

# YSTÂD DDIWYDIANOL PEBLIG, CAERNAFON

COFNOD ADEILADAU HANESYDDOL /  
HISTORIC BUILDING RECORDING



Ymddiriedolaeth Archaeolegol Gwynedd  
Gwynedd Archaeological Trust

# YSTÂD DDIWYDIANOL PEBLIG, CAERNAFON

## COFNOD ADEILADAU HANESYDDOL / HISTORIC BUILDING RECORDING

Yr Amgylchedd Hanesyddol yn Cofnodi Prif Gyfeirnod /  
Historic Environment Record Event Primary Reference Number: 46631

Prosiect Rhif / Project No. G2756

Adroddiad Rhif / Report No. 1715

Wedi'i baratoi ar gyfer / Prepared for: FI Real Estate Management

Mai 2023 / May 2023

Ysgrifenydd gan / Written by: Jessie Baumgardner




Delwedd clawr blaen: Golygfa o'r tu mewn i A2 (swyddfa ddiogelwch mewn blaendir) (cyfeirnod archif: G2756\_003) /  
Front Cover image: Oblique view of interior of A2 (archive reference number: G2756\_003)

Cyhoeddwyd gan Ymddiriedolaeth Archaeolegol Gwynedd  
Ymddiriedolaeth Archaeolegol Gwynedd  
Craig Beuno, Ffordd y Garth,  
Bangor, Gwynedd, LL57 2RT

Published by Gwynedd Archaeological Trust  
Gwynedd Archaeological Trust  
Craig Beuno, Garth Road,  
Bangor, Gwynedd, LL57 2RT

Cadeiryddes/Chair - Yr Athro/David Elis-Williams MA(Oxon), MSc, CPFA  
Prif Archaeolegydd/Chief Archaeologist - Andrew Davidson, B.A., MCIfA

Mae Ymddiriedolaeth Archaeolegol Gwynedd yn Gwmni Cyfyngedig (Ref Cof. 1180515) ac yn Elusen (Rhif Cof. 508849)  
Gwynedd Archaeological Trust is both a Limited Company (Reg No. 1180515) and a Charity (reg No. 508849)

Approvals Table				
	Role	Printed Name	Signature	Date
Originated by	Document Author	Jessie Baumgardner		17/05/2023
Reviewed by	Document Reviewer	John Roberts		23/05/2023
Approved by	Principal Archaeologist	John Roberts		23/05/2023

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

## CONTENTS

	CRYNHODEB ANHECHNEGOL.....	4
	NON-TECHNICAL SUMMARY.....	4
1	INTRODUCTION.....	5
2	HISTORIC BACKGROUND.....	7
3	METHODOLOGY .....	9
3.1	Introduction.....	9
3.2	Photographic Record .....	9
3.3	Written Record.....	9
3.4	Drawn Record.....	9
3.5	Fieldwork Methodology.....	10
3.6	Data Management Plan.....	11
3.7	Selection Strategy.....	12
4	RESULTS .....	13
4.1	Units A2 to A8 .....	13
4.1.1	Unit A2.....	13
4.1.2	Unit A4.....	15
4.1.3	Unit A5.....	16
4.1.4	Unit A6.....	17
4.1.5	Unit A7.....	18
4.1.6	Unit A8.....	19
4.2	Units F1 and F2.....	20
4.3	Units G1 to G3.....	22
4.3.1	Introduction .....	22
4.3.2	Unit G1.....	22
4.3.3	Unit G2.....	22
4.3.4	Unit G3.....	23
4.4	Unit H.....	24
4.5	Peblig Mill .....	25
5	CONCLUSION.....	27
6	SOURCES CONSULTED .....	29
	APPENDIX I.....	30



Gwynedd Archaeological Trust Written Scheme of Investigation.....	30
APPENDIX II.....	31
Gwynedd Archaeological Trust Photographic Metadata Archive .....	31
APPENDIX III.....	32
Gwynedd Archaeological Trust Selection Strategy Final .....	32

## FIGURES

Figure 01: Reproduction of DMWR Architects Drawing 3603-DMWR-A-DR-0100 with amendments detailing the location and distribution of the Ystâd Ddiwydianol Peblig buildings and units. Scale: as shown.

Figure 02: Plan of entire site showing exterior photo directions.

Figure 03: Plan of Unit A buildings showing internal structures and photo locations.

Figure 04: Plan of F buildings showing internal structures and photo locations.

Figure 05: Plan of Unit G buildings showing internal structures and photo locations.

Figure 06: Plan of Unit H buildings showing internal structures and photo locations.

## PLATES

Plate 1: A2 Unit - External oblique view of A1 taken from NE with A5 at rear; scale 1x1m; view from N (archive reference: G2756\_01).

Plate 2: A2 Unit - Interior view of former A2 following demolition along western edge; scale 1x1m; view from E (archive reference: G2756\_02).

Plate 3: A2 Unit - Oblique view of interior of A2; scale 1x1m; view from S (archive reference: G2756\_03).

Plate 4: A4 Unit - View of interior of A4 showing demolition debris, with corrugated roof of H in the background; scale not used; view from E (archive reference: G2756\_04).

Plate 5: A2 Unit - View of south end interior of A2 showing steel casement windows and former garage entrance; scale 1x1m; view from SE (archive reference: G2756\_05).

Plate 6: A2 Unit - View of central area of A2 showing larger steel casement windows and doorways leading into units A8 - A3; scale 1x1m; view from E (archive reference: G2756\_06).

Plate 7: A2 Unit - View of phasing of blocked up doorway into A6; scale 1x1m; view from E (archive reference: G2756\_07).

Plate 8: A2 Unit - View of blocked up former garage entrance; scale 1x1m; view from E (archive reference: G2756\_08).

Plate 9: A2 Unit - View of blocked up doorways; scale 1x1m; view from E (archive reference: G2756\_09).

Plate 10: A2 Unit - View of blocked up former garage doorways and window; scale 1x1m; view from E (archive reference: G2756\_10).

Plate 11: A2 Unit - View of blocked up doorways at north end of room A2; scale 1x1m; view from E (archive reference: G2756\_11).

Plate 12: A7 Unit - View of hall in A7; scale 1x1m; view from S (archive reference: G2756\_12).

Plate 13: A7 Unit - View of hall in A7; scale 1x1m; view from NE (archive reference: G2756\_13).

Plate 14: A7 Unit - View of hall in A7; scale 1x1m; view from S (archive reference: G2756\_14).

Plate 15: A7 Unit - View of ladies' toilets; scale 1x1m; view from E (archive reference: G2756\_15).

Plate 16: A7 Unit - View of ladies' toilets; scale 1x1m; view from W (archive reference: G2756\_16).

Plate 17: A7 Unit - View of gent's toilets; scale 1x1m; view from E (archive reference: G2756\_17).

Plate 18: A7 Unit - View of gent's toilets; scale 1x1m; view from W (archive reference: G2756\_18).

Plate 19: A5 Unit - View of northeast elevation of A5; scale 1x1m; view from N (archive reference: G2756\_19).

Plate 20: A6 Unit - Oblique view of exterior of A6; scale 1x1m; view from N (archive reference: G2756\_20).

Plate 21: A5 Unit - Former entrance into A5 on northeast gable end; scale 1x1m; view from NE (archive reference: G2756\_21).

Plate 22: A7 Unit - Oblique view of A7 showing relationship with A5; scale 1x1m; view from W (archive reference: G2756\_22).

Plate 23: A8 Unit - View of north elevation of A8, with A4 at rear; scale not used; view from NW (archive reference: G2756\_23).

Plate 24: A4 Unit - View of north elevation of A4 still intact; scale 1x1m; view from N (archive reference: G2756\_24).

Plate 25: A8 Unit - View of A8 east gable end with entrance; scale 1x1m; view from E (archive reference: G2756\_25).

Plate 26: A8 Unit - View of corridor in A8; scale 1x1m; view from NE (archive reference: G2756\_26).

Plate 27: A8 Unit - View of corridor in A8; scale 1x1m; view from SW (archive reference: G2756\_27).

Plate 28: A8 Unit - View of larger room in A8 showing windows; scale 1x1m; view from NE (archive reference: G2756\_28).

Plate 29: A8 Unit - View of entrance into larger room in A8; scale 1x1m; view from SW (archive reference: G2756\_29).

Plate 30: A8 Unit - Possible studio room in A8 showing window; scale 1x1m; view from E (archive reference: G2756\_30).

Plate 31: A8 Unit - View of interior of possible studio room in A8 showing doorway from corridor; scale 1x1m; view from W (archive reference: G2756\_31).

Plate 32: A8 Unit - View of kitchen area in A8 taken from doorway; scale 1x1m; view from W (archive reference: G2756\_32).

Plate 33: A5 Unit - View of interior of room A5; scale 1x1m; view from NE (archive reference: G2756\_74).

Plate 34: A5 Unit - View of interior of room A5; scale 1x1m; view from SW (archive reference: G2756\_75).

Plate 35: A5 Unit - View of interior of room A5; scale 1x1m; view from NW (archive reference: G2756\_76).

Plate 36: A5 Unit - View of lobby area in room A5; scale 1x1m; view from NE (archive reference: G2756\_77).

Plate 37: A5 Unit - View of lobby area in room A6; scale 1x1m; view from SW (archive reference: G2756\_78).

Plate 38: A5 Unit - View of lobby area in room A7; scale 1x1m; view from SW (archive reference: G2756\_79).

Plate 39: Interior A6 - View of NE wall in room A6; scale 1x1m; view from SW (archive reference: G2756\_85).

Plate 40: Interior A6 - View of doorway into A6 (2) and annexe window; scale 1x1m; view from W (archive reference: G2756\_86).

Plate 41: Interior A6 - View of main doorway into A6 and window; scale 1x1m; view from E (archive reference: G2756\_87).

Plate 42: Interior A6 - View of small annexe room in A6; scale 1x1m; view from N (archive reference: G2756\_88).

Plate 43: Interior A6 - View of interior of annexe within A6; scale 1x1m; view from W (archive reference: G2756\_89).

Plate 44: Interior A6 - View of door, windows and sink in A6 (2); scale not used; view from S (archive reference: G2756\_90).

Plate 45: Interior A6 - View of door into A6 (1); scale 1x1m; view from N (archive reference: G2756\_91).

Plate 46: F Units - View of gable ends of Romney Huts (F Units); scale 1x1m; view from NNW (archive reference: G2756\_57).

Plate 47: F2 Unit - View of longitudinal elevation of F2, east elevation; scale 1x1m; view from NW (archive reference: G2756\_58).

Plate 48: F2 Unit - View of entrance on east elevation; scale 1x1m; view from W (archive reference: G2756\_59).

Plate 49: F Units - View of south gable ends of F Units; scale 1x1m; view from SW (archive reference: G2756\_60).

Plate 50: F1 Unit - Interior view of Romney Hut F1; scale not used; view from N (archive reference: G2756\_61).

Plate 51: F1 Unit - Interior view of Romney Hut F1; scale not used; view from S (archive reference: G2756\_62).

Plate 52: F1 Unit - View of late 20th century fittings along west edge of F1; scale 1x1m; view from E (archive reference: G2756\_63).

Plate 53: F1 Unit - View of original fuse box in F1; scale not used; view from E (archive reference: G2756\_64).

Plate 54: F1 Unit - View of possibly original sign 'No 4 Stores' on F1; scale 1x1m; view from N (archive reference: G2756\_65).

Plate 55: F1 Unit - View of original sash windows in F1; scale 1x1m; view from W (archive reference: G2756\_66).

Plate 56: F2b Unit - View of interior of Romney Hut F2a; scale 1x1m; view from S (archive reference: G2756\_67).

Plate 57: F2b Unit - View of interior of Romney Hut F2a; scale 1x1m; view from N (archive reference: G2756\_68).

Plate 58: F2b Unit - View of small office in F2a; scale 1x1m; view from W (archive reference: G2756\_69).

Plate 59: F2c Unit - View of N wall of Romney hut; scale 1x1m; view from S (archive reference: G2756\_106).

Plate 60: F2c Unit - View of small annexe with window; scale 1x1m; view from NW (archive reference: G2756\_107).

Plate 61: F2c Unit - View of door and small toilet in E wall of Romney hut; scale 1x1m; view from W (archive reference: G2756\_108).

Plate 62: F2c Unit - View of door and garage door into Romney hut; scale 1x1m; view from N (archive reference: G2756\_109).

Plate 63: F2a Unit - View of S wall of Romney hut (interior); scale 1x1m; view from N (archive reference: G2756\_110).

Plate 64: F2a Unit - View out of door into Romney hut and office; scale 1x1m; view from S (archive reference: G2756\_111).

Plate 65: F2a Unit - View of vent in W side of Romney hut; scale 1x1m; view from E (archive reference: G2756\_112).

Plate 66: F2a Unit - View of door in E side of Romney hut; scale 1x1m; view from W (archive reference: G2756\_113).

Plate 67: F2a Unit - Close-up of air vent; scale 1x1m; view from E (archive reference: G2756\_114).

Plate 68: F2a Unit - View of breeze block office structure; scale 1x1m; view from SW (archive reference: G2756\_115).

Plate 69: F2a Unit - View of inside of breeze block office structure; scale 1x1m; view from NW (archive reference: G2756\_116).

Plate 70: F2a Unit - View of kitchen within office structure; scale 1x1m; view from NW (archive reference: G2756\_117).

Plate 71: G1-G3 Units - Oblique view showing north gable end and elevation of G1-G3 Units; scale 1x1m; view from NE (archive reference: G2756\_53).

Plate 72: G1-G3 Units - Oblique view of south gable end and west elevation; scale 1x1m; view from SE (archive reference: G2756\_54).

Plate 73: G1-G3 Units - View of south gable end of G1-G3 Units; scale 1x1m; view from S (archive reference: G2756\_55).

Plate 74: G2 Unit - View of interior of G2 showing breezeblock partitions and stocking units; scale not used; view from NW (archive reference: G2756\_80).

Plate 75: G2 Unit - View of interior of G2 showing breezeblock partitions and stocking units; scale not used; view from E (archive reference: G2756\_81).

Plate 76: G2 Unit - View of office unit in G2; scale not used; view from S (archive reference: G2756\_82).

Plate 77: G2 Unit - View of steel casement window in G2; scale not used; view from E (archive reference: G2756\_83).

Plate 78: Interior G1 - View of N corner of G1 and windows; scale not used; view from S (archive reference: G2756\_92).

Plate 79: Interior G1 - View of E corner of G1 and windows; scale not used; view from NE (archive reference: G2756\_93).

Plate 80: Interior G1 - View of roof trusses and two smaller annexe rooms; scale not used; view from NE (archive reference: G2756\_94).

Plate 81: Interior G1 - View into toilet; scale 1x1m; view from S (archive reference: G2756\_95).

Plate 82: Interior G1 - View into annexe 1 and window; scale 1x1m; view from N (archive reference: G2756\_96).

Plate 83: Interior G1 - View into annexe 2, with window and bench; scale not used; view from NE (archive reference: G2756\_97).

Plate 84: Interior G2 - View of W corner of G2 and door; scale 1x1m; view from E (archive reference: G2756\_98).

Plate 85: Interior G2 - View of E corner of G2 with garage door and window; scale 1x1m; view from W (archive reference: G2756\_99).

Plate 86: Interior G2 - View of blocked up window in G2 and breeze block partition; scale 1x1m; view from S (archive reference: G2756\_100).

Plate 87: Interior G3 - View of NW corner of G3, bench and windows; scale 1x1m; view from SW (archive reference: G2756\_101).

Plate 88: Interior G3 - View of SE corner of G3, with window, door, and garage door; scale 1x1m; view from NW (archive reference: G2756\_102).

Plate 89: Interior G3 - View into corridor of G3; scale 1x1m; view from E (archive reference: G2756\_103).

Plate 90: Interior G3 - View out of G3 corridor from NW corner; scale 1x1m; view from NW (archive reference: G2756\_104).

Plate 91: Interior G3 - View of broken door and window in G3; scale 1x1m; view from NW (archive reference: G2756\_105).

Plate 92: Unit H - View of north gable end of H 'Brunswick Iron Works'; scale 1x1m; view from N (archive reference: G2756\_33).

Plate 93: Unit H - Oblique view of west elevation of H; scale 1x1m; view from N (archive reference: G2756\_34).

Plate 94: Unit H - View of south gable end of H; scale 1x1m; view from S (archive reference: G2756\_35).

Plate 95: Unit H - View of interior of H taken from south entrance; scale 1x1m; view from S (archive reference: G2756\_36).

Plate 96: Unit H - View of furnace in H; scale 1x1m; view from W (archive reference: G2756\_37).

Plate 97: Unit H - View of furnace in H; scale 1x1m; view from W (archive reference: G2756\_38).

Plate 98: Unit H - View of platform area in central room in H; scale 1x1m; view from SW (archive reference: G2756\_39).

Plate 99: Unit H - View of platform area in central room in H, with south entrance; scale 1x1m; view from NE (archive reference: G2756\_40).

Plate 100: Unit H - View of central room in H showing platform and south entrance; scale 1x1m; view from N (archive reference: G2756\_41).

Plate 101: Unit H - View of main workshop area taken from north entrance; scale 1x1m; view from N (archive reference: G2756\_42).

Plate 102: Unit H - View of main workshop at south end; scale 1x1m; view from S (archive reference: G2756\_43).

Plate 103: Unit H - View of storage room in workshop area, with former shelves; scale 1x1m; view from W (archive reference: G2756\_44).

Plate 104: Unit H - View of storage room in workshop area, with former shelves; scale not used; view from N (archive reference: G2756\_45).

Plate 105: Unit H - View of staircase leading to office space in H; scale 1x1m; view from N (archive reference: G2756\_46).

Plate 106: Unit H - View of upper staircase and landing showing trusses; scale 1x1m; view from W (archive reference: G2756\_47).



Plate 107: Unit H - View of landing leading to platform area; scale 1x1m; view from N (archive reference: G2756\_48).

Plate 108: Unit H - View of break room on upper level; scale not used; view from N (archive reference: G2756\_49).

Plate 109: Unit H - View of upper-level office room; scale not used; view from E (archive reference: G2756\_50).

Plate 110: Unit H - View of small room on upper level used for storage; scale 1x1m; view from E (archive reference: G2756\_51).

Plate 111: Unit H - View of upper level on central platform showing roof trusses; scale 1x1m; view from E (archive reference: G2756\_52).

Plate 112: Unit H - View of traces of former brickworks on east elevation of H; scale 1x1m; view from W (archive reference: G2756\_56).

Plate 113: Peblig Mill - View of south and southeast elevation of Peblig Mill; scale not used; view from S (archive reference: G2756\_70).

Plate 114: Peblig Mill - East gable end of Peblig Mill; scale 1x1m; view from E (archive reference: G2756\_71).

Plate 115: Peblig Mill - North and northeast elevation of Peblig Mill; scale not used; view from N (archive reference: G2756\_72).

Plate 116: Peblig Mill - View of part of west elevation of Peblig Mill; scale 1x1m; view from NW (archive reference: G2756\_73).

Plate 117: Peblig Mill – Elevation of northeastern side of Peblig Mill; scale not used; view from NE (archive reference: G2756\_118).

Plate 118: Peblig Mill – View of east wall of Peblig Mill; scale 1x1m; scale 1x1m; view from E (archive reference: G2756\_119).

Plate 119: Peblig Mill – Oblique view of southeast gable end of mill; scale 1x1m; view from SE (archive reference: G2756\_120).

