
A55 CHESTER TO BANGOR TRUNK ROAD: ABERGWYNGREGYN TO TAI'R MEIBION IMPROVEMENT

CULTURAL HERITAGE ASSESSMENT (G2008)

GAT Report No. 733



Prepared for Gwynedd Consultancy

April 2008

By
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Cover: Bryn Meddyg, from the west

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CULTURAL HERITAGE ASSESSMENT (G2008)

1. INTRODUCTION

1.1 Overview

This report on Cultural Heritage covers three areas of assessment forming four sub-topics:

Archaeological Remains

Hedgerows

Historic Buildings

Historic Landscapes

The report follows guidance provided in DMRB Volume 11, Section 3, Part 2: Cultural Heritage (June 1993, revised August 2007).

1.2. Project identification

The Welsh Assembly Government: Transport Wales proposes an improvement to the A55 trunk road between Tai'r Meibion and Abergwyngregyn, in the County of Gwynedd, north-west Wales. The location and regional context are shown in Figure 01. The alignment of the Proposed Scheme is shown on Figure 02

1.3 Purpose of the report

The purpose of this report is to provide information on the assessment of the significance of environmental effects of the Proposed Scheme on the cultural heritage of the area and the measures proposed to mitigate or enhance such effects.

The cultural heritage report has been prepared by Gwynedd Archaeological Trust by an experienced and qualified archaeologist.

1.4 Scheme description

1.4.1 Details of the Proposed Improvement

The Proposed Improvement (see Figure 1) consists of the upgrading of a 2.1km (1.3 mile) section of the A55(T). The existing horizontal alignment would essentially be retained and a 1m wide hard strip would be added to each side of both the two lane carriageways. The vertical alignment would be improved to current standards and in general the existing pavement would be overlain with new bituminous construction.

- **Verges**

The northern verge would be 2.5m wide and grassed. A new Non-Motorised User Route (NMU) would run parallel with and to the north of this verge from the Abergwyngregyn Interchange, and adjacent to Pentre Aber Farm (formerly College Farm), westwards to Wig Bach. A 2.6km (1.6 mile) section of new Class 3 road will run north of the A55(T) and will connect Wig Bach, Wig Crossing Cottages and Wig Farm terminating at the Tal y Bont Interchange.

The southern verge would also be 2.5m wide but would consist of a 1.7m wide bituminous hard shoulder with a filter drain alongside. The verge width would vary to provide the required visibility splays at the junction to Y Glyn Farm and the Bryn Meddyg properties.

At the south-western end of the Proposed Improvement, the Unclassified Roman Road would be widened on its northern and eastern side from the existing access track south of Tai'r Meibion up to the western Tai'r Meibion farm entrance in order to accommodate agricultural vehicles. The new width would be 3.5m with a 1.5m wide footway. A new field access track would run north-east from Henffordd Road towards Coed Wern-porchell before turning east to run along the

southern edge of the wood, cross over the Afon Wig and link up with the existing Wig Farm subway access track.

- **Kerbs and drainage**

Both carriageways would have standard crossfall to the nearside edge to discharge surface water into a drainage channel alongside. Kerbs would only be provided at the junction on the westbound carriageway, cattle underpasses and locations where there was a footway.

The surface water would be collected in a new drainage system and discharged into existing watercourses as at present. Five watercourses cross under the A55(T) via existing culverts. There are eight culverts affected by the scheme and these would be extended to accommodate the carriageway requirements. New outfalls would be constructed to replace the existing at the eastern end of the scheme. An attenuation pond approximately 640m² in area is to be provided on the northern side of the carriageway, immediately to the west of Wig Bach.

- **New junctions and improved safety**

For safety reasons all the existing private accesses, field accesses and gaps in the central reservation would be permanently closed. There would be no junction on the eastbound carriageway and access to properties on the northern side would be from the Tal-y-Bont Interchange to the west via the new PMA adjacent to the A55(T). Access to properties on the southern side would be via a single westbound junction to Y Glyn Farm with a link road to the Bryn Meddyg properties.

Right turns would not be permitted from the westbound junction. Drivers wishing to travel towards Conwy would have to turn left onto the dual carriageway and then use the Tal-y-Bont Interchange. Access to these properties on journeys from Bangor would have to be via the Abergwyngregyn Interchange.

- **Subways**

The existing cattle underpasses at Tai'r Meibion and Wig Farms would be extended to accommodate for the widened carriageway and to meet current standards.

1.4.2 Land use setting and road take

The Proposed Improvement is situated in a rural area comprising mainly of improved agricultural grazing land with associated farms and farm buildings. There are also small areas of mixed woodland and a small number of private non-agricultural dwellings within the study area.

The coastal plain has a particular, historical significance within the local area, with small settlements dating from medieval times, and communication routes gradually developing. These were restricted by the shoreline cliffs between Llanfairfechan and Conwy until the large scale engineering works of the 19th and 20th centuries opened up rail and road routes along the North Wales coast. The A55(T) represents the only Trunk Road within the area, but there is a single track Unclassified County road (Roman Road) linking the village of Abergwyngregyn to the various farms and properties along the southern side of the A55(T). The Chester to Holyhead Railway Line is located parallel to and approximately 300m to the north of the A55(T).

The Proposed Improvement would result in the permanent loss of approximately 3.3 hectares of land (1.6ha of Grade 3a farmland, 1.7ha of Grade 3b farmland and 0.1ha of non-agricultural land). The farmland affected is predominantly improved grassland for grazing. A total of 8.6ha of land would be temporarily affected during the construction of the Proposed Improvement (2.6ha of Grade 3a farmland, 5.9ha of Grade 3b farmland and 0.1ha of non-agricultural land). These areas are in addition to the areas permanently required or inclusive within the scheme. There is not considered to be a significant adverse effect on the future use of the land for agriculture following the completion of the Proposed Improvement.

1.5 Regulatory / Policy Framework

The European Union Council Directive 85/337/EEC, amended by Directive 97/11/EC, requires the preparation of an Environmental Impact Assessment (EIA) for certain types of projects likely to have significant effects on the environment. This helps to ensure that the predicted effects and the scope for reducing them are properly understood by the relevant authorities, statutory consultees and general public. The Highways (Assessment of Environmental Effects) Regulations, 1999 (SI No. 369) interpret these Directives. Under these Regulations, a highway scheme such as a motorway widening or new bypass may require an Environmental Impact Assessment (EIA). In accordance with the Schedules to the Regulations and Directive it has been determined that an EIA is required for this highway scheme.

The framework for the protection of archaeology in Wales within the planning process is provided by Welsh Office Circular 60/96 'Planning and the Historic Environment: Archaeology' in conjunction with Planning Policy Wales and Welsh Office Circular 61/96 'Planning and the Historic Environment: Historic Buildings and Conservation Areas'.

Currently the Gwynedd Structure Plan (1991-2006) remains the adopted strategic development plan until it is superseded by the emerging Unitary Development Plan (UDP), in 2008. The Structure Plan embodies policies relating to transport and the countryside within Gwynedd and the Snowdonia National Park, including nature conservation, tourism, recreation and agriculture.

The Structure Plan and the UDP (Policy B7) state that the developer will be required to commission either an archaeological assessment and/or field evaluation in order to determine the archaeological impact of a proposed development. Appropriate mitigation should also be recommended. This report fulfils these requirements.

LANDMAP (**Landscape Assessment and Decision-Making Process**) is the methodology promoted and supported by Countryside Council for Wales (CCW) and Welsh Unitary Authorities for assessing the diversity of landscapes within Wales. It identifies and explains their most important characteristics and qualities - whether they are ordinary, but locally important landscapes, or nationally recognised spectacular landscapes. Carried out at a Unitary Authority level, information is recorded about an area's geological, ecological, visual, cultural and historic character. The combination of these layers of information makes it possible to assess the richness or complexity of landscapes at a national and local level.

LANDMAP draws attention to the most important elements of the landscape and helps decision-makers to make informed judgements. These, in turn, strengthen Wales's diverse landscape heritage. It provides a consistent framework for collecting landscape information, primarily for landscape planners. Through studying information about an area's landscape, decision makers can understand what makes it distinctive, helping identify a sense of place.

The improvement route passes through two landscapes of Outstanding Interest in Wales (Cadw 1998), the northern part of number 28 the Ogwen Valley, and number 30 North Arllechwedd. These stress the importance of the area around Abergwyngregyn as a starting point for crossing the Lavan sands for the Beaumaris ferry (Cadw 1998, 115).

The line of the route of the A55 under assessment passes through Historic landscape Characterisation Area 31, characterised in the Historic landscape Characterisation for Ardal Arfon (Thompson 2000).

1.6 Previous work

Archaeological assessment has been carried out on a number of previous improvements to the A55 coastal route, including the area to the east of Abergwyngregyn (Kelly 1994a,b). The route of a pipeline between Abergwyngregyn and Llanfairfechan (Evans 2003) has been studied. An archaeological evaluation has been carried out on the site of the Aber Falls hotel, Abergwyngregyn (Smith 2008). The area around Ty'n yr Hendre was studied as part of a survey of the Cochwillan Estate (GAT 1998).

1.7 Method Statement

The current assessment work has been carried out in accordance with the methodology within DMRB Volume 11, Section 3, Part 2 Cultural Heritage (June 1993, revised August 2007) and as described below.

1.7.1 Desk based study

The desk-based assessment involved a study of the Historic Environment Register (HER) information for the study area. This included an examination of the core HER, and secondary information held within the record which includes unpublished reports, the 1:2500 County Series Ordnance Survey maps, and the National Archaeological Record index cards. The National Monuments Record (NMR) was checked for sites additional to the SMR. Secondary sources were examined, including the Inventories of the Royal Commission on Ancient and Historical Monuments for Wales, and works held within the regional libraries and the University of Wales Bangor library. Indices to relevant journals, including county history and archaeology society journals and national society journals such as *Archaeologia Cambrensis* were checked. Pre-afforestation RAF aerial photographs were consulted at RCAHMW. Information about Listed Buildings and Scheduled Ancient Monuments was obtained from Cadw: Welsh Historic Monuments.

