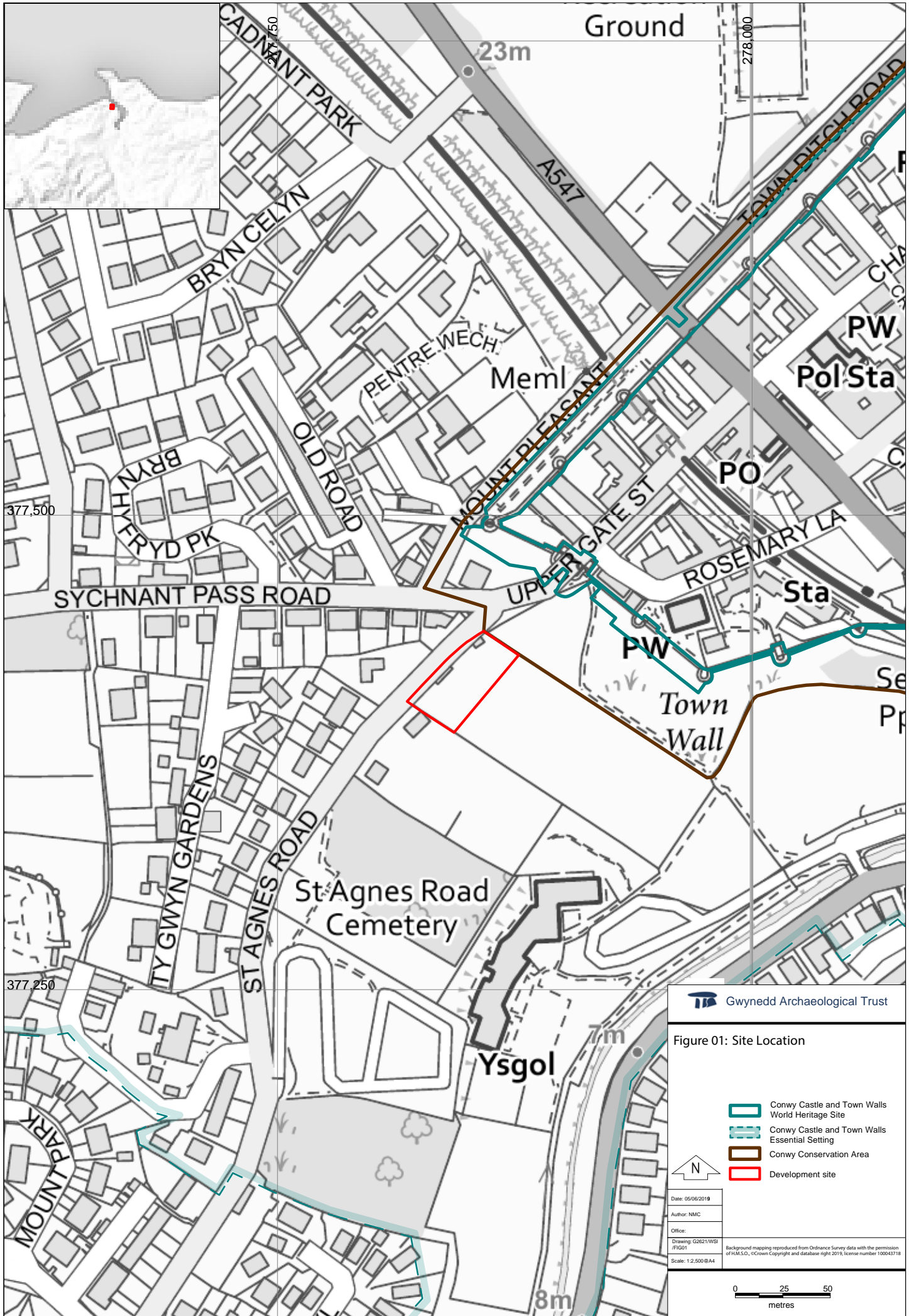
The Welsh Archaeological Trusts, 2018, *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)*

Watkinson, D and Neal, V, 2001, *First aid for finds* (3rd edition)

Welsh Government, 2017, *Technical Advice Note (TAN) 24: The Historic Environment*