## CRYNHODEB ANHECHNEGOL

*Yn 2023, comisiynwyd Ymddiriedolaeth Archaeolegol Gwynedd gan FI Real Estate Management i ymgymryd â record adeiladu Lefel 2 cyn gwaith datblygu yn Ystâd Ddiwydianol Peblig, Caernarfon, Gwynedd. Cwblhawyd y record ar gyfer sawl uned a leolir ar draws yr ystâd ddiwydiannol yn ogystal ag y tu allan i'r hen Melin Peblig. Roedd yr unedau yn amrywio o ran strwythur, adeiladwaith a ffurf, gan gynnwys cytiau "Romney" yn dyddio o'r Ail Ryfel Byd ymlaen; Roedd eu defnydd presennol yn cynnwys garej cerbydau a gwaith haearn, gydag elfennau adeiladu allweddol yn dal i'w gweld. Roedd Melin Peblig, hen ffatri yd a gwlân, yn cynnwys elfennau strwythurol y bedwaredd ganrif ar bymtheg a'r ugeinfed elfen, ond nid oedd modd ei gyrraedd oherwydd pydredd; Roedd graddol gweladwy wedi'i gyfyngu i'r tu allan ac yn cynnwys ffrynt wedi'i adeiladu â brics gydag ychwanegiadau ac addasiadau diweddarach.*

## NON-TECHNICAL SUMMARY

*In 2023, Gwynedd Archaeological Trust was commissioned by FI Real Estate Management to undertake a Level 2 building record in advance of development works at Ystâd Ddiwydianol Peblig, Caernarfon, Gwynedd. The record was completed for several units located across the industrial estate as well as the exterior of the former Peblig Mill. The units varied in structure, fabric and form, including "Romney" huts dating from the Second World War onwards; their current use included a vehicle garage and an ironworks, with key building elements still visible. Peblig Mill, a former corn and woollen factory, included nineteenth and twentieth structural elements, but was inaccessible due to decay; visible phasing was limited to the exterior and included a brick-built frontage with later additions and adaptations.*

# 1 INTRODUCTION

Gwynedd Archaeological Trust (GAT) was commissioned by *FI Real Estate Management* to undertake archaeological mitigation in advance of proposed development works at Ystâd Ddiwydianol Peblig, Llanbeblig Road, Caernarfon, Gwynedd (NGR SH49136196; Figure 01). The development works will include new industrial and commercial units (B1, B2 & B8) together with new road infrastructure, service yards and common areas, parking, wildlife habitats, flood meadow and landscaping on land at and adjacent to Peblig Industrial Estate, as detailed on DMWR Architects Drawing 3603-DMWR-A-DR-0100 (Figure 02).

The archaeological mitigation has been conducted further to the completion of a desk-based assessment and historic building assessment (GAT Report 1670) that was undertaken in accordance with planning application C22/0696/14/LL and further to consultation with FI Real Estate Management and Gwynedd Archaeological Planning Service (GAPS). The archaeological mitigation consisted of a Level 2 building record of Buildings A2-A8, F1-F2C, G1-G3, H and Peblig Mill undertaken in accordance with *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England, 2016).

The Level 2 building record was undertaken between the 20<sup>th</sup> and 21<sup>st</sup> of April 2023 and all work was planned, managed and undertaken by GAT in accordance with the following standards and 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 Historical 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 the Archaeological Investigation and Recording of Standing Buildings or Structures (Chartered Institute for Archaeologists, 2020);
- Standard and Guidance for an Archaeological Watching Brief (Chartered Institute for Archaeologists, 2020);
- Standard and guidance for Archaeological Field Evaluation (Chartered Institute for Archaeologists, 2020);

- Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives (Chartered Institute for Archaeologists, 2020); and
- Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, 2016).

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 GATHER1836 and Event Primary Reference Number 46631. 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/A/0001/UK/En), a Registered Organisation with the Chartered Institute for Archaeologists (CIfA).

## 2 HISTORIC BACKGROUND

GAT undertook a desk-based assessment on behalf of FI Real Estate Management during November and December 2022 to assess the presence of known archaeological sites and potential for unknown archaeological sites within the confines of the proposed development (report GAT\_1670).

The assessment concluded that there is no known prehistoric, Roman or medieval archaeology within the development area, with little prospect of these existing where the units and associated infrastructure have been built. However, the open area at the eastern end of the proposed development has a higher potential, including for the route of a former field boundary visible on the tithe map. Multi-period archaeology has been identified within the wider area around Ystâd Ddiwydiannol Peblig from the early prehistoric onwards, with Roman activity being the most significant.

Both Peblig Mill and the Peblig Brickworks were established in the early to mid-nineteenth century, with the mill being earlier, as evidenced by the 1841 Llanbeblig Parish tithe map, where only the mill was present. The arrival of the Brickworks represents the first major phase of the industrialisation of the area and it was nearly a century later before any further development, with the arrival of the *Hunting Aviation Factory* in 1942 that shortly after became the *Everflex* furniture factory. The industrial histories of both the mill and brickworks are complicated, but the mill was largely destroyed by fire on two occasions in 1900 and 1910, resulting in the destruction of the internal elements of the mill on both occasions. Images from an urban explorer website from 2019 shows the interior of the brickworks to be in an unsafe derelict state, but it was also clear that remnants of the mid to later twentieth century infrastructure were still present. The brickworks also had structural issues associated with it early in the 20<sup>th</sup> century, prior to its demolition in 1947.

The main phase of the industrial estate was during the mid to late 1960s and early 1970s, which saw the removal of the Peblig Brickworks and the establishment of the industrial estate in its current form, followed by smaller additions in the 1980s. The dominant business throughout that time was the furniture factory, which employed up to 800 people and utilised multiple units of varying size, including those from the *Hunting Aviation Factory*, as well as new additional units and extensions. The mill was still active into this period but is now no longer in use and is in a dilapidated state, as are other units within the site. The furniture factory has also closed, but the units remain and are now occupied by businesses of varying size. Brunswick Ironworks, whilst a business of historical importance due to its manufacturing output, only relocated to the industrial estate in 2001, occupying former

Hunting/*Everflex* units. The former Carnarvon to Llanberis railway line ran alongside the eastern edge of the industrial estate, and sidings connected the brickworks and mill to this line prior the arrival of the Hunting/*Everflex* units; the railway was abandoned in the early 1960s and the line and railbed removed, with the route partly covered by an extension of the industrial estate in the late 1960s.

The wider landscape also evolved during this period, transforming from a local agrarian landscape into an industrial and settlement landscape, with the construction and expansion of the housing estates between Llanberis Road and Llanbeblig Road from the 1940s, the continued expansion of Seiont Brickworks northwards to reach an area immediately south of Peblig Industrial Estate, the arrival of holiday camping sites by 1970 and the establishment of Cibyn Industrial Estate around the same time.

The key assets within the proposed development area are the Peblig Mill, the Hunting Aviation/*Everflex* factory buildings and sundry other units. The *Hunting Aviation Factory/Everflex* factory buildings are now represented by Units A2, A3, A5, A6, F1, F2A to F2C, G1 to G3, H and N, with additional the *Everflex* Factory buildings including Units A1, A4 and E. The former site of Brunswick Brickworks is now Units W1 to W8. Of the thirty industrial units listed on site, twenty-three of them are still listed as occupied. The former field boundary in the open area at the eastern end of the proposed development has been listed as an asset and is within an area that formally belonged to Peblig Mill, whilst the former railway line has also been listed as an asset. In close proximity to the site is Pont Peblig, which crosses the former railway.

The report recommended that further building recording was undertaken of accessible premises prior to demolition and development, and it was confirmed with Gwynedd Archaeological Planning Services that a building record should be completed for Units A2-A8, F1-F2C, G1-G3, H and Peblig Mill to a Level 2 standard as defined in *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England, 2016).

## **3 METHODOLOGY**

### **3.1 Introduction**

The archaeological mitigation was undertaken as a Level 2 Record, as defined by *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England, 2016). A Level 2 record is characterised in *Understanding Historic Buildings* as a descriptive record (Historic England, 2016: 26) and incorporated the exterior and interior of A2-A8, F1-F2C, G1-G3 and H and the exterior of Peblig Mill. A photographic record, written record and drawn record were completed using information from report GAT\_1670.

### **3.2 Photographic Record**

The photographic record included *Understanding Historic Buildings* photographic elements 1, 2 and 4 (Historic England, 2016: 26), incorporating general views of the building within the local landscape, exterior and interior elevations - oblique and face-on (where practical), a record of the overall appearance of the principal rooms and circulation areas within the interior. Suitable scales were used.

### **3.3 Written Record**

The written record included *Understanding Historic Buildings* report elements 1-3, 5, 7, 8, and 23 (Historic England, 2016: 26). This will be supplemented by element 4 for Buildings A2-A8, F1-F2C, G1-G3 and H and elements 11 & 13 for Peblig Mill. This includes:

- the precise location of the units and buildings (NGR format) and an address;
- a note of any statutory or non-statutory designations;
- the date of when the record was made as well as the name of the recorders and location of the project archive;
- based on a superficial inspection, the type or purpose of the building being recorded past and present, their overall form, materials used in construction, possible phases of development and an account of any surviving fixtures, plant and their purpose; and
- the names of architects, builder, patrons, and owners should be included if known.

### **3.4 Drawn Record**

Measured drawings were prepared in accordance with *Understanding Historic Buildings* drawing elements 1 or 2 and 3 to 7 (Historic England, 2016: 26). This included:

- A site plan relating the buildings to other structures within the local area; and

- A plan detailing the location and orientation of all photographic record images taken using a combination of DMWR Architects Drawing 3603-DMWR-A-DR-0001 (Figure 01) and on-site drawn plans that were subsequently digitised using *Adobe Illustrator*.

### **3.5 Fieldwork Methodology**

Photographic images were taken using a digital SLR (Nikon D3100) camera set to maximum resolution (4,608 × 3,072; 14.2 effective megapixels) in RAW format. Camera tripods and poles were used for the elevations and where practical elsewhere. A photographic record was maintained on site using GAT pro-formas and digitised in Microsoft Excel and Access as part of the fieldwork archive and dissemination process. A total of 117 images were taken; the photographic archive references were G2756\_001 to G2756\_117 (cf. [Appendix II](#)). The location and orientation of photographs taken were recorded on a scaled plan and digitised for final reporting. The photographic images were then converted to TIFF for final archiving using Adobe Photoshop.

The Level 2 written record was completed using a building record pro-forma and a room record pro-forma. The basic record pro-forma was used to record the exterior and interior elevations, as well as key structural details. The building record pro-forma was used to record any individual rooms. Key dimensions and detailed measurements were taken using hand tapes and a digital measurer.



### 3.6 Data Management Plan

Following the completion of the fieldwork, a programme of fieldwork archiving was completed based on following task list;

1. Pro-formas: completed, all cross referenced and scanned for digital archiving;
2. Photographic archive: completed in *Microsoft Access* and cross-referenced with all pro-formas; and
3. Measured drawings: all cross referenced and scanned for digital archiving.

This data has been used as the basis for the physical and digital dataset archives and 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 via a specific hyperlink. The following dissemination and archiving of the report and digital dataset have been applied:

- A digital report(s) provided to the client and GAPS (draft report then final report);
- A digital report and dataset comprising an Event PRN summary to the regional Historic Environment Record. The report and dataset has 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 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).

### 3.7 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 is summarised in [Appendix III](#) and takes 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.

## 4 RESULTS

### 4.1 Units A2 to A8

#### 4.1.1 Unit A2

*Dimensions: 97 m long x 30 m wide;*

*Photographic Archive: G2756\_01 to G2756\_11*

*Figure: 03; and*

*Plates: 1 to 11.*

Unit A2 was unoccupied but was formerly the *Hunting Aviation* factory and then *Everflex* furniture company factory; the unit was originally built in the 1940s. The unit was in a dilapidated condition, with only the northwest facing elevation fully upstanding, no complete roof and all interior partitions and fittings removed; the roof supports that were still present were constructed from metal frames and connected to the interior walls (cf. Plates 2 and 3). The building used english bond brick attached to a metal frame, with the walls painted white on the interior and unpainted on the exterior; the exterior was also faced with concrete render from the ground floor to the first-floor window level. The windows were *Crittall*-style metal frames with concrete lintels, with each set comprising either, fifteen, twenty or twenty-four glass panes with casement openings. There were three entrance points on the northwest elevation; one example was blocked (cf. Plate 8), with a second partly blocked but with a smaller door inset and the third entrance comprising a larger metal roller door. The blocked entrance was likely an earlier redundant access, whilst the smaller door inset in the partly blocked entrance appeared to be a later addition; the roller door was also a later addition, as a window had been blocked to accommodate the height of the door. It wasn't possible to confirm if the blocked and partly blocked entrances were original entrances, but they were both of similar height and width, suggesting that they were contemporary. Leading to these entrances and to Unit A5 was a brick and concrete slope that led from the main access road for the industrial estate; the slope was faced on one side with metal railings, some of which were bent and broken. The interior of the unit comprised a concrete floor; no specific fittings were visible in the concrete floor except for where the roof supports would have been. The interior walls were also missing fixtures and fittings and were partly obscured by graffiti. Another blocked entrance was visible on the interior facing wall where Unit A6 had been attached to the exterior. The blocked entrance appeared similar in size to the smaller entrances visible on the exterior and also included a concrete lintel; the entrance was sealed with brick in a stretcher bond, whilst the smaller doorway that interior access

to/from Unit A6 had been inserted partly into the sealed entrance and partly into the neighbouring wall (cf. Plate 7).

#### 4.1.2 Unit A4

*Dimensions: 30m long x 10m wide.*

*Photographic Archive: G2756\_04 and G2756\_24*

*Figure: 03; and*

*Plates: 4 and 24.*

Unit A4 was attached to the southwestern end of Unit A2 and was built in the 1960s after the *Everflex* furniture company had been well established (q.v. report GAT\_1670). The unit was mostly demolished, with the northwest and southwest facing elevations partly surviving. The wall construction was similar to that in Unit A2, with English bond brickwork painted white on the interior and unpainted on the exterior (cf. Plates 4 and 24). A large steel shuttered opening measuring 3.45m wide and 2.58m high was installed on the northwest facing elevation along with two twenty pane *Crittall*-style metal windows on the first-floor level; both the door and the windows have concrete lintels and the windows concrete sills. The windows and door appeared to be original rather than later fittings. A metal framed gantry ran along the elevation between the windows and the shutter door, the gantry appeared to carry reinforced electrical wiring. The interior was mostly full of brick rubble, along with a discarded aluminium chimney; electrical wiring conduits could be seen running along the wall and metal reinforcing of the wall next to the shutter door could be seen. From what could be seen and recorded, it appeared that Unit A4 had been built to match the appearance of Unit A2.

#### 4.1.3 Unit A5

*Dimensions: 42m long x 6m wide (inc. Units A6 and A7);*

*Photographic Archive: G2756\_19, G2756\_21, G2756\_74 to G2765\_79;*

*Figure: 03; and*

*Plates 19, 21, 33-38.*

A two-storey lean-to annexe attached to the northwest elevation of Unit A2. Report GAT\_1670 suggested this was part of the original factory building from the 1940s rather than the later additions from the 1960s. The unit was built from english bond brick that was unpainted on the northwest facing elevation (cf. Plate 19) but rendered and painted white on the northeastern side (cf. Plate 21). There were four windows and one door on the northwest facing elevation, all of which were surmounted by concrete lintels, with timber frame inserts painted blue and wooden sills. All four windows had the same arrangements of four glass panes, with two large and two small rectangular panes, with three window sets also including white square ventilation grids. One of the window sets appeared to be built within a larger former entrance that was partly sealed with stretcher bond brick, with the window placed in the middle; another window fitting was much taller than the other examples, although the glass panes were the same size as the others on this elevation, with the height disparity filled with a wooden fitting painted blue. The door was also set within a former larger fitting, partly filled with stretcher bond brick; the dimensions of the original fitting matched two of the neighbouring windows, suggesting it was originally a window repurposed as a door (possibly replacing the former entrance nearby). A large entrance (2.48m wide and 2.05m high) was also located on the northeast facing elevation; the entrance was sealed with plywood, but would originally have been accessed via the concrete slope also used for Unit A2. Internally, the walls were built from painted english bond brickwork (Plates 33 to 38); room divisions included a lobby accessed from the main entrance door, leading to a large open space that included an upright pipe partly sealed in brickwork (Plate 34). The lobby included a small sink (Plate 36) that did not appear to be an original fitting; modern electrical cables and sockets were visible in both rooms. The floors were painted concrete whilst a false ceiling was made of asbestos tiling. There was a timber framed doorway connecting the lobby and open space, whilst a large opening linked Unit A5 to Unit A6/A7 (cf. Plate 38).

#### 4.1.4 Unit A6

*Dimensions: 42m long x 6m wide (inc. Units A5 and A7);*

*Photographic Archive: G2756\_85 through G2756\_91;*

*Figure: 03; and*

*Plates 39 to 45.*

Unit A6 was part of a rectangular block attached to the northwestern elevation of Unit A2 that also included Units A5 and A7. Report GAT\_1670 suggested this block was built in the 1940s along with Unit A2. Unit A6 was built from english bond brickwork; the unit matched A5 in width and general form but was shorter in height (cf. Plate 19). Access was via a modern white uPVC doorway on the northwestern elevation that measured 1.9m high and 1.2m wide and as well as a wooden door, 1.9m high and 0.83 m wide; a larger window (1.7m high x 1.2m wide) was to the left of the uPVC door and two *Crittall*-style casement windows to the right (both 1.2m high x 1m wide); all window fittings were painted blue, matching Unit A5. There was a raised walkway along the exterior of the building with a brick and steel barrier that measured up to 1.8m above the ground level. The windows were blocked with decayed venetian blinds.

Unit 6 comprised two rectangular rooms, both of which had been removed of most interior fixtures and fittings (Plates 39 to 45). The first room was accessed externally via the uPVC door and included white plastered walls, blue/grey carpet tiles and asbestos ceiling tiles; along the north wall were modern counters and kitchen sink. The second room was accessed externally via the wooden door and was internally linked to the other room via a doorway; the room was characterised by peeling blue paint and a plastered ceiling; holes in the plaster confirmed the walls were built from stretcher bond brick. In the southern corner of the room was a smaller room built of bricks and breeze blocks, with a low breeze block division (Plate 40). Traces of blue, orange, and red paint were still visible. At northwest end of smaller room, possibly used for storage or reception, was a wooden paned window and wood and glass door. The door was 2m high and 0.8 m wide, and the window was 0.8 m high and 0.86 m wide. The room measured 2.74m long, 2.6m wide, and 2.6m high.

#### 4.1.5 Unit A7

*Dimensions: 42m long x 6m wide (inc. Units A5 and A6);*

*Photographic Archive: G2756\_12 – G2756\_18, G2756\_22;*

*Figure: 03; and*

*Plates: 12 to 18, and 22.*

A brick and concrete built addition to Unit A2 that formed part of a longer block with Units A5 and A6. Report GAT\_1670 suggested this block was built in the 1940s along with Unit A2 and it appears to have functioned solely as a toilet block. The exterior comprised english bond brick with multiple narrow transom windows along the northwestern elevation and a larger casement window on the southwestern elevation (cf. Plate 22); all windows were just below the corrugated roofline, so the lintels weren't visible, but the sills were concrete. Access was via the southwestern elevation and the interior included a long hall or corridor measuring 14.47m long and 1.5m wide (cf. Plate 12), leading to four sets of toilet cubicles. The ladies' toilet had five cubicles totalling 8.53m long and 4.3m wide, with two entrances and a tiled floor (cf. Plates 15 and 16). The mens' toilets measured 5.87m wide by 2.54m deep, containing five toilets and a urinal against the western wall, with eight ceramic panels labelled 'Twyfords Adament' (cf. Plates 17 and 18). This toilet room was accessed through a door in A2 that measured 0.82m wide and 1.31m high. The toilet fittings were all modern replacements.