1.7.2 Field survey

This part of the assessment involved visiting the study area and assessing the sites identified during the desk-based study. Any additional sites noted were also assessed.

The aims of this stage of the work are to:

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

The field survey was carried out in good weather on 1 April 2008.

1.7.3 Report

Following completion of the stages outlined above, a report was produced following DMRB guidelines.

2. TOPOGRAPHIC AND HISTORIC BACKGROUND

2.1 Introduction

This section provides an overview of the topographic and historic background to the area of the proposed development and is relevant to all three assessment sub-topics. Archive material consulted during the desktop study provided some dating evidence for known sites, and maps of successive dates made it possible to understand how the landscape had developed. Ordnance Survey map coverage of the area was good. The tithe maps (1839 and 1848) provided some additional information although the fields are not noted in detail, rather as blocks of land ownership. The location of sites described in the text are shown on Fig. 2

2.2 Topographic description

The topography of the area consists of three distinct zones, the coastal plain, the uplands to the south and the Aber valley. The Aber valley is a deep and steep sided narrow valley with glacial origins, as shown by the truncated stream valleys that enter it, with waterfalls. The river has also worn down into the valley creating a small gorge through the glacial debris on the valley floor. At the mouth of the valley, close to the Aber Falls hotel at 25m OD, the river enters onto a narrow coastal plain. This is gently sloping, formed of the outwash delta of glacial materials from the mountains around. At its north edge it consists of fine sediments only a few metres above maximum high tide and is eroding into the sea.

The land use within the A55 corridor is predominantly pastoral and the fields consist almost entirely of improved pasture within a fertile coastal strip. The proposed access route from Tan-yr-Allt to Wig crosses some smaller fields at the interface between the coastal strip and the uplands to the south.

2.3 The Archaeological Background

2.3.1 Prehistoric and Roman (up to 400AD)

Evidence of prehistoric activity within the coastal strip is provided mainly by stray finds from the fields. This evidence is noted on fig. 2. A Bronze Age axe was found at Wig Farm (PRN 6811), a Bronze Age stone axe hammer from College Farm, Abergwyngregyn (PRN 4071) and a Bronze Age burial urn at Pen-y-Bryn, immediately to the east of Abergwyngregyn (PRN 4079) have been found. Systematic study of the Aber valley, immediately to the south-east of the study area has produced many prehistoric and later remains (GAT 2001), whilst east of Abergwyngregyn a 'burnt mound' has been located (GAT 1994). There is significant evidence for prehistoric activity in the uplands with several cairns of Bronze Age type on the hill-tops and ridges as well as remains of settlements and fields.

During the Roman period a major road between *Segontium* (Caernarfon) and *Canovium* (Caerhun) in the Conwy valley ran very close to the study area (PRN 17,568). The course of this road is known to the east of Abergwyngregyn at Madryn Farm, where a Roman milestone has been discovered (PRN 638). The exact line of the road within the study area cannot be clearly identified, although based on the location of known milestones it probably ran to the south of the study area (GAT 2005, 6-8). A Roman coin has been recovered from Abergwyngregyn parish (PRN 4073), while a possible Roman fortlet has been identified at Tal-y-Bont, 2km west of the study area (PRNs 2454 and 2465).

2.3.2 Medieval (400AD – 1485 AD)

In the early medieval period the centralised control of Roman administration broke down into territorial divisions known as *cantrefi* (hundreds), which were sub-divided into *commotes*. Abergwyngregyn was the commotal centre of Arllechwedd Uchaf and one of the seats of the Princes of Gwynedd., and thus important as a regional centre of power. The court, or *llys*, may have been located at or near the site of the motte (PRN 370) or closer to the present Pen-y bryn, on the east side of Abergwyngregyn (Johnstone 2000). The earliest settlement at Aber is probably indicated by the site of St. Bodfan's church on a rise in ground to the west of the village. The original church was demolished and rebuilt but it lies within a sub-circular enclosure or *llan*. Such features usually indicate an early medieval foundation, and the earliest ecclesiastical settlement would have developed around the church.

It was control of the crossing point at the junction of the coastal road and another taking the upland route through the valleys that was the key to Aber's importance and the reason why a small castle on a mound or motte was built there, possibly during a campaign by the Norman Earl of Chester during an unsuccessful attempt to subjugate Gwynedd between 1081-1090. Later, when Gruffudd ap Cynan re-asserted the independence of Gwynedd and established administrative control he made Aber the *llys* or court of the commote of Arllechwedd Uchaf. The hall that was built there became one of the favourite residences of the princes of Gwynedd. The valley was a sheltered place and its position facing the priory at Penmon may also have made it attractive. The earliest antiquarian description was by Leland in the 1530's who stated 'The moode in the parish of Aber otherwise Llan Boduan, wher Tussog Lluelin uab Gerwerd Trundoon had a castle or palace on a hill by the church, whereof yet parte stondith'. Excavations in 1993 revealed the foundations of a hall close to the castle mound of Ty'n y Mwd, associated with pottery of the 13th-14th and 15th century, a ring-brooch of 13th-14th century style and a coin of 1335-43 (Johnstone 1994, 1995, 1997 and 2000; Longley 1997).

The hall of the *llys* lay close to the motte and within a curvilinear enclosure believed to be the bailey or castle yard. The village grew up around the west side of this bailey enclosure. In the late 13th century 24 families were recorded as living there (Lewis 1912, 175). After the death of Llywelyn the Manor of Aber passed through various hands and although still maintained for some time the hall eventually fell into decay. However, the village continued and in 1339 was granted the right to hold a weekly market and a fair three times a year (*ibid*). It seems to have flourished because of its position on the crossroads at the junction of the valley and coastal road and the route from the coastal road across the Lavan Sands for the ferry across to Anglesey, which was the chief route across the Straits until the opening of Telford's bridge in 1826. This route was also a droving route, which took the valley road over the hills and may have therefore been associated with the Aber fairs.

Aber is also of significance owing to it having been at the focus of the traditional routes from Anglesey across the Lavan Sands, the mainland to the west and the Conwy valley across the hills to the east.

There was also a medieval settlement at Wig (PRN 681) which is referred to in medieval extents and grants. It was a bond township of two *gafaelion*. The medieval township may have contained more than one settlement, but it is likely that at least one of these lay on or near the present Wig, which lies 100m north of the proposed improvements. An area of earthworks survives at Wig Farm which could be medieval in date and if this is the case could form part of a documented medieval settlement of regional importance.

2.3.3 Post-Medieval and later (1485 AD to the present day)

During the post-medieval period there appears to have been dispersed settlement along the fertile coastal strip east of Abergwyngregyn. The survival of estate maps and plans for this area is extremely limited (Johnstone 1995, 16). A 1693 survey of the sea coast of England [including Wales] shows roads crossing the Lavan Sands, with no detail of the fields in the coastal strip (Collins 1693). A plan of the *New Road of Penmaenmawr* dated to 1769 (UCNWB Penrhyn 198) showing the proposed new turnpike route between Conwy and Bangor shows a pattern of irregular small fields on the coastal strip, although it does not show any detail or the location of any structures with the exception of the old bridge at Aber. A survey of the glebe land at Aber parish dated to 1776 shows four irregular shaped fields, three of which appear to have been under cultivation and one pasture on the coastal strip immediately north of Aber on the west side of the river (Gwynedd Archives XPE/56/106), and also indicated that the surrounding land was the property of the Baron Hill estate. The earliest reasonably detailed depiction of the wider area is provided by the John Evans map of 1797, which shows buildings scattered across the coastal strip by Abergwyngregyn. The more accurate 1 inch O. S. depiction, completed by 1823, shows a scatter of buildings on either side of the main road and linked to it by a series of smaller roads or tracks. In 1839 the Bangor to Conwy road was improved in Abergwyngregyn with a new road and bridge built north of the village itself, effectively by-passing it (UCNWB Baron Hill MSS 6895). The Llanllechid tithe map of 1839 and the Abergwyngregyn tithe map of 1848 (Gwynedd Archives) only shows the boundaries between different land blocks, rather than the individual fields themselves. A railway plan of c.1840 shows that the area was divided into numerous small fields of irregular size and shape, which could date back to early times.

The principal 19th century landowners in the study area were the Bulkeley and Pennant families, the former having gained control of the manor in 1689, who at some time between 1848 and 1896 reorganised the coastal strip into a landscape of rectilinear fields. This resulted in the loss of many of the small roads and buildings shown on earlier maps. This field pattern has survived with only limited alteration until the present day. The Bulkeley family remained the main proprietors of the manor until 1863 when they sold off their Caernarfonshire lands and Abergwyngregyn holdings to the Penrhyn estate in whose holding it remained until into the 20th century (Evans 2003).

Improvements were carried out at Wig Farm and Wig Bach cottages in the early years of the 20th century (UCNWB Baron Hill MSS 6608, Penrhyn MSS 14).

2.4 Conclusions

The assessment area and that surrounding it is rich in archaeological remains from the prehistoric through to the post-medieval period. The majority of the sites are located around the village of Abergwyngregyn. The whole area under assessment is likely to be the site of early settlement, with a particular emphasis on cooking activity close to the water courses. This usually takes the form of mounds of fire cracked rocks. The presence of the Roman road between Caernarfon and Caerhun is of great significance and means that there is significant potential for finding Roman remains. There is significant evidence for medieval settlement at Abergwyngregyn and Y Wig, within the study area.

