

---

# Pinewood Housing: **Conwy**

---



## Archaeological Assessment

GAT Project No. 2170

Report No. 919

February, 2011



---

# Pinewood Housing, Conwy

## Archaeological Assessment

---

Report No. 919

Prepared for  
Tirlun Barr Associates  
on behalf of  
Beechwood Homes

February 2011

By  
Richard Cooke



---

# Pinewood Housing: **Conwy**

---

## **Contents**

- 1.0 Introduction
- 2.0 Specification and project design
- 3.0 Methods and techniques
- 4.0 The study area
- 5.0 Impact and recommendations
- 6.0 Archive
- 7.0 Sources

Appendix I: Sites within 1km of the centre of the site on the Gwynedd HER

Appendix II: Definition of importance and recommendation



---

# Pinewood Housing, Conwy

---

## Figure List

**Figure 1: Location of site 1:10,000 at A4**

**Figure 2: Statutory and non-statutory designations**

**Figure 3: Estates map of Gyffin 1776**

**Figure 4: Tithe map of Conwy 1840s**

**Figure 5: 1889 OS map 1:3000 at A4**

**Figure 6: 1900 OS map 1:3000 at A4**

**Figure 7: 1913 OS map 1:3000 at A4**

## Plates List

**Plate 1: Proposed development area (marked in red) from Conwy Castle**

**Plate 2: Proposed development area (marked in red) from Castell Caer Leion and the Snowdonia National Park**

**Plate 3: Proposed development area (marked in red) from Cogwrn in the Snowdonia National Park,  
Conwy Castle is in the distance**





# **PINEWOOD, CONWY HOUSING DEVELOPMENT**

## **ARCHAEOLOGICAL ASSESSMENT: (G2170)**

### **SUMMARY**

*An archaeological assessment was carried out in advance of proposed development on a site west of Conwy, and adjacent to an existing housing estate. Though the surrounding area is rich in archaeological sites from all periods, no new prehistoric or Roman sites were identified within the immediate study area. Two possible medieval strip-fields were identified immediately to the west of the proposed development area, and sixteen post-Medieval sites were located within the study area including field boundaries, trackways, and hedgerows. The potential for buried archaeology is considered to be low to medium, and there may be environmental evidence preserved in the wetter soils. A staged programme of field evaluation is therefore recommended prior to development. Furthermore, the area is in proximity to several statutory and non-statutory designations including many listed buildings in Conwy, the Conwy Conservation Area, the Conwy Castle and Town Walls World Heritage Site, the Essential Setting of Conwy Castle and Town Walls, the Snowdonia National Park boundary, the Creuddyn and Conwy Outstanding Historic Landscape Area, and seven Scheduled Ancient Monuments. An Assessment of the Significance of the Impact of Development On Historic Landscape Areas (ASIDOHL) is therefore recommended prior to the commencement of any development.*

### **1 INTRODUCTION**

Gwynedd Archaeological Trust has been asked by Tirlun Barr Associates on behalf of their clients Beechwood Homes, to undertake an assessment of land west of the town of Conwy centered on NGR SH77037716 (Fig. 1). The site is situated reasonably close to several archaeological sites, including the Scheduled Ancient Monuments of Conwy Castle, Castell caer Leion Prehistoric hillfort, and Gwern Engan Prehistoric hut settlement, and lies close to the border of the Snowdonia National Park. Furthermore, the area to the north and west are listed on the Register of Outstanding Landscapes of Historic Interest in Wales.

### **2 SPECIFICATION AND PROJECT DESIGN**

A detailed brief has not been prepared for this project. A project design was produced which conformed to the guidelines specified in *Standard and Guidance for Archaeological Desk-based Assessment* (Institute of Field Archaeologists, 1994, rev. 2007). It is advised that the Development Control Archaeologist be consulted regarding the findings and recommendations set out in this report.

Gwynedd Archaeological Trust's proposals for fulfilling the requirements were, briefly, as follows:

- a) *to identify and record the cultural heritage of the area to be affected;*
- b) *to evaluate the importance of what was identified (both as a cultural landscape and as the individual items which make up that landscape); and*
- c) *to recommend ways in which damage to the cultural heritage can be avoided or minimised.*

A full archaeological assessment usually comprises 6 phases:

- 1) *Desk-top study*
- 2) *Field Search*
- 3) *Interim Draft Report*
- 4) *Detailed Field Evaluation*
- 5) *Final Draft Report*
- 6) *Final Report*

This assessment has covered the work required under 1, 2 and 3. It is sometimes necessary to undertake a programme of field evaluation following the desktop assessment. This is because some sites cannot

be assessed by desktop or field visit alone, and additional fieldwork is required. This typically takes the form of geophysical survey and/or trial excavation, though other options, including topographic survey, is also possible. The present report makes recommendations for any field evaluation required.

### **3 METHODS AND TECHNIQUES**

#### **3.1 Desk-top Study**

This involved consultation of maps, computer records, written records and reference works, which make up the Historic Environment Record (HER), located at Gwynedd Archaeological Trust, Bangor. A range of aerial photographs were examined at National Monuments Record, Aberystwyth dating from the 1940's and 1960's, as well as more recent colour aerial coverage. Estate maps, tithe maps and OS maps were examined at the Conwy Archives Service, Llandudno, and the University of Wales Bangor archives. Information about Listed Buildings and Scheduled Ancient Monuments was obtained from Cadw: Welsh Historic Monuments. Secondary sources were consulted to provide background information. Sites noted on the Gwynedd HER are referred to by their Primary Record Number (PRN), a unique number given to each site, and are listed in Appendix 1. A full list of sources consulted is given in section 7 of the report.

#### **3.2 Field Search**

This was undertaken on the 26<sup>th</sup> January 2011, when the site was visited by an archaeologist. The conditions were fine for a field search, though cloudy with occasional sunny spells.

#### **3.3 Report**

All available information was collated, and the features were then assessed and allocated to categories of national, regional, local and other importance as listed in Appendix 2. These are intended to give an idea of the importance of the feature and the level of response likely to be required; descriptions of the features and specific recommendations for further assessment or mitigatory measures, as appropriate, are given in the relevant sections of this report. The criteria used for allocating features to categories of importance are based on those used by the Secretary of State when considering ancient monuments for scheduling; these are set out in the Welsh Office Circular 60/96.

#### **3.4 Definitions**

Definitions of Impact, evaluation methods and mitigation methods as used in the gazetteer (section 5 below) can be found in Appendix 2.

### **4 THE STUDY AREA**

#### **4.1 Topographic Description**

The proposed development site lies approximately 820m west of the town of Conwy, and lies adjacent to an existing housing development to the east, and Sychnant Pass Road to the north. The land is located within the parish of Conwy and is spread over two fields orientated north to south and bordered by a small stream to the west. From the north, the field rises fairly steeply into a hillock on the eastern side of the field, before falling away consistently and fairly steeply to the site boundary in the south. The hillock marks a spur in the prominent ridge which continues beneath the existing housing estate to the east, and forms the upper ridgeline of the Conwy Valley. The valley marks the transition from underlying Ordovician rocks which are 'contiguous with the complex syncline of Snowdonia' to Slurian rocks which 'consist in the main of blue, black and mid-grey shales and mudstones, with occasional interbedded sandy and gritty bands' (Bassett & Davies, 1977). To the north and west the area is overlooked by the Snowdonia National Park, with the peaks of Conwy Mountain and Cogwrn marking the eastern boundary of the Snowdonia mountain range.

Both the fields in the area, and those surrounding it, are utilised as grazing pasture for horses, and as a result no real vegetation obscures the area. The fields are divided primarily by hedgerows, some being of very mature age and species diversity.