#### 4.1.6 Unit A8

*Dimensions: 15m long x 6m wide;*

*Photographic Archive: G2756\_23, G2756\_25 to G2756\_32;*

*Figure: 03; and*

*Plates 23, 25 to 32.*

A brick and concrete built addition to Unit A2 that was next to but separate from Units A5 to A7. Report GAT\_1670 suggested this block was built in the 1940s along with Unit A2. As with the other contemporary structures in Unit A, A8 was built from English bond brickwork. There were four casement windows at the first-floor level with concrete lintels on the northwestern elevation, which also included plastic guttering and downpipes (cf. Plate 23). Access was via a single door on the east facing elevation (cf. Plate 25). Internally, there was an east-west aligned corridor (0.95m wide and 4.78m long; cf. Plate 26 and Plate 27), with three rooms off of it, two to the north, and a large one 8.1m by 9.6m at the western end that appears to have been a former classroom/education room/meeting room, as there was a white board against the eastern wall (cf. Plate 28 and Plate 29). Two other rooms appeared to be a former office/studio and kitchen with modern fittings; the kitchen measured 4.79m long by 2.25m wide and the office/studio measured 3.4m long by 4.77m wide. No additional phasing was apparent.

## 4.2 Units F1 and F2

*Dimensions: 60m long x 10m wide (each unit);*

*Photographic Archive: G2756\_57 to G2756\_69; G2756\_106 to G2756\_117;*

*Figure: 04; and*

*Plates 46 to 70.*

Units F1 and F2 comprise two Romney huts dating from the Second World War that were originally part of the *Hunting Aviation Factory* and then subsequently reused. Unit F1 was still in use as a single unit, whilst Unit F2 has been subdivided into three sub-units (F2A to F2C; cf. Figure 04). The two huts were of a standard construction, with a metal semi-circular frame covered in corrugated sheeting (cf. Plates 47 and 48), with later additions including sub-divisions and access (although it appeared that the pedestrian door on Unit F2 was original); the side dormer sash windows were boarded up, twelve on either side (cf. Plate 49 and Plate 55). The entrance to both units had been adapted with F1 accessed through a roller shutter door and the F2 via a steel door (cf. Plate 54); there were additional entry points at opposite end of both units, with a small single door for F1 and a large roller shutter door for F2 (cf. Plate 49).

Unit F1 was mostly empty inside with few structural features of note beyond the original framework and corrugated sheeting. The floor was concrete. There was a sign attached to the front entrance that read *No. 4 Stores* (cf. Plate 46) that appeared to be an original feature.

Unit F2 included three sub-divisions (designated A, B and C) that included additional rooms and partitions built from breezeblock. Unit F2A measured 19.4m in length and was separated from Unit F2B by a breezeblock wall (cf. Plate 63) and appeared to have been used recently as a garage. A small free-standing flat-roofed breezeblock-built office was located at the northern end of the sub-unit (Plates 64 and 68); the office was entered via a wooden door and a non-opening two-pane window was installed next to the door. The interior of the office was painted white and also included a small kitchen space (Plates 64 and 68). The floor of Unit F2A was concrete and had been painted red, a fire escape door had been added to the eastern side of the unit (cf. Plate 66), as had ventilation holes (cf. Plates 65 and 67).

The interior of F2B had been painted yellow and white (cf. Plate 57). A small office space, 2.7 m<sup>2</sup> in size and 2.2m high, built from breezeblock and flat-roofed, had been added to the southeast corner of the unit (Plate 58). The office was painted white, and a timber frame window and door were included.

Unit F2C formed the southern end of the unit and was largely empty, with no real indication as to its most recent function or purpose. A small timber frame/plasterboard toilet had been built alongside the eastern wall, close to a fire exit door with a brick built internal porch (cf. Plate 61). There were no other distinguishing features or specific phasing.

## 4.3 Units G1 to G3

### 4.3.1 Introduction

*Dimensions: 36m long x 10m wide;*

*Photographic Archive: G2756\_53 to G2756\_55, G2756\_80 to G2756\_83, G2756\_92 to G2756\_105;*

*Figure: 05; and*

*Plates 71 to 73, 74 to 77 and 78 to 91.*

Unit G was originally established in the 1940s as part of the *Hunting Aviation Factory*; it subsequently became part of the *Everflex* Factory complex and most recently was occupied by *Brunswick Fasteners* and *Arfon Cleaning Services*, amongst others. Unit G comprised an industrial brick-built building of three identical bays, each with a roller entrance 3.53m wide and 2.83 m high (cf. Plates 71 and 73). There was a *Crittall*-style window on either side of each garage door, 1.15m above the ground level, and *Crittall*-style windows in the gable ends. There was an asbestos roof and modern plastic guttering.

### 4.3.2 Unit G1

Unit G1 was a brick-built room, painted white with a concrete floor. Along the northeast elevation were four *Crittall*-style windows divided into smaller windowpanes. Casement windows existed but it was not possible to get measurements. The corrugated iron ceiling was supported by two steel A-shaped trusses; in the eastern corner was a toilet. The garage door measured 3.4m high and 0.33m wide and was located at the southwest end; a wooden door measured 2m high and 0.89 m wide. At the southern corner was an office space with three casement windows (1.5 m high by 1.6 m wide), accessed via a wooden door; there was a plastered ceiling and carpeted floor. Room dimensions were 4.3m long, 3.7m wide, and 2.5m high. Next to the office was a further garage space in the western corner constructed of plywood and painted white. Above these two built-in spaces was a storage unit leading up to the corrugated roof; the storage unit measured 4.8m long, 4.4 m wide, and 2.87 m high (cf. Plates 71 to 73 and 78 to 83).

### 4.3.3 Unit G2

Unit G2 which was used as a storeroom (Plates 74 to 82; 85 and 86). The room was supported with steel trusses leading to a roof of corrugated steel sheeting. The walls were built from breezeblock and there was a small, partitioned chipboard office in the corner (cf. Plate 76). The roller entrance was c.5m wide and rose to the full height of the building. The storeroom was full and still in use, with shelves stocked with parts.

#### 4.3.4 Unit G3

Unit G3 was in use as a garage/workshop with painted white brick walls (english bond) and a breeze block partition against G2. Three nine-pane *Crittall*-style windows were installed within the unit (cf. Plate 88). The unit was largely empty and there was a broken access door (cf. Plate 91). Attached to the gable end was an L-shaped brick-built structure accessed via a blue-painted double doorway (1.8m tall by 2.3m wide): the room measured 8.3m long, 4.7m wide and 4.2m high. Within the smaller room was a painted green double wooden door 1.9m tall by 0.9m wide along the southwest wall (cf. Plates 71 to 73 and 87 to 91). Phasing was limited to the adaptations required to accommodate the successive business that used the unit and it was evident that original features, such as the *Crittall*-style windows were still present.

## 4.4 Unit H

*Dimensions: 36m long x 12m;*

*Photographic Archive: G2756\_33 to G2756\_52;*

*Figure: 06; and*

*Plates 92 to 111.*

Unit H was a single storey brick-built structure with a corrugated roof. The unit was originally established in the 1940s as part of the *Hunting Aviation Factory*; it subsequently became part of the *Everflex* Factory complex and most recently was occupied by *Brunswick Ironworks*. It was a single storey unit, constructed of from english bond brick, with internal concrete roof trusses; main access was via the northern gable end and there were lateral *Crittall*-style windows with concrete lintels, four on the northern side and one on the southern (although this was obscured by an adjacent unit). There was also a chimney 1.1m by 1m laterally on the northern side. The unit was divided into bays and the westernmost bay was a gabled extension without the concrete trusses; a brick wall divided the two westernmost bays, and a glass partition partly divided the main easternmost work area. The roof appeared to be a modern replacement. Machinery relating to *Brunswick Ironworks* was still present. There was a mezzanine level that appeared to be a later addition, providing access to the roof (cf. Figure 06).

## 4.5 Peblig Mill

*Dimensions: the mill was an L-shaped building and was 42m long x 35m wide at its widest; the west wing was 11 m wide and the east wing 15m;*

*Photographic Archive: G2756\_070 to G2756\_073, G2756\_118 to G2756\_120; and  
Plates: 113-116, 117-119.*

Peblig Mill was the oldest remaining building within the industrial estate and was originally established in the early-nineteenth century as a water powered mill flour mill, becoming a woollen mill in the later nineteenth century. A weir on the Afon Seiont diverted water to a 200m long mill race, and below the mill a tailrace of equal length returned it to the river. The building was damaged by fire in the early twentieth century and report GAT\_1670 stated that little or nothing internal prior to the fire of 1910 is thought to survive. The mill served the woollen trade into the 1950s before finally closing but continued in use throughout the development and expansion of the industrial estate in the 1960s and early 1970s.

The main east facing elevation included a boarded up main entrance, with a 1.95m high and 0.82m wide the doorway being. The porch was 2.56m high x 2.38m wide, with concrete and two brick steps and with brick and concrete walls, topped by a painted steel and flat concrete roof. The northwest extension consisted of two floors. The basement and first floor had large, rectangular framed single glazed windows and a corrugated iron roof. It was of a brick and concrete build with pebble dash render. During the assessment walkover survey (q.v. report GAT\_1670), it was possible to view the interior of the 'basement' of the western extension from outside as the doorway and it was recorded as a poured concrete floor with steps leading to another room, and a reinforced concrete ceiling; the rough stone and mortar wall might be part of original core of the mill; there were also two doorways, one provided access to the 1<sup>st</sup> floor via short flight of steps. Large window openings flanked the main porched entrance; these were boarded and measured 1.80m wide x 1.30m high. Three other windows openings were on the ground floor, and all were of the same size. The other windows were 1.54m wide x 1.32m high and 1.30m high x 1.02m wide. There was also a minor doorway, 1.92m high x 0.86m wide.

The southeast wing had a pitched roof, exposed timbers and beams with slate and lead, which had been stripped. It was a three-storey wing (Ground, 1<sup>st</sup> and 2<sup>nd</sup> floors). The core of this part of the mill was rough stone and mortar with large subangular dressed quoin stones. There may have been slight extension, no longer extant but outline visible within SE face. The wall had a large central 1<sup>st</sup> floor doorway and 2<sup>nd</sup> floor window. There was also a steel shutter on the 1<sup>st</sup> floor and the wall was covered in a concrete and pebble dash render. The

southwest wing, which was parallel to the river, appeared to be of four storeys (Ground, 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> floors). It had a pitched roof with exposed timber beams and rafters, but the slate and lead had been stripped off the roof. It appeared to be constructed of brick and concrete with a pebble dash render. There was a steel fire escape at the south gable end. Regular wood framed windows were present, with the glass smashed. Derelict and unsafe buildings (asbestos warning signs) were present in the area and the building was partially obscured by overgrowth. This limited access to parts of the site for the building recording.

The interior of Peblig Mill was not accessible due to health and safety restrictions, but report GAT\_1670 included a description of the interior using information sourced from an online urban explorer (urbex) website dated 2019. The images on the website show the derelict and unsafe condition of the mill building, but also suggested that whilst elements of the earlier building fabric are visible, the majority of interior was characterised by 20<sup>th</sup> century fixtures and fittings, including electrical fuse boxes and office equipment.



## 5 CONCLUSION

Gwynedd Archaeological Trust was commissioned by *FI Real Estate Management* to undertake an archaeological building record in advance of proposed development works at Ystâd Ddiwydianol Peblig, Llanbeblig Road, Caernarfon, Gwynedd. The recording was undertaken to a Historic England Level 2 standard and was further to recommendations in a desk-based assessment and historic building assessment completed in 2022. The recording targeted Units A2-A8, F1-F2C, G1-G3, H that were previously inaccessible; an external record was also completed of the accessible portions of Peblig Mill.

Units A2-A8, F1-F2C, G1-G3 comprised structures established during the Second World War by the Hunting Aviation Factory, which built aluminium-skinned aircraft during the war and then aluminium office furniture shortly after. The units were subsequently part of the Everflex furnishing company which opened in 1948 and dominated the industrial estate throughout the mid and later twentieth century, after which the units were occupied by various smaller businesses. The units were built in a variety of forms, with steel framed brick-built structures comprising Units A and G, and pre-fabricated “Romney” huts comprising Unit F. The main portion of Unit A2, was mostly demolished, with only the northwest facing elevation upstanding, but it was still possible to identify the *Crittall*-style windows and original entrances; evidence of phasing was apparent from blocked or adapted entrance points. Units A5 to A8 were similar in form to A2, albeit adapted to suit their varying purpose, including office spaces and a toilet block; original structural elements also survived, but in many cases had been adapted to suit later requirements, including doors partly blocked and turned into windows or smaller entrances. Internal layouts had also been adapted. Unit A4 was a later addition from the 1960s; it was also mostly demolished, but the structural form appeared similar to the 1940s buildings, with matching brick form and fabric. The Romney huts were still intact and retained most of their original structural elements, including a metal frame and exterior corrugated sheeting, although the dormer sash windows had been blocked and original entrances adapted. Unit F2 had been further adapted into three sub-units separated by breezeblock walls, and each with their own layout including small office spaces, toilets, and fire escapes. A sign reading *No. 4 Stores* attached to Unit F1 appeared to be original. Units G and H appeared similar in structural form to Unit A, in using english bond brickwork and *Crittall*-style windows. Unit G had been externally rendered, unlike Unit H, but both had similar roof styles. Unit G had been more extensively adapted, both with the rendering and the addition of more modern roller shutter entrances; the interiors still retained some original features, but breezeblock walling suggested newer partitions had been added. Unit H retained more of its original character (although it did have

a newer extension at one end) and the external appearance probably suggested what Unit G may also have looked like originally, with the brickwork still visible and smaller, fewer, entrances. The interior of Unit H, apart from the extension, also appeared to retain more original characteristics.

The record of Peblig Mill did not identify any additional structural elements or phasing that had not been recorded during the desk-based assessment/historic building assessment walkover.

## 6 SOURCES CONSULTED

1. Chartered Institute for Archaeologists, 2020, Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures.
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 an Archaeological Watching Brief.
4. Chartered Institute for Archaeologists, 2020, Standard and guidance for Archaeological Field Evaluation.
5. Chartered Institute for Archaeologists, 2020, Updated Guidelines to the Standards for Recording Human Remains.
6. English Heritage, 1991, Management of Archaeological Projects (MAP2).
7. Evans, R., Roberts, J. et. al., Ystâd Ddiwydianol Peblig, Caernafon, Archaeological Assessment & Historic Building Assessment. GAT Report 1670.
8. Historic England, 2015, Management of Research Projects in the Historic Environment (MoRPHE).
9. Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*.
10. Royal Commission on Ancient and Historic Monuments of Wales, 2015, Guidelines for digital archives.
11. The Welsh Archaeological Trusts, 2022. *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) Version 2*.
12. Watkinson, D and Neal, V, 2001, First aid for finds (3rd edition).





Figure 02:  
Plan of entire site showing exterior photo directions



Ymddiriedolaeth Archaeolegol Gwynedd  
Gwynedd Archaeological Trust

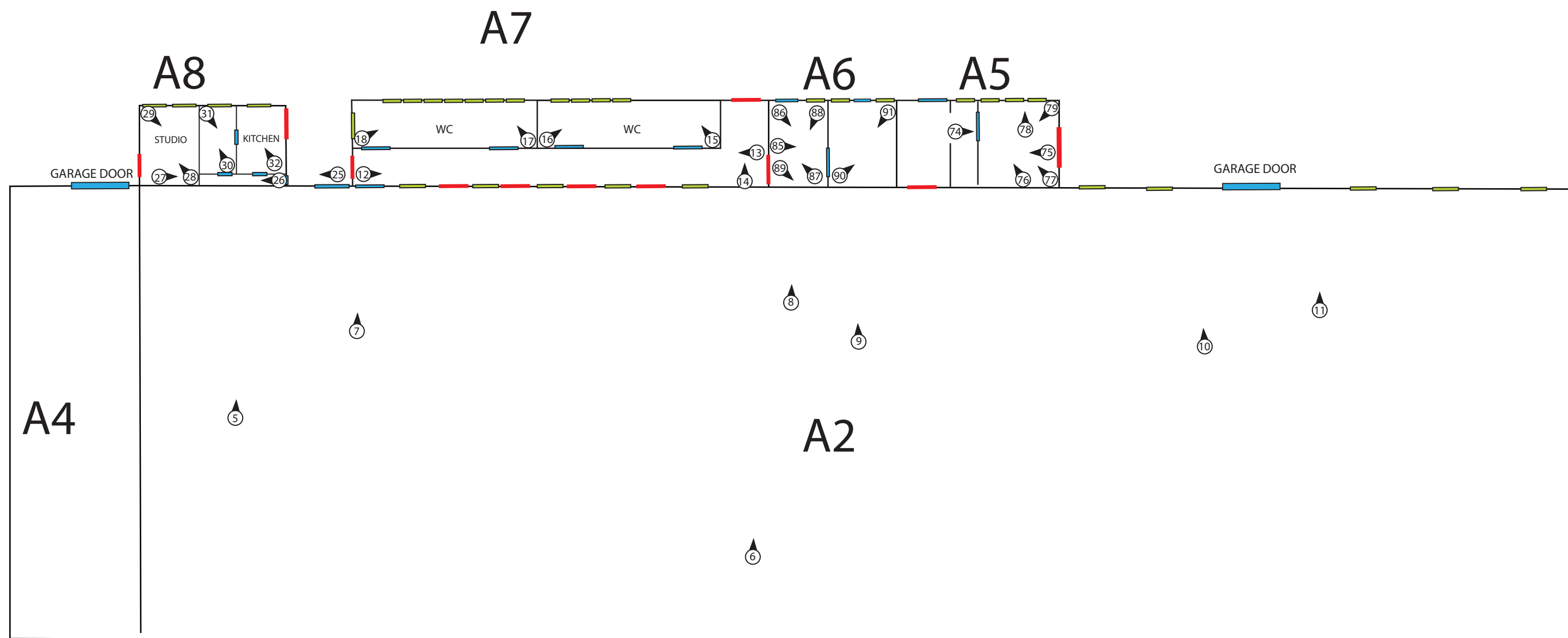
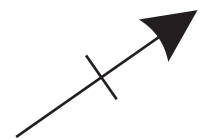


Figure 03:  
Plan of Unit A buildings showing internal structures  
and photo locations