2.5 Existing statutory and non statutory protection

The following buildings are Grade II listed:

Within the study area-

Tai'r Meibion

Wig

Immediately outside the study area-

Ty'n yr Hendre (SH 623371), with the farm buildings listed Grade II*

No.1 Tan Yr Allt Cottages (NGR 62777151)

In addition, the entire route passes through two landscapes of Outstanding Historic Interest, No. 28 the Ogwen Valley, and No. 30 North Arllechwedd (Cadw 1998).

3. ARCHAEOLOGICAL REMAINS

This section describes sites which are near enough to the development corridor to be affected by its construction. In practice, this includes all sites recorded during the fieldwork phase of the project. This work intensively examined a corridor, approximately 100m, wide centred on the present road. The archaeological remains are initially presented as a gazetteer representing the baseline conditions. Mitigatory measures and the impact of the scheme on the archaeological assets are then examined.

3.1 Assessment Methodology

The assessment was carried out in accordance with the methodology within DMRB volume 11 (2007). The assessment of archaeological remains considers the potential for direct effects, such as destruction or loss of part of a feature, and indirect effects, including: visual intrusion, severance from linked or associated features or landscape elements, changes in setting, or loss of amenity where the public have access. The assessments should be seen in conjunction with the Gwynedd Unitary development Plan policy B7, which relates to sites of archaeological importance, and how the impact of the proposal on the archaeological remains will be mitigated.

3.2 Impact Definitions

In order to assess the importance of sites and to allow the appropriate mitigatory action to be proposed for each, a framework of categories, defined in DMRB Vol. 11 2007, will be used to define the importance of each site and the magnitude and significance of impact caused by the proposed scheme on each site.

3.2.1 Assessment of the value of archaeological assets

All archaeological sites should be assessed for value, and allocated to one of the categories listed below. The allocation of a site to a category defines the value of the archaeological resource of that site. The categories listed in table 2.3 replace the classification of archaeological importance categories that were used in DMRB 1994. The previous classification is still utilised within SAM definitions and ASIDOHL reports and the equivalent categories are noted in Table 1

Table 1: Factors for assessing the value of archaeological assets

Very High	<ul style="list-style-type: none"> • World Heritage Sites (including nominated sites). • Assets of acknowledged international importance. • Assets that can contribute significantly to acknowledged international research objectives. (Previously Category A)
High	<ul style="list-style-type: none"> • Scheduled Monuments (including proposed sites). • Undesignated assets of schedulable quality and importance. • Assets that can contribute significantly to acknowledged national research objectives. (Previously Category A)
Medium	<ul style="list-style-type: none"> • Designated or undesignated assets that contribute to regional research objectives. (Previously Category B)
Low	<ul style="list-style-type: none"> • Designated and undesignated assets of local importance. • Assets compromised by poor preservation and/or poor survival of contextual associations. • Assets of limited value, but with potential to contribute to local research objectives.

	(Previously Category C)
Negligible	<ul style="list-style-type: none"> Assets with very little or no surviving archaeological interest. (Previously Category D)
Unknown	<ul style="list-style-type: none"> The importance of the resource has not been ascertained. (Previously Category E)

3.2.2 Magnitude of impacts

The definition of impacts on the cultural heritage are defined as follows (DMRB Volume 11, 2007)

Table 2: Factors in the Assessment of Magnitude of Impacts

Major	Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset
Minor	Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting
Negligible	Very minor changes to archaeological materials, or setting
No Change	No change

The value of an archaeological asset refers to both the physical remains and information inherent in the site. If a site is excavated in advance of destruction the physical remains will be destroyed but the information will have been retained. This is termed “Preservation of Archaeological Remains by Record” in Planning and the Historic Environment: Archaeology (Welsh Office Circular 60/96). It should be noted that even though this is seen as a valid mitigatory measure, preservation *in situ* is the preferred option.

3.2.3 The significance of effect

The significance of effect is derived from the importance of the resource and the magnitude of the impact upon it. Archaeological value Unknown sites are not included because they would have been reassigned to another category by the end of the assessment and evaluation.

Very large - A serious impact on a site of international or national importance with little or no scope for mitigation. These effects represent key factors in the decision making process.

Large - Lesser impacts on sites of national importance and serious impacts on sites of regional importance, with some scope for mitigation. These factors should be seen as being very important considerations in the decision making process.

Moderate - Moderate or minor impacts on sites of regional importance and minor to major impacts on sites of local or minor importance. A range of mitigatory measures should be available.

Slight - Negligible impacts on sites of regional, local or minor importance and minor and moderate impacts on minor or damaged sites. A range of basic mitigatory measures should be available.

Neutral - No perceptible effect or change to sites of all categories.

The significance of effect will be determined using Table 3, a basic matrix combining archaeological value and magnitude of impact.

Table 3: Determination of Significance of Effect

	Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
Archaeological Value	High	Neutral	Slight	Moderate or Slight	Moderate or Large	Large or Very Large
	Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
	Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Moderate or Slight
	Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight
		No Change	Negligible	Minor	Moderate	Major
Magnitude of impact						

3.3 Definition of Mitigation Measures

The alignment of the Proposed Scheme avoids as far as possible sites of archaeological interest. Where a site is affected, mitigation measures would be required in accordance with the guidelines in DMRB Volume 10 and Interim Advice Note (IAN) 81/06.

The following are the basic categories of archaeological mitigation measures which will be used. Additional details may be added in regard to the setting of archaeological sites. The detailed recording, basic recording and watching brief options fulfil the “preservation by record” option described in Welsh Office Circular 60/96.

None - No impact, so no requirement for mitigation measures.

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.

This may entail full excavation and recording where a known site will be destroyed or partially destroyed by the scheme. Some built 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.

For wider areas of high archaeological potential there are three main options:

Geophysical Survey: This can be used, where appropriate, as an initial non-intrusive assessment technique allowing areas of archaeological activity to be recognised. Magnetometer survey is the preferred first option in most cases, because it allows large areas to be surveyed quickly and can detect a wide range of archaeological features. Resistivity may be used as a secondary option. It should be noted that not all archaeological features can be detected using geophysical survey and absence of positive results does not prove that there is no archaeology present. Geophysical survey should be followed by one of the following options.

Trial Trenching: This can be adopted as a staged mitigation process involving assessment and then wider excavation where necessary. A series of trenches would be excavated within a designated area in order to provide a sample of the buried archaeology. A minimum of 5% area coverage is usually specified. The results from geophysical survey can be used to allow accurate positioning of a proportion of the trenches over specific archaeological features. All archaeological features uncovered during the process would be assessed. Significant features would then be excavated and fully recorded.

Strip map and sample: This technique involves the examination of machine-stripped surfaces to identify archaeological remains. The process of machine stripping would be supervised by an archaeologist. Once stripping has been undertaken, areas of archaeological potential would be identified and cleaned by hand. Sample areas would be cleaned by hand in apparently negative areas to act as a control. Where complex archaeological deposits are identified during stripping, these would be identified at an early stage in order to formulate a defined area of work. This technique relies upon the recognition of features by plan, and excavation of features would be kept to a level required to assess the nature and importance of the remains. This would be followed by full excavation where appropriate.

Basic recording - Recording by photograph and description requires a photographic record and written description prior to the commencement of works on site. A measured survey may be required in certain cases.

Watching brief - Observation of particular identified features or areas during works in their vicinity. This may be supplemented by detailed or basic recording of exposed layers, structures or sections.

Avoidance - Features which may be affected directly by the scheme, or by the construction of the scheme, should be avoided.

Reinstatement and/or relocation – The feature should be reinstated with archaeological advice and supervision.

3.4 Baseline Conditions

This section comprises a gazetteer of the archaeological remains identified in the assessment. Refer to Fig. 3 for the location of the individual sites.

1. Enclosure and Farmstead, Tan-yr-Allt NGR 62487194

Archaeological value: Unknown

An enclosure with a possibly associated farmstead has been identified by aerial photography. It is of unknown date, but could possibly be Iron Age.

2. Curvilinear Enclosure, North-East of Wig NGR 62487194

Archaeological Value: Unknown

A possible enclosure identified by aerial photography of unknown date.

3. Y Wig Medieval Township NGR 63507200

Archaeological value: Unknown

There was a medieval settlement at Wig which is referred to in medieval extents and grants, and was a bond township of two *gafaelion*. The medieval township may have contained more than one settlement, but it is likely that at least one of these lay on or near the present Wig farmhouse, which lies 100m north of the proposed development. A small paddock to the south of wig farm contains possible linear earthworks that may be part of the medieval settlement.

4. Part of Roman Road from Segontium to Canovium NGR 64147186

Archaeological Value: Unknown

A linear feature has been identified at this location which may be the remains of the Roman Road from Segontium to Canovium.

5. Quarry, Bryn Meddyg NGR 64607248

Archaeological value: Negligible

A pit and short section of tunnel have been identified as the remains of a small quarry immediately opposite Bryn Meddyg Farmhouse on the north side of the A55. They are clearly of post-medieval date, but little else is known about them.

6. Tumulus, Bryn Meddyg NGR 64607220

Archaeological value: Unknown

A low mound has been identified as a possible Bronze Age Barrow

7. Revetment walls NGR: SH73122262

Archaeological value: Low

Occasional lengths of dry-stone revetment walls run along the break of slope 20 to 30m from the edge of the A55. The land drops steeply to the river beyond this point. The aerial photographs of 1946-7 demonstrate that this was a former boundary between open ground to the north-east of the road and woodland in the valley bottom.

8. Road Running south-east, east of Tan-yr Allt Cottages, heading towards Crymlyn NGR

2629137162-2632137150

Archaeological Value: High

This trackway appears to be an old route from Aber towards the Lavan sands, and consists of a single trackway with drystone walling, with some slate fencing and hedging. Cartographic evidence suggests that it predates the other east-west communications in the area, such as the 1769 Conwy to Bangor turnpike.

9. Field Boundaries East of Tai'r Meibion NGR

Archaeological Value: Medium

The proposed trackway connecting Tai'r Meibion with Wig farm cuts through some improved fields showing evidence of 19th century Penrhyn estate activity, with field boundaries fencing and a plantation to the north.