## 4.2 Statutory and non-statutory designations (fig 2)

The proposed development area is not within any statutory or non-statutory designated areas, however it lies:

- (i) 18.0m south and within the buffer zone of the Snowdonia National Park (SNP)
- (ii) 270.0m south of a *Landscape of Outstanding Historic Interest*, namely the Creuddyn and Conwy Historic Landscape Area (HLA) (HLW 23) identified on the *Register of Landscapes of Outstanding Historic Interest in Wales* (Cadw: Welsh Historic Monuments, 2001). The proposed development area is however, within the Historic Landscape Character Area (HLCA) of the Rolling Meadows, West of Aber Conwy (2014) included within the Creuddyn and Conwy HLA.
- (iii) 400.0m west of the *Essential Setting of Conwy Castle and Town Walls* (WHS 01122009 (ID3))
- (iv) 820.0m west of the *Conwy Conservation Area* (CCA 6)
- (v) 820.0m west of the *Conwy Castle and Town Walls World Heritage Site* (WHS 01122009 (ID3))
- (vi) 820.0m west of the *Conwy Town Walls Scheduled Ancient Monument* (Cadw CN014)
- (vii) 850.0m southeast of *Castell Caer Leion Scheduled Ancient Monument* (Cadw CN012)
- (viii) 1040.0m west of *Plas Mawr Scheduled Ancient Monument* (Cadw CN083)
- (ix) 1100.0m west of the *King's Hall and Wardrobe Scheduled Ancient Monument* (Cadw CN147)
- (x) 1260.0m west of *Conwy Castle Scheduled Ancient Monument* (Cadw CN004)
- (xi) 1500.0m northeast of *Gwern Engan hut circle settlement Scheduled Ancient Monument* (Cadw CN215)
- (xii) 1600.0m northeast of *Gwern Engan concentric enclosed hut circle Scheduled Ancient Monument* (Cadw CN299)

The town of Conwy has a plethora of listed buildings, however the closest to the proposed development site is *Bryngynog Farmhouse* Grade II Listed Building (Cadw 3290 (KH)) 300.00m to the southeast, *Pinewood Towers Gateway and Archway* Grade II Listed Buildings (Cadw 3359, 3360) located 380.00m to the northwest, and *Bryn Corrach* Grade II Listed Building (Cadw 3362 (F)) located 520.0m to the east of the site. However, the site is not visible from any of these listed buildings. Furthermore, the southern limit of the site lies within line of the *Significant View of Conwy Castle and Town Walls* (WHS 01122009 (ID3)) but beyond its range.

The list of non-designated sites recorded within the Historic Environment Record is shown on fig. 1 and listed in Appendix 1.

## 4.3 The Existing Archaeological Record and Cartographic Evidence

The prehistoric period saw the creation of the fortified Iron Age hillfort *Castell Caer Leion* approximately 850m to the northwest of the area. The fort, which was excavated in 1951, covers an area 330m long by 100m wide on the top of Conwy Mountain. It had a 'citadel' located at the west end, and twenty-four stone huts which functioned as domestic housing, workshops, and barns. Further prehistoric activity can be seen 1.5km to the southeast where the *Gwern Engan* hut settlement and concentric hut circle Scheduled Ancient Monuments are located.

The town of Conwy, located to the east, is believed to have originated from the establishment of a Cistercian Abbey, upon which the parish church of Conwy now stands. Legend has it that when the Saxons destroyed Deganwy in 820 A.D. the homeless inhabitants ferried the remains across the river

to found a new settlement at what is now Conwy. However, the Medieval period witnessed the construction of Conwy as a fortified town, with King Edward the First constructing the town walls and castle between 1283 and 1289. This was the impetus to the growth of Conwy, with scores of workmen from the English shires labouring to lay the foundations of the Conwy visible today. The castle and walls were designed as one unit, the ramparts following the configuration of the ground. The walls were pierced by three gates, each flanked by twin towers and a postern gate; they had twenty-two bastions, twenty of which were open at the rear. Two of the bastions were circular, one of which forms the apex affording magnificent panoramic views of the Conwy valley and estuary (Tucker.N. 1960).

In the post-medieval period the study area consisted of land formerly leased by the nearby farm of *Pant-graianog*, and owned by Sir Roger Mostyn of the Mostyn estate. A lease dated 5<sup>th</sup> January 1770 details a twenty-one year lease of a messuage and tenement called Pant Graianog within the parish of Conwy; a messuage or dwelling house called The Eagles Inn, and a garden called Plas Mawr located within the town of Conwy. The lease was made out between Sir Roger Mostyn and a Mr James Hughes of Conwy (inn-holder) for the sum of £26 per annum. A map of the estates of the parish of Gyffin dating to 1776 (see fig. 3) depicts the ownership of land to the immediate south and east of the area, and details that the area was still in the ownership of Sir Roger Mostyn. Although this map does not cover the proposed development area, it does show that a mixture of pastoral and arable farming was being practiced on the adjacent fields, and it is probable that the proposed development area also saw mixed-use farming.

The 1840s tithe map for the parish of Conwy (see fig. 4), depicts the fields augmented into areas of land leased by a particular farm. The tithe schedule for the map denotes that the proposed development area was owned by Lady Jane Erskine (Silence) and leased to Thomas Roberts of Pant Graianog farm. A handwritten note on the 1776 estate map (see fig. 3) claims that the area denoted as belonging to Sir Roger Mostyn, now belongs to Sir David. Sir David Erskine was the husband of Lady Jane Erskine, and it appears that at some point between 1776 and 1840 the land had changed hands from the Mostyn family to the Erskine family.

Lady Jane's maiden name was Silence Williams, and she inherited the Plas Isaf and Pwllcrochan estates in 1808 from her father the Rev. Hugh Williams of Conway. She met David Erskine of Cambo, Fifeshire, while touring the continent; they were married in 1821 and chose to reside at Pwllcrochan. Sir David was born in Sweden in 1792 and was the grandson of the ninth Earl of Kellie, and died in 1841. Sir David was buried at Cambo, but the Dowager Lady Erskine continued to reside at Pwllcrochan, with the new baronet, Sir Thomas Erskine, and five other children. In the year 1850 a gorsedd was held at Pwllcrochan at which the Dowager Lady Erskine was admitted to the degree of Ovate with the Bardic title of Ifores Gwynedd. Furthermore, she was president when the National Eisteddfod was held in Conwy Castle in 1861. Lady Jane Erskine died in 1886 (Tucker. N.1953).

The proposed development area is well depicted on the 25" first, second, and third edition (1889, 1900, 1913) Ordnance Survey maps. The first edition map (see fig. 5) depicts the area covering four smaller fields, but by 1900 (see fig. 6) a field boundary (see feature 2 below) had been removed creating one larger field to the north. By 1913 (see fig. 7) a second field boundary (see feature 5 below) had been removed creating one larger field to the south, and thus dividing the area into two fields as seen today.

#### 4.4 Site Gazetteer

**1. Trackway (See fig. 5, 6, and 7) (See Plate 1)      PRN: 31868      Category D**  
**SH 76967724      Impact: Unknown**

A rough trackway some 1.50m in width and 0.40m in depth runs north to south along the western limit of the area, before turning and heading southwest through open fields to connect with the villages of Gwrhydrhos and Ty-Newydd. The trackway is depicted on the 25" first, second, and third editions Ordnance Survey maps (1889, 1900, 1913), and still exists as a public right of way.

**2. Field Boundary (See fig. 5)      PRN: 31869      Category E**  
**SH 77027721      Impact: High**

A field boundary is depicted on the 25" first edition 1889 Ordnance Survey map as running east-northeast to south-southwest across the most northerly field. The boundary is not depicted on the 25" second edition 1900 Ordnance Survey map and had presumably been removed to create a larger field.

No physical evidence of the boundary survives, although there is the potential for surviving buried remains.