Welsh Government, 2018, *Planning Policy Wales*

**FIGURE 01:**  
**Location Plan**









 Gwynedd Archaeological Trust

Figure 01: Site Location

-  Conwy Castle and Town Walls World Heritage Site
-  Conwy Castle and Town Walls Essential Setting
-  Conwy Conservation Area
-  Development site



Date: 05/06/2019
Author: NMC
Office:
Drawing: Q2621/WB1 /FIG01
Scale: 1:2,500 @A4

Background mapping reproduced from Ordnance Survey data with the permission of H.M.S.G., © Crown Copyright and database right 2019, license number 100043718

0 25 50 metres

## **APPENDIX I**

**Certificate of Planning Permission 0/45862 (May 2019)**



Union Architecture  
17 Wynnstey Road  
Colwyn Bay  
LL29 8NB  
United Kingdom

Gofynnwch am / Please ask for Ian Gibbons

 01492575703



 [ian.gibbons@conwy.gov.uk](mailto:ian.gibbons@conwy.gov.uk)

Ein Cyf / Our Ref

DC/0/45862

Eich Cyf / Your Ref

Dyddiad / Date

13/05/2019

**Cais Rhif:** 0/45862  
**Disgrifiad y Datblygiad:** Dymchwel annedd bresennol ac adeiladu dwy annedd newydd gyda mynediad i gerbydau a lle parcio

**Application No:** 0/45862  
**Development Description:** Demolition of existing dwelling and construction of two new dwellings with associated vehicular access and car-parking

**Safle / Lleoliad:** Ty'N Yr Ardd  
St Agnes Road  
Conwy  
LL32 8RY

**Site / Location:** Ty'N Yr Ardd  
St Agnes Road  
Conwy  
LL32 8RY

Annwyl Union Architecture

Dear Union Architecture

Mae'r cais hwn wedi cael ei ystyried gan y Cyngor Tynnir eich sylw at y penderfyniad ar y rhybudd ynghlun

This application has now been considered by the Council. Your attention is drawn to the decision on the attached notice

**RHYBYDD - GWYRO ODDI WRTH GYNLLUNIAU A GYMERADWYD**

Tynnir sylw pob datblygwr at y ffaith na ddylid gwyro oddi wrth gynllun a gymeradwyd hyd nes y bydd y Cyngor wedi ystyried a phenderfynu ar unrhyw gynllun diwygiedig. Tynnir eich sylw at y ffaith y gallai unrhyw wyro oddi wrth gynllun a gymeradwyd, heb gymeradwyaeth y Gyngor, arwain at ddechrau camau gorfodi gyda'r posibilrwydd o gosbau am ddifyg cydymffurfio yn unol ag Adran 172 (1) Deddf Cynllunio Gwlad a Thref 1990.

**WARNING - DEVIATION FROM APPROVED PLANS**

The attention of all developers is drawn to the fact that no deviation from an approved plan should take place until the Council has considered and decided upon any revised plan. Your attention is drawn to the fact that if any deviation from an approved plan is carried out without the approval by the Council, this may lead to enforcement action being instituted with the possibility of penalties for non-compliance in accordance with Section 172(1) of the Town and Country Planning Act 1990.

**DALIER SYLW**

Mae'r amgæedig yn cyfeirio at y gymeradwyaeth i'ch cais cynllunio yn unig. Efallai y bydd angen caniatâd ar gyfer y gwaith o dan y Rheoliadau Adeiladu ac os nad ydych eto wedi cyflwyno Cais Rheoliadau Adeiladu, dylech wirio a oes angen gwneud hynny drwy cysylltu a'r Tîm Rheoli Adeiladu ar 01492 574172

**ATTENTION**

The enclosures refer to the approval of your planning application only. The work may require consent under Building Regulations and if you have not already submitted a Building Regulations Application, you should check whether one is required by contacting the Building Control Team on 01492 574172.

Yn ddiffuant / Yours sincerely

**Paula Jones**

Rheolwr Rheoli Datblygu ac Adeiladu / Development and Building Control Manager

---

**TOWN AND COUNTRY PLANNING ACT 1990**  
**CERTIFICATE OF PLANNING PERMISSION**

---

**Disgrifiad y Datblygiad:**

Dymchwel annedd bresennol ac adeiladu dwy annedd newydd gyda mynediad i gerbydau a lle parcio

**Safle / Lleoliad:**

Ty'N Yr Ardd  
St Agnes Road  
Conwy  
LL32 8RY

**Development Description:**

Demolition of existing dwelling and construction of two new dwellings with associated vehicular access and car-parking

**Site / Location:**

Ty'N Yr Ardd  
St Agnes Road  
Conwy  
LL32 8RY

**Derbyniad / Decision:**

In pursuance of their powers under the above mentioned Act, their statutory powers as Local Planning Authority, and in accordance with the submitted application particulars and plans, Conwy County Borough Council hereby.

