

# MONK'S BARN, MARINE DRIVE, LLANDUDNO

## ARCHAEOLOGICAL ASSESSMENT

Report No. 407

Prepared for  
Simon Tarmaster,  
Architectural and Planning Consultant

By  
Jane Kenney

March 2001



Ymddiriedolaeth Archaeolegol Gwynedd  
**Gwynedd Archaeological Trust**

**MONK'S BARN, MARINE DRIVE,  
LLANDUDNO**

**ARCHAEOLOGICAL ASSESSMENT  
(G1676)**

Report No. 407

Prepared for  
Simon Tarmaster

By  
Jane Kenney

March 2001

Ymddiriedolaeth Archaeolegol Gwynedd  
**Gwynedd Archaeological Trust**

Contracts Section  
'Craig Beuno'  
Garth Road  
Bangor  
Gwynedd LL57 2RT  
Tel: 01248 352535  
Fax: 01248 370925  
Email: [gat@heneb.co.uk](mailto:gat@heneb.co.uk)

# **MONK'S BARN, MARINE DRIVE, LLANDUDNO**

## **ARCHAEOLOGICAL ASSESSMENT (G1676)**

Prepared for Simon Tarmaster 07/03/01

### **1. PROJECT BACKGROUND**

It is proposed to demolish the existing building at Monk's Barn, and to construct a new and larger dwelling in its place. The site lies adjacent to the former medieval Bishop's Palace at Gogarth, and the potential for the existence of archaeological remains is high. Gwynedd Archaeological Planning Service, acting on behalf of the Borough Council, has therefore recommended an archaeological assessment be carried out, in order to assess the impact of the proposals upon the archaeological resource. A brief for this work has been prepared by Gwynedd Archaeological Planning Service (D465br). Gwynedd Archaeological Trust has been asked by Simon Tarmaster, the architectural and planning consultant, to carry out the assessment.

### **2. METHODOLOGY**

#### **2.1 Archaeological aims**

The aims of the assessment are:

- to identify the cultural heritage of the area;
- to evaluate the importance of what has been identified;
- to recommend ways in which impact upon the cultural heritage can be avoided or minimised.

#### **2.2 Programme of work**

An archaeological assessment consists of the following phases:

- Desktop study
- Field walkover
- Initial report
- Field evaluation
- Draft report
- Final report

This report is concerned with the first three phases, and contains recommendations for any field evaluation thought necessary.

##### **2.2.1 Desktop study**

The desk-based assessment involves a study of the published and archive information available for the site. This included printed books and maps, archive manuscripts and maps and aerial photographs. Archives were consulted in the Gwynedd Sites and Monuments Record, the Caernarfon County Record Office, the library and archives at the University of Wales, Bangor. Copies of a small number of documents from the National Library of Wales held by Gwynedd SMR were consulted, but not the main collection at Aberystwyth, where there are many more relevant documents in the Church Records and Thorpe Manuscript collection.

##### **2.2.2 Field survey**

This part of the assessment involved walking the area concerned and recording (short description, photograph, map position) all sites encountered. The aims of this stage of the work are:

- to verify the results of the desk based assessment;
- to identify any further archaeological sites which exist as above ground features;
- to photograph and record the present condition of all sites noted.

## **2.3 Initial report**

Following completion of the desk based assessment and field search as outlined above, the report was produced incorporating the following:

1. Introduction
2. Specification and Project Design
3. Methods and techniques
4. Archaeological Background
5. Site gazetteer - including areas of archaeological interest
6. Assessment of impacts
7. Proposals for field evaluation
8. Proposals for mitigatory measures
8. Summary and conclusions
9. Bibliography of sources consulted.

### **2.3.1 Site categories**

To assess the importance of sites and to allow the appropriate mitigatory action to be proposed for each, a framework of categories is used, with each site allocated to a particular category according to its relative importance:

#### *Category A - Sites of National Importance.*

This category includes Scheduled Ancient Monuments and Listed Buildings as well as those sites that would meet the requirements for scheduling (ancient monuments) or listing (buildings) or both.

Sites that are scheduled or listed have legal protection, and it is recommended that all Category A sites remain preserved and protected *in situ*.

#### *Category B - Sites of Regional Importance*

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

#### *Category C - Sites of District or Local Importance*

These sites are not of sufficient importance to justify a recommendation for preservation if threatened, but nevertheless merit adequate recording in advance of damage or destruction.

#### *Category D - Minor and Damaged Sites*

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

#### *Category E - Sites needing further investigation*

Sites, the importance of which is as yet undetermined and which will require further work before they can be allocated to categories A-D, are temporarily placed in this category, with specific recommendations for further evaluation. By the end of the assessment there should be no sites remaining in this category.

### **2.3.2 Definition of Impact**

The impact of the building work on each site was estimated in reference to the proposed building plan provided in the brief. The impact is defined as *none, slight, unlikely, likely, significant, considerable or unknown* as follows:

*None:*

There is no construction impact on this particular site.

*Slight:*

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

*Unlikely:*

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

*Likely:*

In some instances the site in question would not fall within the area to be directly affected by the proposed road, but would fall within the construction area and therefore may, subject to its nature, be removed or damaged.

*Significant:*

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

*Considerable:*

The total removal of a feature or its partial removal which would effectively destroy the remainder of the site.

*Unknown:*

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

### **2.3.3 Definition of Mitigatory Recommendations**

For the purposes of this report the mitigation and rescue archaeology proposals as suggested by Gwynedd Archaeological Trust have been summarised as:

*None:*

No impact so no requirement for mitigation measures.

*Avoid*

Where possible, the site should be excluded from the proposed road improvement works. This is used where the site is of high archaeological value, and so should be preserved, or where there appears to be no need to have an impact upon the site. However, other (*e.g.* engineering) factors may need to override this recommendation for sites of lower archaeological importance, so recording is recommended as an alternative.

*Detailed recording:*

Detailed recording requires a photographic record, surveying and the production of a measured drawing prior to the commencement of the works on site.

Archaeological excavation works may also be required depending upon the particular feature and the extent and effect of the impact. Some of the sites would require dismantling by hand, to provide a detailed record of the method of construction and in the case of a listed structure, the salvage of materials for re-use and re-building.

*Basic Recording:*

Recording by photograph and description requires a photographic record and written description, and limited measured survey where applicable.

*Watching brief:*

At the commencement of the improvement works on site, all sites affected by the works would need to be observed at relevant stages of construction.

### **3. ARCHAEOLOGICAL BACKGROUND**

#### **3.1 Introduction**

##### **Figure 1 and 2**

The proposed development site lies on the lowest slopes of the south side of the Great Orme, at a height of approximately 25m OD. The coastal terrace at this point is only c. 50m wide, and the house and garden occupy the full width of the terrace. To the north-east of the house the Great Orme climbs steeply to a height of over 200m OD. The coastal terrace is formed from a thick layer of glacial till which overlies the limestone of the Great Orme. The south-west facing location and the light soils provide good agricultural land, and the remnants of strip fields shown on the 1840's tithe map suggest it was intensively cultivated in medieval times.

The house, at present called Monk's Barn, is situated approximately 100m east of the former Bishop's Palace at Gogarth. The palace was formerly a residence of the Bishop's of Bangor. The surviving structures date from the 13<sup>th</sup> and 14<sup>th</sup> centuries, although much of the earliest building has eroded into the sea. A major excavation of the palace took place in 1955 and 1956 (Hague 1956), and a smaller excavation and recording work was carried out in 1997 and 1998 by Gwynedd Archaeological Trust (GAT Report No. 329).

