
Unit 1 Llandygai Industrial Estate



Archaeological Evaluation: Former Compound Area

GAT Project No. 1948

Report No. 691

September 2007

Unit 1 Llandygai Industrial Estate

Archaeological Evaluation: Former Compound Area

Report No. 691

Prepared for Aurora Property Company Limited

September 2007

By

Andrew Davidson

and

John Roberts

Unit 1 Llandygai Industrial Estate

Figure List

Figure 1 - Site Location

Plates List

Plate 01: View Southwest of Evaluation Area prior to trenching.

Plate 02: Detail of West end of site showing depth of truncation

Plate 03: Detail of East end of site showing depth of truncation

Plate 04: Trench 04 Prior to Excavation

Plate 05: Trench 04 Excavated. Below the surface deposit of hardcore is glacial clay/silt

Plate 06: Trench 05 Prior to Excavation

Plate 07: Trench 05 Excavated. Below the surface deposit of hardcore is glacial clay/silt

Plate 08: Trench 06 Prior to Excavation

Plate 09: Trench 06 Excavated. Below the surface deposit of hardcore is glacial clay/silt

Plate 10: Trench 07 Prior to Excavation

Plate 11: Trench 07 Excavated. Below the surface deposit of hardcore is glacial clay/silt

UNIT 1 LLANDYGAI INDUSTRIAL ESTATE, BANGOR (G1948)

PROPOSED DEVELOPMENT

ARCHAEOLOGICAL EVALUATION OF FORMER COMPOUND

SUMMARY

An archaeological evaluation has been carried out prior to a proposed development of a former factory site at Unit 1, Llandygai Industrial Estate, Bangor, Gwynedd. The proposals comprise plans to demolish the existing buildings and partially change the use of land to provide buildings consisting of classes D2, B1, B2 and B8, including assembly and leisure, industrial, business and storage. Planning consent was granted subject to a number of conditions, including a programme of archaeological works.

An archaeological assessment of the proposed development was recently completed (Gwynedd Archaeological Trust Report 671), which recommended a series of evaluation trenches. A total of four trenches were opened at the western end of the proposed development within a large rectangular compound. These trenches are part of an initial stage, evaluating a portion of the development area. Further trenches are proposed for the remainder of the development.

The four trenches revealed that the western portion of the development, currently extant as a large compound, was extensively landscaped during its construction: what was originally a gradual east-west orientated slope was reduced by 2.50m at the eastern end and 1.50m at the western end of the site to form a level compound and the area was covered by a layer of hardcore (0.20 to 0.30m thick). The trial trenches indicated that the area was devoid of archaeological activity and were limited to glacial deposits.

1. INTRODUCTION

Gwynedd Archaeological Trust (GAT) has been asked by Aurora Property Company to undertake an archaeological evaluation in advance of the development of Unit 1, Llandygai Industrial Estate as detailed in Drawing No. C06A/0648/16/AM and amended in Drawing No. W3066-001C (centred on NGR SH5940071180).

The development plot comprises an area of approximately 4.5 hectares, located to the southwest of the current entrance into the industrial estate. A factory was previously sited across part of the area. The factory was closed in 2004 and an ancillary block was demolished. The land to the west and north of the factory is currently utilised as storage and/or parking.

The evaluation discussed in this report incorporates the western portion of the site: a rectangular shaped enclosed compound, 200.0m in length and 77.0m in width.

An archaeological assessment was requested in advance of planning determination by Gwynedd Archaeological Planning Service (Ref.: D1086) and was conducted as Mitigation Phase 1/Part 1 (GAT Report 671).

The assessment was requested because of the high archaeological potential of the site due to its location within an area of known multi-period activity which includes a group of Late Neolithic monuments, an Iron Age settlement and an early Christian cemetery. These archaeological features were identified during excavations undertaken in this area in 1966-7 in advance of commercial development (Lynch, F. & Musson, C.R. (eds). 2001). The plot area affected by the proposed development overlies part of the excavation area and includes the site of a Neolithic Henge Monument (Henge A), c.90.0m in diameter, dated to the third and fourth millennia BC, a Cursus (Site C), a Hengiform Monument (Site E) and an Early Medieval cemetery.