**3. Field boundary wall (See figs. 5, 6, and 7) (See Plate 2) PRN: 31870                      Category D  
SH 77057709      Impact: High**

A field boundary is depicted on the 25" first, second, and third edition (1889, 1900, 1913) Ordnance Survey maps running from east to west separating the northern and southern fields. This boundary exists as a wooden post and wire fence today, but the foundations of the original boundary wall can be seen immediately to the south.

**4. Trackway to Bryn y Gynog (See figs. 5, 6, and 7)                      PRN: 31871                      Category E  
SH 77067703      Impact: High**

A trackway is depicted on the 25" first, second, and third edition (1889, 1900, 1913) Ordnance Survey maps running northwest to southeast across the southern field. The trackway is depicted heading east through open fields to the farm of Bryn y Gynog, and heading west from the area to connect with trackway feature 1. No physical evidence of the trackway survives, although there is the potential for surviving buried remains.

**5. Field Boundary (See figs. 5 and 6)                      PRN: 31872                      Category D  
SH 77067700      Impact: High**

A field boundary is depicted on the 25" first and second edition (1889, 1900) Ordnance Survey maps running northeast to southwest across the middle of the southern field. The boundary is not depicted on the 25" third edition 1913 Ordnance Survey map and it can be concluded that it had been removed before this time to create one larger field. Curiously, the boundary is depicted on the 1:10,000 Ordnance Survey map dating to the 1970s suggesting that either it had been reinstated for a time, or that the surveyors could clearly see the boundary remains. A shallow bank and two shallow linear ditches now survive.

**6. Hedgerow (See figs. 5, 6, and 7)                      PRN: 31873                      Category D  
SH 77087693      Impact: Unknown**

A field boundary is depicted on the 25" first, second, and third edition (1889, 1900, 1913) Ordnance Survey maps running east to west across the southern limit of the area. The boundary exists today as a hedgerow comprised of bramble and hawthorn, and occasionally interspersed with large, mature trees. Under The Hedgerow Regulations 1997 a hedgerow is considered "important" if it is greater than 30 years old and is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts. The hedgerow *per se* is not identified on any of the early maps, however the field boundary is depicted as far back as the 1889 OS map, and as such the hedgerow must be considered to be of historical significance.

**7. Hedgerow (See figs. 5, 6, and 7)                      PRN: 31874                      Category D  
SH 77147697      Impact: Unknown**

A field boundary is depicted on the 25" first, second, and third edition (1889, 1900, 1913) Ordnance Survey maps running north to south across the eastern limit of the area. The boundary exists today as a hedgerow comprised primarily from bramble, hawthorn, and laurel. Under The Hedgerow Regulations 1997 a hedgerow is considered "important" if it is greater than 30 years old and is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts. The hedgerow *per se* is not identified on any of the early maps, however the field boundary is depicted as far back as the 1889 OS map, and as such the hedgerow must be considered to be of historical significance.

**8. Hedgerow (See figs. 5, 6, and 7)                      PRN: 31875                      Category D  
SH 77107705      Impact: Unknown**

A field boundary is depicted on the 25" first, second, and third edition (1889, 1900, 1913) Ordnance Survey maps running north to south across the eastern limit of the area. The boundary exists today as a hedgerow comprised primarily from bramble, hawthorn, and laurel. Under The Hedgerow Regulations 1997 a hedgerow is considered "important" if it is greater than 30 years old and is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts. The hedgerow *per se* is not identified on any of the early maps, however the field

boundary is depicted as far back as the 1889 OS map, and as such the hedgerow must be considered to be of historical significance.

**9. Stream (See figs. 5, 6, and 7) PRN: 31876 Category C**

**SH 77967725 Impact: Unknown**

A small, meandering stream is depicted on the 25" first, second, and third edition (1889, 1900, 1913) Ordnance Survey maps running from north to south along the western limit of the area, with the 1889 edition map recording the stream as being the Conwy parliamentary boundary. The stream exists today as a small, meandering waterway highly influenced by seasonal rainfall.

**10. Possible Medieval strip-field (See figs. 5, 6, and 7) PRN: 31877 Category C**

**SH 77967725 Impact: None**

To the immediate west of the area, a thin linear field runs from northeast to southwest and is depicted on the 25" first, second, and third edition (1889, 1900, 1913) Ordnance Survey maps. The field resembles a medieval strip-field; although no earlier cartographic evidence exists to prove its antiquity.

**11. Possible Medieval strip-field (See figs. 5, 6, and 7) PRN: 31878 Category C**

**SH 76917718 Impact: None**

To the immediate west of the area, a thin linear field runs from northeast to southwest and is depicted on the 25" first, second, and third edition (1889, 1900, 1913) Ordnance Survey maps. The field resembles a medieval strip-field; although no earlier cartographic evidence exists to prove its antiquity.

**12. Hedgerow (See figs. 5, 6, and 7) PRN: 31879 Category D**

**SH 77027735 Impact: Unknown**

At the northern limit of the area, a hedgerow runs from east to west and is depicted on the 25" first, second, and third edition (1889, 1900, 1913) Ordnance Survey maps, and is comprised primarily from hawthorn and bramble. The presence of a stone-built gate pier on the same alignment to the west, suggests that the hedgerow may have replaced an earlier wall boundary. Under The Hedgerow Regulations 1997 a hedgerow is considered "important" if it is greater than 30 years old and is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts. The hedgerow *per se* is not identified on any of the early maps, however the field boundary is depicted as far back as the 1840's tithe map, and as such the hedgerow must be considered to be of historical significance.

**13. The Sychnant Pass Road (See figs. 5, 6, and 7) PRN: 31880 Category C**

**SH 77027735 Impact: Unknown**

To the immediate north of the area, the Sychnant Pass Road runs from east to west connecting the town of Conwy to that of Dwygyfylchi. The Sychnant Pass is a natural gully within the eastern Snowdonia mountain range, and as such may have been utilised as a track for centuries. Thus there exists the potential for buried archaeological remains beneath the current road.

**14. Hedgerow (See figs. 5, 6, and 7) PRN: 31881 Category D**

**SH 77967725 Impact: None**

At the south-western limit of the area a mature hedgerow runs from north to south, and is depicted on the 25" first, second, and third edition (1889, 1900, 1913) Ordnance Survey maps. The hedgerow is interspersed with several mature trees, and the presence of large sized, sub-rounded cobbles suggests the existence of an earlier field-boundary wall. Under The Hedgerow Regulations 1997 a hedgerow is considered "important" if it is greater than 30 years old and is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts. The hedgerow *per se* is not identified on any of the early maps, however the field boundary is depicted as far back as the 1889 OS map, and as such the hedgerow must be considered to be of historical significance.

**15. Field-Clearance Cairn (See fig. 5) PRN: 31882 Category D**

**SH 76997709 Impact: Unknown**

To the northwest of field boundary wall feature 3, is a field-clearance cairn measuring 7.00m in length by 5.00m in width. The cairn is made up from small and medium sized, sub-rounded cobbles overgrown with grass. Immediately to the north is a fresh clearance cairn of smaller dimensions, and it is probable that this feature is modern.

**16. Field Boundary (See figs. 5, 6, and 7) PRN: 31883 Category D/E**  
**SH 76977731 Impact: Unknown**

To the immediate northwest of the area, a modern fence marks the field boundary depicted on the 25" first, second, and third edition (1889, 1900, 1913) Ordnance Survey maps. The fence may have replaced an earlier wall or hedgerow which may have surviving buried remains, although it is a distinct possibility that the stream feature nine marked the western limit of the field.