#### **3.2 Documentary and cartographic evidence**

The manor of Gogarth was the property of the Bishop of Bangor from at least the late 13<sup>th</sup> century, and the manor and township are mentioned in numerous documents, the earliest dating to 1291 (Taxatio Ecclesiastica). It is also included in the extent of the Bishop's lands undertaken in 1306 (Ellis 1838), and two letters are known to have been sent from Gogarth in 1309 and 1345 (Edwards 1935, pp121, 178). Although by the early 16<sup>th</sup> century the Bishops Palace was in ruins, and no longer a residence (Leland 1536-39), the manor remained in the hands of the Bishop, and then the Church Commissioners. In 1894 the land on which the Bishop's Palace stands was sold, but it is uncertain whether the rest of the manor was sold as well (Hague 1956).

The survey of the extent of the Bishop's lands in 1306 (Ellis 1838) demonstrates that there was a population of bondsmen belonging to the manor of Gogarth. Bond townships were generally nucleated communities (Carr 1982, p31), and it is probable that there was a medieval hamlet or nucleated township of Gogarth. The most likely location for this would be near the Bishop's Palace, possibly on the site later occupied by Monk's Barn. Confirmation of such a settlement would require detailed inspection of the earliest map evidence and a search through the relevant documents, of which there are a considerable number. However, the possibility should be kept in mind when watching briefs are undertaken on the Monk's Barn site, as archaeological evidence for this settlement could be revealed.

From at least 1550 the manor of Gogarth was leased from the Bishop of Bangor to the Mostyn family in a series of lifetime leases (NLW, Thorne Mss 287 etc.). The Mostyn collection of manuscripts held at University of Wales, Bangor include references to Gogarth as early as 1527 (Mss Nos. 1123, 1124), and contain family leases, rentals and surveys from 1576 onwards (Mss Nos 1132, 1133, 1137, 6137, 6139, 6140, 6144, 6145). The boundaries of the manor cannot be established with certainty, and the nature and location of any nucleated settlement is not known. There is some confusion as to exactly how much of Gogarth manor the Mostyn family leased and how much they owned (National Library WCC ECE/B66,



029). It is, however, certain that the site of Monk's Barn was part of the Mostyn Estate, whether leased or owned, until well into the 20<sup>th</sup> century (Hague 1956).

The available map evidence is relatively slight before 1840. A copy of a 1746 map (NLW, WCC ECE/B66, 029) shows buildings at Monk's Farm, and the remains of the Palace. Gogarth is marked on John Evan's map of 1797 (**figure 3**), but the scale is too small to show any detail. It is also marked on Lewis Morris's 1748 map (**figure 4**), but again at a small scale, and apparently with considerable inaccuracy.

The tithe map and associated schedule of 1840 are particularly useful (**figure 5**). The map shows several groups of buildings. The structures furthest north-west are the ruins of the Bishop's Palace. To the south-east is an isolated building (C), termed a poor cottage in the schedule. Between these are a group of buildings. The schedule makes it clear that in 1840 they belonged to two separate farms, (A) the homestead for the Old Abbey farm (written as 'Old Abby' in the schedule), and (B) Gogarth farm. The latter was owned by John Lloyd Jones, and occupied by Mary Owen, the former owned by Charlotte Margaret Mostyn Champneys, and occupied by Richard Jones, who also farmed the land further west. Although the schedule refers to John Lloyd Jones and Charlotte Champneys as the landowners they were lifetime lessees of the Bishop of Bangor. Charlotte held the leases for the Mostyn estates after the death, without issue, of her brother Sir Thomas Mostyn, 6<sup>th</sup> Baronet (Williams 1996).

Both these homesteads were within the township of Gogarth, the land tax register (XQA/LT 1 / 2) lists occupants of either homestead as "of Gogarth". In 1800 Richard Jones is mentioned, clearly the same Richard Jones who occupied Old Abbey Farm in 1840, and his father David Jones is listed for 1793. The John Hughes of Gogarth listed in 1794 and 1797 presumably occupied Gogarth Farm, as did William Owen in 1775. The earliest mention of Gogarth in the land tax registry is in 1761, when Edward Price is listed "for Gogarth", but it is not clear which farm is intended. Rowlands (1883) describes old Richard Jones in c.1883 living in the western most of the "two old fashioned farmhouses" near the "remains of the old monastery" at Gogarth. Jane Owen, probably a relative of William and Mary Owen, lived at the other farmhouse.

Although the positions of other buildings in Gogarth changed considerably, three structures in the Abbey Farm homestead continued unchanged on most of the maps from 1840 until after 1919 (**figures 6-10**). Between then and 1983 (see **figure 1**) the south-western structure disappeared, and the middle structure was made shorter, but the north-eastern building seems, by the map evidence, to have remained unchanged. It is this building that forms the core of the present Monk's Barn. It is likely that this site has been in use as a homestead from at least the 16<sup>th</sup> century, and that some earlier elements remain within the present residential house and garden.

A photograph (**plate 1**), undated, but with a building layout identical to that shown on the 1872 map, shows Gogarth Farm; a note adds that it is the site where the "annual Ffair defaid (sheep fair) was held". It appears at that time there was a single farm at Gogarth. The buildings now on the land of Monk's Barn are clearly visible, with a hayrick located on what is now the lowest terrace of the garden. Other photographs in the same series, by F Bedford, show the farm buildings from different angles (**plate 2**). The present house is shown on an aerial photograph taken in March 1995 for Gwynedd Archaeological Trust (**plate 3**).

The house was known as Monk's Barn by 1955 when Hague was excavating at the Bishop's Palace (Hague 1956). The present structure looks typical of the early 1960's, but may date from earlier if the name "Monk's Barn" was adopted when the alterations and additions were made to the earlier farmhouse.

#### 4. FIELD SURVEY

The field survey was carried out on 1<sup>st</sup> March 2001, and involved a preliminary inspection of the land to be developed. Colour print photographs were taken of the house in its present state, and of features of interest. These are archived in Gwynedd Archaeological Trust (project number G1676).

Monk's Barn is an individual house built in a mixture of styles. The rectangular core of the house, which presumably retains the plan of the earlier farmhouse, was re-roofed with overhanging eaves, and given a *cottage ornée* feel. The south-western end of the house is built in a modernist style (**plates 4 and 5**). It has numerous idiosyncratic features of external decoration, and internal decoration in grand style with large dramatic doorways and fireplaces (**plates 6-8**) seemingly quite out of keeping with the size of the house.

The garden has been heavily landscaped. The majority of the terrace walls have been constructed recently, and are distinguished by a pinkish mortar. Cut sandstone blocks, with ornate moulding, were found reused in the recent wall of the terrace below the garage. The blocks and the moulding are machine cut, and typical of the Victorian period. They are too ornate to have belonged to the earlier farm buildings on the site, and presumably were imported from elsewhere.

#### **4.1 List of sites (Figure 11)**

##### **Site 1 House (Plate 5)**

*Category: C, Impact: Considerable.*

The core of the house is a simple, pitched roofed farmhouse, almost certainly that shown on the 1840 tithe map, although much altered. Later structures of largely concrete construction, surround the earlier building.

*Recommendation for further assessment: None.*

*Recommendation for mitigatory measures: Basic recording of interior and exterior, followed by watching brief during the demolition and the excavation of foundations for the new house.*

##### **Site 2 Site of farm building (Plate 9)**

*Category: D, Impact: Likely.*

The location of the shed and greenhouse, below the main house, reflects the location of a barn on the original farm. Although the majority of this structure has been rebuilt, the wall between the shed and barn is clearly a surviving fragment of the original barn. It is constructed of limestone blocks, some of which are fairly large, and includes a ventilation slit typical of 19<sup>th</sup> century barns.