Recent excavation in advance of construction at the 36 hectare Bryn Cegin Business Park to the southeast of Llandygai Industrial Estate has revealed further extensive archaeological remains. These include an early Neolithic building, late Neolithic pits, fourteen burnt stone mounds, a Bronze Age ring groove round house and late prehistoric settlement (Kenney, J. 2007 *Recent Excavations at Llandygai*. GAT Report 666; see Figure 3 for the location of these features). A watching brief of seven

engineering test pits, located at Unit 13 to the immediate west of the proposed development, identified potential prehistoric activity in one of the pits (GAT Report 353).

An archaeological assessment undertaken in 2005 in advance of the Parc Bryn Cegin development examined the areas to the south and east of the development area being assessed here (GAT Report 565). The 2005 assessment also reviewed the results of a geophysical survey undertaken in 1992, and took into account evidence from aerial photography. It is clear from this that a wealth of archaeological remains lies south and east of the development area, and particularly in the area partly occupied by the cricket pitch. Many of these features are thought to be prehistoric in origin, and it is known they include the continuation of the cursus that lies partly within the development area.

2. SPECIFICATION AND PROJECT DESIGN

A brief has been prepared by Gwynedd Archaeological Planning Service (GAPS; reference D1086). The brief states that the programme of archaeological works to mitigate the impact of the development will comprise a two phased approach (D1086; para. 4.1):

- **Mitigation Phase 1: Archaeological Assessment.** This should comprise a site visit and careful analysis of the original excavation report (Lynch & Musson 2001); detailed soil and geological information, including borehole data (if available); the siting of existing and demolished structures, below ground interventions and substantial programmes of earth moving. This phase will be subdivided into two parts, of which the first part will be a desk-based analysis and field visit, whilst the second part will consist of field evaluation. The exact nature of the second phase of the works will be dependant upon the results of the initial assessment.
- **Mitigation Phase 2: Archaeological Excavation.** The purpose of the excavation would be to create an archive record (preservation by record) of archaeological deposits or structures. Excavation, comprising open area excavation, should consist of areas identified as a result of the archaeological assessment.

The current report incorporates the second part of **Mitigation Phase 1**.

3 METHODS AND TECHNIQUES

3.1 Methodology

Four trenches were located within the large compound at the western end of the development area (see Figure 1). The trenches were positioned towards the eastern end of the site where the truncation of the original ground level was less pronounced and the potential for surviving archaeological activity was felt to be greater. Trenches 1 to 3 are located outside of the area evaluated and discussed in this report. As a result, they were not evaluated at this stage.

All four trenches were opened using a *Caterpillar* Backhoe loader and were cleaned by hand. Photographic and written records were subsequently maintained.

Trench 04

Size: 20.0m x 1.80m (l x w)

Description:

This trench was located opposite the entrance to the compound (Figure 1), within the general location of a projected building detailed on Drawing No. W3066-001C. The ground surface was a compacted modern hardcore (Plate 04). The trench was orientated east to west. The hardcore was extant to a depth between 0.20 and 0.30m. Below this was a series of glacial sands/gravels extant at a depth of 39.32m AOD (Plate 05). This proved that the area had been severely truncated/reduced during the construction of the compound, with all topsoils/subsoils removed. No archaeological activity was identified within the confines of the trench.

Trench 05

Size: 20.0m x 1.80m (l x w)

Description:

This trench was located 30.0m to the northeast of Trench 04 on an east-west orientation (Figure 1). The ground surface was a compacted modern hardcore (Plate 06). The trench was orientated east to west. The hardcore was extant to a depth of 0.20m. Below this was a series of glacial sands/gravels extant at 39.10m AOD (Plate 07). This proved that the area had been severely truncated/reduced during the construction of the compound, with all topsoils/subsoils removed. No archaeological activity was identified within the confines of the trench.