10. Slate Gate Piers NGR 2637637177

Archaeological Value: Medium

The proposed trackway connecting Tai'r Meibion with Wig Farm may impact upon this Penrhyn estate gateway.

11. Culverts NGR 264033772, 2634337195, 2627237160, 2624747146

Archaeological Value: Negligible

A number of culverted streams run under the A55 within the study area.

12. Field Boundaries NGR 2651237268, 2641637227, 2649437260, 2639937218, 2647037250, 2627737166, 2645237240

Archaeological Value: Negligible

The boundaries of the 19th century improved fields to the north of the assessment area may be slightly affected where they lie close to the road.

3.5 Magnitude of Impacts (Change) and Significance of Effects Prior to and with Mitigation

This section of the report assesses the impact on each site identified in the baseline survey (Section 3.3 above), recommends mitigation measures and then reassesses the impact on the sites after the implementation of the mitigation measures. The classification of impacts uses the definitions set out in Section 3.2 of the report following guidelines given in DMRB Vol. 11 2007. All impacts would occur within the construction phase and would be direct and permanent.

1. Enclosure and Farmstead, Tan-yr-Allt

Archaeological value: Unknown

Recommendations for further assessment: None

Magnitude of impact prior to mitigation: Neutral

This site is unlikely to be affected by the works

Significance of effect prior to mitigation: Neutral

Recommended Mitigation Measures: None

The site should be avoided by ancillary and access works.

Magnitude of impact with mitigation: Negligible

The site would be avoided

Significance of effect with mitigation: Neutral

2. Curvilinear Enclosure, North-East of Wig

Archaeological value: Unknown

Recommendations for further assessment: None

Magnitude of impact prior to mitigation: None

This site is unlikely to be affected by ancillary works

Significance of effect prior to mitigation: Neutral

Recommended Mitigation Measures: None

The site should be avoided by ancillary and access works if possible.

Magnitude of impact with mitigation: Negligible

The site would be avoided or recorded ensuring preservation by record

Significance of effect with mitigation: Neutral

3. Y Wig Medieval Township NGR 63507200

Archaeological value: Unknown

Recommendations for further assessment: Field evaluation consisting of magnetometer survey and trial excavation before the commencement of works.

Magnitude of impact prior to mitigation: Moderate

There is a possibility that part of the site may be affected by ancillary works

Significance of effect prior to mitigation: Moderate

Recommended Mitigation Measures: Detailed recording or avoidance

It is possible that improvement works disturb evidence of the bond township of Wig, particularly the linear earthworks in the paddock to the south of the farmhouse bounding the A55.

The site should be avoided by ancillary and access works if possible. If the site is to be affected a detailed record should be made in advance of destruction, possibly involving field survey of the earthworks. A watching brief should be carried out on all topsoil stripping in this area, followed by excavation of any remains found.

Magnitude of impact with mitigation: Negligible

The site would be avoided or recorded ensuring preservation by record.

Significance of effect with mitigation: Neutral

4. Part of Roman Road from Segontium to Canovium NGR 64147186-63697177

Archaeological value: Unknown

Recommendations for further assessment: Trial excavation in before the commencement of works

Magnitude of impact prior to mitigation: Minor

There is a slight possibility that part of the site may be affected by ancillary works

Significance of effect prior to mitigation: Neutral

Recommended Mitigation Measures: Detailed recording or avoidance

The site should be avoided by ancillary and access works if possible. An archaeological evaluation should be carried out at NGR 63697177 to investigate the possible presence of the road if the site is to be affected and a detailed record should be made in advance of destruction.

Magnitude of impact with mitigation: Negligible

The site would be avoided or recorded ensuring preservation by record

Significance of effect with mitigation: Neutral

5. Quarry, Bryn Meddyg

Archaeological value: Low

Recommendations for further assessment: None

Magnitude of impact prior to mitigation: Minor

It is likely that part of the site will be affected by ancillary works

Significance of effect prior to mitigation: Slight

Recommended Mitigation Measures: Basic recording or avoidance

The site should be avoided by ancillary and access works if possible. If the site is to be affected a basic record should be made in advance of destruction.

Magnitude of impact with mitigation: Negligible

The site would be avoided or recorded ensuring preservation by record

Significance of effect with mitigation: Neutral

6. Tumulus, Bryn Meddyg

Archaeological value: Medium

Recommendations for further assessment: None

Magnitude of impact prior to mitigation: Low

This site is unlikely to be affected by the works

Significance of effect prior to mitigation: Neutral

Recommended Mitigation Measures: None

The site should be avoided.

Magnitude of impact with mitigation: Minor

The site would be avoided or recorded ensuring preservation by record.

Significance of effect with mitigation: Neutral

7. Revetment walls NGR: SH73122262

Archaeological value: Low

Recommendations for further assessment: None

Magnitude of impact prior to mitigation: Minor

There is a possibility parts of the site may be affected by landscaping of the superseded A55 road

Significance of effect prior to mitigation: Moderate adverse

Recommended Mitigation Measures: Basic recording or avoidance

If the site is to be affected a basic record should be made in advance of destruction.

Magnitude of impact with mitigation: Negligible

The site would be avoided or recorded ensuring preservation by record

Significance of effect with mitigation: Neutral

8. Road Running south-east, east of Tan-yr Allt Cottages, heading towards Crymlyn NGR 62917162-63217150 (Fig. 4,5)

Archaeological value: High

Recommendations for further assessment: None

Magnitude of impact prior to mitigation: Major

The character of this road is likely to be significantly affected by works to upgrade this trackway and make it suitable for farm access.

Significance of effect prior to mitigation: Large adverse

Recommended Mitigation Measures: Detailed recording in advance of destruction.

Magnitude of impact with mitigation: Large

The site would be significantly affected

Significance of effect with mitigation: Moderate Adverse

9. Field Boundaries East of Tai'r Meibion NGR 63137172 (Fig. 7)

Archaeological value: Medium

Recommendations for further assessment: None

Magnitude of impact prior to mitigation: up to Major

There is a probability that these sites may be partially affected by ancillary works

Significance of effect prior to mitigation: Large

Recommended Mitigation Measures: Basic recording or avoidance

The site should be avoided by access works if possible. If the site is to be affected mitigation depends on the results of the assessment.

Magnitude of impact with mitigation: up to Major

The site would be avoided or fully recorded ensuring preservation by record

Significance of effect with mitigation: Moderate adverse

10. Slate Gate Piers NGR 63767177 (Fig. 7)

Archaeological value: Medium

Recommendations for further assessment: None.

Magnitude of impact prior to mitigation: up to Major

There is a possibility that the site may be affected by works to the proposed trackway

Significance of effect prior to mitigation: Up to Large adverse

Recommended Mitigation Measures: Basic Record

The site should be avoided by ancillary works if possible. If the site is to be affected mitigation depends on the results of the assessment.

Magnitude of impact with mitigation: up to Major

The site would be avoided or recorded ensuring preservation by record

Significance of effect with mitigation: Up to Large adverse

11. Culverts NGR 264033772, 2634337195, 2627237160, 2624747146

Archaeological value: Negligible

Recommendations for further assessment: None

Magnitude of impact prior to mitigation: Moderate

The culverts will be extended as a result of the works

Significance of effect prior to mitigation: Neutral

Recommended Mitigation Measures: Basic recording

A basic record should be made of the site in advance of destruction.

Magnitude of impact with mitigation: Neutral

Significance of effect with mitigation: Neutral

12. Field Boundaries NGR 2651237268, 2641637227, 2649437260, 2639937218, 2647037250, 2627737166, 2645237240

Archaeological value: Low

Recommendations for further assessment: None

Magnitude of impact prior to mitigation: Minor

There is a probability that a small part of these boundaries may be affected by the works

Significance of effect prior to mitigation: Slight adverse

Recommended Mitigation Measures: Basic recording

Where these sites are to be affected a basic record should be made in advance of destruction.

Magnitude of impact with mitigation: Negligible

The site would be avoided or recorded ensuring preservation by record

Significance of effect with mitigation: Neutral

13. Sites of unknown archaeological potential

Archaeological value: Unknown

Recommendations for further assessment: None

Magnitude of impact prior to mitigation: Up to Large

Previously unknown sites could be destroyed by the scheme

Significance of effect prior to mitigation: Up to Moderate adverse

Recommended Mitigation Measures: Watching Brief

There is a possibility that there are undiscovered sites within the area affected by the scheme. A watching brief is recommended during topsoil stripping in areas of higher archaeological potential (i.e. away from areas of made ground and earlier groundworks)

Magnitude of impact with mitigation: Up to Large

Any undiscovered sites would be recorded at the appropriate level. The recovery of new information would provide a degree of mitigation.

Significance of effect with mitigation: Up to Moderate adverse

3.6. Summary of significance of effects

Archaeological remains were discovered at 12 sites within, or close to, the proposed scheme. Only nine sites will be directly affected by the scheme earthworks. These sites consist of boundaries with Negligible to High archaeological value, which may be destroyed or partially destroyed by the proposed scheme. Mitigation in all cases will involve recording in advance of destruction ensuring preservation by record. Significance of effects after mitigation will range from Neutral adverse to Moderate adverse.

In all remaining cases the preferred mitigation would be avoidance. If this is not possible the sites should be recorded to an appropriate level in advance of destruction thus ensuring preservation by record.

Two sites are of unknown archaeological value and require further assessment before definite mitigation can be recommended. These sites are all of potentially High archaeological value and could be interpreted as the remains of the medieval township of Wig and the Segontium-Canovium Roman Road.

Some areas are steeply embanked and have significant area of made ground, with a very low potential for the discovery of archaeological remains. Others areas are relatively level and have a higher potential. An intermittent watching brief is therefore recommended during initial topsoil stripping of these areas. Any newly discovered archaeological remains should be recorded to an appropriate level in advance of destruction.