*Recommendation for further assessment: None.*

*Recommendation for mitigatory measures: Basic recording if alteration or demolition is necessary.*

##### **Site 3 Site of farm building (Plate 10 and 11)**

*Category: D, Impact: Likely.*

A smaller building is shown lower down the slope on the tithe map, which was still in existence in 1919, but later disappeared from the maps. The north-western wall of this building still survives, standing to a height of over 1.5m (**plate 10**). The main terrace wall of the garden has been built across this wall, but the foundations of the older wall seem to continue on the north-eastern side of the terrace wall. Here large stones can be seen in the bottom a largely rebuilt cross-terrace wall (**plate 11**). The existence of part of the earlier structure demonstrates that the lower portion of the garden is still at the same level as in the 19<sup>th</sup> century, suggesting that archaeological deposits may survive here.

*Recommendation for further assessment: None.*

*Recommendation for mitigatory measures: Basic recording if alteration or demolition is necessary.*

##### **Site 4 Two possible stone mortars**

*Category: D, Impact: None.*

Two rounded blocks of limestone were discovered with bowl-shaped hollows. One lay on the south-western terrace (site 4.1) and the other was in the small garden to the north-west of the house (site 4.2), where it had been placed on a stone as a garden ornament. Whereas these, at first sight, resemble stone mortars, closer inspection suggests that the hollows are irregular and uneven, with no signs of wear as would usually occur, and they may, therefore, be natural formations. Bezant Lowe (1927, p244-5)



mentions two limestone bowls discovered near the Bishop's Palace, but the descriptions he gives make it clear that these are not the same as the two presently in the garden.

*Recommendation for further assessment: None.*

*Recommendation for mitigatory measures: None.*

## 5. RECOMMENDATIONS

This site potentially contains buried archaeological remains dating from the 16<sup>th</sup> century, and possibly earlier. It also contains remains of upstanding buildings dating from at least 1840. The upstanding remains should be recorded before demolition, although it is recommended that these are left undisturbed where possible. A watching brief should take place during their demolition in case any constructional features come to light. An archaeologist should be present to carry out a watching brief whenever foundations of the new house are being dug, and when landscaping, or any other activity that may disturb remains below the ground, are being carried out. This applies to the whole area of the house and gardens.

The possibility that this is the site of the medieval settlement of Gogarth is slight, but should be considered when any disturbance of sub-surface deposits occurs. A watching brief is particularly important to allow any potential traces of this settlement to be recognised.

There are a large number of documentary sources relating to this site which it has not been possible to consult during this assessment. These may help ascertain the status of the site, in particular the location and nature of medieval settlement, and the date of the remaining structures. Some consideration should, therefore, be given to the further consultation of collections of manuscripts at the National Library of Wales, at Hawarden, and at the University of Wales, Bangor.

## 6. SOURCES CONSULTED

### 6.1 Published sources

Bezant Lowe, W, 1927, *The Heart of North Wales*, Vol II

Carr, AD, 1982, *Medieval Anglesey*, Anglesey Antiquarian Society.

Edwards, JG, 1935, *Calendar of ancient correspondence concerning Wales*. Board of Celtic Studies, History and Law series, No. II

Ellis, H, 1838, *Registrum Vulgariter Nuncupatum 'The Record of Caernarvon'* The Commissioners of the Public Records of the Kingdom.

Hague, D, 1956, The Bishop's Palace, Gogarth, Llandudno, Caernarfonshire *Transactions of the Caernarvonshire Historical Society* pp 9-22

Leland, J, 1556-1539, *The itinerary in Wales in or about the years 1536-1539*. Ed. L. Toulmin Smith (London 1906)

*Taxatio Ecclesiastica Angliae et Walliae, auctoritate Papae Nicolai IV c. 1291*, ed. S Ayscough and J Caley (London 1802)

Williams FR, 1996, *Llandudno and the Mostyn influence*, Llandudno and District Historical Society.

### 6.2 Unpublished sources

#### 6.2.1 Gwynedd Sites and Monuments Record

John Evan's Map of North Wales 1797 (copy)

A plan of the bay and harbour of Conwy in Caernarvonshire by Lewis Morris, 1748 (copy)  
GAT Report No. 329, 1999, Bishop's Palace, Gogarth, Llandudno: an archaeological evaluation  
Aerial photograph taken 11/03/95 (G100/90/07/01)  
Rowlands T, 1883, *Memories of old Llandudno (Atgofion Hen Llandudno), a brief biography of the author translated from Welsh*

#### **6.2.2 Gwynedd County Records Office, Caernarfon**

OS County series 25" map, Caernarfonshire sheet 1.16, 1913 edition  
OS County series 6" map, Caernarfonshire sheet 1.SE, 1919 edition  
Great Ormes Head, Marine Drive, Llandudno, Pub. By Waterlow and Sons, 1872-3 (M/680/11)  
Plan of Llandudno and Environs. Eligible leasehold building land on sale at Llandudno, 1849  
Map of Llandudno and Environs, Pub. By T Williams (date unknown)  
Tithe map for Llandudno parish, sheet 7 of 12, 1840, and schedule  
A description of the sea coast of England and Wales, Great Ormes Head, surveyed in 1736 and 1737, pub 1738.  
Land tax register for Llandudno parish (XQA/LT 1 / 2)

Photographs

XS/1330/13 "Gogarth Farm, where annual Ffair defaid was held"

#### **6.2.3 University of Wales Archives, Bangor**

Mostyn Collection ref. nos. 1123, 1124, 1132, 1133, 1137, 6137, 6139, 6140, 6144, 6145, 6397

#### **6.2.4 Material in the National Library of Wales, Aberystwyth, but consulted as copies in Gwynedd SMR**

WCC ECE/B66, 029 (i) and (ii).