**17. Stone-built Gate Pier (See figs. 6 and 7) PRN: 31884 Category C/D**  
**SH 77017735 Impact: Unknown**

At the northern limit of the area, a single stone-built gate pier marks an entrance into the field. The pier is cylindrical and stands 1.25m high and is adorned with a 0.30m high conical crest. The pier is constructed from medium sized, sub-angular cobbles bonded by mortar, and is of a style common to the area.

**18. Quarry (See fig. 7) PRN: 31885 Category D**  
**SH 77017725 Impact: None**

The 25" third edition 1913 Ordnance Survey map depicts a 'tank' and two small quarry pits at this location. No other evidence of these features survives, although there exists the potential for buried archaeological remains in this area.

**19. Unknown buried archaeological remains Category: U**  
**Impact: Unknown**

There exists the possibility of unknown buried archaeological remains within the proposed development area.

## **5. IMPACT AND RECOMMENDATIONS**

### **5.1 General recommendations**

#### **5.1.1 Direct impact**

This study has shown that the surrounding area is rich in sites of archaeological interest, however none are known from within the study area to be medieval or earlier in date. This may be partly explained by the steep topography of the area, making the land more suitable for farming than settlement. The nearby flatter land to the east and west, where the farms of Pant Graianog and Bryn Rhedyn were established, would have held more appeal to early settlers. However, the general proximity of Castell Caer Leion Iron Age Hillfort to the northwest, and Gwern Engan prehistoric hut settlement to the southwest raises the possibility that prehistoric remains lie preserved underground, which will only be revealed by a programme of field evaluation. This includes the possibility of Late Bronze Age burnt mounds, a site type often found near watercourses, such as the stream located to the west of the area. Environmental evidence may be preserved within waterlogged parts of the site.

The Medieval town of Conwy with its Castle and Town Walls are located less than a kilometre away to the east, and the Sychnant Pass Road would have acted as the only land route to the towns of Dwygyfylchi and Penmaenmawr. It is not likely that the proposed development area was anything other than farmland in the medieval period, however the proximity of medieval Conwy and the Sychnant Pass Road increases the likelihood of there being unknown buried archaeological remains.

Settlement in the post medieval period in the form of farmsteads with associated field systems has been identified in proximity to the proposed development area. The field systems, dating from the mid 18<sup>th</sup> century or earlier, and identified on the historic mapping were expanded into larger fields by the removal of hedgerows. The land was known to be leased by the farm of Pant Graianog from 1770 to 1791, however the construction date of the farm is unknown. It is unlikely that the proposed development area was ever occupied by an earlier farm building due to the topography, however it may have been occupied by ancillary structures.

Despite the known quality and quantity of archaeological remains in the general vicinity, the study area is thought to have a medium to low potential for the survival of archaeological remains, however it is recommended that a programme of field evaluation be undertaken. This should adopt a phased

approach, of which the first phase would be geophysical survey with a possible subsequent phase of trial trenching. The trial trenching phase would typically consist of the excavation of a series of trenches 20m by 2m which would target features previously identified and also sample other areas.

### 5.1.2 Indirect impact

The southern limit of the proposed development area is in line with the Significant View of Conwy Castle, however it is beyond its range. Furthermore, it lies outside the Conwy Castle and Town Walls Essential Setting, the Conwy Conservation Area, and the Conwy World Heritage Site (see fig. 2). The topographic nature of the site ensures that any development would, except for the very southern limit, be out of view of the said statutory and non-statutory designation areas in Conwy (see plate 1). Moreover, the area is also outside of the Snowdonia National Park and the Creuddyn and Conwy Outstanding Historic Landscape Area (HLA), however, due to the high relief of these areas the proposed development site is highly visible from them both, and from the Scheduled Ancient Monument of Castell Caer Leion hillfort. (see plate 2 and 3). Thus it is recommended that an Assessment of the Significance of the Impact of Development on Historic Landscape Areas (ASIDOHL) be undertaken prior to development commencing.

## 5.2 Site Specific Recommendations

Eighteen sites have been identified as part of this assessment. Two of these sites (10 and 11) lie immediately outside the boundary of the study area. Four sites (2, 3, 4, and 5) will be highly impacted upon by the proposed development, and it is recommended that they either be avoided or recorded prior to destruction. Ten sites (1, 6, 7, 8, 9, 12, 13, 15, 16, and 17) have an unknown impact by the proposed development, and if they can be avoided by future development then no further work is recommended, however if there is to be direct impact then trial excavation and/or basic recording is recommended to evaluate the condition and extent of any surviving archaeology.

Number	Name	Category	Impact	Recommendations
1	Trackway	D	Unknown	Avoidance or Basic recording and trial excavation
2	Field Boundary	E	High	Avoidance or Trial Excavation
3	Field Boundary Wall	D	High	Avoidance or Basic recording
4	Trackway to Bryn y Gynog	E	High	Avoidance or Trial Excavation
5	Field Boundary	D	High	Avoidance or Basic recording and trial excavation
6	Hedgerow	D	Unknown	Avoidance
7	Hedgerow	D	Unknown	Avoidance
8	Hedgerow	D	Unknown	Avoidance
9	Stream	C	Unknown	Avoidance
10	Possible Medieval strip-field	C	None	Avoidance
11	Possible Medieval strip-field	C	None	Avoidance
12	Hedgerow	D	Unknown	Avoidance
13	The Sychant Pass Road	C	Unknown	Avoidance or Basic recording and Watching Brief
14	Hedgerow	D	None	Avoidance
15	Field-clearance Cairn	D	Unknown	Basic recording
16	Field Boundary	D/E	Unknown	Basic recording
17	Stone-built Gate Pier	C/D	Unknown	Avoidance or Basic recording
18	Quarry	D	None	Watching Brief

## 6. ARCHIVE



The archive consists of field notes, historic maps and photographs taken on the field visit. It is currently held by GAT under the project code **G2170**

## **7. SOURCES**

### **OS Maps**

25" County Series Caernarfon 43004161, 43004162, and 43004163 surveyed 1899, 1900, and 1913  
OS 1:10,000 map sheet SH 77 NE surveyed 1970s.

### **Aerial Photographs**

National Archaeological Record, Aberystwyth  
Countryside Council for Wales collection

### **Manuscript Sources**

#### Conwy Archives Service, Llandudno

Tithe maps for the parish of Conwy (1840s)  
Tithe maps for the parish of Gyffin (1840s)  
Tithe maps for the parish of Dygyfylchi (1840s)

#### University of Wales, Bangor:

Baron Hill 6598 *Bodeiddabach Farm in the Parish of Gyffin County of Caernarvon belonging to The Hon. M.L. Mostyn* 1775

General Collection of Bangor Manuscripts 2383 *Map of Bryn Gynnog and Ty Porth Uchaf in the Parish of Conway* 1776

Mostyn MSS 8509 *Estate Maps*

Mostyn MSS 939 *Lease Document* 1770

### **Published sources**

Bassett & Davies, 1977. *The Atlas of Caernarfonshire*. Gwynedd Rural Council

North, H.L. 1935. *The Seven Roads Across Penmaenmawr: The Early Trackway to the New Viaduct*.

Tucker, N. 1953. *Colwyn Bay its Origin and Growth*. Charter Press

Tucker, N. 1960. *Conway and its Story*. Gee & Son Ltd, Denbigh

Welsh Assembly Government. 2007. *Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process*.