4.0 HEDGEROWS

A difference must be discerned between the historical and archaeological value of hedges. The criteria for importance as defined by the regulations (1997) mean that a hedgerow must be a historic boundary or be a direct part of an important archaeological monument, building or field system. However, there can be lesser degrees of importance and so the categories of importance as defined for archaeological features (3.2.1 above) have been used. Field boundaries themselves can also be of archaeological or historic value even though they may be banks or walls rather than hedges. In the area being assessed, as described above, the majority of the fields are laid out on a sub rectangular pattern, deriving from 19th century agricultural improvements, particularly to the north of the A55 (Site 12). The one hedgerow that appears to be of greater significance, and which falls under the hedgerow regulations as is recorded as an integral part of a field system pre-dating the Inclosure Acts (Hedgerow Regulations, Part II, Section 5a), is that bounding the minor road towards Crymlyn (Site 8). This boundary may well be medieval in origin, but has evidence of alteration over time, including a mixture of hedgerow and drystone walling, particularly as a result of 19th century estate management.

H1 (Site 8) SH 62917162

Period: Pre-1750

Archaeological Value: Medium

Impact: Major

Recommendations for further assessment: None

Magnitude of impact prior to mitigation: Large

Significance of effect prior to mitigation: Moderate adverse

Recommended Mitigation Measures: Detailed Recording followed by reinstatement

Magnitude of impact with mitigation: Minor

Significance of effect with mitigation: Slight

5.0 HISTORIC BUILDINGS

5.1 Assessment Methodology

The assessment was carried out in accordance with the methodology within DMRB volume 11 (2007). The assessment of built heritage considers the potential for direct effects, such as demolition or loss of part of a feature, and indirect effects, including: visual intrusion, severance from linked or associated features or landscape, changes in setting, or loss of amenity where the public have access. Any planned effect on these should be looked at in conjunction with the Gwynedd Unitary Development Plan policy B3 which states that with reference to listed buildings ‘that the design of the development enhances the special quality of the main building as well as the positive qualities of the local environment; that it does not lead to the loss of features such as walls, railings, ancillary buildings, landscaping, hedges, trees, associated objects, surfaces or archaeological remains that contribute to the special character of the Listed Building, that it does not have an unacceptable impact on important views of and from the building’ (Gwynedd Unitary Development Plan).

5.2 Impact definitions

5.2.1 Assessment of the value of archaeological assets

The evaluation of the value of the built heritage resource uses the categories and criteria shown in table 4

Table 4: Guide for Establishing the Value of Historic Buildings

Criteria for Establishing the Value of Historic Buildings	
Very High	<ul style="list-style-type: none">• Structures inscribed as of universal importance as World Heritage Sites.• Other buildings of recognised international importance.
High	<ul style="list-style-type: none">• Scheduled Monuments with standing remains.• Grade I and Grade II* (Scotland: Category A) Listed Buildings.• Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade.• Conservation Areas containing very important buildings.• Undesignated structures of clear national importance.
Medium	<ul style="list-style-type: none">• Grade II (Scotland: Category B) Listed Buildings.• Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations.• Conservation Areas containing buildings that contribute significantly to its historic character.• Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Low	<ul style="list-style-type: none">• ‘Locally Listed’ buildings (Scotland Category C(S) Listed Buildings).• Historic (unlisted) buildings of modest quality in their fabric or historical association.• Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).

Negligible	• Buildings of no architectural or historical note; buildings of an intrusive character.
Unknown	• Buildings with some hidden (i.e. inaccessible) potential for historic significance.

5.2.2 Magnitude of impacts

The magnitude of impact or change is graded using the criteria shown in table X.2

Table 5: Factors in the Assessment of the Magnitude of Impacts

Factors in the Assessment of Magnitude of Impacts	
Major	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic buildings elements or setting that hardly affect it
No change	No change to fabric or setting.

5.2.3 The significance of effect

The significance of the effect of the proposed scheme is considered in terms of the magnitude of the impact arising from the proposed scheme in relation to the value or sensitivity of the receptor. This is determined using the following matrix

Table 6: Significance of effects matrix

	Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
Archaeological Importance	High	Neutral	Slight	Moderate or Slight	Moderate or Large	Large or Very Large
	Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
	Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Moderate or Slight
	Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight
		No Change	Negligible	Minor	Moderate	Major
		Magnitude of impact				

5.3 Regulatory/Policy Framework

5.3.1 Designations

Figure 2 shows the designations that apply in the area around the scheme and the historic buildings, including listed buildings and conservation areas, discussed in this sub-topic.

5.3.2 World Heritage Sites

The Convention Concerning the Protection of the World Cultural and Natural Heritage, UNESCO 1972, created a World Heritage List. Sites on the list are defined as:

works of man or the combined works of nature and man, and areas including archaeological sites which are of outstanding universal value from the historical, aesthetic, ethnological or anthropological point of view.

There are no world heritage sites in the vicinity of the scheme

5.3.3 Conservation Areas and Listed Buildings

Conservation Areas and Listed Buildings are statutory designations. The areas and buildings (or structures) themselves are protected, and their settings. There are a number of listed buildings within the scheme and these are listed below.

5.3.4 Register of Landscapes, Parks and Gardens of Historic Interest in Wales

There are no Parks and Gardens of Historic Interest in the vicinity of the proposed scheme. The entire route lies within the Ogwen Valley and North Arllechwedd Landscapes of Outstanding Historic Interest in Wales (Cadw 1998).

5.3.5 Policy Framework

The proposed bypass lies within the county of Gwynedd. Currently the Gwynedd Structure Plan (1991-2006) remains the adopted strategic development plan until it is superseded by the emerging Unitary Development Plan (UDP), in 2008. The Structure Plan embodies policies relating to transport and the countryside within Gwynedd and the Snowdonia National Park, including nature conservation, tourism, recreation and agriculture. Policy D22 states that “any development or redevelopment in close proximity to a ‘listed building’ and having a bearing on its setting and character will be carefully controlled”.

5.3.6 LANDMAP

LANDMAP (Landscape Assessment and Decision-Making Process) is the methodology promoted and supported by Countryside Council for Wales (CCW) and Welsh Unitary Authorities for assessing the diversity of landscapes within Wales. There are no LANDMAP Historic Aspect Areas in the vicinity of the scheme. The principal management recommendations are for the conservation of built and industrial heritage.

5.4 Baseline Conditions

This section comprises a gazetteer of the historic buildings identified in the assessment. Refer to Fig. 3 for the location of the individual sites.

14. Tai'r Meibion House and Gardens NGR 63137172

Archaeological value: Medium. Grade II Listed

Built in the 1890s as the farmhouse of the Penrhyn Estate farm at Tai'r-meibion, one of the last such farms to be built by the estate in the area and coinciding with a period of national agricultural depression. 2-storey farmhouse with slightly projecting gabled range to left at front, continuing to rear, and another gabled range at right-angles to rear of main range, all in the characteristic mild Gothic style much used by the Penrhyn Estate for its buildings in the later C19. Irregularly coursed rubble stone to sides and rear, snecked to front; chamfered plinth and slate roofs.

15. Wig Farm NGR 63527210

Archaeological value: Medium. Grade II Listed

Although the site is probably of earlier origin and there may in fact be some fabric in the present building relating to a previous house, as suggested by the more roughly coursed masonry on its northern side), the farmhouse is essentially a typical large Penrhyn Estate farmhouse of c1860. Its large size, distance from its contemporary farm buildings shows classic evidence of an improved farm. 2-storey farmhouse comprising long rectangular block, aligned roughly east-west in 2 distinct sections, the eastern the main range and higher than the western (service) range, the whole built in the mild Gothic style much used by the Penrhyn Estate for its buildings in the later C19. Regularly coursed rubble stone to front with more roughly coursed stonework to rear;

16. Wig Bach NGR 63967218

Archaeological Value: Low

A much altered rubble built estate cottage of the late 19th century.

17. Tan-yr allt Cottages NGR: 62777151

Archaeological value: Medium. Grade II Listed

Four rubble built cottages that were constructed for farm labourers on the nearby Penrhyn Estate farms. The cottages are likely to have been constructed c1850. As such they are typical of Edward Douglas-Pennant's considerable efforts to improve the estate, to which he had succeeded in 1840. They are unaltered examples of the simple 'vernacular revival' style favoured by the Penrhyn estate.

18. Cottages at Bryn Meddyg NGR 64607240

Archaeological value: Medium

A pair of early 19th century cottages, consisting of three bays, now converted into a single dwelling.

19. Ty'n y Hendre Farm NGR 62303714

Archaeological Value: High Grade II* and Grade II Listed

The farmhouse was built about 1860 by the Penrhyn Estate as the farmhouse for the model farm at Ty'n-yr-hendre. The fact that, even for a model farm, the farmhouse is unusually distant from the farm buildings and of more than average architectural distinction reflects the farm's role as the estate's specialist horse farm and that the farmhouse was occupied by an estate official rather than by a tenant farmer.

Farm buildings are grade II* listed. Long 6-bay rectangular-plan open-fronted shelter shed aligned very roughly east-west with lean-to pigsties attached to east end. Roughly coursed rubble stone; wide hipped slate roof. 6 segmental-headed openings in each long wall of shelter shed, divided to centre by wider pier with stone cross wall separating the stone-walled enclosures in front. These have stone-on-edge coping and each individual yard is entered through gates with shallow pyramidal-capped square piers. Pigsties have lost slates and rafters of lean-to roof but are otherwise complete. 4 pens facing entrance to farmyard with doors to interior of sties divided by stone cross walls; slate and brick feeding troughs to pens; boarded door in north end wall of lean-to element.