WCC ECE/EL/B356

Extracts from Schedule of Welsh Church Commission Records

Extracts from Schedule of Thorne Manuscripts

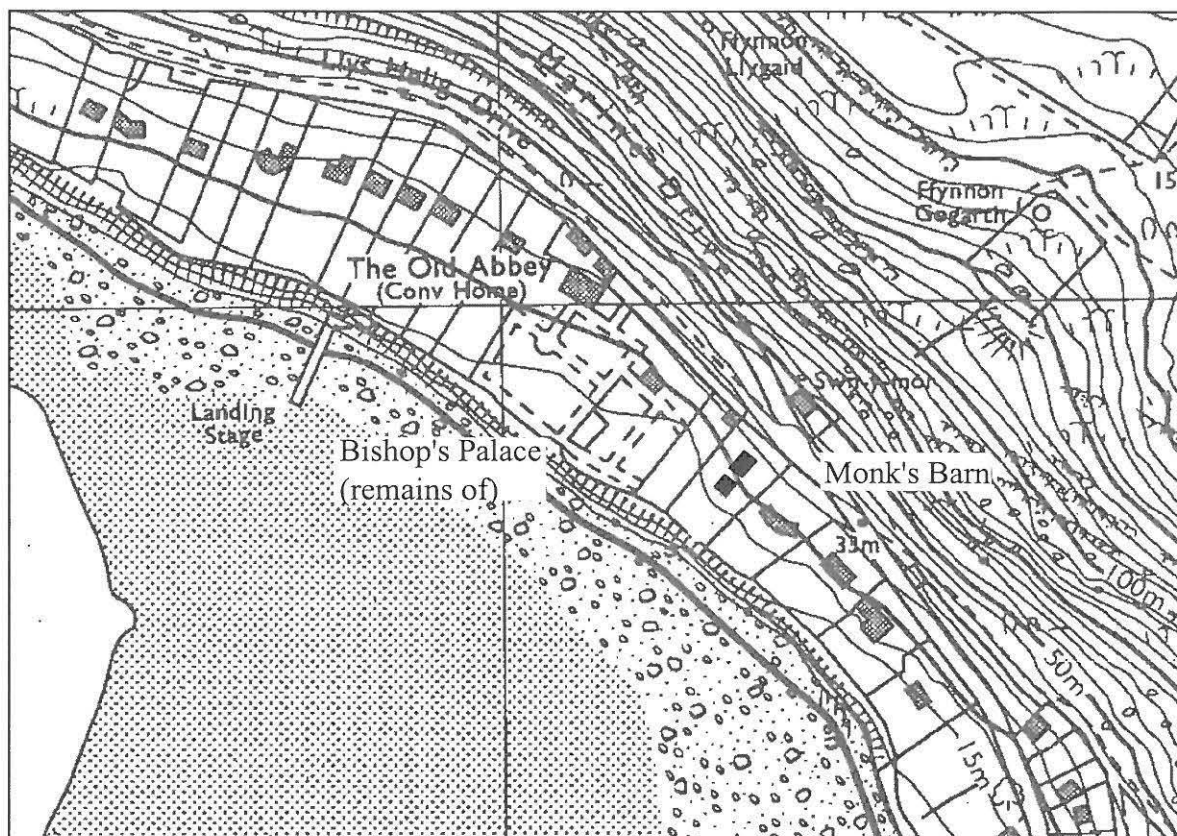


Figure 1: OS 1:10,000 map SH 78 SE

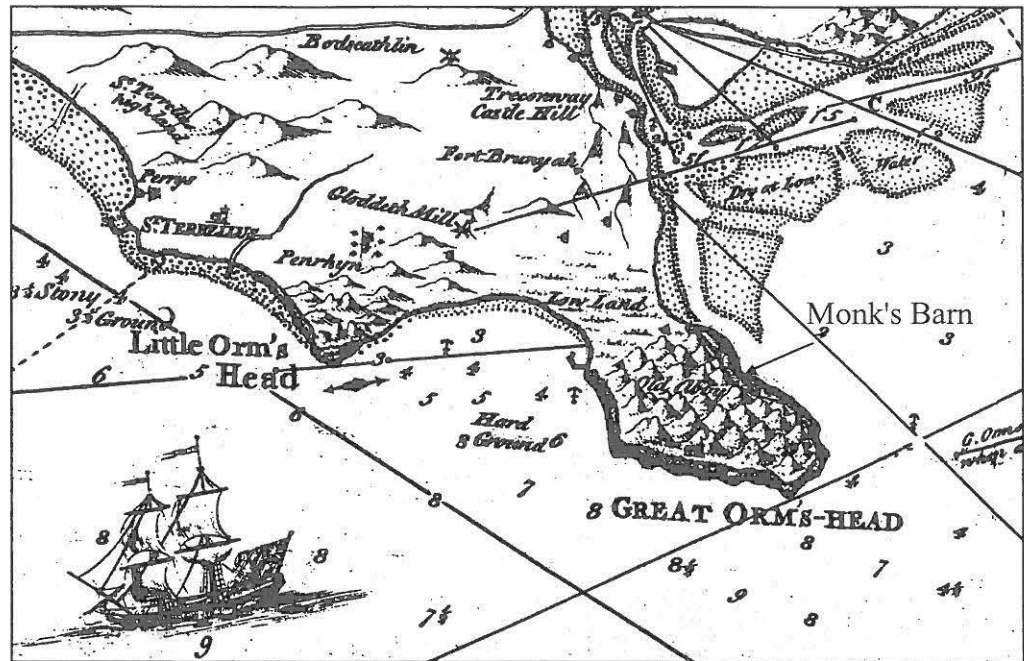


Figure 2: Map of the Great Orme, showing location of the Monk's Barn site

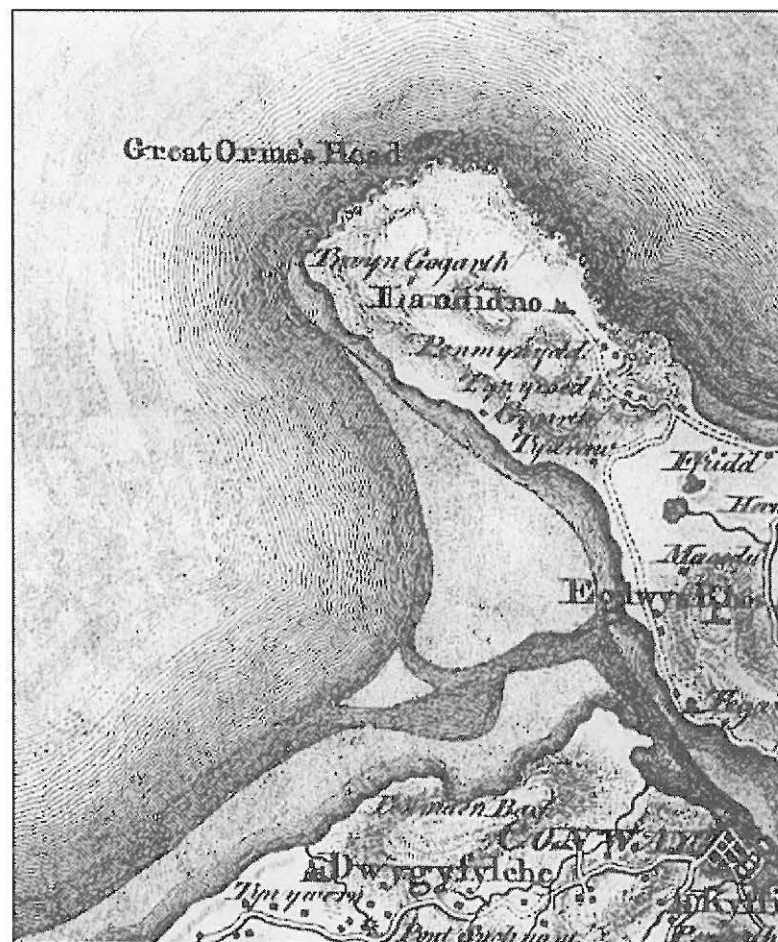
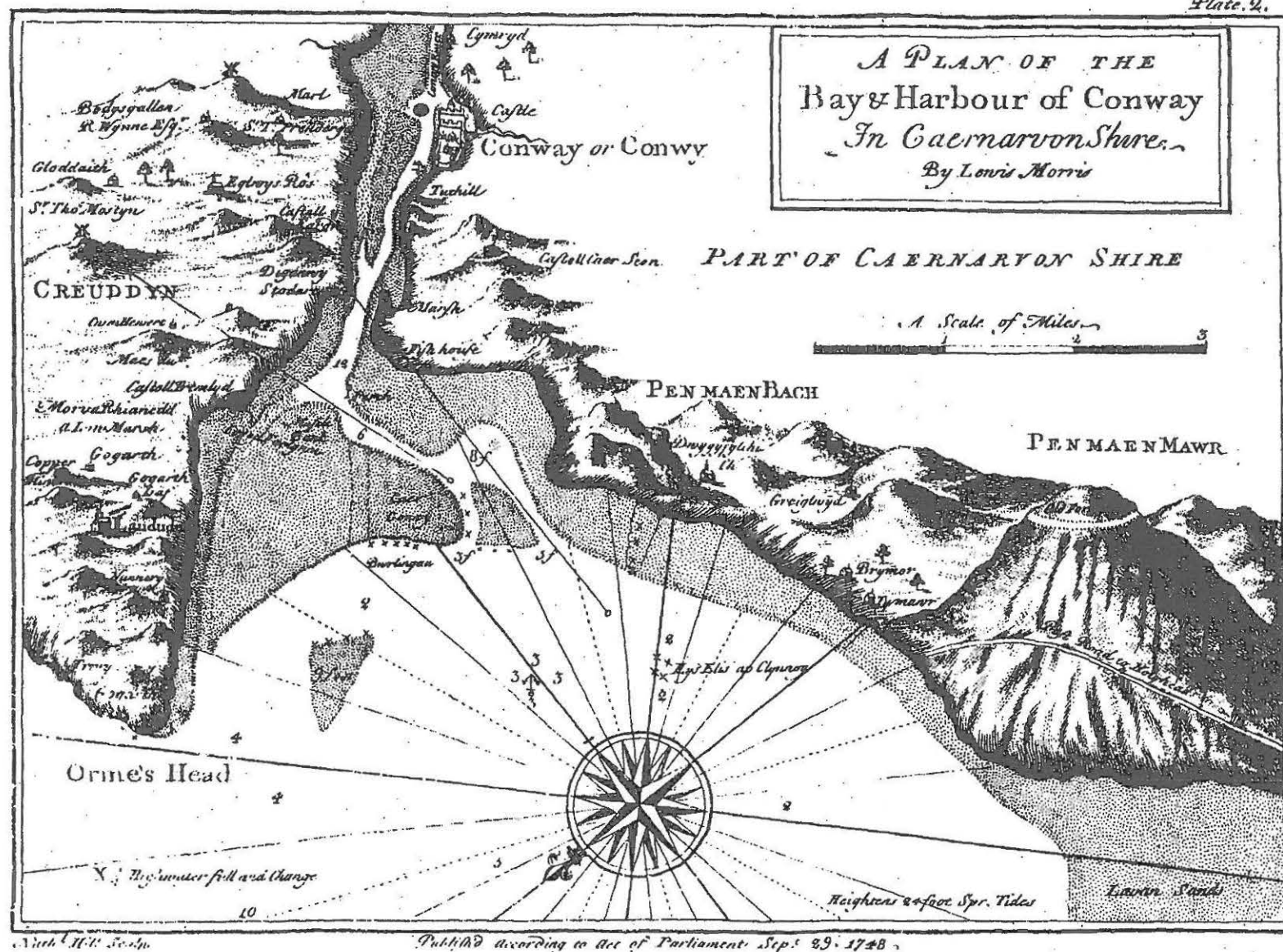