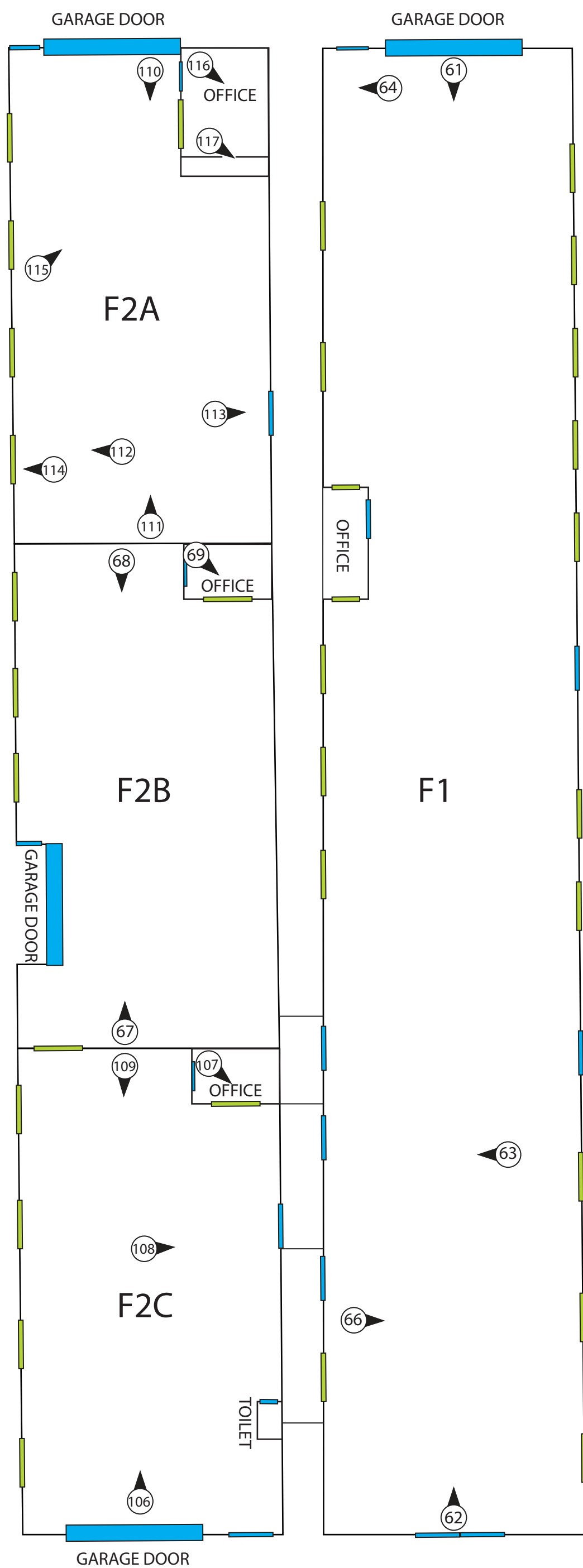


Figure 04:  
Plan of F buildings showing internal structures and photo locations

Key -

Window  
Door



Ymddiriedolaeth Archaeolegol Gwynedd  
Gwynedd Archaeological Trust

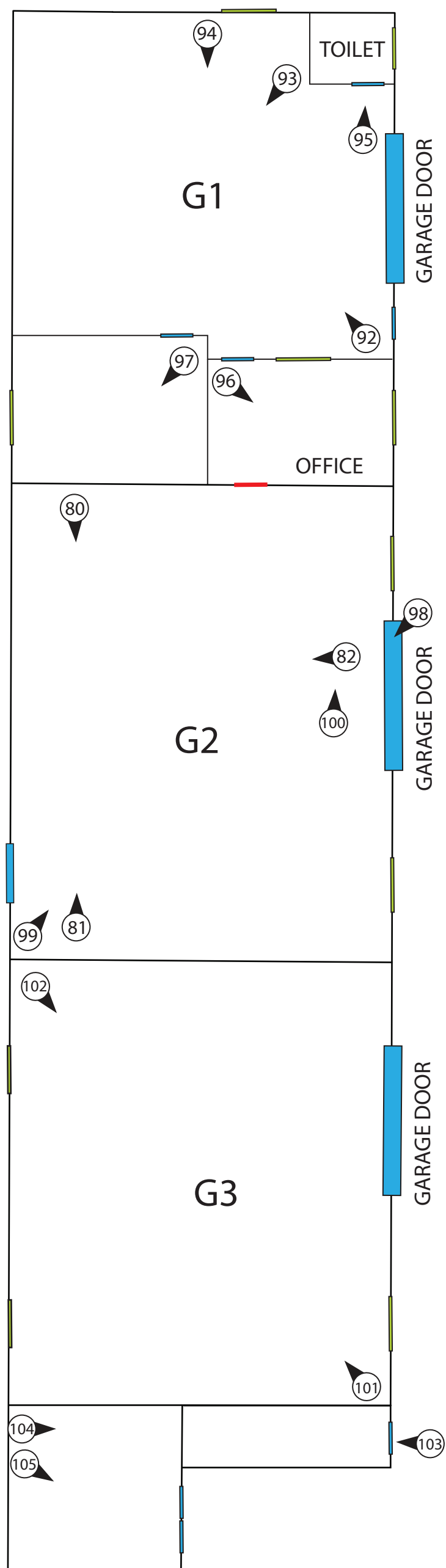


Figure 05: Plan of Unit G buildings showing internal structures and photo locations

Key -  
Window  
Boarded up window  
Door



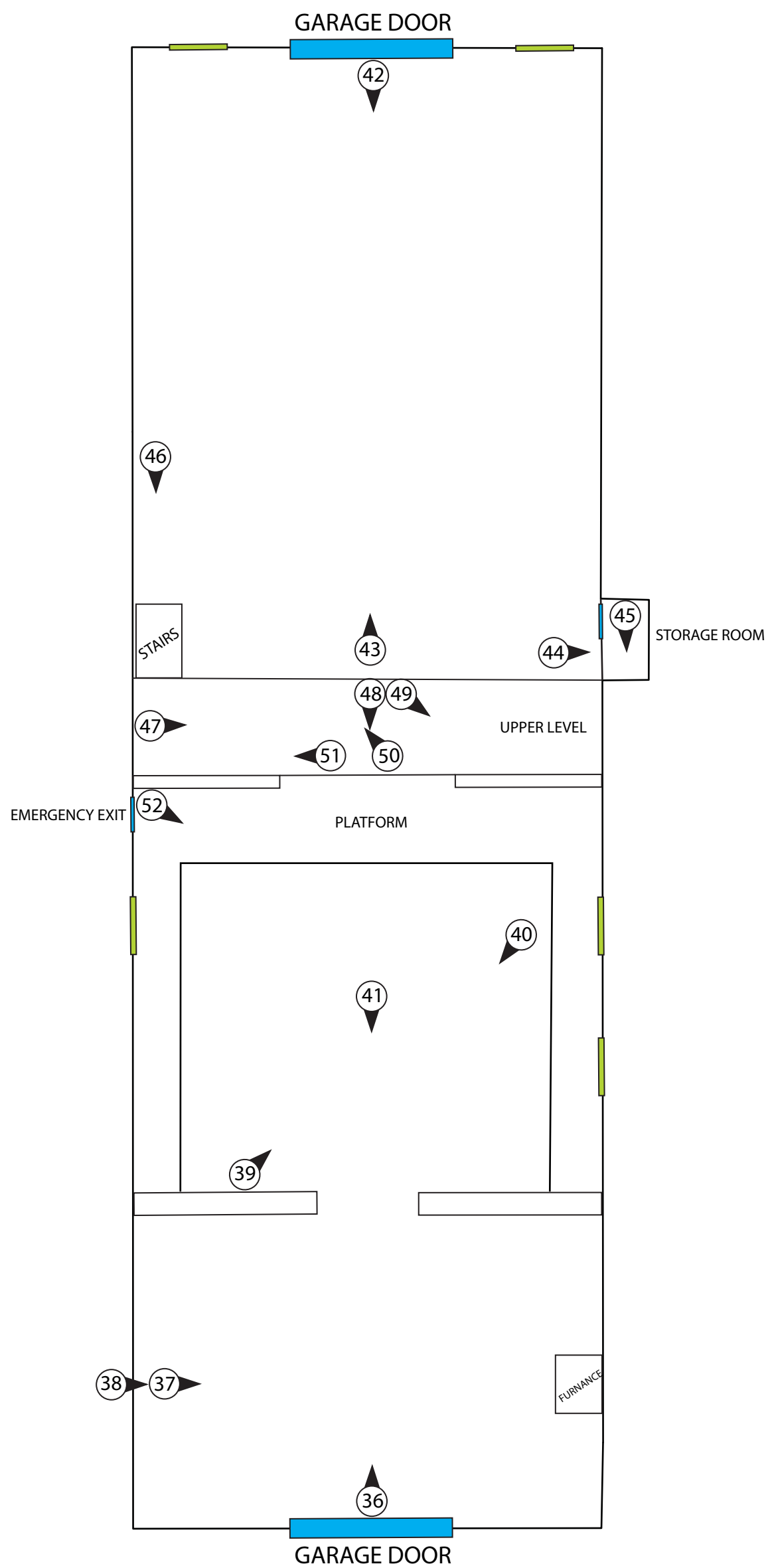


Figure 06:  
Plan of Unit H buildings showing internal structures and photo locations



Plate 3: A2 Unit - Oblique view of interior of A2; scale 1x1m; view from S (archive reference: G2756\_03).



Plate 4: A4 Unit - View of interior of A4 showing demolition debris, with corrugated roof of H in the background; scale not used; view from E (archive reference: G2756\_04).





Plate 1: A2 Unit - External oblique view of A1 taken from NE with A5 at rear; scale 1x1m; view from N (archive reference: G2756\_01).



Plate 2: A2 Unit - Interior view of former A2 following demolition along western edge; scale 1x1m; view from E (archive reference: G2756\_02).





Plate 5: A2 Unit - View of south end interior of A2 showing steel casement windows and former garage entrance; scale 1x1m; view from SE (archive reference: G2756\_05).



Plate 6: A2 Unit - View of central area of A2 showing larger steel casement windows and doorways leading into units A8 - A3; scale 1x1m; view from E (archive reference: G2756\_06).





Plate 7: A2 Unit - View of phasing of blocked up doorway into A6; scale 1x1m; view from E (archive reference: G2756\_07).



Plate 8: A2 Unit - View of blocked up former garage entrance; scale 1x1m; view from E (archive reference: G2756\_08).





Plate 9: A2 Unit - View of blocked up doorways; scale 1x1m; view from E (archive reference: G2756\_09).



Plate 10: A2 Unit - View of blocked up former garage doorways and window; scale 1x1m; view from E (archive reference: G2756\_10).





Plate 11: A2 Unit - View of blocked up doorways at north end of room A2; scale 1x1m; view from E (archive reference: G2756\_11).



Plate 12: A7 Unit - View of hall in A7; scale 1x1m; view from S (archive reference: G2756\_12).





Plate 13: A7 Unit - View of hall in A7; scale 1x1m; view from NE (archive reference: G2756\_13).



Plate 14: A7 Unit - View of hall in A7; scale 1x1m; view from S (archive reference: G2756\_14).





Plate 15: A7 Unit - View of ladies' toilets; scale 1x1m; view from E (archive reference: G2756\_15).



Plate 16: A7 Unit - View of ladies' toilets; scale 1x1m; view from W (archive reference: G2756\_16).



Plate 17: A7 Unit - View of gent's toilets; scale 1x1m; view from E (archive reference: G2756\_17).



Plate 18: A7 Unit - View of gent's toilets; scale 1x1m; view from W (archive reference: G2756\_18).





Plate 19: A5 Unit - View of northeast elevation of A5; scale 1x1m; view from N  
(archive reference: G2756\_19).



Plate 20: A6 Unit - Oblique view of exterior of A6; scale 1x1m; view from N  
(archive reference: G2756\_20).





Plate 21: A5 Unit - Former entrance into A5 on northeast gable end; scale 1x1m; view from NE (archive reference: G2756\_21).



Plate 22: A7 Unit - Oblique view of A7 showing relationship with A5; scale 1x1m; view from W (archive reference: G2756\_22).





Plate 23: A8 Unit - View of north elevation of A8, with A4 at rear; scale not used; view from NW (archive reference: G2756\_23).



Plate 24: A4 Unit - View of north elevation of A4 still intact; scale 1x1m; view from N (archive reference: G2756\_24).





Plate 25: A8 Unit - View of A8 east gable end with entrance; scale 1x1m; view from E (archive reference: G2756\_25).



Plate 26: A8 Unit - View of corridor in A8; scale 1x1m; view from NE (archive reference: G2756\_26).



Plate 27: A8 Unit - View of corridor in A8; scale 1x1m;  
view from SW (archive reference: G2756\_27).



Plate 28: A8 Unit - View of larger room in A8 showing windows; scale 1x1m;  
view from NE (archive reference: G2756\_28).





Plate 29: A8 Unit - View of entrance into larger room in A8; scale 1x1m;  
view from SW (archive reference: G2756\_29).



Plate 30: A8 Unit - Possible studio room in A8 showing window; scale 1x1m;  
view from E (archive reference: G2756\_30).





Plate 31: A8 Unit - View of interior of possible studio room in A8 showing doorway from corridor; scale 1x1m; view from W (archive reference: G2756\_31).

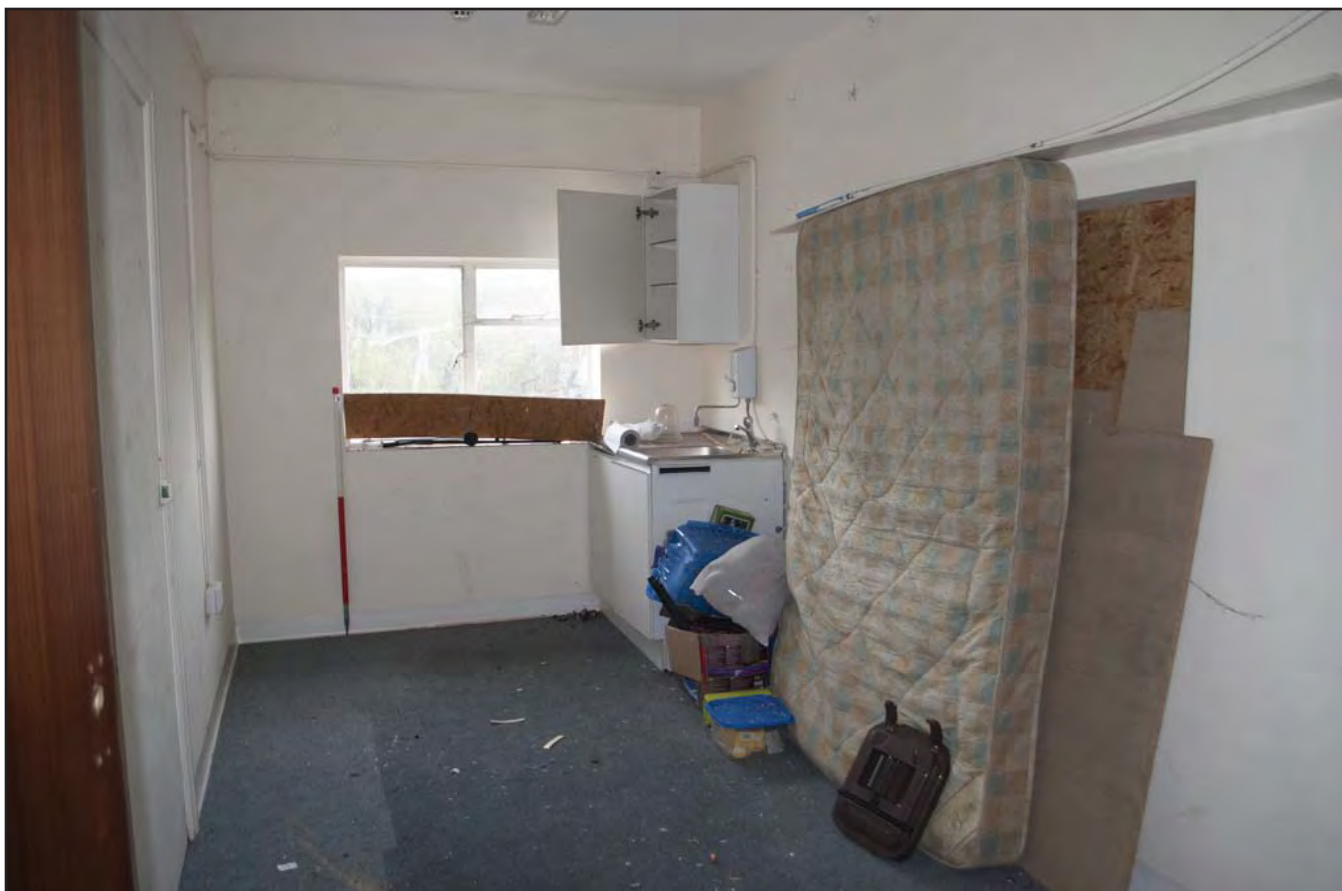


Plate 32: A8 Unit - View of kitchen area in A8 taken from doorway; scale 1x1m; view from W (archive reference: G2756\_32).



**Plate 33: A5 Unit - View of interior of room A5; scale 1x1m; view from NE**  
(archive reference: G2756\_74).



**Plate 34: A5 Unit - View of interior of room A5; scale 1x1m; view from SW**  
(archive reference: G2756\_75).





Plate 35: A5 Unit - View of interior of room A5; scale 1x1m; view from NW  
(archive reference: G2756\_76).



Plate 36: A5 Unit - View of lobby area in room A5; scale 1x1m; view from NE  
(archive reference: G2756\_77).



Plate 37: A5 Unit - View of lobby area in room A6; scale 1x1m; view from SW  
(archive reference: G2756\_78).



Plate 38: A5 Unit - View of lobby area in room A7; scale 1x1m; view from SW  
(archive reference: G2756\_79).





Plate 39: Interior A6 - View of NE wall in room A6; scale 1x1m; view from SW (archive reference: G2756\_85).



Plate 40: Interior A6 - View of doorway into A6 (2) and annexe window; scale 1x1m; view from W (archive reference: G2756\_86).





Plate 41: Interior A6 - View of main doorway into A6 and window; scale 1x1m; view from E (archive reference: G2756\_87).



Plate 42: Interior A6 - View of small annexe room in A6; scale 1x1m; view from N (archive reference: G2756\_88).



Plate 43: Interior A6 - View of interior of annexe within A6; scale 1x1m; view from W (archive reference: G2756\_89).



Plate 44: Interior A6 - View of door, windows and sink in A6 (2); scale not used; view from S (archive reference: G2756\_90).





Plate 45: Interior A6 - View of door into A6 (1); scale 1x1m; view from N  
(archive reference: G2756\_91).



Plate 46: F Units - View of gable ends of Romney Huts (F Units); scale 1x1m; view from NNW  
(archive reference: G2756\_57).





Plate 47: F2 Unit - View of longitudinal elevation of F2, east elevation; scale 1x1m; view from NW (archive reference: G2756\_58).



Plate 48: F2 Unit - View of entrance on east elevation; scale 1x1m; view from W (archive reference: G2756\_59).





Plate 49: F Units - View of south gable ends of F Units; scale 1x1m; view from SW  
(archive reference: G2756\_60).



Plate 50: F1 Unit - Interior view of Romney Hut F1; scale not used; view from N  
(archive reference: G2756\_61).





Plate 51: F1 Unit - Interior view of Romney Hut F1; scale not used; view from S (archive reference: G2756\_62).



Plate 52: F1 Unit - View of late 20th century fittings along west edge of F1; scale 1x1m; view from E (archive reference: G2756\_63).



Plate 53: F1 Unit - View of original fuse box in F1;  
scale not used; view from E (archive reference: G2756\_64).



Plate 54: F1 Unit - View of possibly original sign 'No 4 Stores' on F1; scale 1x1m;  
view from N (archive reference: G2756\_65).





Plate 55: F1 Unit - View of original sash windows in F1; scale 1x1m; view from W (archive reference: G2756\_66).



Plate 56: F2 Unit - View of interior of Romney Hut F2B; scale 1x1m; view from S (archive reference: G2756\_67).





Plate 57: F2 Unit - View of interior of Romney Hut F2B; scale 1x1m; view from N  
(archive reference: G2756\_68).



Plate 58: F2 Unit - View of small office in F2B; scale 1x1m; view from W  
(archive reference: G2756\_69).





Plate 59: F2c Unit - View of N wall of Romney hut; scale 1x1m; view from S (archive reference: G2756\_106).



Plate 60: F2c Unit - View of small annexe with window; scale 1x1m; view from NW (archive reference: G2756\_107).





Plate 61: F2c Unit - View of door and small toilet in E wall of Romney hut; scale 1x1m; view from W (archive reference: G2756\_108).