**PERMIT the above development, subject to the following conditions:**

- 1 The development hereby permitted shall be begun by 12th May 2024

REASON To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

- 2 Subject to the requirements of the following conditions, the development hereby permitted shall be carried out strictly in accordance with the approved plans nos.:

- 18-175-SP01 Rev A, 18-175-PL01 Rev.D and 18-175-SP03-2 Rev F (bearing the date stamp "CONWY COUNTY BOROUGH COUNCIL DEVELOPMENT CONTROL RECEIVED 07 Jan 2019 APPLICATION NO 0/45862").
- 18-175-SP03-3 Rev D and 18-175-SP05 (bearing the date stamp "CONWY COUNTY BOROUGH COUNCIL DEVELOPMENT CONTROL ADDITIONAL INFORMATION RECEIVED 04 Apr 2019 APPLICATION NO 0/45862")

REASON. For the avoidance of doubt as to which drawings have been approved

- 3 No development or site clearance (including trial pitting, topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.

REASON. To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24 The Historic Environment (2018)

- 4 A detailed report on the archaeological work, as required by condition (3), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork

**Cais Rhif / Application No. 0/45862**

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REASON To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

- 5 Notwithstanding the submitted details, the dwellings hereby permitted shall not be constructed above slab level until samples or specifications of the external roofing materials and the materials to be used in the construction of the external walls, windows, doors and balconies have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details

REASON: In the interests of visual amenity and preserve the character and appearance of the conservation area, and to comply with Policies DP/1, DP/3, DP/4, DP/6, CTH/1 and CTH/2 of the adopted Conwy Local Development Plan 2013 and advice in Planning Policy Wales 10th Edition December 2018.

- 6 Notwithstanding the submitted details, the dwellings hereby permitted shall not be constructed above slab level until full details of hard and soft landscaping works on the site have first been submitted to and approved in writing by the Local Planning Authority. These details shall include boundary treatment, existing and proposed ground levels, retaining walls and other means of enclosure (including all walls and fencing), car parking areas, vehicle access, and other hard surfaces, details of proposed planting (including planting layout plans, planting schedules, species, sizes, numbers/densities and the implementation/maintenance programme).

REASON. In the interests of visual amenity and preserve the character and appearance of the conservation area, and to comply with Policies DP/1, DP/3, DP/4, DP/6, CTH/1 and CTH/2 of the adopted Conwy Local Development Plan 2013 and advice in Planning Policy Wales 10th Edition December 2018

- 7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any of the apartments or the completion of the development, whichever is the sooner, and all other landscaping works shall be carried out as approved before any of the dwellings are occupied. Any trees or plants which within a period of 5 years from the completion of the planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species

REASON. In the interests of visual amenity and preserve the character and appearance of the conservation area, and to comply with Policies DP/1, DP/3, DP/4, DP/6, CTH/1 and CTH/2 of the adopted Conwy Local Development Plan 2013 and advice in Planning Policy Wales 10th Edition December 2018.

- 8 The development hereby permitted shall be carried out strictly in accordance with the Protected Species Survey produced by Clwydian Ecology dated 24th August 2018 and bearing the date stamp "CONWY COUNTY BOROUGH COUNCIL DEVELOPMENT CONTROL RECEIVED 07 Jan 2019 APPLICATION NO. 0/45862.