Figure 3: John Evan's map of North Wales 1797





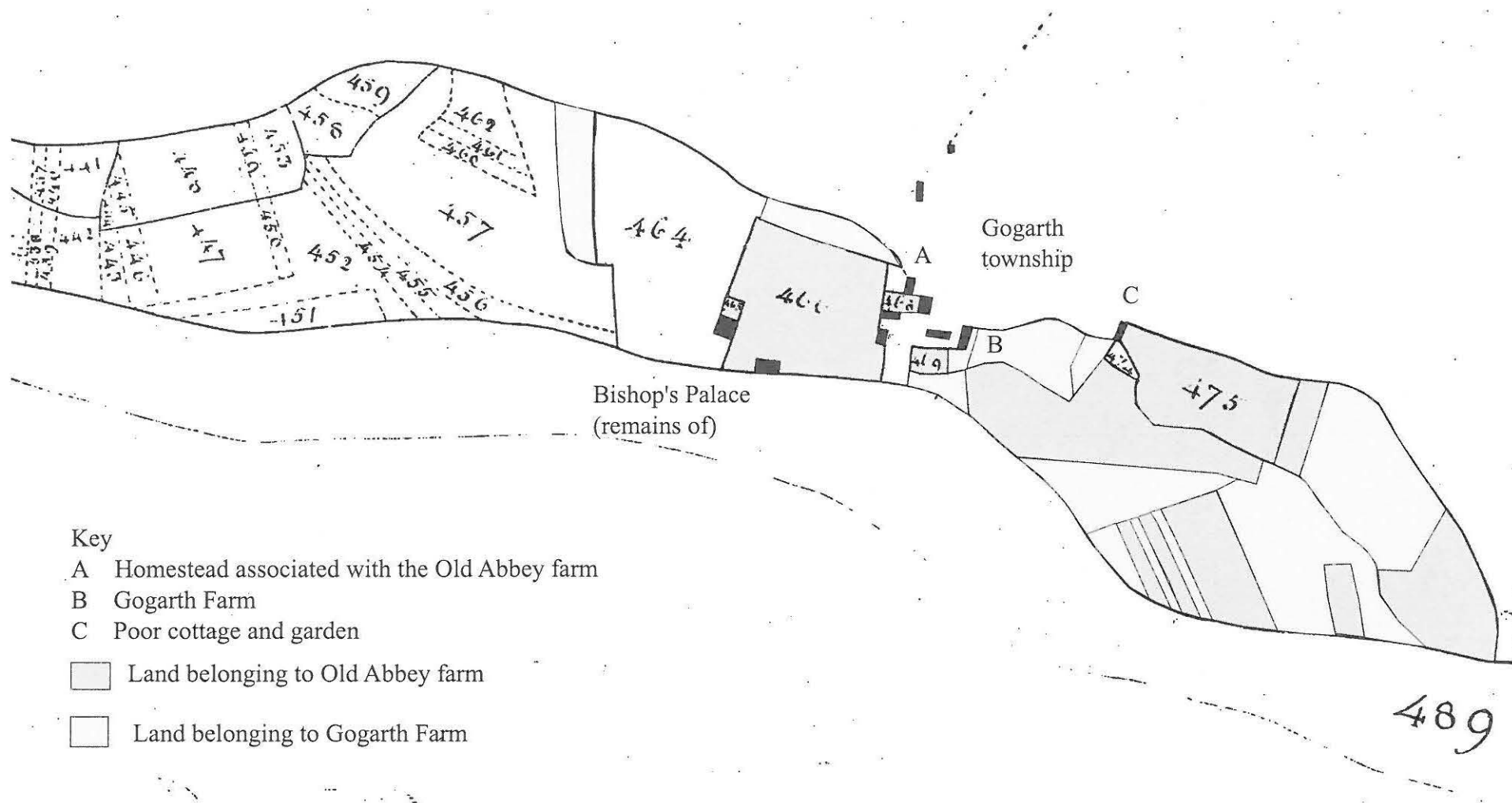


Figure 5: Tithe map (1840) of Gogarth, in the Parish of Llandudno

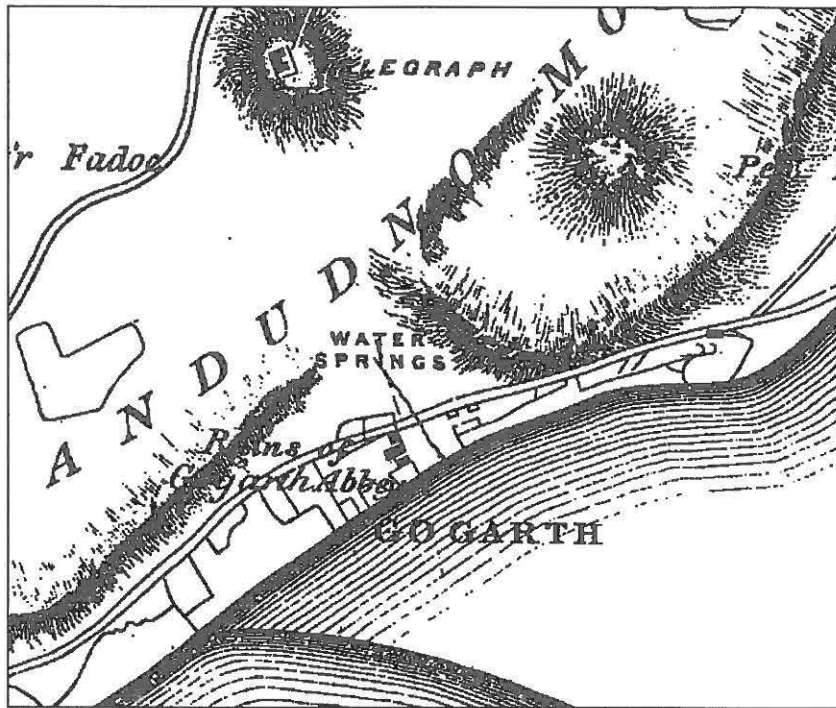


Figure 6: Map of Llandudno and environs

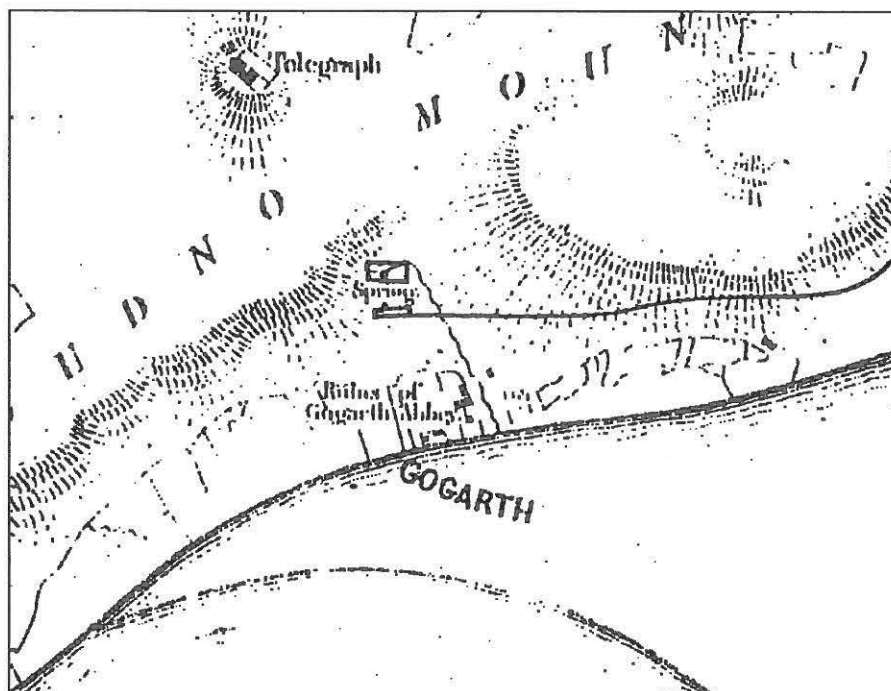


Figure 7: Plan of Llandudno and environs  
made for a sale of land in 1849

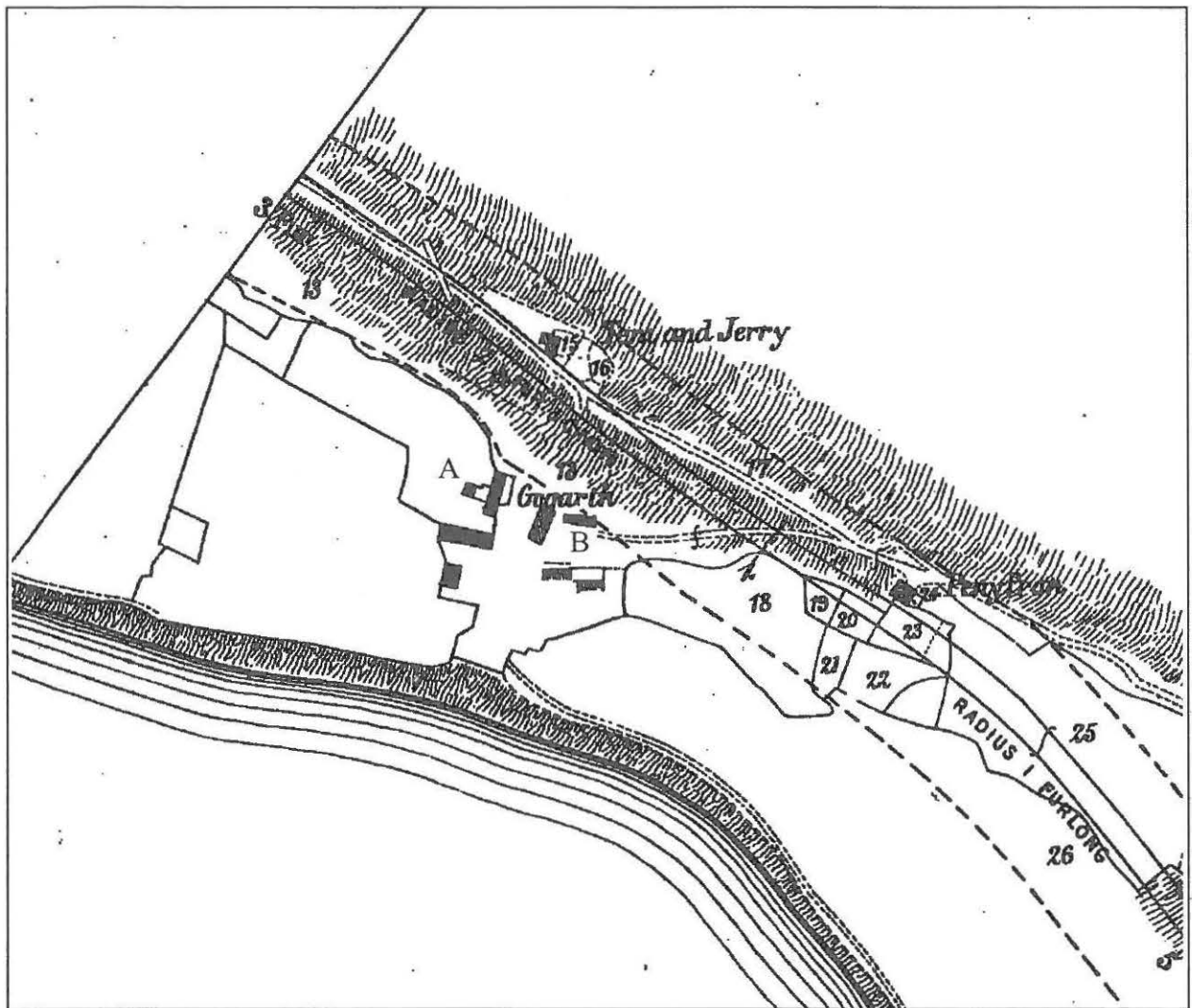


Figure 8: Map of Marine Drive, Great Ormes' Head, 1872-73  
A - Abbey Farm, B - Gogarth Farm