Plate 62: F2c Unit - View of door and garage door into Romney hut; scale 1x1m; view from N (archive reference: G2756\_109).





Plate 63: F2A Unit - View of S wall of Romney hut (interior); scale 1x1m; view from N (archive reference: G2756\_110).



Plate 64: F2A Unit - View out of door into Romney hut and office; scale 1x1m; view from S (archive reference: G2756\_111).





Plate 65: F2a Unit - View of vent in W side of Romney hut; scale 1x1 m; view from E (archive reference: G2756\_112).



Plate 66: F2a Unit - View of door in E side of Romney hut; scale 1x1 m; view from W (archive reference: G2756\_113).





Plate 67: F2a Unit - Close-up of air vent; scale 1x1m; view from E (archive reference: G2756\_114).



Plate 68: F2a Unit - View of breeze block office structure; scale 1x1m; view from SW (archive reference: G2756\_115).



**Plate 69: F2a Unit - View of inside of breeze block office structure; scale 1x1m; view from NW (archive reference: G2756\_116).**



**Plate 70: F2a Unit - View of kitchen within office structure; scale 1x1m; view from NW (archive reference: G2756\_117).**





Plate 71: G1-G3 Units - Oblique view showing north gable end and elevation of G1-G3 Units; scale 1x1m; view from NE (archive reference: G2756\_53).



Plate 72: G1-G3 Units - Oblique view of south gable end and west elevation; scale 1x1m; view from SE (archive reference: G2756\_54).





**Plate 73: G1-G3 Units - View of south gable end of G1-G3 Units; scale 1x1m; view from S (archive reference: G2756\_55).**



**Plate 74: G2 Unit - View of interior of G2 showing breezeblock partitions and stocking units; scale not used; view from NW (archive reference: G2756\_80).**



Plate 75: G2 Unit - View of interior of G2 showing breezeblock partitions and stocking units; scale not used; view from E (archive reference: G2756\_81).

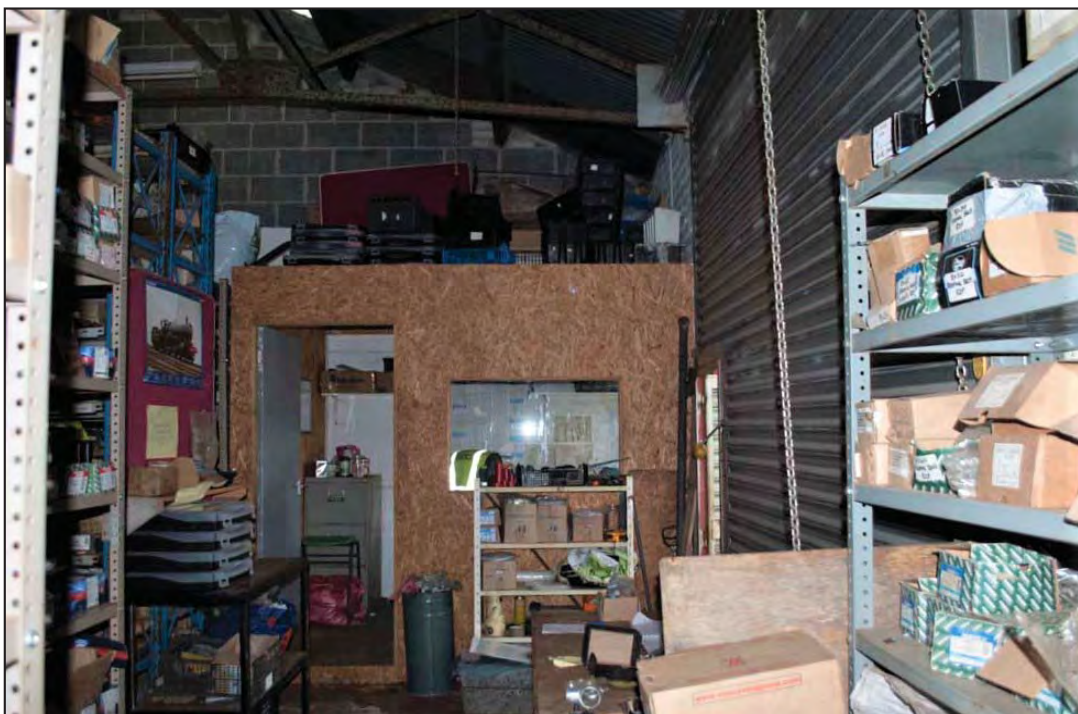


Plate 76: G2 Unit - View of office unit in G2; scale not used; view from S (archive reference: G2756\_82).





Plate 77: G2 Unit - View of steel casement window in G2;  
scale not used; view from E (archive reference: G2756\_83).

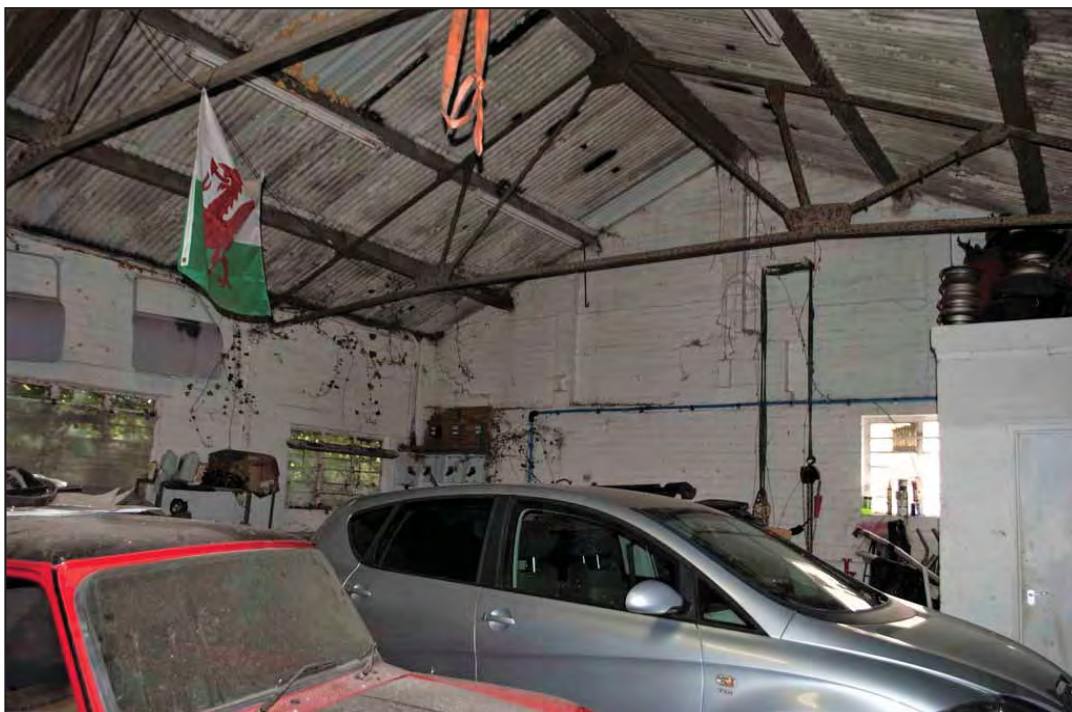


Plate 78: Interior G1 - View of N corner of G1 and windows; scale not used;  
view from S (archive reference: G2756\_92).





Plate 79: Interior G1 - View of E corner of G1 and windows; scale not used; view from NE (archive reference: G2756\_93).



Plate 80: Interior G1 - View of roof trusses and two smaller annexe rooms; scale not used; view from NE (archive reference: G2756\_94).





**Plate 81: Interior G1 - View into toilet; scale 1x1m;  
view from S (archive reference: G2756\_95).**



**Plate 82: Interior G1 - View into annexe 1 and window; scale 1x1m;  
view from N (archive reference: G2756\_96).**



Plate 83: Interior G1 - View into annexe 2, with window and bench; scale not used; view from NE (archive reference: G2756\_97).

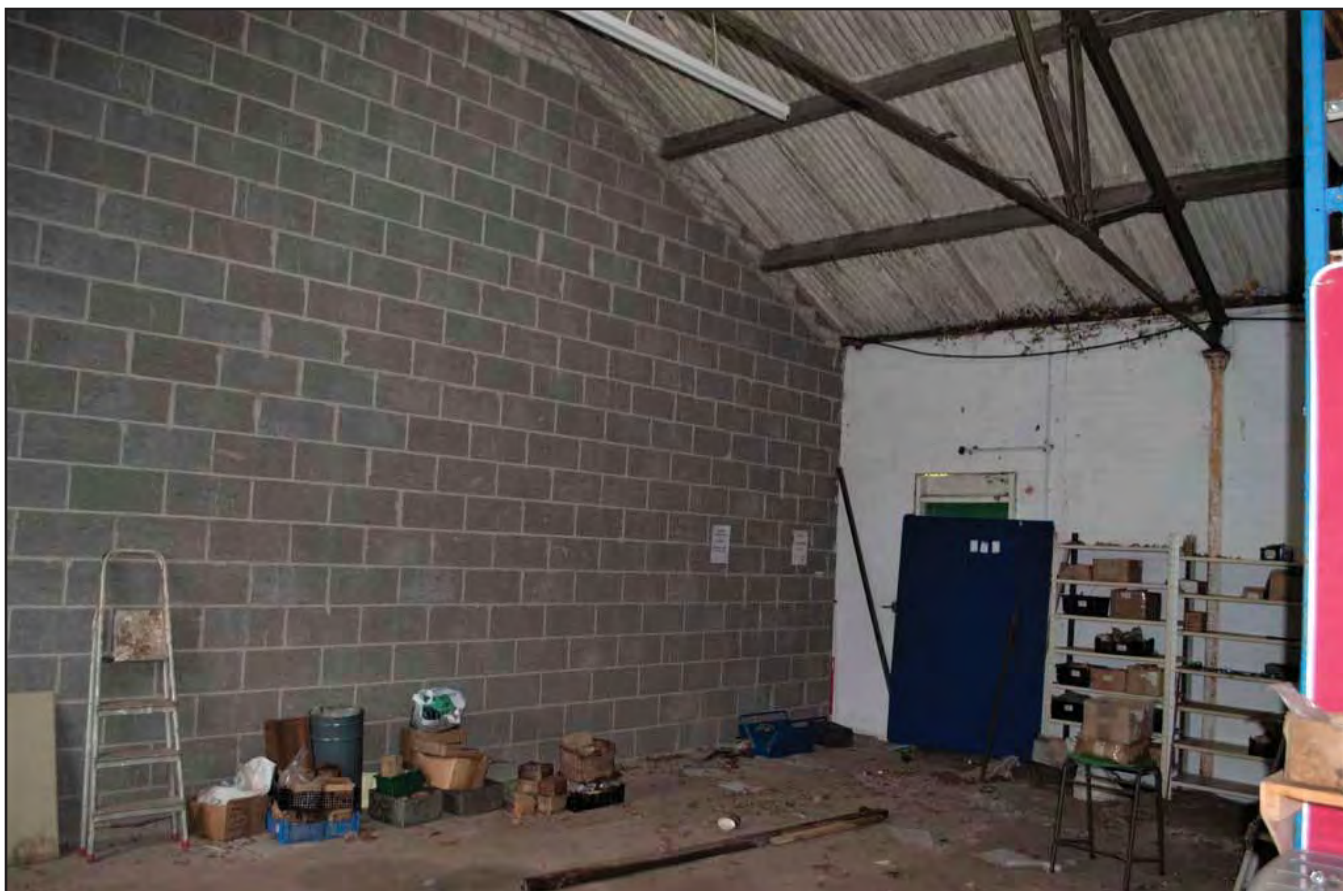


Plate 84: Interior G2 - View of W corner of G2 and door; scale 1x1 m; view from E (archive reference: G2756\_98).





Plate 85: Interior G2 - View of E corner of G2 with garage door and window; scale 1x1m; view from W (archive reference: G2756\_99).



Plate 86: Interior G2 - View of blocked up window in G2 and breeze block partition; scale 1x1m; view from S (archive reference: G2756\_100).





Plate 87: Interior G3 - View of NW corner of G3, bench and windows; scale 1x1m; view from SW (archive reference: G2756\_101).



Plate 88: Interior G3 - View of SE corner of G3, with window, door, and garage door; scale 1x1m; view from NW (archive reference: G2756\_102).



**Plate 89: Interior G3 - View into corridor of G3;  
scale 1x1m; view from E (archive reference: G2756\_103).**



**Plate 90: Interior G3 - View out of G3 corridor from NW corner; scale 1x1m;  
view from NW (archive reference: G2756\_104).**





Plate 91: Interior G3 - View of broken door and window in G3; scale 1x1m; view from NW (archive reference: G2756\_105).



Plate 92: Unit H - View of north gable end of H 'Brunswick Iron Works'; scale 1x1m; view from N (archive reference: G2756\_33).





Plate 93: Unit H - Oblique view of west elevation of H; scale 1x1m; view from N  
(archive reference: G2756\_34).



Plate 94: Unit H - View of south gable end of H; scale 1x1m; view from S  
(archive reference: G2756\_35).





Plate 95: Unit H - View of interior of H taken from south entrance; scale 1x1m; view from S (archive reference: G2756\_36).



Plate 96: Unit H - View of furnace in H; scale 1x1m; view from W (archive reference: G2756\_37).





Plate 97: Unit H - View of furnace in H; scale 1x1m; view from W (archive reference: G2756\_38).



Plate 98: Unit H - View of platform area in central room in H; scale 1x1m; view from SW (archive reference: G2756\_39).





Plate 99: Unit H - View of platform area in central room in H, with south entrance; scale 1x1m; view from NE (archive reference: G2756\_40).



Plate 100: Unit H - View of central room in H showing platform and south entrance; scale 1x1m; view from N (archive reference: G2756\_41).





Plate 101: Unit H - View of main workshop area taken from north entrance; scale 1x1m; view from N (archive reference: G2756\_42).



Plate 102: Unit H - View of main workshop at south end; scale 1x1m; view from S (archive reference: G2756\_43).





Plate 103: Unit H - View of storage room in workshop area, with former shelves; scale 1x1m; view from W (archive reference: G2756\_44).



Plate 104: Unit H - View of storage room in workshop area, with former shelves; scale not used; view from N (archive reference: G2756\_45).





Plate 105: Unit H - View of staircase leading to office space in H; scale 1x1m; view from N (archive reference: G2756\_46).



Plate 106: Unit H - View of upper staircase and landing showing trusses; scale 1x1m; view from W (archive reference: G2756\_47).



Plate 107: Unit H - View of landing leading to platform area; scale 1x1m; view from N (archive reference: G2756\_48).



Plate 108: Unit H - View of break room on upper level; scale not used; view from N (archive reference: G2756\_49).





Plate 109: Unit H - View of upper-level office room; scale not used; view from E (archive reference: G2756\_50).



Plate 110: Unit H - View of small room on upper level used for storage; scale 1x1m; view from E (archive reference: G2756\_51).





Plate 111: Unit H - View of upper level on central platform showing roof trusses; scale 1x1m; view from E (archive reference: G2756\_52).



Plate 112: Unit H - View of traces of former brickworks on east elevation of H; scale 1x1m; view from W (archive reference: G2756\_56).





Plate 113: Peblig Mill - View of south and southeast elevation of Peblig Mill; scale not used; view from S (archive reference: G2756\_70).



Plate 114: Peblig Mill - East gable end of Peblig Mill; scale 1x1m; view from E (archive reference: G2756\_71).





Plate 115: Peblig Mill - North and northeast elevation of Peblig Mill; scale not used; view from N (archive reference: G2756\_72).



Plate 116: Peblig Mill - View of part of west elevation of Peblig Mill; scale 1x1m; view from NW (archive reference: G2756\_73).





Plate 117: Peblig Mill – Elevation of northeastern side of Peblig Mill; scale not used; view from NE (archive reference: G2756\_118).



Plate 118: Peblig Mill – View of east wall of Peblig Mill; scale 1x1m; scale 1x1m; view from E (archive reference: G2756\_119).



Plate 119: Peblig Mill – Oblique view of southeast gable end of mill; scale 1x1m; view from SE (archive reference: G2756\_120).

## **APPENDIX I**

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



**YSTÂD DDIWYDIANOL PEBLIG, CAERNARFON,  
GWYNEDD (G2756)**

Gwynedd Archaeological Trust Event Primary Reference Number 46631

WRITTEN SCHEME OF INVESTIGATION FOR  
ARCHAEOLOGICAL MITIGATION: Level 2 Building  
Record,

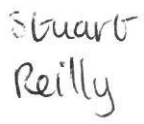


**Prepared for**

*FI Real Estate Management*

**April 2023**



Ymddiriedolaeth Archaeolegol Gwynedd  
Gwynedd Archaeological Trust

Approvals Table				
	Role	Printed Name	Signature	Date
Originated by	Document Author	Stuart Reilly		17/04/2023
Reviewed by	Document Reviewer	John Roberts		17/04/2023
Approved by	Principal Archaeologist	John Roberts		17/04/2023

Revision History			
Rev No.	Summary of Changes	Ref Section	Purpose of Issue
01	Divided the archaeological mitigation between 2x WSIs: building record & watching brief	Throughout	GAPS approval

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



# YSTÂD DDIWYDIANOL PEBLIG, CAERNARFON, GWYNEDD (G2756)

## WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL MITIGATION:

### Level 2 Building Record

Prepared for *FI Real Estate Management*, April 2023

Historic Environment Record Event Primary Reference Number: 46631

<b>1</b>	<b>INTRODUCTION.....</b>	<b>6</b>
1.1	Aims and Objectives.....	8
1.2	Monitoring Arrangements .....	9
1.3	Historic Environment Record.....	10
<b>2</b>	<b>Historic background.....</b>	<b>11</b>
2.1	Previous Work (sourced from GAT Report 1670) .....	12
<b>3</b>	<b>METHOD STATEMENT .....</b>	<b>14</b>
3.1	Introduction.....	14
3.2	Photographic Record .....	14
3.3	Written Record .....	14
3.4	Drawn Record .....	15
3.5	Fieldwork Methodology .....	16
3.6	Data Management Plan.....	17
3.7	Selection Strategy.....	19
<b>4</b>	<b>PERSONNEL .....</b>	<b>20</b>
<b>5</b>	<b>HEALTH AND SAFETY .....</b>	<b>21</b>
<b>6</b>	<b>SOCIAL MEDIA .....</b>	<b>22</b>
<b>7</b>	<b>INSURANCE .....</b>	<b>23</b>
7.1	Public/Products Liability .....	23
7.2	Employers Liability .....	23
7.3	Professional Indemnity.....	23
<b>8</b>	<b>SOURCES CONSULTED.....</b>	<b>24</b>
	<b>Figure 01.....</b>	<b>25</b>
	Reproduction of DMWR Architects Drawing 3603-DMWR-A-DR-0001 with amendments detailing the location and distribution of the Ystâd Ddiwydianol Peblig buildings and units. Scale: as shown.....	25
	<b>Figure 02.....</b>	<b>26</b>
	Reproduction of DMWR Architects Drawing 3603-DMWR-A-DR-0100 .....	26

<b>Figure 03.....</b>	<b>27</b>
<b>Reproduction of Ordnance Survey First Edition 25-inch to 1-mile Caernarvonshire County Series Map Sheets XV.4, XVI.1, XV.8 and XVI.5, published 1890. The assessment area is outlined red. Scale 1:5,000@ A4.....</b>	
<b>Figure 04.....</b>	<b>28</b>
<b>Reproduction of Ordnance Survey Third Edition 25-inch to 1-mile Caernarvonshire County Series Map Sheets XV.4, XVI.1, XV.8 and XVI.5, published 1918. The assessment area is outlined red. Scale 1:5,000@ A4.....</b>	
<b>Appendix I .....</b>	<b>29</b>
<b>Gwynedd Archaeological Trust Building Record pro-forma .....</b>	
<b>Appendix II .....</b>	<b>30</b>
<b>Gwynedd Archaeological Trust room recording pro-forma.....</b>	
<b>Appendix III .....</b>	<b>31</b>
<b>Gwynedd Archaeological Trust photographic metadata pro-forma.....</b>	
<b>Appendix IV .....</b>	<b>32</b>
<b>Gwynedd Archaeological Trust selection strategy .....</b>	
	<b>32</b>

# 1 INTRODUCTION

Gwynedd Archaeological Trust (GAT) has been commissioned by *FI Real Estate Management* to undertake archaeological mitigation in advance of proposed development works at Ystâd Ddiwydianol Peblig, Llanbeblig Road, Caernarfon, Gwynedd (NGR SH49136196; Figure 01). The development works will include the development of new industrial and commercial units (B1, B2 & B8) together with new road infrastructure, service yards and common areas, parking, wildlife habitats, flood meadow and landscaping on land at and adjacent to Peblig Industrial Estate, as detailed on DMWR Architects Drawing 3603-DMWR-A-DR-0100 (Figure 02).