REASON. In the interests of biodiversity and to comply with Policies DP/1, DP/3, DP/4, DP/6, NTE/1 and NTE/3 of the adopted Conwy Local Development Plan 2013 and advice

**Cais Rhif / Application No. 0/45862**

in Planning Policy Wales 10th Edition December 2018 and advice in TAN5: Nature and Conservation and Planning (2009)

- 9 The development shall not commence until a Construction Method Statement has first been submitted to and approved in writing by the Local Planning Authority. The Construction Method Statement shall include details of the following.
- i. Plant and material delivery arrangements
  - ii. Loading and unloading areas.
  - iii. Onsite parking areas for site operatives during construction.
- The development shall thereafter be carried out in accordance with the approved Construction Method Statement

REASON: In the interests of highway safety, and to comply with Policies DP/1, DP/3, DP/4 and DP/6 of the adopted Conwy Local Development Plan 2013, and advice in Planning Policy Wales 10th Edition December 2018

- 10 The dwellings shall not be occupied until the car parking accommodation has been constructed in accordance with the approved plans. The parking accommodation shall thereafter be retained for the purpose of parking and manoeuvring vehicle that are incidental to the enjoyment of the dwellings hereby approved.

REASON: In the interests of highway safety, and to comply with Policies DP/1, DP/3, DP/4 and DP/6 of the adopted Conwy Local Development Plan 2013, and advice in Planning Policy Wales 10th Edition December 2018

- 11 Before any other part of the development commences the access' and visibility splays shall be constructed in accordance with the approved plans. Thereafter no structure, erection, plants or other items exceeding 0.6 metres in height shall thereafter be placed or allowed to remain within the approved access visibility splays. The access shall be constructed with a bound finish for a minimum 5 metres back from the highway boundary.

REASON: In the interests of highway safety, and to comply with Policies DP/1, DP/3, DP/4 and DP/6 of the adopted Conwy Local Development Plan 2013, and advice in Planning Policy Wales 10th Edition December 2018

- 12 The vehicular access' hereby approved shall be constructed with its gateway set back a minimum distance of 5 metres from the nearside edge of the adjoining carriageway with the gate opening inwards. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that order with or without modification), the gateway position shall thereafter be retained.

REASON: In the interests of highway safety, and to comply with Policies DP/1, DP/3, DP/4 and DP/6 of the adopted Conwy Local Development Plan 2013, and advice in Planning Policy Wales 10th Edition December 2018.

**Informatives (if applicable)**

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Please view the website for more information on the representations that have been submitted in relation to this application at <http://www.conwy.gov.uk/planningexplorer>

**Ymgeisydd / Applicant:**

Mr & Mrs Ramsden  
c/o Union Architecture  
17 Wynnstay Road  
Colwyn Bay  
LL29 8NB  
United Kingdom

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**Dyddiedig / Dated:** 13/05/2019

**Arwyddo / Signed:**

Rheolwr Rheoli Datblygu ac Adeiladu / Development and Building Control Manager

## **APPENDIX II**

**Gwynedd Archaeological Planning Service response to planning application 0/45862 (January 2019)**



21<sup>st</sup> January 2019

Our Ref: 0121je01/D3330

Ian Gibbons  
Development and Building Control Section  
Conwy County Borough Council  
Coed Pella  
Conwy Road  
Colwyn Bay  
Conwy  
LL29 7AZ

Dear Ian,

**Planning application: 0/45862**  
**Ty'n Yr Ardd, Conwy**

Thank you for consulting us on the above application. I have checked the details against the regional Historic Environment Record and found that the proposed development may have archaeological implications.

As noted in the supporting documentation, the application site is located just outside the walled town, which is covered by multiple historic environment designations, with the site itself being within the Essential Setting of the World Heritage Site. In addition to significant views, the Management Plan for the World Heritage Site identifies a 'sense of arrival' as a key attribute of this setting. This is relevant to the application site, being located along one of the principal historic approaches to the town. This aspect has not been discussed by the Heritage Impact Statement, but it could certainly be argued that demolition of the current cottage and setting back of the new houses may enhance this approach by increasing views of the town walls along St Agnes Road.

I would concur with the observation that the current cottage detracts from views towards the town walls from the south-east, which is significant in this context as a public car park, and thus relevant to the public appreciation and experience of the World Heritage Site. However, in our view, creative design could have been exercised still further in order to bed the proposed new dwellings more sympathetically into the landscape, as the choice of materials and rather boxy form contrast with the neighbouring historic and suburban built environment. Artist's impressions or photomontages would have been valuable in appreciating the aesthetics of the proposed development, particularly with reference to the town walls.