Welsh Office Circular 60/96 1996 *Planning and the historic environment: archaeology*, Cardiff

## APPENDIX 1

Sites within 1km of the centre of the site on the Gwynedd HER					
PRN	SITENAME	NGR	STATUS (SAM or LB)	SITETYPE	PERIOD
2820	Enclosure, near Pinewood Farm	SH76557755		Enclosure	Roman
12600	Pinewood Towers, Archway	SH76807760	LB	Building	Post-Medieval
2871	The Old Estate Office	SH77007755		Occupation Site	Medieval
11921	Berry street, no's 27 and 29	SH77107770	LB	Building	Post-Medieval
10782	Wall/ Bank	SH77187734		Wall	Unknown
11969	Bryn Corach	SH77587729	LB	Building	Post-Medieval
11971	Bryn Fynnon no's 1 and 2	SH77707750	LB	Building	Post-Medieval
12284	LLys Llewlyn	SH77857750	LB	Building	Post-Medieval
931	6 Newborough Terrace, Conwy	SH77927753		Non-Monument	Unknown
11453	Rosemary Cottage	SH77907740	LB	Building	Post-Medieval
11569	Watkin Street no 1	SH77907740	LB	Building	Post-Medieval
11452	Rose Hill Street, 22	SH78007740	LB	Building	Post-Medieval
12127	Erskine Terrace 1-5	SH78007706	LB	Building	Post-Medieval
12647	River Gyffin	SH78007700	LB	Well	Medieval
11701	Pont Pensarn	SH78007700	LB	Bridge	Post-Medieval
2829	Bronze Cup Findspot	SH78007700		Findspot	Early Medieval
7367	Gyffin Medieval Township	SH77707690		Township	Medieval
2826	St. Benedict's Church	SH77657694		Church	Medieval
6934	Gyffin Parish Church	SH77657694		Church	Medieval
11975	Bryn Gynog	SH77457694	LB	Building	Post-Medieval
11941	Bodhyfryd	SH77007700	LB	Building	Post-Medieval
12589	Muriau Cerrig, Gate Piers	SH77007700	LB	Building	Post-Medieval
11382	Pant y Graianog, Tre Dyffryn	SH77007700	LB	Building	Post-Medieval
6819	Gwerydros Medieval Township	SH76707690		Township	Medieval

## APPENDIX 2: DEFINITIONS OF IMPORTANCE AND RECOMMENDATION

### 1. Definition of Categories of importance

The following categories were used to define the importance of the archaeological resource.

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

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

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

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

This category includes grade II Listed Buildings and sites which would not fulfil the criteria for scheduling, but which are nevertheless of particular importance within the region. Preservation *in situ* is the preferred option for Category B sites, but if damage or destruction cannot be avoided, appropriate detailed recording might be an acceptable alternative.

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

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

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

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

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

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

### 2. Definition of Impact

The direct impact of the proposed development on each site was estimated. The impact is defined as *none, slight, unlikely, likely, significant, considerable or unknown* as follows:

#### *None:*

There is no construction impact on this particular site.

#### *Low:*

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

#### *Medium:*

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

*High:*

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

*Unknown:*

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

### **3. Definition of field evaluation techniques**

Field evaluation is necessary to allow the reclassification of the category E sites, and to allow the evaluation of areas of land where there are no visible features, but for which there is potential for sites to exist. Two principal techniques can be used for carrying out the evaluation: geophysical survey and trial trenching.

*Geophysical survey*

This technique involves the use of a magnetometer, which detects variation in the earth's magnetic field caused by the presence of iron in the soil. This is usually in the form of weakly magnetised iron oxides, which tend to be concentrated in the topsoil. Features cut into the subsoil and back-filled or silted with topsoil contain greater amounts of iron and can therefore be detected with the gradiometer. Strong readings can be produced by the presence of iron objects, and also hearths or kilns.

Other forms of geophysical survey are available, of which resistivity survey is the other most commonly used. However, for rapid coverage of large areas, the magnetometer is usually considered the most cost-effective method. It is also possible to scan a large area very rapidly by walking with the magnetometer, and marking the location of any high or low readings, but not actually logging the readings for processing.

*Trial trenching*

Buried archaeological deposits cannot always be detected from the surface, even with geophysics, and trial trenching allows a representative sample of the development area to be investigated. Trenches of an appropriate size can also be excavated to evaluate category E sites. These trenches typically measure between 20m and 30m long by 2m wide. The turf and topsoil is removed by mechanical excavator, and the resulting surface cleaned by hand and examined for features. Anything noted is further examined, so that the nature of any remains can be understood, and mitigation measures can be recommended.

### **4. Definition of Mitigatory Recommendations**

*None:*

No impact so no requirement for mitigatory measures.

*Detailed recording:*

Requiring a photographic record, surveying and the production of a measure drawing prior to commencement of works.

Archaeological excavation may also be required depending on the particular feature and the extent and effect of the impact.

*Basic recording:*

Requiring a photographic record and full description prior to commencement of works.

*Watching brief:*

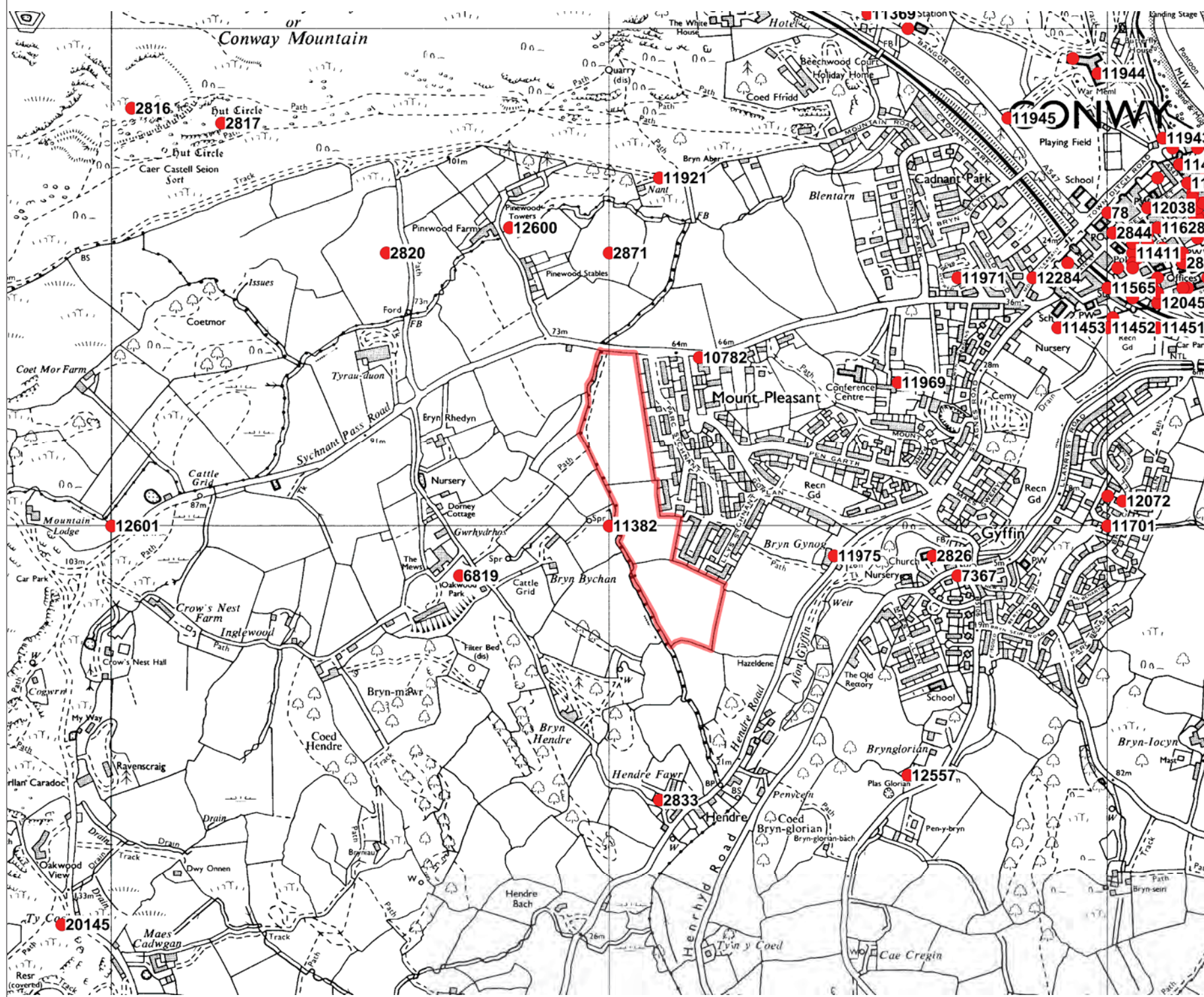
Requiring observation of particular identified features or areas during works in their vicinity. This may be supplemented by detailed or basic recording of exposed layers or structures.