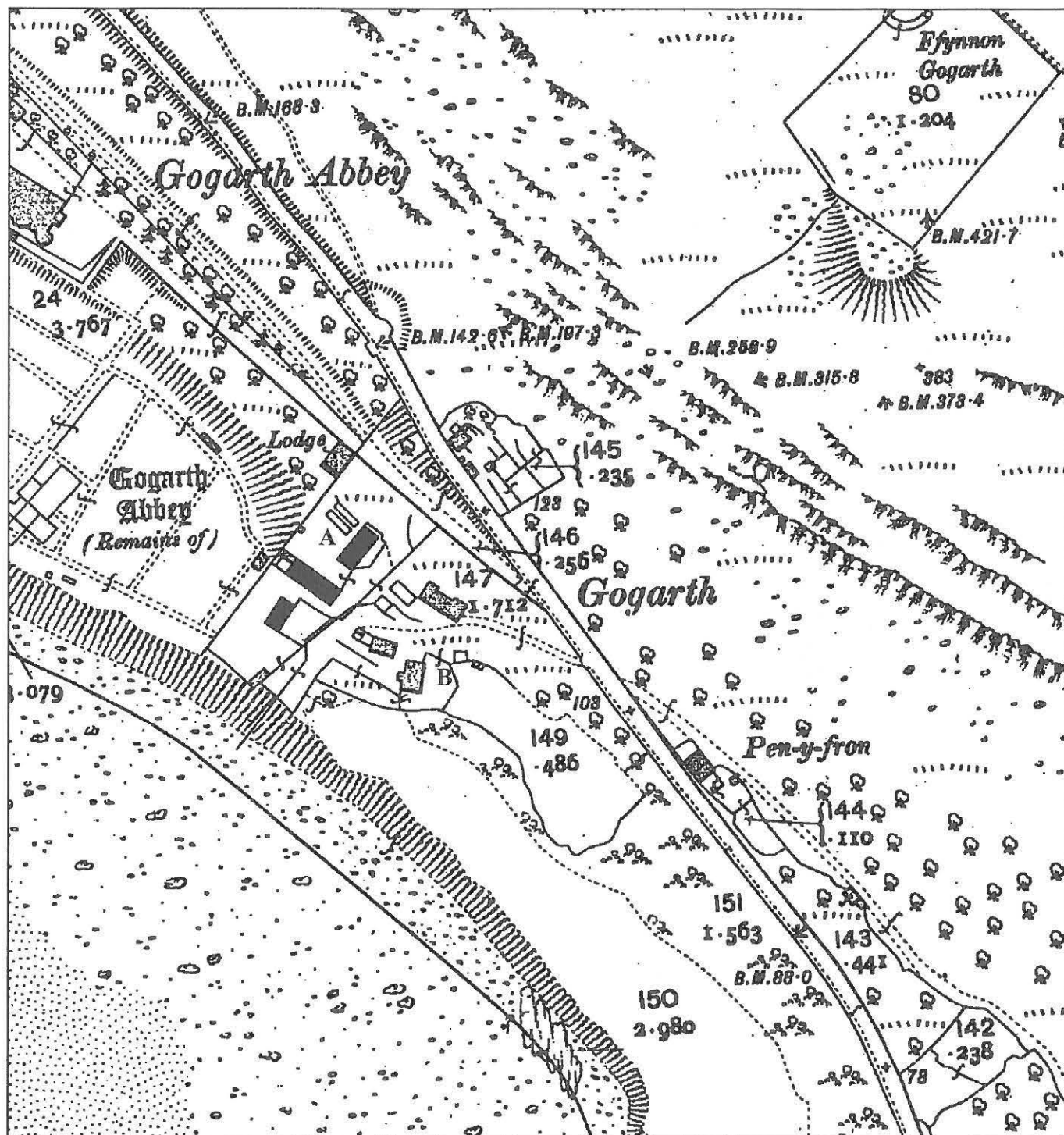


Figure 9: OS County Series 25" map, Caernarfon Sheet 1.16, 1913  
A - Abbey Farm, B - Gogarth Farm