The position of the site immediately outside the walled town and along a historic route indicates a potential for buried medieval or post-medieval archaeological deposits that might inform upon the historic land use immediately outside the town walls. This may include roadside structures, evidence of agricultural or other activity, and may include historic terracing or landscaping, for example. Any such information would contribute to a key theme of the World Heritage Site by

*Archaeolegydd Rheoli Datblygiad - JENNY EMMETT - Development Control Archaeologist*

Cadeiryddes/Chair - Yr Athro/Professor Nancy Edwards, B.A., Ph.D, F.S.A. Prif Archaeolegydd/Chief Archaeologist - Andrew Davidson, B.A., M.I.F.A.

improving understanding of the relationship of the medieval town with the surrounding countryside.

Historic sources suggest that Ty'n yr Ardd was built during the later 19<sup>th</sup> century on what had previously been agricultural land, at least during the post-medieval period. The original form of the cottage is, so far as can be discerned, consistent with this date, although as noted in the Heritage Impact Statement, it is much altered and would not merit a mitigation record.

An archaeological watching brief was carried out in the adjacent plot to the north following demolition of the former school (Gwynedd Archaeological Trust report 448, March 2002). Apart from the town wall and associated ditch, the plot was found to have been terraced for gardens during the 19<sup>th</sup> century and subsequently further landscaped for use by the school, with no earlier deposits being encountered.

The current application site appears to have been in separate ownership at the time of the tithe map (1848), being part of the Bulkeley estate, and is shown on subsequent Ordnance Survey mapping as two long narrow plots. These appear quite distinct from the school, the north-eastern plot having a changing assortment of small structures, including a smithy on the 1913 edition, while the south-western plot appears to have comprised a typical cottage and outbuildings with a long garden plot to the rear. Notably, where the Ordnance Survey maps illustrate landscaping for the school, this does not appear to extend into the application site, suggesting that any earlier deposits may be undisturbed.

The proposed development largely utilises the area of existing and former structures. Previous building works may have resulted in some disturbance, but as this part of the plot (adjacent to the road and at the top of the rather steep slope) is most likely to have had historic usage, and the mapped former structures are themselves of historic interest, it is considered appropriate that an appropriate scheme of archaeological mitigation is in place to identify and record any surviving remains.

In the light of these comments and in accordance with Planning Policy Wales (2018) and TAN24: The Historic Environment, it is recommended that appropriate mitigation is undertaken, if planning consent is granted. The following condition wording is suggested to secure such work:

**a) No development (including trial pitting, topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.**

**b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.**

**Reasons: 1)** To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.

**2)** To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

The archaeological mitigation should comprise a formal programme of observation and recording commonly termed an *archaeological watching brief*, to be undertaken on an *intensive* basis, i.e. during all groundworks within potential archaeological deposits.



If you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely

Jenny Emmett  
**Senior Development Control Archaeologist**

## **APPENDIX III**

### **Gwynedd Archaeological Trust Watching Brief pro-forma**

YMDDIRIEDOLAETH ARCHAEOLEGOL GWYNEDD ARCHAEOLOGICAL TRUST		
WATCHING BRIEF DAY RECORD		Date
Project name	Project number	Compiler
Location		
Description		
Times of travelling and on-site		
Drawn record details		
Photographic record details		

YMDDIRIEDOLAETH ARCHAEOLEGOL GWYNEDD ARCHAEOLOGICAL TRUST		
WATCHING BRIEF DAY RECORD		Date
Project name	Project number	Compiler
Location		
Description		
Times of travelling and on-site		
Drawn record details		
Photographic record details		

## **APPENDIX IV**

### **Gwynedd Archaeological Trust Photographic Metadata pro-forma**



## Digital Photographic Record

Include main context numbers for each shot, drawing numbers for sections and any other relevant numbers for cross referencing.

Delete any unwanted photos **immediately** from the camera.

Regularly upload photographs to computer.

[illegible]



**Digital Photographic Record      Project code and name:**

Include main context numbers for each shot, drawing numbers for sections and any other relevant numbers for cross referencing.

Delete any unwanted photos **immediately** from the camera.

Regularly upload photographs to computer.