*Avoidance:*

Features, which may be affected directly by the scheme, or during the construction, should be avoided. Occasionally a minor change to the proposed plan is recommended, but more usually it refers to the need for care to be taken during construction to avoid accidental damage to a feature. This is often best achieved by clearly marking features prior to the start of work.

*Reinstatement:*

The feature should be re-instated with archaeological advice and supervision.



● 11969 Location of HER Sites

▭ Location of Proposed Development Site

YMDORIEDOLAETH  
ARCHAEOLOGIGOL  
GWYNEDD

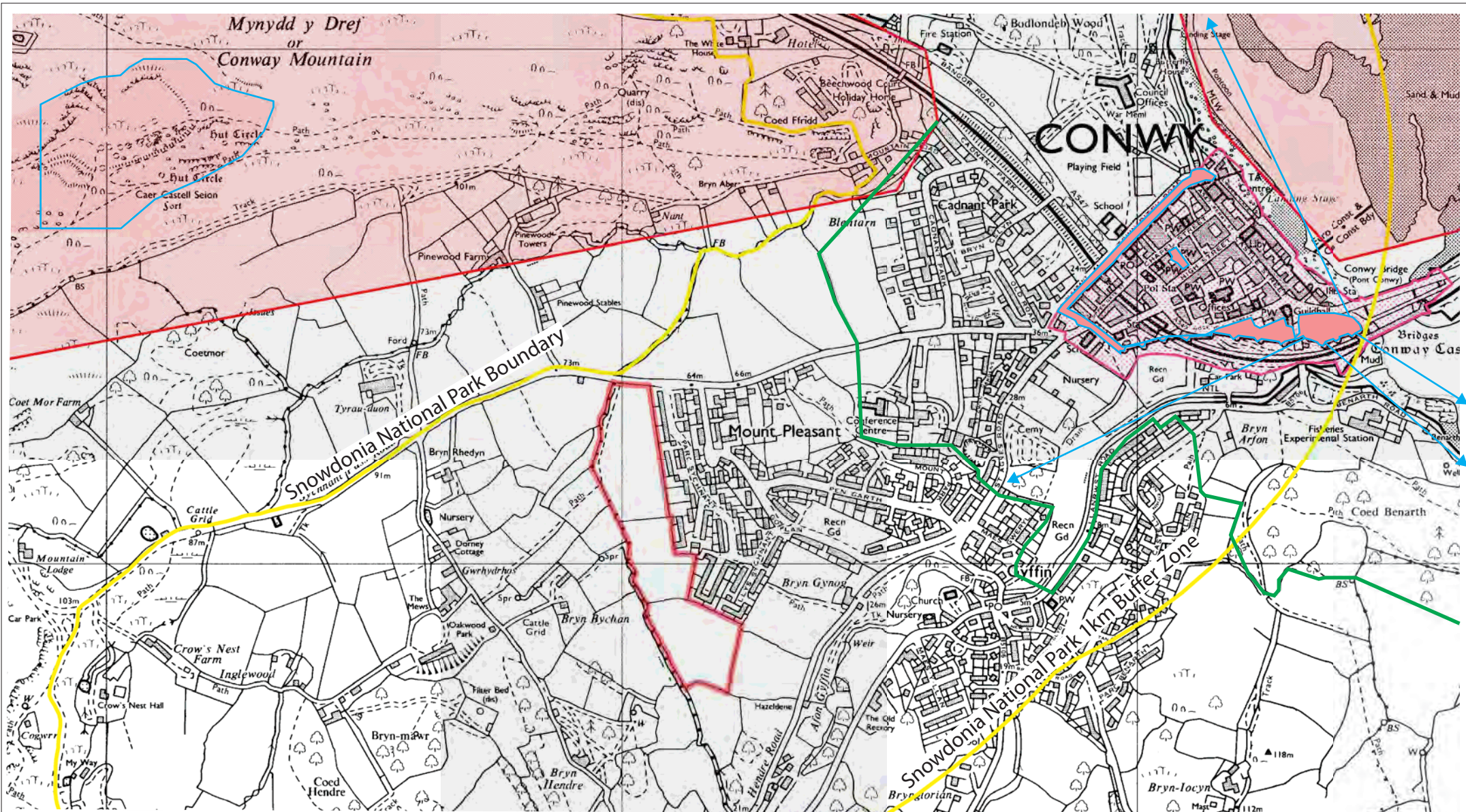


GWYNEDD  
ARCHAEOLOGICAL  
TRUST

Craig Beuno, Ffordd y Garth, Bangor, Gwynedd, LL57 2RT  
Phon: 01248 392535. Ffacs: 01248 370925. email: gat@gwneid.co.uk

**Figure 1: Location of Site  
1:10,000 at A4**





Creuddyn and Conwy Historic Landscape Area



Scheduled Ancient Monuments



Proposed Development Site



Significant View from Conwy Castle



Conwy Conservation Area and  
World Heritage Site



Conwy Essential Setting

YMDORIEDOLAETH  
ARCHAEOLOGOL  
GWYNEDD



GWYNEDD  
ARCHAEOLOGICAL  
TRUST

Craig Bennu, Ffordd y Garth, Bangor, Gwynedd, LL57 2RT  
Ffôn: 01248 352535. Ffacs: 01248 370925. email: gat@bennu.co.uk