Trench 06

Size: 20.0m x 1.80m (l x w)

Description:

This trench was located 30.0m to the northeast of Trench 05 on an east-west orientation (Figure 1). The ground surface was a compacted modern hardcore (Plate 08). The trench was orientated east to west. The hardcore was extant to a depth of 0.12m. Below this was a series of glacial sands/gravels extant at 38.91m AOD (Plate 09). This proved that the area had been severely truncated/reduced during the construction of the compound, with all topsoils/subsoils removed. No archaeological activity was identified within the confines of the trench.

Trench 07

Size: 20.0m x 1.80m (l x w)

Description:

This trench was located 40.0m to the northeast of Trench 06 on an east-west orientation (Figure 1). The ground surface was a compacted modern hardcore (Plate 10). The trench was orientated east to west. The hardcore was extant to a depth of 0.15m. Below this was a series of glacial sands/gravels extant at 38.61m AOD (Plate 11). This proved that the area had been severely truncated/reduced during the construction of the compound, with all topsoils/subsoils removed. No archaeological activity was identified within the confines of the trench.

4 CONCLUSION

The four trenches revealed that the western portion of the development, currently extant as a large compound, was extensively landscaped during its construction. The original east-west orientated slope was reduced by 2.50m at the eastern end and 1.50m at the western end of the site to form a level compound and the area was covered by a layer of hardcore (0.20 to 0.30m thick). The trial trenches indicated that the area was devoid of archaeological activity and were limited to glacial deposits. As a result it is recommended that no further archaeological work is required in this specific area of the development site.

5 SOURCES

Davidson, A. and Roberts, J. 2007. Unit 1 Llandygai Industrial Estate: Archaeological Assessment. Gwynedd Archaeological Trust Report 671. Unpublished report held by the Historic Environment Record for north-west Wales, Gwynedd Archaeological Trust.

Driver, T. 2005. "Llandygai, Penrhyn Park Enclosures", in *Archaeology in Wales*. Volume 45, 2005: 148