The archaeological mitigation is being conducted further to the completion of a desk-based assessment and historic building assessment (GAT Report 1670) that was undertaken in accordance with planning application C22/0696/14/LL and further to consultation with FI Real Estate Management and Gwynedd Archaeological Planning Service (GAPS). The archaeological mitigation will be undertaken as a staged process:

- Level 2 building record of Buildings A2-A8, F1-F2C, G1-G3, H and Peblig Mill in April 2023.
- Topographic survey of the former Carnarvon to Llanberis railway cutting and railbed. To be confirmed but anticipated May 2023.
- Watching brief during the demolition of selected buildings, foundation level groundworks to record any sub-surface remains associated with earlier phases, including the brickworks, the mill and former railway cutting/railbed. To be confirmed but anticipated May 2023.

**This WSI outlines the scope of the Level 2 building record, a separate WSI will be issued for the archaeological watching brief and topographic survey.**

All work will be planned, managed and undertaken by GAT in accordance with the following standards and 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 Historical 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 the Archaeological Investigation and Recording of Standing Buildings or Structures (Chartered Institute for Archaeologists, 2020);
- Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives (Chartered Institute for Archaeologists, 2020); and
- Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, 2016).

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

## **1.1 Aims and Objectives**

The key aims and objectives are to:

- Complete descriptive record of Buildings A2-A8, F1-F2C, G1-G3, H and Peblig Mill to document their development, use and phasing in advance of their demolition.

## **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, 2022). 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 GATHER1836 and the Event Primary Reference Number is 46631. 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 HISTORIC BACKGROUND

There are known non-statutory designated assets within the proposed development site, including an early 19th century Peblig Woollen Mill (PRN 34501), the site of the 19th century Peblig Brickworks (NPRN 418847), a Second World War corrugated iron Nissen or Romney huts (NPRN 418864) originally built as the Hunting Aviation Factory and the Brunswick Ironworks (PRN 29458).

According to data within the regional historic environment record:

- Peblig Mill was established as a water-powered flour mill in the early 19th century and was owned by a succession of different corn merchants including the Huxley family; from the late 19th century, the mill became a woollen factory. The 1st edition Ordnance Survey 25-inch County Series Ordnance Survey map (Sheet XVI.1); published 1890, names the mill as a flour mill, but the 2nd and 3rd editions, published in 1900 and 1918, name it as a woollen factory and mill respectively. A weir on the Afon Seiont diverted water to a 200metre-long mill race (PRN 57051), and below the mill a tailrace of equal length returned it to the river.
- Peblig Brickworks was established in the 19th century, was situated on the Afon Seiont close to clay pits which served two major brickworks (the other being Seiont Works). The Peblig and Seiont works were bought by John Summers & Sons Ltd., Shotton in 1931 and traded as Castle Fire Brick Co. Ltd. and were Nationalised in 1967 under the Labour Government. Within five years they were privatised again and bought by the Butterley Brick Company owned by Hanson. Peblig brickworks had a Hoffman Kiln with central tall stack that were both still extant in 1947.
- The Brunswick Ironworks was established in 1906 and produced ironwork for Caernarfon Castle, the Welsh Highland Railway, the Tower of London, and in 1920, was commissioned to create ironwork for the coffin of the Unknown Warrior at Westminster Abbey to commemorate those who had fallen in the First World War.
- The Hunting Aviation Factory was originally located in Croydon, but was relocated at the start of the Second World War, from Croydon, first to Llanberis and then shortly afterwards to Peblig. The factory made aluminium-skinned aircraft during the war and then aluminium office furniture shortly after. Hunting Aviation Ltd. closed the factory in 1947 and moved operations back to Croydon, with the Peblig factory being bought in 1948 by the 'Everflex' company to produce furnishing fabrics, employing 800 people at its peak, but closing in 1980.

A brief examination of the first to third edition Ordnance Survey 25-inch County Series Ordnance Survey maps (Sheets XV.4, XVI.1, XV.8 and XVI.5; published 1890, 1900 and 1918 respectively), shows the proposed development site as being occupied by the Peblig Wollen Mill and Peblig Brickworks, with the mill race and tail race clearly visible. The layout of the brickworks and mill do not substantially change, although the clay pit for the brickworks is noticeably larger by the third edition. The route of the Caernarfon to Llanberis railway is also clearly visible to the east of the mill.

## **2.1 Previous Work (sourced from GAT Report 1670)**

GAT undertook a desk-based assessment on behalf of FI Real Estate Management during November and December 2022 to assess the presence of known archaeological sites and potential for unknown archaeological sites within the confines of the proposed development

The assessment concluded that there is no known prehistoric, Roman or medieval archaeology within the development area, with little prospect of these existing where the units and associated infrastructure have been built. However, the open area at the eastern end of the proposed development has a higher potential, including for the route of a former field boundary visible on the tithe map. Multi-period archaeology has been identified within the wider area around Ystâd Ddiwydiannol Peblig from the early prehistoric onwards, with Roman activity being the most significant.

Both Peblig Mill and the Peblig Brickworks were established in the early to mid-nineteenth century, with the mill being earlier, as evidenced by the 1841 Llanbeblig Parish tithe map, where only the mill is present. The arrival of the Brickworks represents the first major phase of the industrialisation of the area and it was nearly a century later before any further development, with the arrival of the Hunting Aviation Factory in 1942 that shortly after became the Everflex furniture factory. The industrial histories of both the mill and brickworks are complicated, but the mill was largely destroyed by fire on two occasions in 1900 and 1910, resulting in the destruction of the internal elements of the mill on both occasions. Images from an urban explorer website from 2019 shows the interior of the brickworks to be in an unsafe derelict state, but it was also clear that remnants of the mid to later twentieth century infrastructure were still present. The brickworks also had structural issues associated with it early in the 20<sup>th</sup> century, prior to its demolition in 1947.

The main phase of the industrial estate was during the mid to late 1960s and early 1970s, which saw the removal of the Peblig Brickworks and the establishment of the industrial estate in its current form, followed by smaller additions in the 1980s. The dominant business throughout that time was the furniture factory, which employed up to 800 people and utilised multiple units of varying size, including those from the Hunting Aviation Factory, as well as



new additional units and extensions. The mill was still active into this period but is now no longer in use and is in a dilapidated state, as are other units within the site. The furniture factory has also closed, but the units remain and are now occupied by businesses of varying size. Brunswick Ironworks, whilst a business of historical importance due to its manufacturing output, only relocated to the industrial estate in 2001, occupying former Hunting/Everflex units. The former Carnarvon to Llanberis railway line ran alongside the eastern edge of the industrial estate, and sidings connected the brickworks and mill to this line prior the arrival of the Hunting/Everflex units; the railway was abandoned in the early 1960s and the line and railbed removed, with the route partly covered by an extension of the industrial estate in the late 1960s.

The wider landscape also evolved during this period, transforming from a local agrarian landscape into an industrial and settlement landscape, with the construction and expansion of the housing estates between Llanberis Road and Llanbeblig Road from the 1940s, the continued expansion of Seiont Brickworks northwards to reach an area immediately south of Peblig Industrial Estate, the arrival of holiday camping sites by 1970 and the establishment of Cibyn Industrial Estate around the same time.

The key assets within the proposed development area are the Peblig Mill, the Hunting Aviation/Everflex factory buildings and sundry other units. The Hunting Aviation Factory/Everflex factory buildings are now represented by Units A2, A3, A5, A6, F1, F2A to F2C, G1 to G3, H and N, with additional the Everflex Factory buildings including Units A1, A4 and E. The former site of Brunswick Brickworks is now Units W1 to W8. Of the thirty industrial units listed on site, twenty-three of them are still listed as occupied. The former field boundary in the open area at the eastern end of the proposed development has been listed as an asset and is within an area that formally belonged to Peblig Mill, whilst the former railway line has also been listed as an asset. In close proximity to the site is Pont Peblig, which crosses the former railway.

## **3 METHOD STATEMENT**

### **3.1 Introduction**

The archaeological mitigation will be undertaken as a Level 2 Record, as defined by *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England, 2016). The Level 2 record is limited to accessible areas and will be undertaken in accordance with a suitable risk assessment and health & safety parameters. The client will be responsible for access and for removing any obstructing vegetation or materials.

A Level 2 record is characterised in *Understanding Historic Buildings* as a descriptive record (Historic England, 2016: 26), and will incorporate the exterior and interior of the building, for which a photographic record, written record and drawn record will be completed.

### **3.2 Photographic Record**

The photographic record will include *Understanding Historic Buildings* photographic elements 1, 2 and 4 - 8 (Historic England, 2016: 26) and include general views of the building within the local landscape, exterior and interior elevations - oblique and face-on (where practical), a record of the overall appearance of the principal rooms, circulation areas within the interior, dates/inscriptions and any machinery or former existence thereof. Suitable scales and artificial lighting will be used.

### **3.3 Written Record**

The written record for the industrial estate as a whole will include *Understanding Historic Buildings* report elements 1-3, 5, 7, 8, and 23 (Historic England, 2016: 26). This will be supplemented by element 4 for Buildings A2-A8, F1-F2C, G1-G3 and H and elements 11 & 13 for Peblig Mill. This will include:

- the precise location of the building (NGR format) and an address;
- a note of any statutory or non-statutory designations;
- the date of when the record was made as well as the name of the recorder and location of the project archive;
- based on a superficial inspection, describe the type or purpose of the building being recorded past and present, its overall form, materials used in its construction, possible phases of development and an account of any surviving fixtures, plant and their purpose; and
- the names of architects, builder, patrons and owners should be included if known.

### 3.4 Drawn Record

Measured drawings will be prepared in accordance with *Understanding Historic Buildings* drawing elements 1 or 2 (Historic England, 2016: 26). This will include:

- A dimensioned sketched plan as existing; no architectural drawings are available of the buildings to be recorded. The plans will be annotated to show the form and location of any structural features of historic significance, e.g., blocked doorways, windows and fireplaces and any other fixtures of significance (if present).
- If the buildings show any complex phasing and change of use, a plan will be prepared for the report detailing the phasing and any layout changes;
- A site plan relating the existing buildings within the industrial estate and immediate topography; and
- In addition, a plan will be prepared detailing the location and orientation of all photographic record images taken.



### **3.5 Fieldwork Methodology**

Photographic images will be taken using a digital SLR (Nikon D3100) camera set to maximum resolution (4,608 × 3,072; 14.2 effective megapixels) in RAW format. Camera tripods and poles will be used for the elevations and where practical elsewhere. A photographic record will maintained on site using GAT pro-formas ([Appendix III](#)) and digitised in Microsoft Excel and Access as part of the fieldwork archive and dissemination process; the archive numbering system will start from G2756\_070. The location and orientation of photographs taken will be recorded on a scaled plan and digitised for final reporting. The photographic images will then be converted to TIFF for final archiving using Adobe Photoshop.

The Level 2 written record will be completed using a building record pro-forma ([Appendix I](#)) and a room record pro-forma ([Appendix II](#)). The basic record pro-forma will be used to record the exterior and interior elevations, as well as key structural details, including the trusses. The building record pro-forma will be used to record any individual rooms. Key dimensions and detailed measurements will be completed using hand tapes.

### 3.6 Data Management Plan

Following the completion of the fieldwork, a programme of fieldwork 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*;
3. Project register (*Microsoft Excel* format): cross-referenced with all pro-formas and completed in *Microsoft Excel*; and
4. Measured drawings: all cross referenced and scanned for digital archiving.

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. Non-technical summary (Welsh and English)
2. Introduction
3. Background
4. Methodology
5. Results
6. Conclusion
7. List of sources consulted.
8. Appendix I – approved GAT project specification
9. Appendix II – photographic metadata
10. Appendix III – Selection Strategy

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, along with a digital dataset comprising an Event PRN summary and TIFF photographic archive. 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 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).



### 3.7 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 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 undertaken by a team of at least two Project Archaeologists. The lead Project Archaeologist will be responsible for all field management duties, including GAPS liaison, client liaison, coordination and delegation of tasks. The Project Archaeologist will also be responsible for the completion of all on site pro-formas and the fieldwork archive itemised in [para. 3.3.](#), as well as 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 [para. 3.4.](#)

## **5 HEALTH AND SAFETY**

A site-specific risk assessment will be prepared and will be reviewed by the GAT Project Archaeologist in advance of works, with any additional risks identified on site highlighted in the dynamic risks section and appropriate mitigation undertaken. The GAT attendee will be issued with required personal safety equipment, including high visibility jacket, steel toe-capped boots and safety helmet. All site work will be managed and undertaken in accordance with the GAT Health & Safety Policy.

If available, an asbestos survey will be consulted prior to and during site attendance.



## **6 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.

## **7 INSURANCE**

### **7.1 Public/Products Liability**

Limit of Indemnity- £5,000,000 any one occurrence and in the aggregate in respect of Product Liability

INSURER Ecclesiastical Insurance Office Plc.

POLICY TYPE Public/Products Liability

POLICY NUMBER UN/000375

EXPIRY DATE 21st June 2023

### **7.2 Employers Liability**

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

INSURER Ecclesiastical Insurance Office Plc.

POLICY TYPE Employers Liability

POLICY NUMBER 24765101 CHC / UN/000375

EXPIRY DATE 21st June 2023

### **7.3 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 PL-PSC10002389775/01

EXPIRY DATE 22nd July 2023

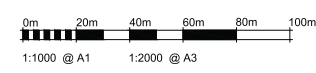
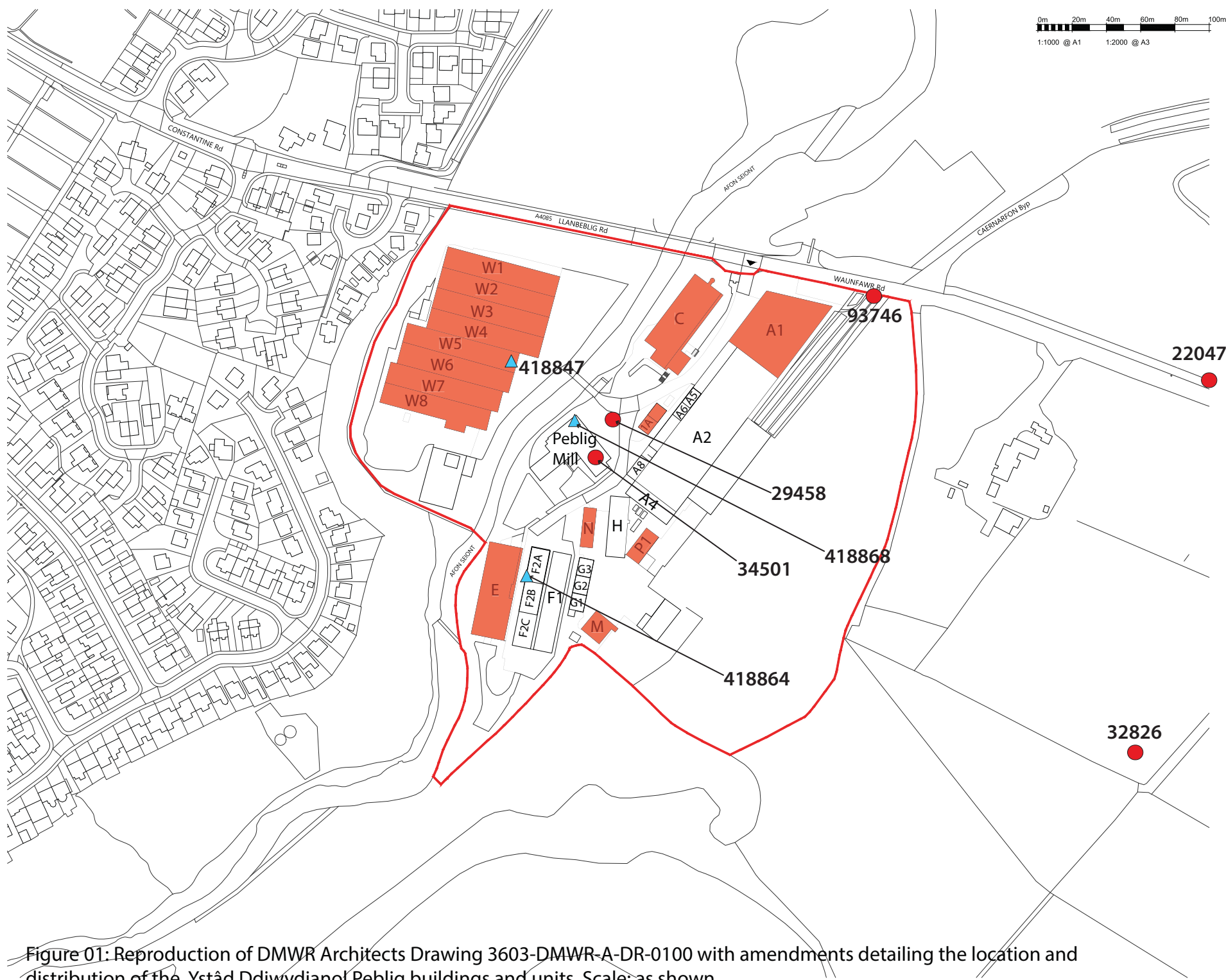
## 8 SOURCES CONSULTED

1. Chartered Institute for Archaeologists, 2020, Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures.
2. Chartered Institute for Archaeologists, 2020, Standard and guidance for the collection, documentation, conservation and research of archaeological materials.
3. English Heritage, 1991, Management of Archaeological Projects (MAP2).
4. Evans, R., Roberts, J. et. al., Ystâd Ddiwydianol Peblig, Caernafon, Archaeological Assessment & Historic Building Assessment. GAT Report 1670.
5. Historic England, 2015, Management of Research Projects in the Historic Environment (MoRPHE).
6. Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*.
7. Royal Commission on Ancient and Historic Monuments of Wales, 2015, Guidelines for digital archives.
8. The Welsh Archaeological Trusts, 2022. *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) Version 2*.