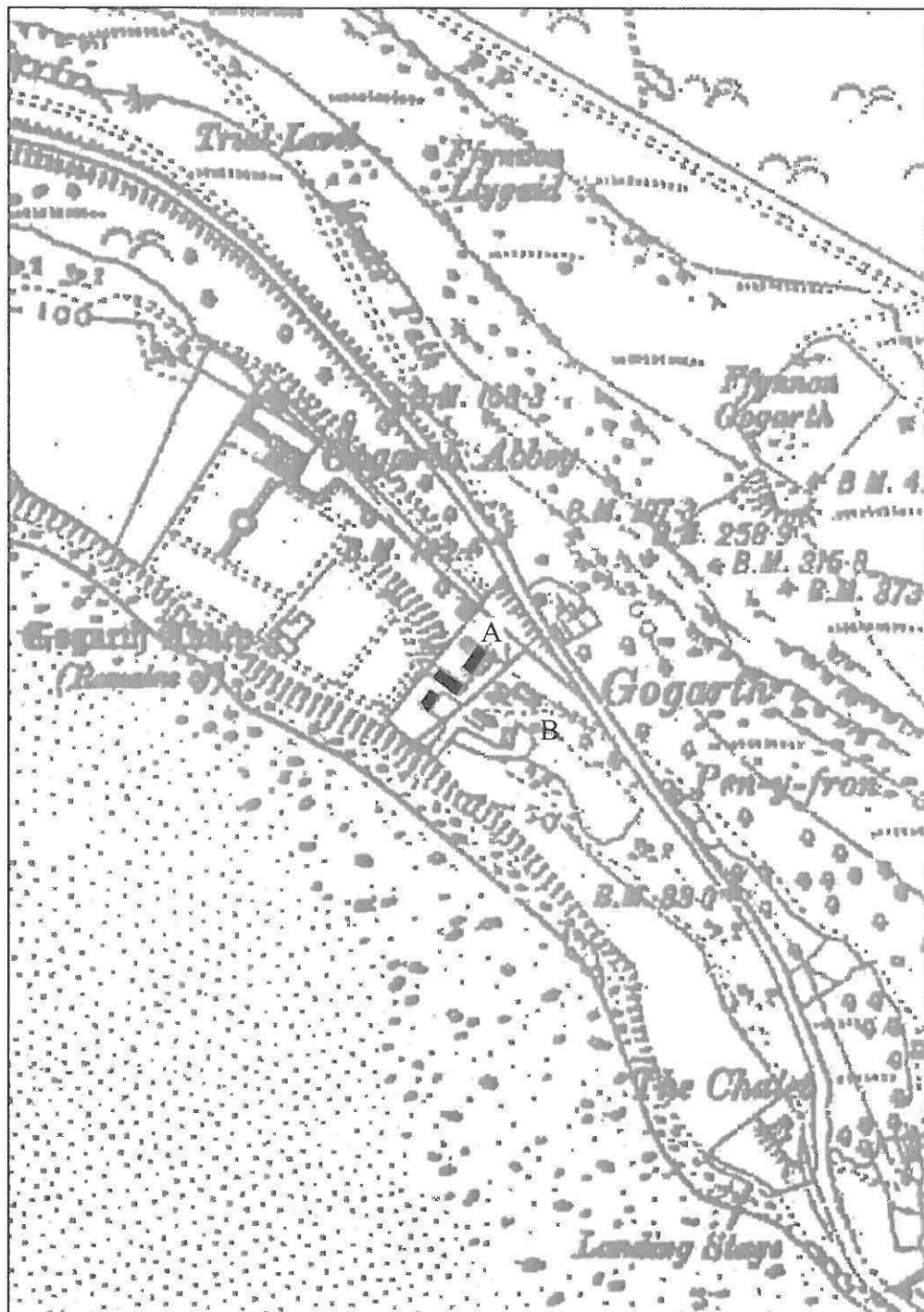


Figure 10: OS County Series 6" map,  
Caerarvonshire sheet 1 SE, 1919 edition



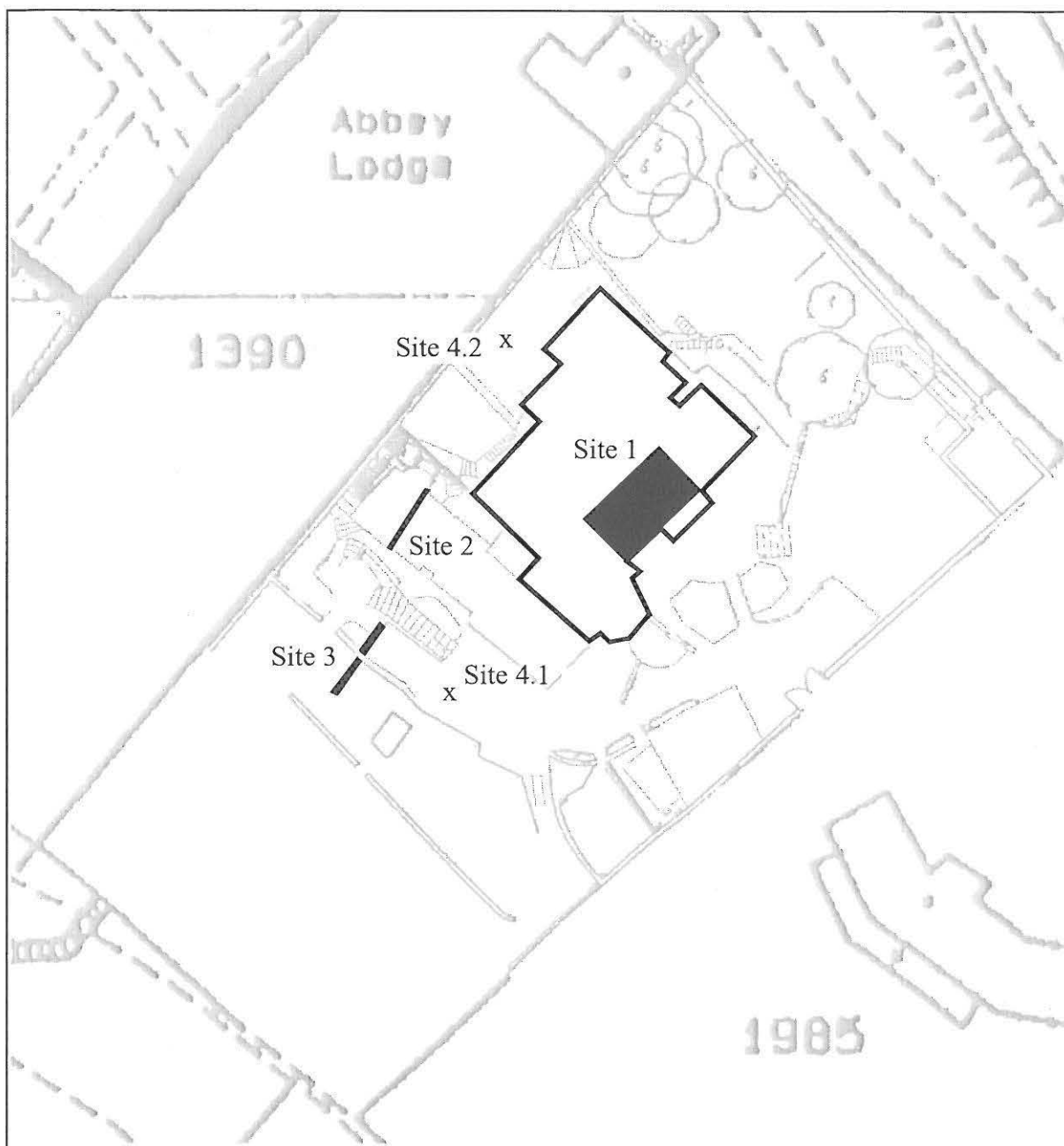


Figure 11: Plan of Monk's Barn, showing location of sites

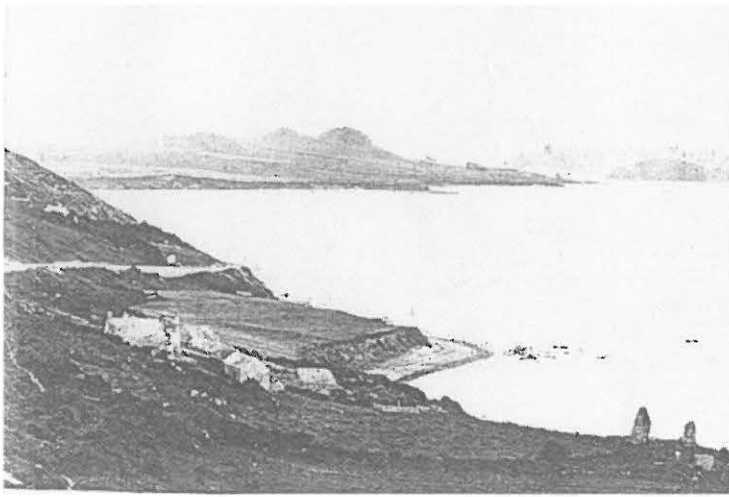


Plate 1

Photographs of Gogarth Farm,  
looking south-east,  
probably taken at the end of the  
19th century

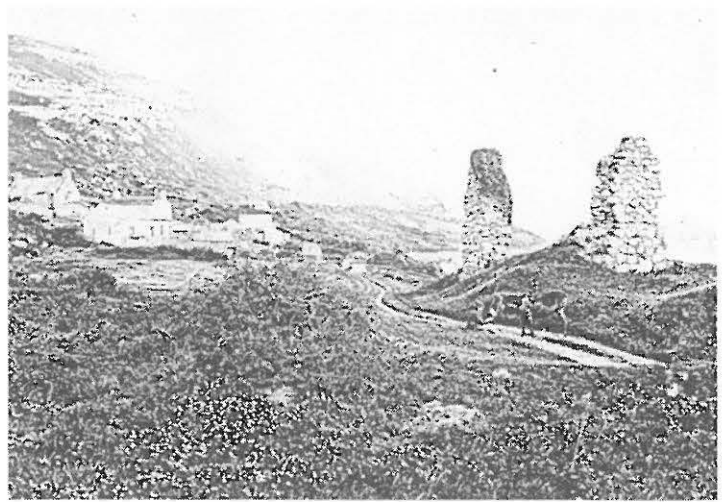


Plate 2



Plate 3: Aerial photograph  
of Monk's Barn, 1995



Plate 4: Monk's Barn from south-west



Plate 5: Front of Monk's Barn, from south-east