5.5 Magnitude of Impacts (Change) and Significance of Effects Prior to and with Mitigation

This section of the report assesses the impact on each site identified in the baseline survey (Section 2 above), recommends mitigation measures and then reassesses the impact on the sites after the implementation of the mitigation measures. The classification of impacts uses the definitions set out in Section 2 of the report following guidelines given in DMRB Vol. 11 2007. All major impacts occur within the construction phase and will have a permanent affect.

14. Tai'r Meibion House and Gardens NGR 63137172 (Fig. 8)

Archaeological value: Medium. Grade II Listed Building

Recommendations for further assessment: None

Magnitude of impact prior to mitigation: Moderate

The property boundary wall and the garden facing carriageway of the A55 may be adversely affected by this scheme, which may in turn affect the setting of the farmhouse.

Significance of effect prior to mitigation: Moderate

Recommended Mitigation Measures: Re-instatement and sympathetic landscaping
Landscaping of the cutting above the minor road access should reflect the form of the local landscape.
Care should be taken to ensure that the effect on the garden is minimised and any boundary walls sympathetically reinstated.

Magnitude of impact with mitigation: Minor

Significance of effect with mitigation: Slight

15. Wig Farm NGR 63527210

Archaeological value: Medium. Grade II Listed Building

Recommendations for further assessment: None

Magnitude of impact prior to mitigation: Moderate
The setting of the buildings will be slightly affected, with an unknown impact on the gateway and walls facing the carriageway. This includes a gate pier with a now removed post office box.

Significance of effect prior to mitigation: Moderate

Recommended Mitigation Measures: Reinstatement and sympathetic landscaping
Landscaping of the cutting above the minor road access should reflect the form of the local landscape.
The gate piers and walls of the access to Wig should be sympathetically reinstated.

Magnitude of impact with mitigation: Minor

Significance of effect with mitigation: Slight

16. Wig Bach NGR 63967218

Archaeological Value: Low

Recommendations for further assessment: None

Magnitude of impact prior to mitigation: Moderate
The building may be directly affected, and the setting of the buildings will be greatly affected by the works

Significance of effect prior to mitigation: Slight

Recommended Mitigation Measures: Basic record and/or sympathetic landscaping to minimise impact.

Magnitude of impact with mitigation: Minor

Significance of effect with mitigation: Slight

17. Tan-yr allt Cottages NGR: 62777151

Archaeological value: Medium. Grade II Listed Building

Recommendations for further assessment: None

Magnitude of impact prior to mitigation: Negligible
The setting of the buildings will be slightly affected with views to the north of the carriageway.

Significance of effect prior to mitigation: Slight adverse

Recommended Mitigation Measures: Sympathetic landscaping

Landscaping of the cutting above the minor road access should reflect the form of the local landscape.

Magnitude of impact with mitigation: Negligible

Significance of effect with mitigation: Slight

18. Cottages at Bryn Meddig NGR 64607240 (Fig. 9)

Archaeological value: Medium

Recommendations for further assessment: None

Magnitude of impact prior to mitigation: Negligible

The setting of the buildings will be slightly affected with the construction of a new access road from a minor trackway running north-south to the west, and the blocking of the direct access on to the A55.

Significance of effect prior to mitigation: Slight adverse

Recommended Mitigation Measures: Sympathetic landscaping

Landscaping of the cutting of the minor road access should reflect the form of the local landscape.

Magnitude of impact with mitigation: Minor

Significance of effect with mitigation: Neutral

19. Ty'n y Hendre NGR 62303714

Archaeological Value: High. Farmhouse Listed Grade II, Farm Buildings Grade II*

Magnitude of impact prior to mitigation: Negligible

The setting of the buildings may be slightly affected with the improvement to the slip road to north

Significance of effect prior to mitigation: Slight adverse

Recommended Mitigation Measures: Sympathetic landscaping

Landscaping of the cutting of the road access should reflect the form of the local landscape.

Magnitude of impact with mitigation: Minor

Significance of effect with mitigation: Neutral

5.6. Summary of significance of effects

Six historic buildings or structures were identified. Of these three are listed buildings. In addition the farm buildings at Ty'n y Hendre are Listed Grade II*. There will be a slight adverse significance of effect on the setting of Wig, Tai'r Meibion and Tan yr Allt due to the modern character of the new road. This can be slightly mitigated by the use of appropriate stone faced masonry and planting with locally common species.

6.0 HISTORIC LANDSCAPE

6.1 Assessment Methodology

This sub-topic follows guidance provided in DMRB Volume 11, Section 3, Part 2: Cultural Heritage (June 1993, revised August 2007). The proposed scheme falls within number 28 Ogwen Valley and number 30 North Arllechwedd (Cadw 19989). The data compiled for the Archaeological Remains and Historic Buildings sub-topics has been used alongside LANDMAP cultural data and map regression to

form the basis of historic landscape characterisation and analysis. The scheme also falls within area 31, the coastal area around Wig, of the Ardal Arfon Historic Landscape Characterisation (Thompson 2000)

6.2 Impact definitions

6.2.1 Assessment of the value of archaeological assets

The evaluation of the value of the historic landscapes uses the categories and criteria shown in table 7.

Table 7: Guide for Establishing Value of Historic Landscapes

Criteria for establishing the value of Historic Landscape Character Units	
Very High	<ul style="list-style-type: none"> • World Heritage Sites inscribed for their historic landscape qualities. • Historic landscapes of international value, whether designated or not. • Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	<ul style="list-style-type: none"> • Designated historic landscapes of outstanding interest. • Undesignated landscapes of outstanding interest. • Undesignated landscapes of high quality and importance, and of demonstrable national value. • Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Medium	<ul style="list-style-type: none"> • Designated special historic landscapes. • Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value. • Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).
Low	<ul style="list-style-type: none"> • Robust undesignated historic landscapes. • Historic landscapes with importance to local interest groups. • Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	<ul style="list-style-type: none"> • Landscapes with little or no significant historical interest.

6.2.2 Magnitude of impacts

The magnitude of impact or change is graded using the factors shown in table 8

Table 8: Magnitude of Impact: Summary of Factors

Factors in the Assessment of Magnitude of Change	
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, parcels or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in limited changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound

	quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

6.2.3 The significance of effect

The significance of the effect of the proposed scheme is considered in terms of the magnitude of the impact arising from the proposed scheme in relation to the value or sensitivity of the receptor this is determined using the following matrix

Table 9: Significance of effects matrix

	Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
Importance	High	Neutral	Slight	Moderate or Slight	Moderate or Large	Large or Very Large
	Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
	Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Moderate or Slight
	Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight
		No Change	Negligible	Minor	Moderate	Major
		Magnitude of impact				

6.3 Designations

The proposed scheme falls entirely within the Ogwen valley and North Arllechwedd Landscapes of Outstanding Historic Interest (Cadw 1998), but not within any designated Parks and Gardens of Historic Interest. It also falls within area 31 'coastal area around Wig' of the Ardal Arfon Historic Landscape Characterisation (Thompson 2000).

The area lies very close, but outside, the north boundary of the Snowdonia National Park.

Policies B12 and B13 of the Gwynedd Unitary Development Plan, dealing with development within Historic Landscapes, and those located close to the open coastline are of particular importance when considering this development.

6.4 Baseline Conditions

20. Coastal Plain

Archaeological Value: High

This consists of essentially the same area as Historic Landscape Character area 31 (Thompson 2000), and consists of low lying coastal plain. This plain also forms part of Areas 28 and 30 on the Register of Landscapes of Outstanding Historic Interest (Cadw 1998). The land use within the study area is predominantly pastoral and the fields consist almost entirely of improved pasture. The fields show considerable evidence of 19th century improvement and the buildings of construction in estate styles.

21. Small Enclosed Fields South and East of Tai'r Meibion

Archaeological Value: High

The proposed farm access route between Tan yr Allt and Wig crosses smaller fields in undulating countryside at southern edge of the coastal plain before it meets the uplands to the south. The roads and fields show evidence of estate management, primarily by the Baron Hill and Penrhyn estates, and smaller irregularly shaped fields with distinctive estate fences, and the survival of wooden gates. There is also evidence of estate plantations and trees. This area forms a distinctive estate landscape.

6.5 Magnitude of Impacts (Change) and Significance of Effects Prior to and with Mitigation

This section of the report assesses the impact on the historic character unit identified in the baseline survey, recommends mitigation measures and then reassesses the impact on the sites after the implementation of the mitigation measures. The classification of impacts uses the definitions set out in Section 5.2 of the report following guidelines given in DMRB Vol. 11 2007. All major impacts occur within the construction phase and will have a permanent affect.

20. Coastal Plain

Archaeological Value: High

Magnitude of Impact: Negligible

Significance of Effect Prior to Mitigation: Slight

Recommended mitigation measures: Sympathetic landscaping

Magnitude of impact with mitigation: Negligible

Significance of effect with mitigation: Slight

21. Small Enclosed Fields South and East of Tai'r Meibion

Archaeological Value: High

Magnitude of Impact prior to mitigation: Moderate

Significance of Effect: Moderate Adverse

Recommended mitigation measures: Sympathetic Landscaping and preservation of historic features such as fencing, hedging, walling and gate.

Magnitude of impact with mitigation: Moderate

Significance of effect with mitigation: Moderate

6.6 Summary of significance of effects

The area around the proposed scheme can be seen as two discrete historic character units containing former estate farms, industrial remains and a rail and road transport corridor, along a fertile strip of coastal land (20), and an area of interface between the fertile coastal strip and the uplands (21). There will be a negligible slight adverse significance of effect within the coastal plain, and moderate adverse significance on the landscape east of Tai'r Meibion. Mitigation would consist of sympathetic design and planting which would slightly lessen the adverse significance of effect, particularly with maintaining Penrhyn and Baron Hill estate building styles.