## **FIGURE 01**

**Reproduction of DMWR Architects Drawing 3603-DMWR-A-DR-0001 with amendments detailing the location and distribution of the Ystâd Ddiwydianol Peblig buildings and units. Scale: as shown.**



Rev	Date	Version Description	On	Chk

NOTES

BOUNDARY LINE

SITE AREA = 18.34ac / 7.42 ha

**Buildings excluded from Level 2 Record**

**SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION**

In addition to the responsibilities normally associated with the types of work detailed on this drawing, refer to Designers Risk Assessment, note the following:

It is assumed that all work will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Use Dimensions - DO NOT SCALE

Contractors Must Verify All Dimensions On Site Before Starting Work

This Drawing Is Copyright

Client Logo

**DMWR Architects**

A1 Spring Gardens  
Fourth Floor  
Manchester M2 2BG  
T: 0161 413 4666  
E: info@dmwr-architects.co.uk  
www.dmwr.co.uk

Client  
**FI-REM**

Project Name  
**Peblig Industrial Estate, Caernarfon**  
Llanbedog Road, Caernarfon LL55 2SE

Drawing Title  
**Site Location Plan**

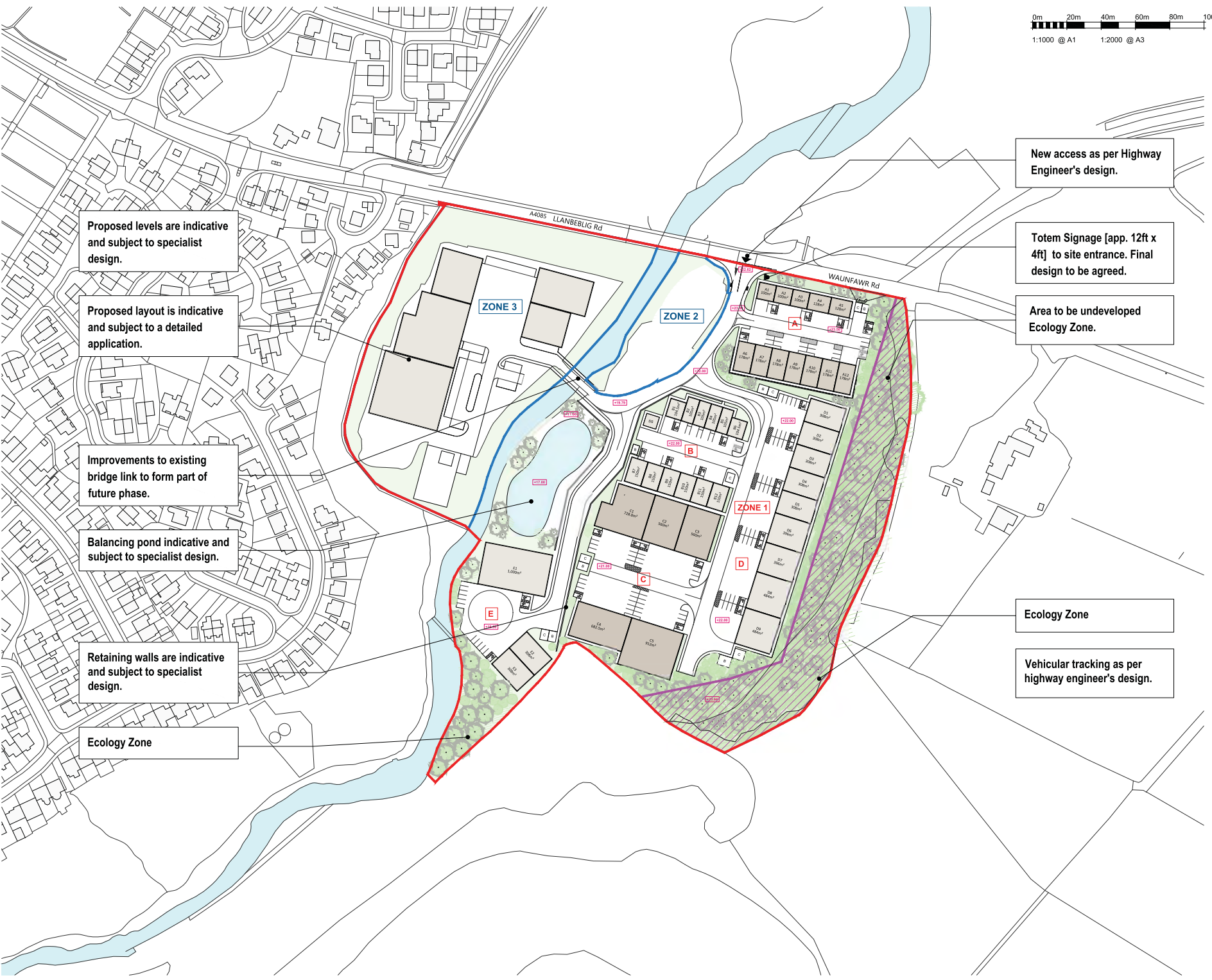
Drawing Status	<b>PLANNING</b>			North
Drawing Details	DMWR Job No. <b>3603</b>			
Drawn By	Draw Date	Checked By	Scale @ A1	
FA	02/03/22	CL	1:1250@A1	
Drawing Number	Status			Revision
<b>3603-DMWR-A-DR-0001</b>	-			-

Figure 01: Reproduction of DMWR Architects Drawing 3603-DMWR-A-DR-0100 with amendments detailing the location and distribution of the Ystâd Ddiwydianol Peblig buildings and units. Scale: as shown.

## **FIGURE 02**

**Reproduction of DMWR Architects Drawing 3603-DMWR-A-DR-0100**





New access as per Highway Engineer's design.

Totem Signage [app. 12ft x 4ft] to site entrance. Final design to be agreed.

Area to be undeveloped Ecology Zone.

Ecology Zone

Vehicular tracking as per highway engineer's design.

Proposed levels are indicative and subject to specialist design.

Proposed layout is indicative and subject to a detailed application.

Improvements to existing bridge link to form part of future phase.

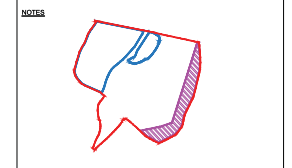
Balancing pond indicative and subject to specialist design.

Retaining walls are indicative and subject to specialist design.

Ecology Zone



Rev	Date	Version Description	Drn	Chk



PROPOSED LEVELS
<div></div> +00.00 APPLICATION BOUNDARY 18.344 ac / 7.424 ha
<div></div> OUTLINE APPLICATION 5.493 ac / 2.223 ha
<div></div> NOT TO BE DEVELOPED 2.236 ac / 0.905 ha
DETAILED APPLICATION AREA (INCLUDING UNDEVELOPED ECOLOGY ZONE) : 12.306 ac / 5.887 ha

DETAILED APPLICATION		
	GEA (sqft)	GEA (sqm)
ZONE 1A	19,396.59 sqft	1,802.59 sqm
ZONE 1B	16,457.54 sqft	1,529 sqm
ZONE 1C	37,063.53 sqft	3,443.3 sqm
ZONE 1D	35,520.88 sqft	3,300 sqm
ZONE 1E	17,394.46 sqft	1,616 sqm
TOTAL	125,833 sqft	11,690 sqm

OUTLINE APPLICATION		
	GEA	
TOTAL	51,500 sqft	4,784.51 sqm

TOTAL APPLICATION GEA = 177,333 sqft / 16,474.81sqm

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, refer to Designers Risk Assessment, note the following.

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Use Dimensions - DO NOT SCALE.

Contractors Must Verify All Dimensions On Site Before Starting Work

This Drawing is Copyright

Client Logo

DMWR

Architects

41 Spring Gardens  
Fourth Floor  
Manchester M2 2BG  
t: 0161 413 4026  
e: mail@dmwr-architects.co.uk  
www.dmw.co.uk

Client: **FI-REM**

Project Name: **Poblig Industrial Estate, Caernarfon**

Location: **Llanbelleb Road, Caernarfon LL55 2SE**

Drawing Title: **Proposed Site Layout**

Drawing Status: **PLANNING**

Drawing Details: **3603**

Drawn By: **FA** | Drawn Date: **31/01/22** | Checked By: **CL**

Drawing Number: **3603-DMWR-A-DR-0100**

Scale @ A1: **1:1000@A1**

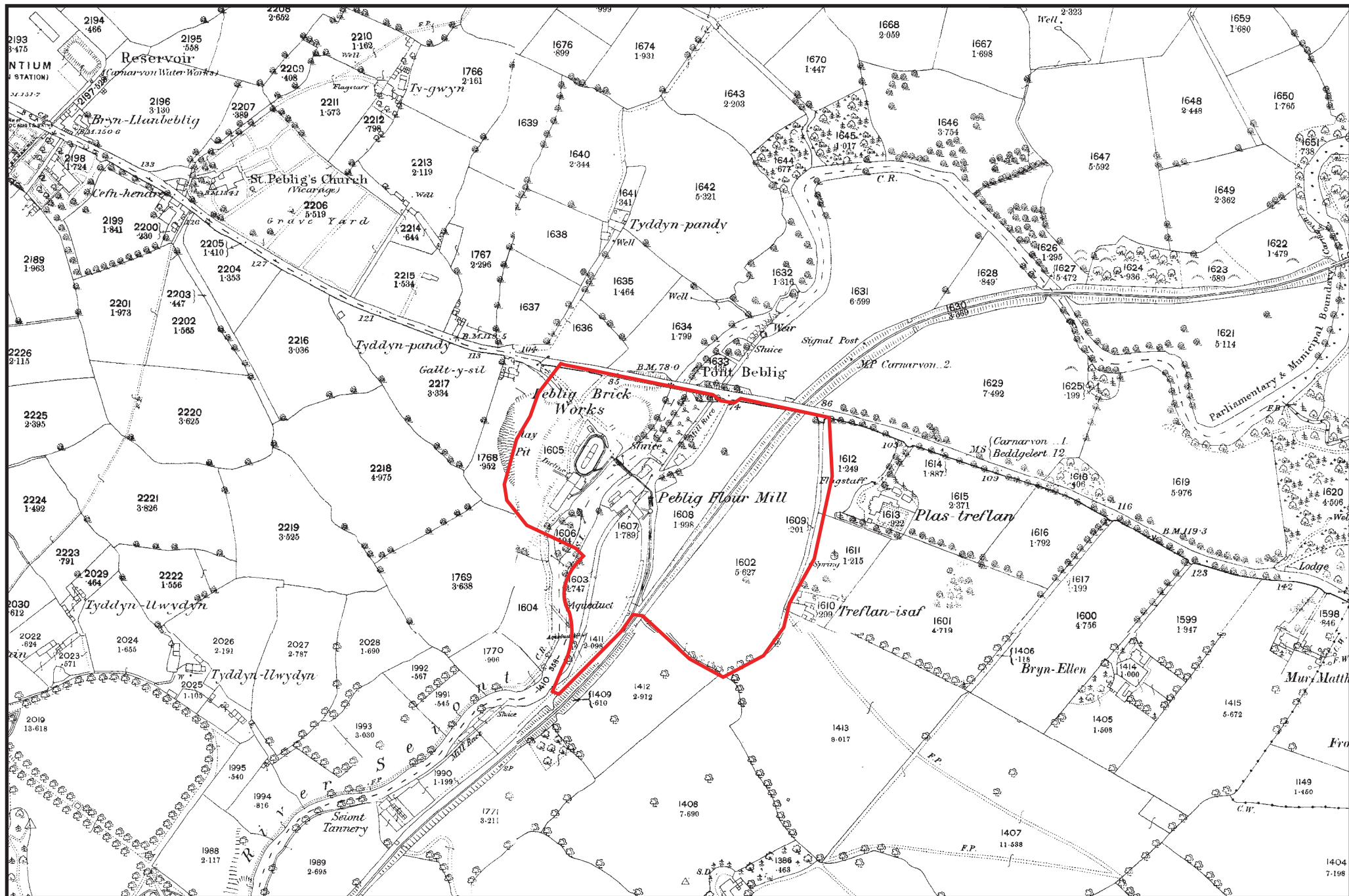
Status: **-** | Revision: **-**

DMWR Job No: **3603**

North arrow pointing up.

### **FIGURE 03**

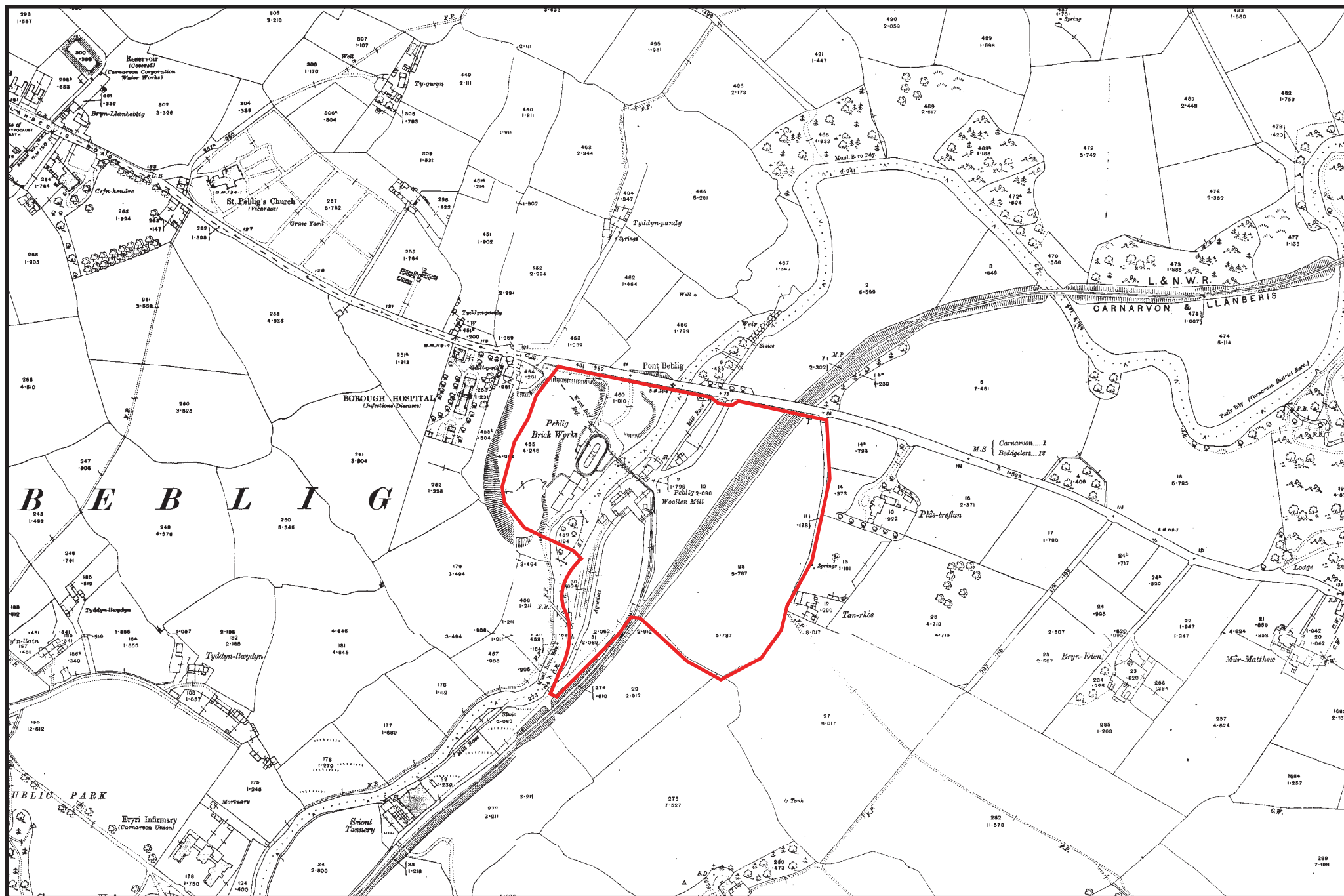
**Reproduction of Ordnance Survey First Edition 25-inch to 1-mile Caernarvonshire County Series Map Sheets XV.4, XVI.1, XV.8 and XVI.5, published 1890. The assessment area is outlined red. Scale 1:5,000@ A4.**





## **FIGURE 04**

**Reproduction of Ordnance Survey Third Edition 25-inch to 1-mile Caernarvonshire County Series Map Sheets XV.4, XVI.1, XV.8 and XVI.5, published 1918. The assessment area is outlined red. Scale 1:5,000@ A4.**



## **APPENDIX I**

### **Gwynedd Archaeological Trust Building Record 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 room recording pro-forma**

NOTE: Sketch entire floor level with measurements (overleaf)

YMDDIRIEDOLAETH ARCHAEOLEGOL GWYNEDD ARCHAEOLOGICAL TRUST			
ROOM RECORDING FORM		Project name	Project number
Room Number	Floor /Level		
Description			
Photographic record numbers		Scales used	Dimensions Length  Width  Height
YMDDIRIEDOLAETH ARCHAEOLEGOL GWYNEDD ARCHAEOLOGICAL TRUST			
ROOM RECORDING FORM		Project name	Project number
Room Number	Floor /Level		
Description			
Photographic record numbers		Scales used	Dimensions Length  Width  Height

	<i>Visit date</i>	<i>Visit by</i>



## **APPENDIX III**

### **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]

## **APPENDIX IV**

### **Gwynedd Archaeological Trust selection strategy**



# G2756\_Ystâd\_Ddiwydianol\_Peblig,

## 17/04/2023 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	
Stakeholders		Date Contacted
<b>Collecting Institution(s)</b>	GAT Historic Environment Record	13/04/2023
	RCAHMW	On completion of Project Archive
<b>Project Lead / Project Assurance</b>	Jenny Emmett, Gwynedd Archaeological Trust	12/04/2023
<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

Describe below the context of this Selection Strategy. You should refer to:

- The aims and objectives of the project;
- Local Authority guidance (including the brief);
- Research Frameworks;
- The repository collection development policy and/or deposition policy;
- Material-specific guidance documents.

**Note:** This section may be copied from your Project Design/WSI to ensure all Stakeholders receive this

context information.

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

Gwynedd Archaeological Trust (GAT) has been commissioned by *FI Real Estate Management* to undertake archaeological mitigation in advance of proposed development works at Ystâd Ddiwydianol Peblig, Llanbeblig Road, Caernarfon, Gwynedd (NGR SH49136196; Figure 01). The development works will include the development of new industrial and commercial units (B1, B2 & B8) together with new road infrastructure, service yards and common areas, parking, wildlife habitats, flood meadow and landscaping on land at and adjacent to Peblig Industrial Estate, as detailed on DMWR Architects Drawing 3603-DMWR-A-DR-0100 (Figure 02).

The archaeological mitigation is being conducted further to the completion of a desk-based assessment and historic building assessment (GAT Report 1670) that was undertaken in accordance with planning application C22/0696/14/LL and further to consultation with FI Real Estate Management and Gwynedd Archaeological Planning Service (GAPS). The archaeological mitigation will be undertaken as a staged process:

- Level 2 building record of Buildings A2-A8, F1-F2C, G1-G3, H and Peblig Mill in April 2023.
- Topographic survey of the former Carnarvon to Llanberis railway cutting and railbed. To be confirmed but anticipated May 2023.
- Watching brief during the demolition of selected buildings, foundation level groundworks to record any sub-surface remains associated with earlier phases, including the brickworks, the mill and former railway cutting/railbed. To be confirmed but anticipated May 2023.

**This WSI outlines the scope of the Level 2 building record, a separate WSI will be issued for the archaeological watching brief and topographic survey.**

Gwynedd Archaeological Trust. 2023. Ystâd Ddiwydianol Peblig: Written Scheme of Investigation for Building Record. Project (G2756).

# 1 – Digital Data

## Stakeholders

Name the individual(s) responsible for the Digital Data Selection decisions (i.e. Archaeological Archive Manager, Project Manager, Collections Curator).

John Roberts (GAT Principal Archaeologist)

## Selection

### Location of Data Management Plan (DMP)

Selection of digital data elements should be considered in your project's DMP. For the purpose of the Selection Strategy, you can either copy the selection section of your DMP below, or attach it as an appendix to this document. Please indicate here if the DMP is attached.

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).