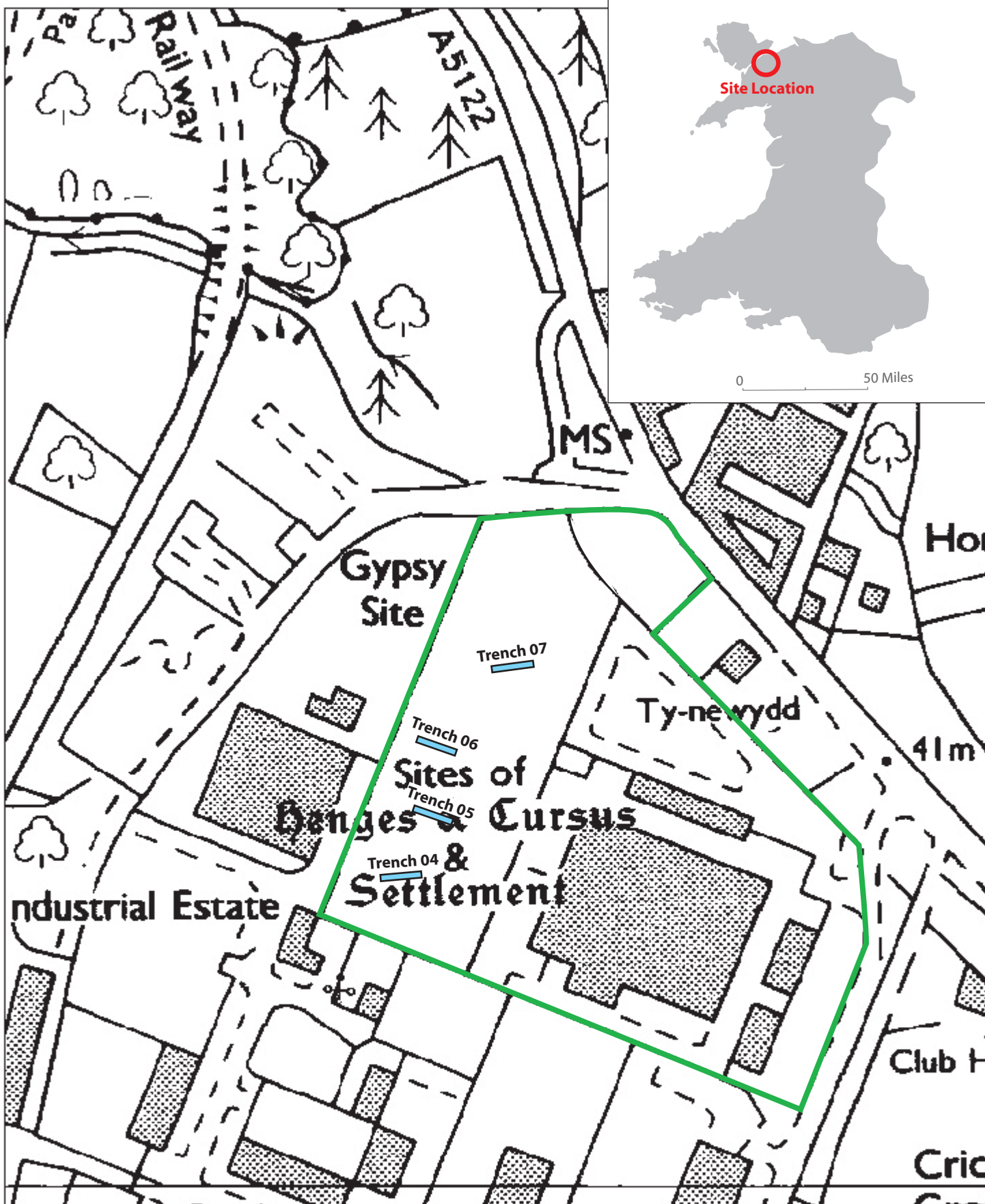
Dutton, A. D. 1996. Proposed Waste Recycling CeJones, S. 1999. Unit 13 Llandygai Industrial Estate: Test Pits. Archaeological watching Brief. Gwynedd Archaeological Trust Report 353. Unpublished report held by the Historic Environment Record for north-west Wales, Gwynedd Archaeological Trust.

Kenney, J. 2007. Recent Excavations at Llandygai, near Bangor, North Wales. Gwynedd Archaeological Trust Report 666. Unpublished report held by the Historic Environment Record for north-west Wales, Gwynedd Archaeological Trust.

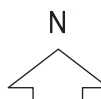
Kenney, J. & Davidson, A. 2006. Parc Bryn Cegin, Llandygai: assessment of potential for analysis report. Gwynedd Archaeological Trust Report 640. Unpublished report held by the Historic Environment Record for north-west Wales, Gwynedd Archaeological Trust.

Lynch, F. & Musson, C.R. (eds). 2001. A Prehistoric and early Mediaeval Complex at Llandegai, near Bangor, North Wales: Excavations directed by C.H. Houlder 1966-67. *Archaeologia Cambrensis* volume 150 (2001): 17-142.

Smith, G. 2005. Parc Bryn Cegin, Bangor: revised archaeological assessment. Gwynedd Archaeological Trust Report 565. Unpublished report held by the Historic Environment Record for north-west Wales, Gwynedd Archaeological Trust.



Note: Proposed Development is Highlighted in GREEN
(Details Based on Supplied Drawing C06A/0648/16/AM)



YMDIRIEDOLAETH
ARCHAEOLOGOL
GWYNEDD



GWYNEDD
ARCHAEOLOGICAL
TRUST

Craig Beuno, Ffordd y Garth, Bangor, Gwynedd, LL57 2RT
Ffon: 01248 352535. Ffacs: 01248 370925. email: gat@bened.co.uk

**G1948 Unit 1 Llandygai
Industrial Estate**

Figure 1. Site Location
Scale: 1:2500@A4



YMDDIRIEDOLAETH
ARCHAEOLEGOL
GWYNEDD



GWYNEDD
ARCHAEOLOGICAL
TRUST

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