7. SUMMARY

The report has given a summary of the value of cultural assets, proposed mitigation measures and the significance of impacts with and without mitigation for all three sub-topics. Detailed summaries are provided at the end of each sub-topic in the report. The value of Cultural Heritage assets across the three sub-topics ranges from negligible to high with no assets identified Very High value and most with Low or Negligible value. Three sites that could be affected by ancillary works require further

assessment and could have a value ranging from Low to High and there is a possibility that further assets will be discovered during groundworks although the potential for the discovery of High or Very High value archaeological remains must be seen as low.

No assets are of sufficient value to require any changes to the general alignment of the scheme. The principal mitigation measures are the recording of archaeological remains at an appropriate level in advance of destruction, the use of appropriate materials such as stone faced masonry within the scheme, planting using locally common species and avoidance of outlying sites by access and ancillary works.

Table 10: Summary of Mitigation and Assessment of Significance of effects (all effects are permanent)

Archaeological Remains

Site Name and Number	Value	Impact	Significance of effect prior to mitigation	Proposed Mitigation	Impact with mitigation	Significance of effect with mitigation
1. Enclosure and Farmstead, Tan-yr-Allt	Unknown	None	Neutral	None	Neutral	Neutral
2. Curvilinear Enclosure, North-East of Wig	Unknown	None	Neutral	None	Neutral	Neutral
3. Y Wig Medieval Township	Unknown Trial excavation to assess	Possible Partial Destruction	Moderate	Await results of trial excavation	Negligible	Neutral
4. Roman Road, Segontium to Canovium	Unknown Trial excavation to assess	Possible Partial Destruction	Unknown	Await results of trial excavation	Unknown	Unknown
5. Quarry, Bryn Meddyg	Low	Possible Destruction	Slight	Basic Recording	Negligible	Neutral
7. Revetment Walls	Low	Possible Destruction	Moderate	Basic Recording	Negligible	Neutral
8. Road SE of Tan-yr Allt	High	Partial Destruction	Large Adverse	Detailed Recording	Large	Moderate Adverse
9. Field Boundaries	Medium	Partial Destruction	Large	Basic Recording	Up to Major	Moderate Adverse
10. Slate Gate Piers	Medium	Possible Destruction	Up to large Adverse	Basic Recording	Up to Major	Moderate Adverse
11. Culverts	Negligible	Partial Destruction	Neutral	Basic Recording	Neutral	Neutral
12. Field Boundaries	Low	Partial Destruction	Slight Adverse	Basic Record	Negligible	Neutral
13. Unknown Sites	Unknown	Possible Destruction	Moderate adverse	Watching Brief	Up to Large	Up to Moderate

Hedgerows

Site Name and Number	Value	Impact	Significance of effect prior to mitigation	Proposed Mitigation	Impact with mitigation	Significance of effect with mitigation
H1	Medium	Partial Destruction	Major	Detailed Recording and Re-instatement	Moderate	Moderate/Large

Historic Buildings

Site Name and Number	Value	Impact	Significance of effect prior to mitigation	Proposed Mitigation	Impact with mitigation	Significance of effect with mitigation
14. Tai'r Meibion House and Gardens	Medium	Partial Destruction of Boundary affecting setting	Moderate	Basic Recording and Sympathetic reinstatement	Minor	Slight
15. Wig Farm	Medium	Partial Destruction of Boundary affecting setting	Moderate	Basic Recording and Sympathetic reinstatement	Minor	Slight
16. Wig Bach	Low	Setting Greatly affected	Slight	Basic recording and Sympathetic landscaping	Minor	Slight
17. Tan-yr-Allt Cottages	Medium	Setting very slightly affected	Negligible	Sympathetic Landscaping	Negligible	Slight
18. Cottages at Bryn Meddyg	Medium	Setting Affected	Slight Adverse	Sympathetic Landscaping	Negligible	Slight
19. Ty'n y Hendre	High	Slight affect on setting	Negligible	Sympathetic Landscaping	Slight Adverse	Neutral

Historic Landscape

Site Name and Number	Value	Impact	Significance of effect prior to mitigation	Proposed Mitigation	Impact with mitigation	Significance of effect with mitigation
20. Coastal Plain	High	Setting Slightly Affected	Negligible	Sympathetic Landscaping	Negligible	Slight
21. Small Enclosed Fields	High	Moderate	Major	Sympathetic Landscaping and Maintenance of Historic Features	Moderate	Moderate

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Fig.1 Gwynedd Consultancy Plan Showing General Arrangement of Planned Improvements



Fig.3 Location of Sites on the Gwynedd HER, with numbers referring to location of sites within the text. Blue line indicates extent of Assessment area (bounded to the north by the sea), pink line indicates new works. Red dots indicate sites on the Gwynedd HER, and green diamonds listed buildings. The yellow area is the estate managed small fields in the vicinity of the new farm access track (21).



Fig. 4 View of Lane 200m east of Tan-yr-Allt, at junction with trackway to Tai'r Meibion



Fig. 5 View of 'Penrhyn Estate' style fencing on lane west of Gilfach



Fig. 6 View of land where farm access track will cross at SH 629716



Fig. 7 Gateway at SH 63767177 on proposed farm access route



Fig. 8 Tai'r Meibion, showing boundary wall to front garden



Fig. 9 Bryn Meddig, showing Boundary Wall and Access on to A55



Fig. 10 General view of A55 looking east from Ty'n yr Hendre

Appendix 1

Extracts from Gwynedd Unitary Development Plan 2001-2016 relevant to the A55 Abergwynnregyn to Tai'r Meibion Improvement

3.2 HISTORIC RESOURCES

3.2.1 Policies B1 - B7 provide land use planning guidance in respect of development that affects statutorily protected and locally designated historic resources. Whilst Policies in other sections of the Plan provide guidance regarding specific types of land uses, e.g. residential development, shops, workshops, etc. it should be emphasised that those policies should not be read in isolation. A prospective developer should read the Plan as a whole in order to gain a full understanding of matters linked to the proposed development. The Policies included in this part of the Plan could be pertinent key policy considerations in relation to a number of types of development, and it will be necessary to thoroughly consider them in preparing and determining a planning application. The table below provides a list of cross-references to other policies that are closely linked to some of the policies listed in this section of the Plan (this list is not exhaustive and it will not include other more general policies and cross references will not be included for every policy).

POLICY B1 - DEMOLITION OF LISTED BUILDINGS

Proposals for the total or substantial demolition of Listed Buildings¹ will be refused unless there are exceptional circumstances. Such proposals will need to provide clear evidence of all the following:

1. the condition of the building, repair and maintenance costs;
2. that every effort has been made to retain the current use or seek a new viable use and that these efforts have failed.
3. that the property has been on the market for at least two years at a fair price that reflects the true condition of the building and that no reasonable offer has been rejected;
4. that it is not possible or appropriate to retain the building under charitable or community ownership;
5. that there is a detailed plan for redevelopment of the site and that redeveloping the site would offer significant benefits to the local community and override the need to retain the building

If permission is very occasionally granted to demolish the building or structure, conditions will be attached to the permission prohibiting demolition work until the contract to redevelop the site has been let and to ensure that building materials from the original building are used in the plan to redevelop the site or are available to reuse in another development scheme..

3.2.2 Explanation - This Policy reflects the requirements of the 1990 Planning Act (Listed Buildings and Conservation Areas), which indicates there is a general presumption in favour of preserving Listed Buildings. In accordance with national regulations, permission to wholly or substantially demolish Listed Buildings would be given only when there is no other practical option is available to preserve the building or structure and the site is to be redeveloped.

¹ Buildings and structures included on Cadw - Historic Monuments' national register because of their special historic or architectural importance. They are categorised as either grade I, II* or II. They are protected by legislation and permission is required from Cadw as well as the local planning authority before any work that would affect their special character can be undertaken.

POLICY B2 - ALTERATIONS TO LISTED BUILDINGS OR BUILDINGS IN THEIR CURTILAGE

Proposals for external or internal alterations, additions, or change of use of Listed Buildings or curtilage buildings (which form part of the land since before 1 July 1948) will only be approved provided that the proposal will not have an unacceptable impact on the special architectural or historical character of the Listed Building.

3.2.3Explanation - This Policy reflects the requirements of the 1990 Planning Act (Listed Buildings and Conservation Areas), which identifies the need to ensure that the character of historic buildings is protected from conversions or extensions that would endanger the buildings' distinctive architectural or historical features.

3.2.4Most buildings can probably accommodate some change as long as the change is very carefully planned and appropriate materials are used. Where appropriate, the use of local stone is encouraged. In order to assess the full impact of the proposed development on the character and fabric of the building, the developer will be required to present a detailed statement justifying the development, and full and detailed plans showing the proposed changes, including any features that will be lost or replaced.

POLICY B3 - DEVELOPMENT AFFECTING THE SETTING OF LISTED BUILDINGS

Proposals on sites affecting the setting of Listed Buildings will only be approved provided that all the following criteria can be met:

- 1.that the design of the development enhances the special quality of the main building as well as the positive qualities of the local environment;
- 2.that it does not lead to the loss of features such as walls, railings, ancillary buildings, landscaping, hedges, trees, associated objects, surfaces or archaeological remains that contribute to the special character of the Listed Building
3. that it does not have an unacceptable impact on important views of and from the building

3.2.5Explanation - Features around a Listed Building, either within its curtilage or beyond, very often form an integral part of its character. This is particularly true where the gardens or grounds form an integral part of the original layout/plan of the property. The Local Planning Authority will pay particular attention to the need to safeguard the setting of listed buildings. The addition of intrusive elements or the loss of important features would be unacceptable.

CONSERVATION AREAS

3.2.6The Local Planning Authority has a duty to periodically review its conservation areas and determine whether any other areas in the County merit Conservation Area status. Conservation Areas in Gwynedd are designated if they satisfy all the following criteria:

- the area has a special architectural or historical quality created by a number of elements such as the buildings, building materials, open spaces, vegetation and the inter-relationship between them;
- the area forms part of the character of the surrounding landscape or townscape;
- there is a cluster of buildings and open spaces which form an area with a distinct identity rather than a series of individual buildings or an individual building;
- the absence of multiple negative elements that have an unacceptable impact on the special character of the area;
- unfettered change would threaten the special character of the area.