[illegible]

## **APPENDIX II**

### **Photographic Metadata**



PHOTO RECORD NUMBER*	PROJECT NAME	DESCRIPTION*	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO*	DATE OF CREATION OF DIGITAL PHOTO*	PLATE
G2621_001	G2621 Land at Tyn Yr Ardd Conwy	Pre-commencement shot (Boundary wall foundation trench)	SW	1x1m	M.S.Lynes	09/11/2020	1
G2621_002	G2621 Land at Tyn Yr Ardd Conwy	Pre-commencement shot (Boundary wall foundation trench)	NE	1x1m	M.S.Lynes	09/11/2020	
G2621_003	G2621 Land at Tyn Yr Ardd Conwy	Shot of concrete slab (Former parking bay at road level)	SE	1x1m	M.S.Lynes	09/11/2020	
G2621_004	G2621 Land at Tyn Yr Ardd Conwy	Shot of red brick floor of former shed/lean to	SW	1x1m	M.S.Lynes	09/11/2020	2
G2621_005	G2621 Land at Tyn Yr Ardd Conwy	Working shot of upper foundation trench (road level)	SE	Not used	M.S.Lynes	09/11/2020	
G2621_006	G2621 Land at Tyn Yr Ardd Conwy	Representative section of upper foundation trench (road level)	NW	1x1m	M.S.Lynes	09/11/2020	
G2621_007	G2621 Land at Tyn Yr Ardd Conwy	Post-ex shot of upper foundation trench (road level) (Portrait)	SW	1x1m	M.S.Lynes	09/11/2020	
G2621_008	G2621 Land at Tyn Yr Ardd Conwy	Post-ex shot of upper foundation trench (road level) (Portrait)	SW	1x1m	M.S.Lynes	09/11/2020	
G2621_009	G2621 Land at Tyn Yr Ardd Conwy	Working shot of lower/main foundation trench	NE	Not used	M.S.Lynes	09/11/2020	

PHOTO RECORD NUMBER*	PROJECT NAME	DESCRIPTION*	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO*	DATE OF CREATION OF DIGITAL PHOTO*	PLATE
G2621_010	G2621 Land at Tyn Yr Ardd Conwy	Working shot of lower/main foundation trench	NE	1x1m	M.S.Lynes	09/11/2020	
G2621_011	G2621 Land at Tyn Yr Ardd Conwy	Representative section of lower/main foundation trench	SE	1x1m	M.S.Lynes	09/11/2020	3
G2621_012	G2621 Land at Tyn Yr Ardd Conwy	Shot of shale filled soak-away within lower/main foundation trench	SE	1x1m	M.S.Lynes	09/11/2020	4
G2621_013	G2621 Land at Tyn Yr Ardd Conwy	Shot of shale filled soak-away within lower/main foundation trench	NE	1x1m	M.S.Lynes	09/11/2020	
G2621_014	G2621 Land at Tyn Yr Ardd Conwy	Post-ex shot of lower/main foundation trench	NE	1x1m	M.S.Lynes	09/11/2020	
G2621_015	G2621 Land at Tyn Yr Ardd Conwy	Post-ex shot of lower/main foundation trench	SW	1x1m	M.S.Lynes	09/11/2020	
G2621_016	G2621 Land at Tyn Yr Ardd Conwy	House footprint pre-ex	NW	-	Carol Ryan Young	01/03/2021	11
G2621_017	G2621 Land at Tyn Yr Ardd Conwy	Clearance around bank area	SW	-	Carol Ryan Young	01/03/2021	10
G2621_018	G2621 Land at Tyn Yr Ardd Conwy	Clearance around bank area	W	-	Carol Ryan Young	01/03/2021	

PHOTO RECORD NUMBER*	PROJECT NAME	DESCRIPTION*	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO*	DATE OF CREATION OF DIGITAL PHOTO*	PLATE
G2621_019	G2621 Land at Tyn Yr Ardd Conwy	Clearance around bank area	E	1x1m	Carol Ryan Young	01/03/2021	
G2621_020	G2621 Land at Tyn Yr Ardd Conwy	Vegetation clearance in house footprint	NNE	-	Carol Ryan Young	01/03/2021	
G2621_021	G2621 Land at Tyn Yr Ardd Conwy	Topsoil strip	N	1x1m	Carol Ryan Young	01/03/2021	
G2621_022	G2621 Land at Tyn Yr Ardd Conwy	Depth of topsoil	WNW	1x1m	Carol Ryan Young	01/03/2021	
G2621_023	G2621 Land at Tyn Yr Ardd Conwy	Topsoil strip	SSW	1x1m	Carol Ryan Young	01/03/2021	12
G2621_024	G2621 Land at Tyn Yr Ardd Conwy	Topsoil strip in old greenhouse	SSW	1x1m	Carol Ryan Young	01/03/2021	13
G2621_025	G2621 Land at Tyn Yr Ardd Conwy	Topsoil strip	SSW	1x1m	Carol Ryan Young	01/03/2021	
G2621_026	G2621 Land at Tyn Yr Ardd Conwy	Topsoil strip	NW	1x1m	Carol Ryan Young	01/03/2021	
G2621_027	G2621 Land at Tyn Yr Ardd Conwy	Topsoil strip	NE	1x1m	Carol Ryan Young	01/03/2021	