The selection strategy in your DMP should:

- 1.1 Define what digital data will be selected for inclusion in the archaeological archive, how this will be done, and why. Do not forget to consider that specialists may have digital data that should be included in the archaeological archive.
- 1.2 Identify the selection review points during the project (i.e. project planning, data gathering, analysis and reporting and archive compilation).
- 1.3 Reference all relevant standards, policies or guidelines (e.g. digital repository deposition requirements) and specialist advice sought.
- 1.4 Identify any selection decisions that differ from standard guidelines and explain why.

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.
3. Project register (Microsoft Excel format): cross-referenced with all pro-formas and completed in Microsoft Excel; and
4. Measured drawings: all cross referenced and scanned for digital archiving.

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

This forms 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 has been confirmed in an updated digital management plan appended to the final report.

## De-Selected Digital Data

The procedure for dealing with De-selected digital data and what specialist advice informed this process



should be recorded in your DMP. Please copy this information here or attach your DMP as an appendix to this document.

There is no de-selected data.

## Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders

## 2 – Documents

### Stakeholders

Name the individual(s) responsible for the Documents Selection decisions (i.e. Archaeological Archive Manager, Project Manager, Repository Representative).

John Roberts – Principal Archaeologist, Gwynedd Archaeological Trust;  
Sean Derby – Historic Environment Record, Gwynedd Archaeological Trust;  
Helen Rowe - Royal Commission on Ancient and Historical Monuments of Wales

### Selection

Describe your Selection Strategy for the Documents elements of the archaeological archive. To do this you must:

- 2.1 Define which documents will be selected for inclusion in the archaeological archive, how this will be done, and why. Do not forget to consider that specialists may have documents that should be included in the archaeological archive.
- 2.2 Identify the selection review points during the project (e.g. project planning, data gathering, analysis and reporting and archive compilation).
- 2.3 Reference all relevant standards, policies or guidelines (e.g. digital repository deposition requirements) and specialist advice sought.
- 2.4 Identify any selection decisions that differ from standard guidelines and explain why.

- A digital report will be provided to the regional Historic Environment Record, 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 Historical Monuments, Wales (final report only), in accordance with the *RCAHMW Guidelines for Digital Archives Version 1*. The dataset was prepared in the format required by RCAHMW and included:
  - 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

Describe the procedure for dealing with De-selected material and what specialist advice has informed this procedure.

It is envisaged that the material de-selected from inclusion in the preserved archive has been 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.

### Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders



## **APPENDIX II**

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

PHOTO RECORD NUMBER	SITE SUB-DIVISION	DESCRIPTION	CONTEXT NUMBER(S)	VIEW FROM	SCALE(S)	CREATOR	DATE	ORIGINATING ORGANISATION	PLATE
G2756_01	A2 Unit	External oblique view of A1 taken from NE with A5 at rear	A2	N	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	01
G2756_02	A2 Unit	Interior view of former A2 following demolition along western edge	A2	E	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	02
G2756_03	A2 Unit	Oblique view of interior of A2	A2	S	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	03
G2756_04	A4 Unit	View of interior of A4 showing demolition debris, with corrugated roof of H in the background	A4 and H	E	not used	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	04
G2756_05	A2 Unit	View of south end interior of A2 showing steel casement windows and former garage entrance	A2	SE	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	05
G2756_06	A2 Unit	View of central area of A2 showing larger steel casement windows and doorways leading into units A8 - A3	A2	E	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	06
G2756_07	A2 Unit	View of phasing of blocked up doorway into A6	A2	E	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	07
G2756_08	A2 Unit	View of blocked up former garage entrance	A2	E	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	08
G2756_09	A2 Unit	View of blocked up doorways	A2	E	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	09

PHOTO RECORD NUMBER	SITE SUB-DIVISION	DESCRIPTION	CONTEXT NUMBER(S)	VIEW FROM	SCALE(S)	CREATOR	DATE	ORIGINATING ORGANISATION	PLATE
G2756_10	A2 Unit	View of blocked up former garage doorways and window	A2	E	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	10
G2756_11	A2 Unit	View of blocked up doorways at north end of room A2	A2	E	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	11
G2756_12	A7 Unit	View of hall in A7	A7	S	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	12
G2756_13	A7 Unit	View of hall in A7	A7	NE	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	13
G2756_14	A7 Unit	View of hall in A7	A7	S	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	14
G2756_15	A7 Unit	View of ladies' toilets	A7	E	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	15
G2756_16	A7 Unit	View of ladies' toilets	A7	W	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	16
G2756_17	A7 Unit	View of gent's toilets	A7	E	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	17
G2756_18	A7 Unit	View of gent's toilets	A7	W	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	18
G2756_19	A5 Unit	View of northeast elevation of A5	A5	N	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	19



PHOTO RECORD NUMBER	SITE SUB-DIVISION	DESCRIPTION	CONTEXT NUMBER(S)	VIEW FROM	SCALE(S)	CREATOR	DATE	ORIGINATING ORGANISATION	PLATE
G2756_20	A6 Unit	Oblique view of exterior of A6	A6	N	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	20
G2756_21	A5 Unit	Former entrance into A5 on northeast gable end	A5	NE	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	21
G2756_22	A7 Unit	Oblique view of A7 showing relationship with A5	A7 and A2	W	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	22
G2756_23	A8 Unit	View of north elevation of A8, with A4 at rear	A8 and A4	NW	not used	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	23
G2756_24	A4 Unit	View of north elevation of A4 still intact	A4	N	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	24
G2756_25	A8 Unit	View of A8 east gable end with entrance	A8	E	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	25
G2756_26	A8 Unit	View of corridor in A8	A8	NE	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	26
G2756_27	A8 Unit	View of corridor in A8	A8	SW	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	27
G2756_28	A8 Unit	View of larger room in A8 showing windows	A8	NE	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	28
G2756_29	A8 Unit	View of entrance into larger room in A8	A8	SW	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	29

PHOTO RECORD NUMBER	SITE SUB-DIVISION	DESCRIPTION	CONTEXT NUMBER(S)	VIEW FROM	SCALE(S)	CREATOR	DATE	ORIGINATING ORGANISATION	PLATE
G2756_30	A8 Unit	Possible studio room in A8 showing window	A8	E	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	30
G2756_31	A8 Unit	View of interior of possible studio room in A8 showing doorway from corridor	A8	W	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	31
G2756_32	A8 Unit	View of kitchen area in A8 taken from doorway	A8	W	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	32
G2756_33	Unit H	View of north gable end of H 'Brunswick Iron Works'	H	N	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	92
G2756_34	Unit H	Oblique view of west elevation of H	H	N	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	93
G2756_35	Unit H	View of south gable end of H	H	S	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	94
G2756_36	Unit H	View of interior of H taken from south entrance	H	S	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	95
G2756_37	Unit H	View of furnace in H	H	W	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	96
G2756_38	Unit H	View of furnace in H	H	W	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	97
G2756_39	Unit H	View of platform area in central room in H	H	SW	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	98

PHOTO RECORD NUMBER	SITE SUB-DIVISION	DESCRIPTION	CONTEXT NUMBER(S)	VIEW FROM	SCALE(S)	CREATOR	DATE	ORIGINATING ORGANISATION	PLATE
G2756_40	Unit H	View of platform area in central room in H, with south entrance	H	NE	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	99
G2756_41	Unit H	View of central room in H showing platform and south entrance	H	N	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	100
G2756_42	Unit H	View of main workshop area taken from north entrance	H	N	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	101
G2756_43	Unit H	View of main workshop at south end	H	S	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	102
G2756_44	Unit H	View of storage room in workshop area, with former shelves	H	W	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	103
G2756_45	Unit H	View of storage room in workshop area, with former shelves	H	N	not used	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	104
G2756_46	Unit H	View of staircase leading to office space in H	H	N	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	105
G2756_47	Unit H	View of upper staircase and landing showing trusses	H	W	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	106
G2756_48	Unit H	View of landing leading to platform area	H	N	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	107
G2756_49	Unit H	View of break room on upper level	H	N	not used	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	108



PHOTO RECORD NUMBER	SITE SUB-DIVISION	DESCRIPTION	CONTEXT NUMBER(S)	VIEW FROM	SCALE(S)	CREATOR	DATE	ORIGINATING ORGANISATION	PLATE
G2756_50	Unit H	View of upper-level office room	H	E	not used	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	109
G2756_51	Unit H	View of small room on upper level used for storage	H	E	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	110
G2756_52	Unit H	View of upper level on central platform showing roof trusses	H	E	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	111
G2756_53	G1-G3 Units	Oblique view showing north gable end and elevation of G1-G3 Units	G1-G3	NE	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	71
G2756_54	G1-G3 Units	Oblique view of south gable end and west elevation	G1-G3	SE	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	72
G2756_55	G1-G3 Units	View of south gable end of G1-G3 Units	G1-G3	S	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	73
G2756_56	Unit H	View of traces of former brickworks on east elevation of H	H	W	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	112
G2756_57	F Units	View of gable ends of Romney Huts (F Units)	F Units	NNW	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	46
G2756_58	F2 Unit	View of longitudinal elevation of F2, east elevation	F2	NW	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	47
G2756_59	F2 Unit	View of entrance on east elevation	F2	W	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	48

PHOTO RECORD NUMBER	SITE SUB-DIVISION	DESCRIPTION	CONTEXT NUMBER(S)	VIEW FROM	SCALE(S)	CREATOR	DATE	ORIGINATING ORGANISATION	PLATE
G2756_60	F Units	View of south gable ends of F Units	F Units	SW	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	49
G2756_61	F1 Unit	Interior view of Romney Hut F1	F	N	not used	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	50
G2756_62	F1 Unit	Interior view of Romney Hut F1	F1	S	not used	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	51
G2756_63	F1 Unit	View of late 20th century fittings along west edge of F1	F1	E	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	52
G2756_64	F1 Unit	View of original fuse box in F1	F1	E	not used	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	53
G2756_65	F1 Unit	View of possibly original sign 'No 4 Stores' on F1	F1	N	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	54
G2756_66	F1 Unit	View of original sash windows in F1	F1	W	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	55
G2756_67	F2b Unit	View of interior of Romney Hut F2A	F2A	S	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	56
G2756_68	F2b Unit	View of interior of Romney Hut F2A	F2A	N	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	57
G2756_69	F2b Unit	View of small office in F2A	F2A	W	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	58

PHOTO RECORD NUMBER	SITE SUB-DIVISION	DESCRIPTION	CONTEXT NUMBER(S)	VIEW FROM	SCALE(S)	CREATOR	DATE	ORIGINATING ORGANISATION	PLATE
G2756_70	Peblig Mill	View of south and southeast elevation of Peblig Mill		S	not used	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	113
G2756_71	Peblig Mill	East gable end of Peblig Mill		E	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	114
G2756_72	Peblig Mill	North and northeast elevation of Peblig Mill		N	not used	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	115
G2756_73	Peblig Mill	View of part of west elevation of Peblig Mill		NW	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	116
G2756_74	A5 Unit	View of interior of room A5	A5	NE	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	33
G2756_75	A5 Unit	View of interior of room A5	A5	SW	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	34
G2756_76	A5 Unit	View of interior of room A5	A5	NW	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	35
G2756_77	A5 Unit	View of lobby area in room A5	A5	NE	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	36
G2756_78	A5 Unit	View of lobby area in room A6	A5	SW	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	37
G2756_79	A5 Unit	View of lobby area in room A7	A5	SW	1x1m	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	38

PHOTO RECORD NUMBER	SITE SUB-DIVISION	DESCRIPTION	CONTEXT NUMBER(S)	VIEW FROM	SCALE(S)	CREATOR	DATE	ORIGINATING ORGANISATION	PLATE
G2756_80	G2 Unit	View of interior of G2 showing breezeblock partitions and stocking units	G2	NW	not used	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	74
G2756_81	G2 Unit	View of interior of G2 showing breezeblock partitions and stocking units	G2	E	not used	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	75
G2756_82	G2 Unit	View of office unit in G2	G2	S	not used	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	76
G2756_83	G2 Unit	View of steel casement window in G2	G2	E	not used	CF/BMJ	21/04/2023	Gwynedd Archaeological Trust	77
G2756_85	Interior A6	View of NE wall in room A6	A6	SW	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	39
G2756_86	Interior A6	View of doorway into A6 (2) and annexe window	A6	W	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	40
G2756_87	Interior A6	View of main doorway into A6 and window	A6	E	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	41
G2756_88	Interior A6	View of small annexe room in A6	A6	N	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	42
G2756_89	Interior A6	View of interior of annexe within A6	A6	W	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	43
G2756_90	Interior A6	View of door, windows and sink in A6 (2)	A6	S	not used	JB	09/05/2023	Gwynedd Archaeological Trust	44



PHOTO RECORD NUMBER	SITE SUB-DIVISION	DESCRIPTION	CONTEXT NUMBER(S)	VIEW FROM	SCALE(S)	CREATOR	DATE	ORIGINATING ORGANISATION	PLATE
G2756_91	Interior A6	View of door into A6 (1)	A6	N	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	45
G2756_92	Interior G1	View of N corner of G1 and windows	G1	S	not used	JB	09/05/2023	Gwynedd Archaeological Trust	78
G2756_93	Interior G1	View of E corner of G1 and windows	G1	NE	not used	JB	09/05/2023	Gwynedd Archaeological Trust	79
G2756_94	Interior G1	View of roof trusses and two smaller annexe rooms	G1	NE	not used	JB	09/05/2023	Gwynedd Archaeological Trust	80
G2756_95	Interior G1	View into toilet	G1	S	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	81
G2756_96	Interior G1	View into annexe 1 and window	G1	N	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	82
G2756_97	Interior G1	View into annexe 2, with window and bench	G1	NE	not used	JB	09/05/2023	Gwynedd Archaeological Trust	83
G2756_98	Interior G2	View of W corner of G2 and door	G2	E	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	84
G2756_99	Interior G2	View of E corner of G2 with garage door and window	G2	W	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	85
G2756_100	Interior G2	View of blocked up window in G2 and breeze block partition	G2	S	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	86

PHOTO RECORD NUMBER	SITE SUB-DIVISION	DESCRIPTION	CONTEXT NUMBER(S)	VIEW FROM	SCALE(S)	CREATOR	DATE	ORIGINATING ORGANISATION	PLATE
G2756_101	Interior G3	View of NW corner of G3, bench and windows	G3	SW	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	87
G2756_102	Interior G3	View of SE corner of G3, with window, door, and garage door	G3	NW	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	88
G2756_103	Interior G3	View into corridor of G3	G3	E	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	89
G2756_104	Interior G3	View out of G3 corridor from NW corner	G3	NW	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	90
G2756_105	Interior G3	View of broken door and window in G3	G3	NW	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	91
G2756_106	F2c Unit	View of N wall of Romney hut	F2c	S	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	59
G2756_107	F2c Unit	View of small annexe with window	F2c	NW	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	60
G2756_108	F2c Unit	View of door and small toilet in E wall of Romney hut	F2c	W	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	61
G2756_109	F2c Unit	View of door and garage door into Romney hut	F2c	N	1x1m	JB	09/05/2023	Gwynedd Archaeological Trust	62
G2756_110	F2A Unit	View of S wall of Romney hut (interior)	F2A	N	1x1m	JB	10/05/2023	Gwynedd Archaeological Trust	63

PHOTO RECORD NUMBER	SITE SUB-DIVISION	DESCRIPTION	CONTEXT NUMBER(S)	VIEW FROM	SCALE(S)	CREATOR	DATE	ORIGINATING ORGANISATION	PLATE
G2756_111	F2A Unit	View out of door into Romney hut and office	F2A	S	1x1m	JB	10/05/2023	Gwynedd Archaeological Trust	64
G2756_112	F2A Unit	View of vent in W side of Romney hut	F2A	E	1x1m	JB	10/05/2023	Gwynedd Archaeological Trust	65
G2756_113	F2A Unit	View of door in E side of Romney hut	F2A	W	1x1m	JB	10/05/2023	Gwynedd Archaeological Trust	66
G2756_114	F2A Unit	Close-up of air vent	F2A	E	1x1m	JB	10/05/2023	Gwynedd Archaeological Trust	67
G2756_115	F2A Unit	View of breeze block office structure	F2A	SW	1x1m	JB	10/05/2023	Gwynedd Archaeological Trust	68
G2756_116	F2A Unit	View of inside of breeze block office structure	F2A	NW	1x1m	JB	10/05/2023	Gwynedd Archaeological Trust	69
G2756_117	F2A Unit	View of kitchen within office structure	F2A	NW	1x1m	JB	10/05/2023	Gwynedd Archaeological Trust	70
G2756_118	Peblig Mill	Elevation of north-eastern side of Peblig Mill		NE	not used	JB	18/05/2023	Gwynedd Archaeological Trust	117
G2756_119	Peblig Mill	View of east wall of Peblig Mill		E	1x1m	JB	18/05/2023	Gwynedd Archaeological Trust	118
G2756_120	Peblig Mill	Oblique view of southeast gable end of mill		SE	1x1m	JB	18/05/2023	Gwynedd Archaeological Trust	119

## **APPENDIX III**

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



# G2756\_Ystâd\_Ddiwydianol\_Peblig,

## 17/05/2023 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

Stakeholders		Date Contacted
<b>Collecting Institution(s)</b>	GAT Historic Environment Record	13/04/2023
	RCAHMW	On completion of Project Archive
<b>Project Lead / Project Assurance</b>	Jenny Emmett, Gwynedd Archaeological Trust	12/04/2023
<b>Landowner / Developer</b>	FI Real Estate Management	n/a

##### Resources

<b>Resources required</b> 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) has been commissioned by *FI Real Estate Management* to undertake archaeological mitigation in advance of proposed development works at Ystâd Ddiwydianol Peblig, Llanbeblig Road, Caernarfon, Gwynedd (NGR SH49136196; Figure 01).

The archaeological mitigation is being conducted further to the completion of a desk-based assessment and historic building assessment that was undertaken in accordance with planning application

C22/0696/14/LL. And further to consultation with FI Real Estate Management and Gwynedd Archaeological Planning Service (GAPS). The archaeological mitigation will consist of the following:

- Level 2 building record of Buildings A2-A8, F1-F2C, G1-G3, H and Peblig Mill;

Gwynedd Archaeological Trust. 2023. Ystâd Ddiwydianol Peblig: Written Scheme of Investigation for Archaeological Mitigation. Project (G2756).

# 1 – Digital Data

## Stakeholders

Name the individual(s) responsible for the Digital Data Selection decisions (i.e. Archaeological Archive Manager, Project Manager, Collections Curator).

John Roberts (GAT Principal Archaeologist)

## Selection

All digital data has been collected, stored and selected in line 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.
3. Project register (Microsoft Excel format): cross-referenced with all pro-formas and completed in Microsoft Excel; and
4. Measured drawings: all cross referenced and scanned for digital archiving.

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 forms 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

There is no de-selected data.

## Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders

## 2 – Documents

### Stakeholders

John Roberts – Principal Archaeologist, Gwynedd Archaeological Trust;  
Sean Derby – Historic Environment Record, Gwynedd Archaeological Trust;  
Helen Rowe - Royal Commission on Ancient and Historical Monuments of Wales

### 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 has 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 has been provided to Royal Commission on Ancient and Historical Monuments, Wales (final report only), in accordance with the *RCAHMW Guidelines for Digital Archives Version 1*. The dataset was prepared in the format required by RCAHMW and included:
  - 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 has been 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.





Gwynedd Archaeological Trust  
Ymddiriedolaeth Archaeolegol Gwynedd

Craig Beuno, Ffordd y Garth, Bangor, Gwynedd. LL57 2RT  
Ffon: 01248 352535. Ffacs: 01248 370925. email: [gat@heneb.co.uk](mailto:gat@heneb.co.uk)