Plate 6: Enclosed balcony,  
looking south-west

Plate 7: Fireplace in living room



Plate 8: Decoration on balcony

Plate 9: Surviving early wall between shed and greenhouse, site 2

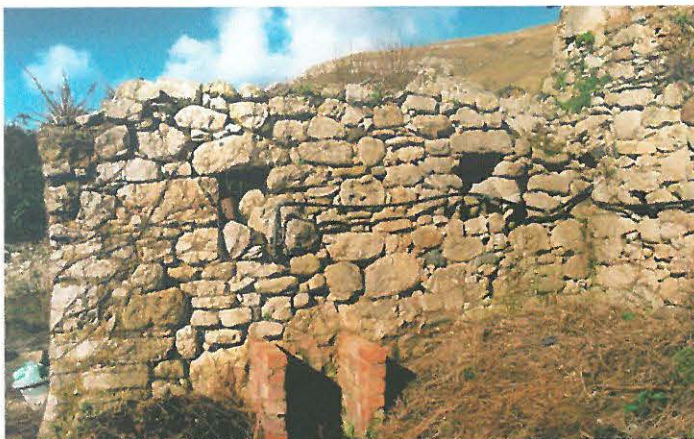
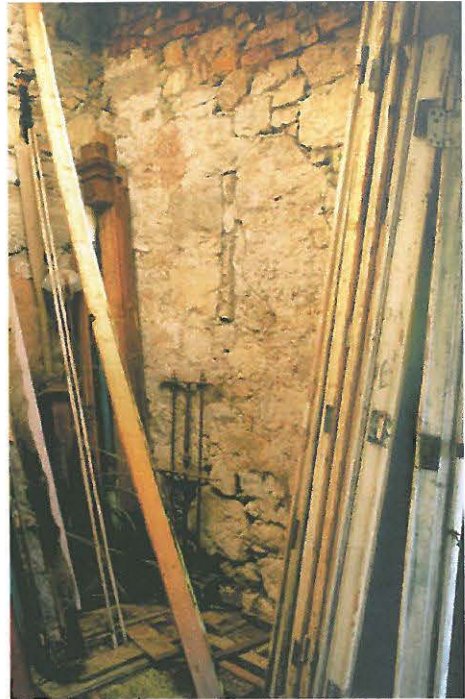


Plate 10: Surviving early wall site 3

Plate 11: Foundations of early wall, continuation of site 3





Ymddiriedolaeth Archaeolegol Gwynedd

**Gwynedd Archaeological Trust**

☎ 01248 352535 📠 01248 370925 email : [gat@heneb.co.uk](mailto:gat@heneb.co.uk)

Craig Beuno : Ffordd y Garth : Bangor : LL57 2RT