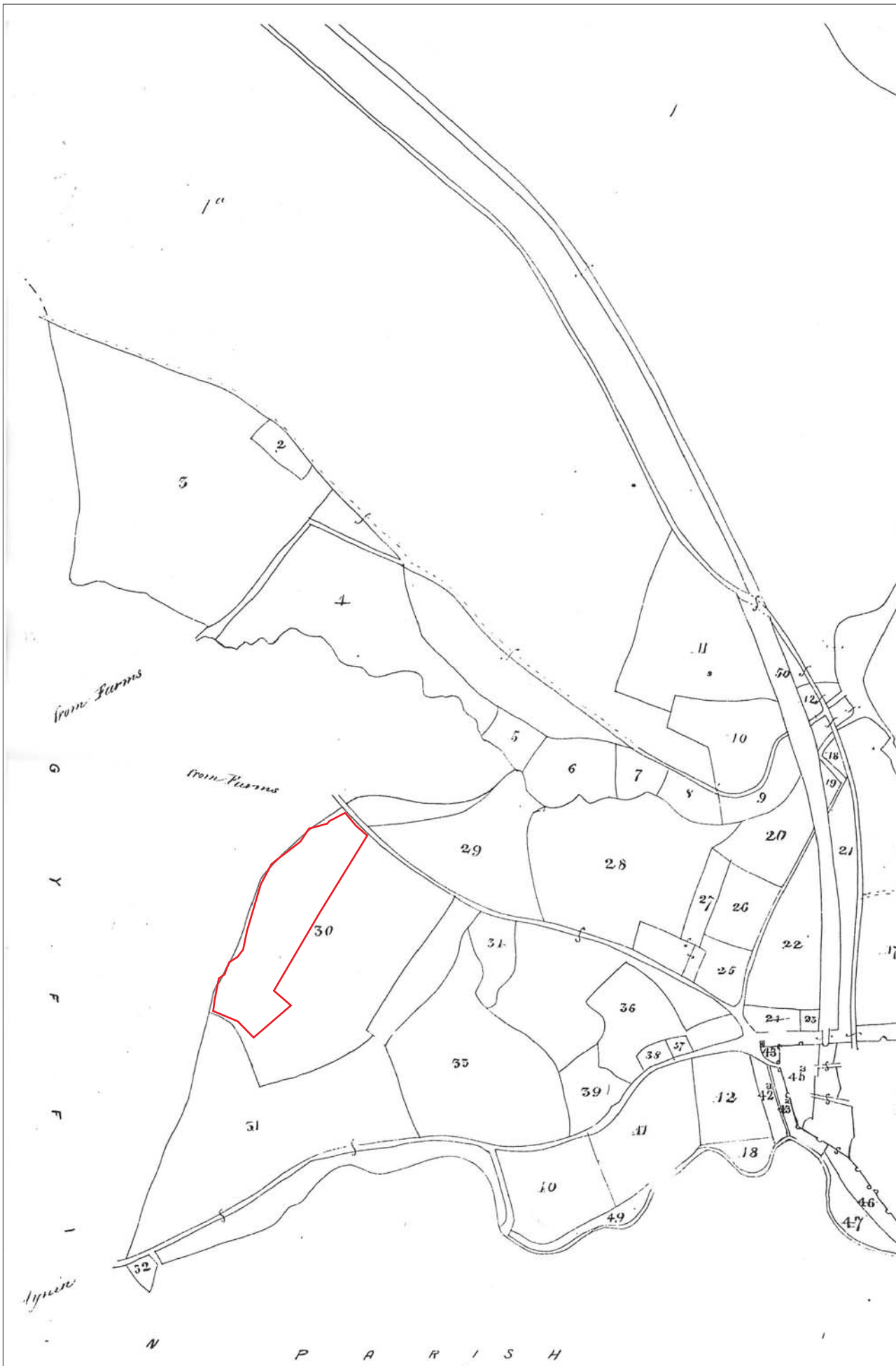
**Figure 2: Statutory and  
non-statutory  
designations**