PHOTO RECORD NUMBER*	PROJECT NAME	DESCRIPTION*	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO*	DATE OF CREATION OF DIGITAL PHOTO*	PLATE
G2621_028	G2621 Land at Tyn Yr Ardd Conwy	Topsoil strip	N	1x1m	Carol Ryan Young	01/03/2021	
G2621_029	G2621 Land at Tyn Yr Ardd Conwy	Dig for septic tank and soakaway	NW	1x1m	Carol Ryan Young	02/03/2021	5
G2621_030	G2621 Land at Tyn Yr Ardd Conwy	Section of spetic tank dig	NNE	1x1m	Carol Ryan Young	02/03/2021	
G2621_031	G2621 Land at Tyn Yr Ardd Conwy	Topsoil strip	SSW	1x1m	Carol Ryan Young	02/03/2021	
G2621_032	G2621 Land at Tyn Yr Ardd Conwy	Topsoil strip	NNW	1x1m	Carol Ryan Young	02/03/2021	
G2621_033	G2621 Land at Tyn Yr Ardd Conwy	Stone in bank (to N of site)	SE	1x1m	Carol Ryan Young	03/03/2021	
G2621_034	G2621 Land at Tyn Yr Ardd Conwy	Strip for caravan area	SE	1x1m	Carol Ryan Young	03/03/2021	
G2621_035	G2621 Land at Tyn Yr Ardd Conwy	Strip for caravan area	NW	1x1m	Carol Ryan Young	03/03/2021	14
G2621_036	G2621 Land at Tyn Yr Ardd Conwy	Possible feature [10]	ESE	1x1m	Carol Ryan Young	03/03/2021	

PHOTO RECORD NUMBER*	PROJECT NAME	DESCRIPTION*	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO*	DATE OF CREATION OF DIGITAL PHOTO*	PLATE
G2621_037	G2621 Land at Tyn Yr Ardd Conwy	Plan shot of intervention in [10]	E	1x1m	Carol Ryan Young	03/03/2021	
G2621_038	G2621 Land at Tyn Yr Ardd Conwy	Plan shot of intervention in [10]	E	1x1m	Carol Ryan Young	03/03/2021	
G2621_039	G2621 Land at Tyn Yr Ardd Conwy	C20th materials from fill (11)	-	Trowel	Carol Ryan Young	03/03/2021	
G2621_040	G2621 Land at Tyn Yr Ardd Conwy	Removal of demolition material from old house	S	1x1m	Carol Ryan Young	03/03/2021	
G2621_041	G2621 Land at Tyn Yr Ardd Conwy	C19th/C20th century ceramic, brick and glass in 'subsoil' under demolition material	S	-	Carol Ryan Young	03/03/2021	
G2621_042	G2621 Land at Tyn Yr Ardd Conwy	Natural and wall foundation under house demolition area	S	1x1m	Carol Ryan Young	03/03/2021	
G2621_043	G2621 Land at Tyn Yr Ardd Conwy	Section through old house location to natural	E	1x1m	Carol Ryan Young	03/03/2021	
G2621_044	G2621 Land at Tyn Yr Ardd Conwy	Section through old house location to natural	SE	1x1m	Carol Ryan Young	03/03/2021	15
G2621_045	G2621 Land at Tyn Yr Ardd Conwy	Two large flatish stones bedded into natural - no feature	SE	1x1m	Carol Ryan Young	03/03/2021	