¹ Areas of special architectural or historic importance where is desirability to preserve or improve their character or appearance. These areas are protected by legislation.

ARCHAEOLOGICAL REMAINS

3.2.13 Scheduled Ancient Monuments¹ included on the Register when the Plan is published are shown on the Proposals Map and the Inset Maps of the Plan. However, the first step in establishing whether a development site has any archaeological significance will be to refer to the Sites and Monuments Record (SMR), which is maintained and updated regularly by the Gwynedd Archaeological Trust.

3.2.14 If 'treasure'/ archaeological remains are discovered unexpectedly during building work, despite thorough investigative work in advance, then the discovery should be reported to Gwynedd Archaeological Trust and arrangements made for assessment/evaluation of the site.

¹ Archaeological remains of national importance included on the Assembly Government's Register. Permission is required by Cadw and the local planning authority before undertaking any work that would affect an Ancient Monument or its setting.

POLICY B7 - SITES OF ARCHAEOLOGICAL IMPORTANCE

Proposals that will damage or destroy archaeological remains of national importance (whether scheduled or not) or their setting will be refused.

A development which affects other archaeological remains will be permitted only if the need for the development overrides the significance of the archaeological remains.

In areas where there are likely to be archaeological remains, the developer will be required to commission either an archaeological assessment and/or field evaluation in order to determine the archaeological impact of the proposed development before the planning authority determines the application. The assessment/evaluation results must be submitted with the planning application, in addition to a plan showing how the impact of the proposal on the archaeological remains will be mitigated.

If a proposed development will have an adverse impact on archaeological remains, then the developer should prepare sympathetic plans, which retain the remains in situ. Planning conditions or agreements will be used in appropriate cases to ensure that the work of excavating and recording the remains takes place prior to commencement of the development.

Schemes that will facilitate the management and interpretation of archaeological sites for educational or tourism purposes will be supported.

3.2.15 Explanation - Sites of archaeological importance include Scheduled Monuments and sites which are listed in the Sites and Monuments Record (SMR). Where it is known that a number of sites or monuments are to be found in close proximity to each other, e.g. Caernarfon town centre, Criccieth, Nefyn the entire area will be regarded as one of archaeological significance.

3.2.16 In accordance with Planning Policy Wales (2002) and Circular 60/96, when a proposed development affects archaeological remains of national importance, and their settings, whether or not they are scheduled, then there will be a presumption in favour of preserving them in situ.

3.2.17 When assessing a development proposal affecting archaeological remains, which are of less importance, or their setting, consideration will be given to the following factors:

- a) the significance of the remains
- b) the reasons for locating the development in this location
- c) the practicality of incorporating measures to minimise the development's impact and safeguard the site's archaeological value.

3.2.18 The planning authority will not process a planning application in areas of archaeological significance or where the developer's investigations have shown that important archaeological remains may be found unless the results of an archaeological assessment/evaluation are submitted with the planning application. The assessment/evaluation should be conducted by an archaeological body or a professionally qualified archaeologist. The assessment/evaluation will be paid for by the prospective developer.

3.3 PROTECTED COUNTRYSIDE AND OPEN SPACES

3.3.1 Policies B8 - B13 provide land use planning guidance in respect of development that affect statutorily protected and locally or regionally valued landscapes. Whilst Policies in other sections of the Plan provide guidance regarding specific types of land uses, e.g. residential development, shops, workshops, etc. it should be emphasised that those policies should not be read in isolation. A prospective developer should read the Plan as a whole in order to gain a full understanding of matters linked to the proposed development. The Policies included in this part of the Plan could be pertinent key policy considerations in relation to a number of types of development, and it will be necessary to thoroughly consider them in preparing and determining a planning application. The table below provides a list of cross-references to other policies that are closely linked to some of the policies listed in this section of the Plan (this list is not exhaustive and it will not include other more general policies and cross references will not be included for every policy).

LANDSCAPES OF NATIONAL IMPORTANCE

POLICY B10 - PROTECTING AND ENHANCING LANDSCAPE CONSERVATION AREAS¹

Proposals that have an unacceptable impact on the character and quality of the landscape in Landscape Conservation Areas will be refused, particularly those Areas close to/adjacent to and/or visible from Llyn AONB or Snowdonia National Park. All developments will have to be designed and landscaped to a high standard. Thorough consideration will be given to the information provided by the LANDMAP information system about the character and quality of the landscape in each Area.

3.3.7 Explanation - The methodology of the LANDMAP information system has shown that the quality of the landscape in parts of the Plan area render them worthy of being designated Landscape Conservation Areas. The areas are as follows:

1. Western Area of Llyn (outside the AONB)
2. Pwllheli - Criccieth - Porthmadog
3. Porthmadog - Penrhyndeudraeth
4. Rhosgadfan - Llanberis - Mynydd Llandygai
5. Bethesda - Rachub
6. Dolbenmaen
7. Cwm Bowydd, Blaenau Ffestiniog
8. Cwmorthin
9. Cwm Teigl
10. Area to the east of Bala

The aim of this policy is to ensure that any development, whether it be a new building, a proposal to adapt a building or a development proposal that affects walls, 'cloddiau', hedges (or other field boundaries) hard surfaces, coppices, water courses etc., which has to be located within the identified Landscape Conservation Areas maintains, enhances or restores the acknowledged character and quality of the areas. A very high standard of design will be required, together with appropriate siting and landscaping. Materials appropriate to the local area will be expected. The results of the LANDMAP assessment of the landscape, and the principles

identified in the Gwynedd Design Guide and "Landscapes working for Gwynedd 2001" will form the basis of the Local Planning Authority's evaluation of all development.

3.3.8 All of the Landscape Conservation Areas, apart from the Pwllheli - Criccieth - Porthmadog and Cwm Bowydd area, border either the AONB or the Snowdonia National Park. The recognised strategic importance of the AONB and the National Park means that it is essential that development on land visible from the AONB or the National Park, or development that would affect the views into the AONB or National Park is carefully managed. This factor will be considered in assessing planning applications for development within the relevant Landscape Conservation Areas.

¹ The Landscape Conservation Areas include landscapes that are characteristic of Gwynedd in terms of historical, ecological and physical features and provide consistency in terms of landscape character.

POLICY B11 - OPEN SPACES BETWEEN OR IN VILLAGES OR TOWNS

Proposals that would have an unacceptable impact on the role or importance of open land between or within towns/villages or on land important to the rural/ urban character of the area, town or village will be refused.

3.3.9 Explanation - The areas of open land shown on the Inset Maps were selected because they conform to one or more of these criteria:

- a) they make a positive contribution to the quality and physical character of towns, villages, rural villages or the rural landscape
- b) provide a clear gap between villages and towns thus reinforcing community identity
- c) are important to the community, - providing greenery on their doorstep, provide visual variety
- ch) provide an important link between a town or village and the wider countryside beyond its boundaries
- d) they are of local ecological, geological or archaeological value

3.3.10 In order to assess the impact of a proposed development on the role or importance of a designated open space, or any other place which becomes evident during the Plan's lifetime which meets one or more of the above criteria the Local Planning Authority will consider the following factors:

- a) the effect of the development on the character of the built environment
- b) the effect of the development on the local landscape
- c) the need for the development to be located there
- ch) the impact of the development on the ecological, geological or archaeological value of the site
- d) the impact of the development on the amenities of local residents

POLICY B12 - PROTECTING HISTORIC LANDSCAPES, PARKS AND GARDENS

Proposals within or adjacent to a park and garden identified and described in Part 1 of the Register of Historic Landscapes, Parks and Gardens of Special Interest in Wales will be refused if they have an unacceptable impact on their character, appearance or setting.

Thorough consideration will be given to the information about the historic landscapes identified in Part 2 of the same Register when assessing the impact of proposals that are of such a scale and magnitude as to have more than local effect

3.3.11 Explanation - Research work undertaken jointly with the Countryside Council for Wales, Cadw, Welsh Historic Monuments and the International Council on Monuments and Sites (ICOMOS) has produced a series of joint publications referred to as the 'Register of Historic Parks, Gardens and Landscapes of Special Interest in Wales'. A complete list of the sites included on the Register is included in Appendix 1. The Local Planning

Authority will seek to ensure that registered historic landscapes, parks and gardens are protected and enhanced.

3.3.12 When assessing the suitability of proposals within or in close proximity to registered Historic Parks and Gardens, consideration will be given to the impact of the development on the features that make the area important, as identified in the relevant part of the Register. Where appropriate, a development that enhances an area by maintaining or restoring traditional features will be approved.

POLICY B13 - PROTECTING THE OPEN COASTLINE¹

Outside the Heritage Coast, only proposals that need to be located on or in close proximity to the coast or estuaries will be approved provided that they do not have an unacceptable impact on the open character, water quality, public access or ecological balance of the area due to its location, noise, scale, form, appearance, materials, noise, emissions or due to an unacceptable increase in traffic.

3.3.13 Explanation - It is accepted that some activities have to be located on or near the coast or estuaries, for example, appropriate coastal protection schemes, fishing ventures or informal recreational development that do not affect the nature conservation value of the coast. The Local Planning Authority will assess proposals to locate development on the coast or estuaries to ensure that no other suitable locations are available and that they will not harm the coast's natural features. The Environment Agency and the Countryside Council for Wales will be consulted.

3.3.14 Physical conditions can also limit development opportunities on the coast, for example, floods, erosion and unstable land and the Plan will seek to restrict development in those areas where these dangerous conditions are apparent.

¹Coastlines outside the Heritage Coast that are of local significance because of views or nature conservation value