**Figure 3 Estates Map of  
 Gyffin 1776.**





Proposed Development Site

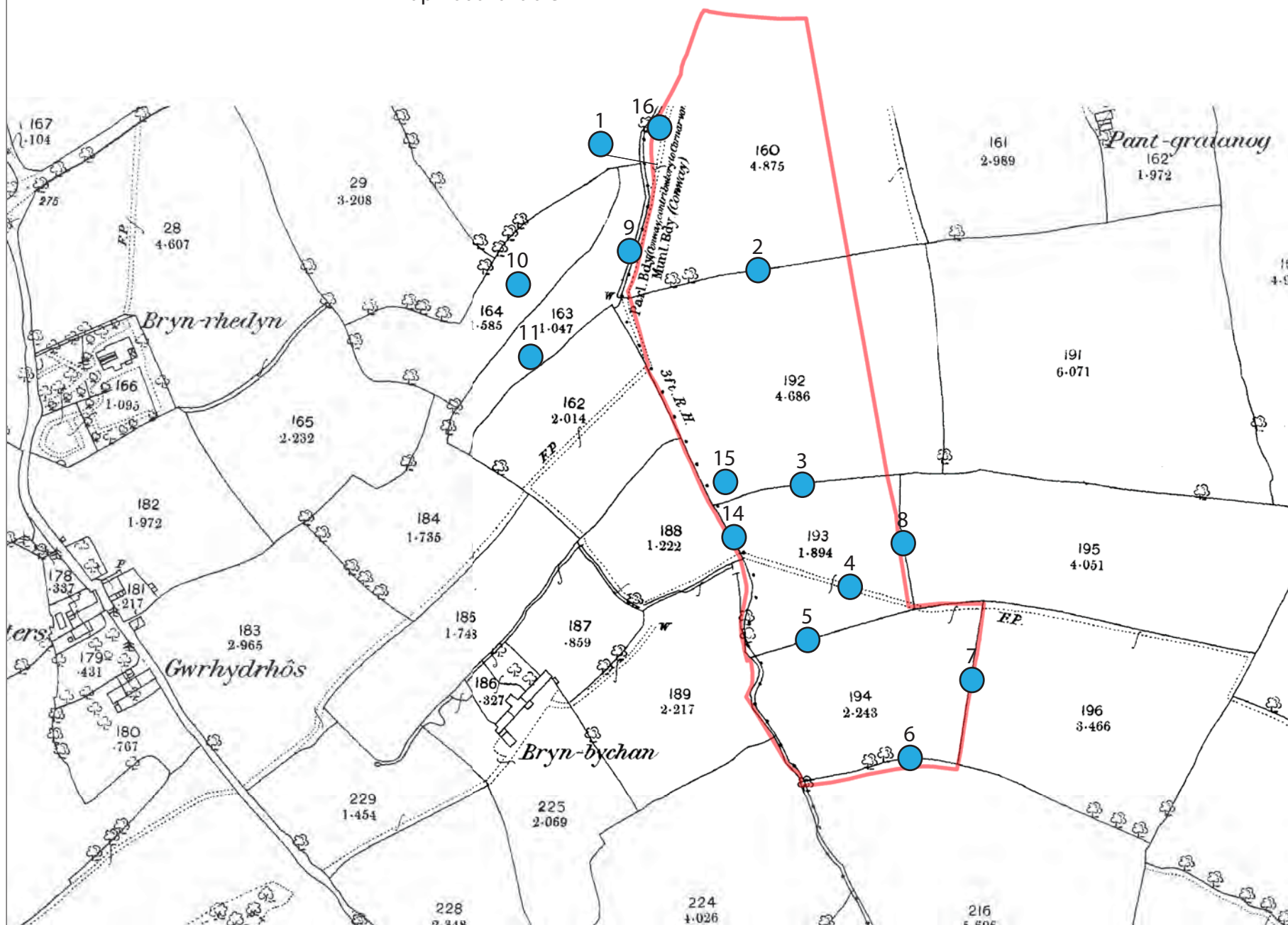


Figure 4. Tithe Map of Conwy 1840s

Map not available



3  
● Archaeological Features



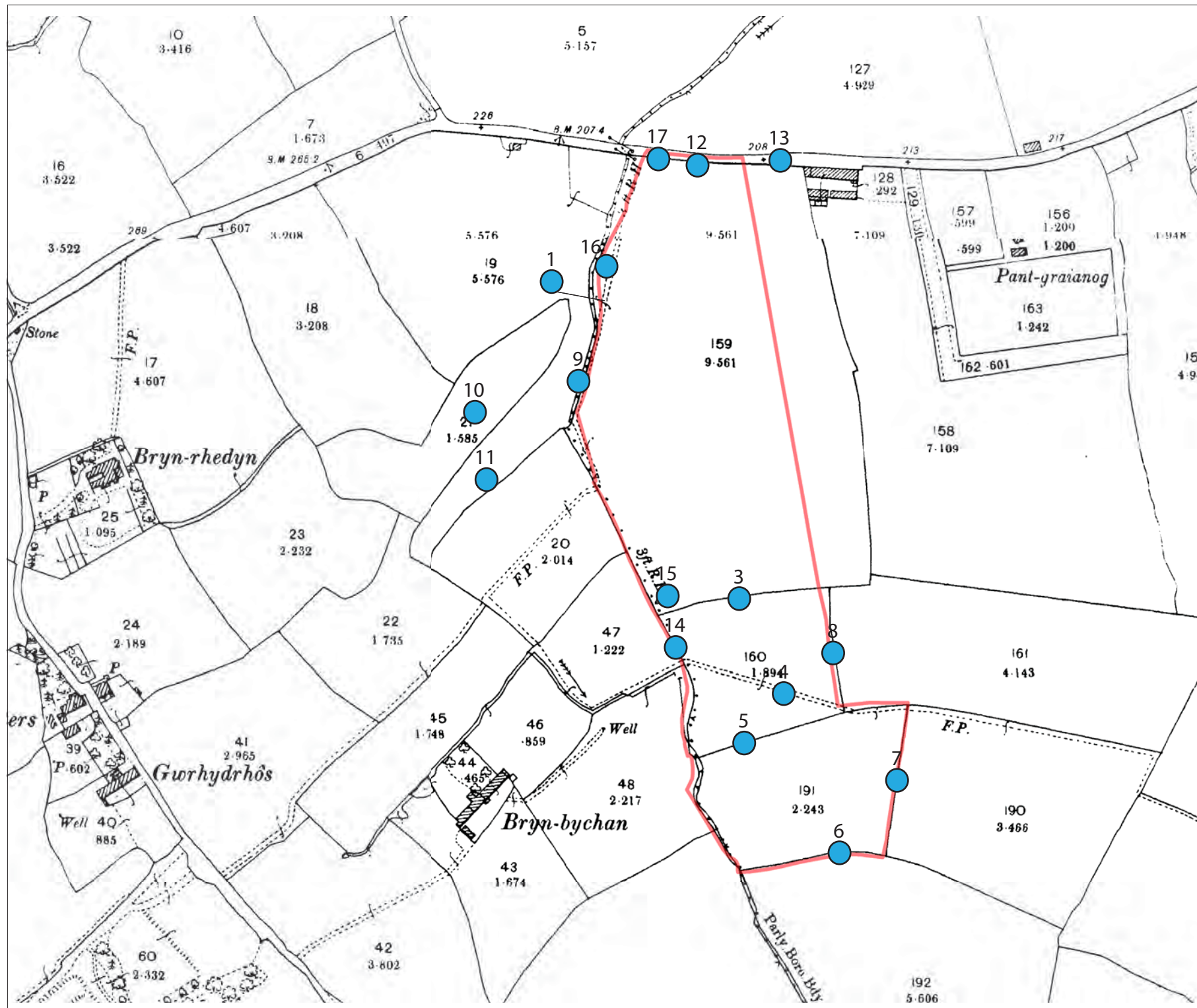
YMDURBODOLAU  
ARCHAEOLOGOL  
GWYNEDD



GWYNEDD  
ARCHAEOLOGICAL  
TRUST

Craig Beuno, Ffôrdd y Garth, Bangor, Gwynedd, LL57 2RT  
Ffôn: 01248 352535 - Ffacs: 01248 370925 - email: ga@henech.co.uk

**Figure5. 1889 OS Map  
1:3000 at A4**



N

**3** Archaeological Features

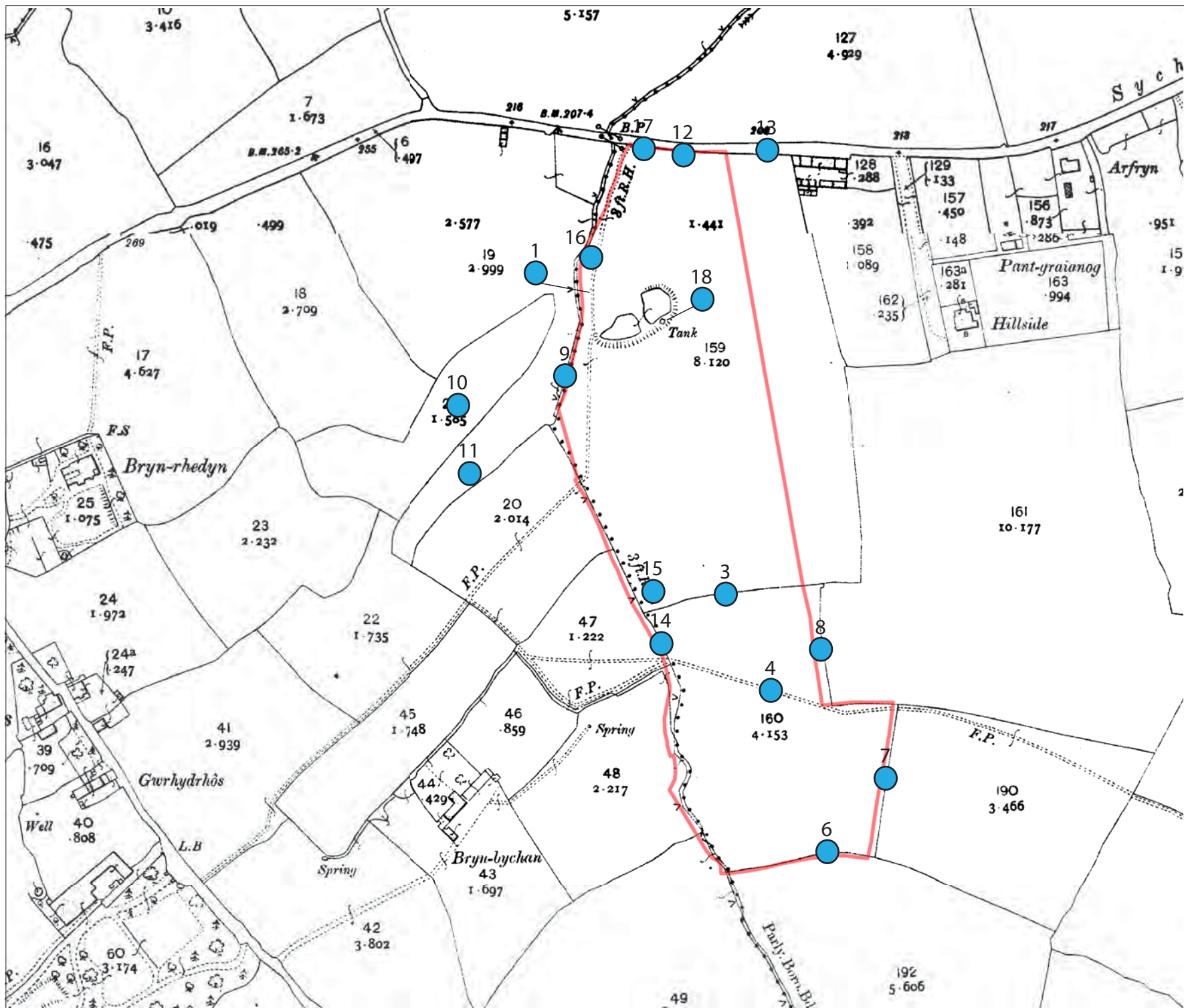
YMDIRIEDOLAETH  
ARCHAEOLÓGOL  
GWYNEDD

GWYNEDD  
ARCHAEOLOGICAL  
TRUST

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

**Figure 6. 1900 OS Map  
1:3000 at A4**





3 Archaeological Features

YMDIRIEDOLAETH  
ARCHAEOLOGICAL  
GWYNEDD



GWYNEDD  
ARCHAEOLOGICAL  
TRUST

Craig Beuno, Ffordd y Garth, Bangor, Gwynedd LL57 2RT  
Phone: 01248 332335 Fax: 01248 370925 email: ga@bectb.co.uk

**Figure 7. 1913 OS Map  
1:3000 at A4**



**Plate 1: Proposed development area (marked in red) from Conwy Castle.**



**Plate 2: Proposed development area (marked in red) from Castell Caer Leion and the Snowdonia National Park.**





**Plate 3: Proposed development area (marked in red) from Cogwrn in the Snowdonia National Park, Conwy Castle is in the distance.**



YMDDIRIEDOLAETH  
ARCHAEOLEGOL  
GWYNEDD



GWYNEDD  
ARCHAEOLOGICAL  
TRUST

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