PHOTO RECORD NUMBER*	PROJECT NAME	DESCRIPTION*	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO*	DATE OF CREATION OF DIGITAL PHOTO*	PLATE
G2621_046	G2621 Land at Tyn Yr Ardd Conwy	Strip to natural under old house location	NW	1x1m	Carol Ryan Young	03/03/2021	
G2621_047	G2621 Land at Tyn Yr Ardd Conwy	Topsoil strip	WSW	1x1m	Carol Ryan Young	04/03/2021	
G2621_048	G2621 Land at Tyn Yr Ardd Conwy	Linear in subsoil - filled with clayey silt and C20th ceramic and glass	NNE	1x1m	Carol Ryan Young	04/03/2021	9
G2621_049	G2621 Land at Tyn Yr Ardd Conwy	Pit with C20th ceramic and glass - Garton's HP Sauce	SE	1x1m	Carol Ryan Young	04/03/2021	8
G2621_050	G2621 Land at Tyn Yr Ardd Conwy	Bones in topsoil - possibly canine	E	1x1m	Carol Ryan Young	04/03/2021	
G2621_051	G2621 Land at Tyn Yr Ardd Conwy	Small pit - C20th ceramic, metal and glass	SW	1x1m	Carol Ryan Young	04/03/2021	7
G2621_052	G2621 Land at Tyn Yr Ardd Conwy	Old test pit	SW	1x1m	Carol Ryan Young	04/03/2021	
G2621_053	G2621 Land at Tyn Yr Ardd Conwy	Base of pit with C20th ceramic, glass, metal and bone (Pelvic Canine?)	SW	1x1m	Carol Ryan Young	04/03/2021	6
G2621_054	G2621 Land at Tyn Yr Ardd Conwy	Water sump excavation 10x10m	NW	1x1m	Carol Ryan Young	04/03/2021	

PHOTO RECORD NUMBER*	PROJECT NAME	DESCRIPTION*	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO*	DATE OF CREATION OF DIGITAL PHOTO*	PLATE
G2621_055	G2621 Land at Tyn Yr Ardd Conwy	Water sump excavation 10x10m	SE	1x1m	Carol Ryan Young	04/03/2021	
G2621_056	G2621 Land at Tyn Yr Ardd Conwy	Water sump excavation 10x10m	SW	1x1m	Carol Ryan Young	04/03/2021	
G2621_057	G2621 Land at Tyn Yr Ardd Conwy	Extension of septic tank dig to natural	NW	1x1m	Carol Ryan Young	04/03/2021	
G2621_058	G2621 Land at Tyn Yr Ardd Conwy	Post removal of old greenhouse	NE	1x1m	Carol Ryan Young	04/03/2021	
G2621_059	G2621 Land at Tyn Yr Ardd Conwy	Part of remaining revetment wall	SE	1x1m	Carol Ryan Young	04/03/2021	16
G2621_060	G2621 Land at Tyn Yr Ardd Conwy	Cover image - view across site to castle and town walls	W	-	Carol Ryan Young	04/03/2021	Cover
G2621_061	G2621 Land at Tyn Yr Ardd Conwy	Retaining wall adjacent to new house location	S	-	Carol Ryan Young	22/03/2021	
G2621_062	G2621 Land at Tyn Yr Ardd Conwy	Foundation Cut	S	1x1m	Carol Ryan Young	22/03/2021	
G2621_063	G2621 Land at Tyn Yr Ardd Conwy	Foundation Cut	W	1x1m	Carol Ryan Young	22/03/2021	17

PHOTO RECORD NUMBER*	PROJECT NAME	DESCRIPTION*	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO*	DATE OF CREATION OF DIGITAL PHOTO*	PLATE
G2621_064	G2621 Land at Tyn Yr Ardd Conwy	Foundation Cut	W	1x1m	Carol Ryan Young	23/03/2021	
G2621_065	G2621 Land at Tyn Yr Ardd Conwy	Foundation Cut	W	1x1m	Carol Ryan Young	23/03/2021	18
G2621_066	G2621 Land at Tyn Yr Ardd Conwy	Foundation Cut	W	1x1m	Carol Ryan Young	23/03/2021	
G2621_067	G2621 Land at Tyn Yr Ardd Conwy	Foundation Cut	N	1x1m	Carol Ryan Young	23/03/2021	
G2621_068	G2621 Land at Tyn Yr Ardd Conwy	Foundation Cut	S	1x1m	Carol Ryan Young	23/03/2021	





Gwynedd Archaeological Trust  
Ymddiriedolaeth Archaeolegol Gwynedd

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