

# Cefn Coed Ucha, Eglwysbach, Conwy, Wales

## Archaeological Building Record



Ymddiriedolaeth Archaeolegol Gwynedd  
Gwynedd Archaeological Trust



# Cefn Coed Ucha Eglwysbach, Conwy, Wales

## Archaeological Building Record

Report No. 992

Project No. 2222

Prepared for the: D Pye & D Williams

October 2011

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# **ARCHAEOLOGICAL BUILDING RECORDING AT CEFN COED UCHAF, EGLWYSBACH, CONWY (G2222)**

## ***Summary***

*An archaeological building recording survey has been carried out on the former farmhouse at Cefn Coed Uchaf, Eglwysbach, Conwy. The house is an interesting example of a Snowdonia type end chimney house, of two storeys, with later additions. There are remains of contemporary post and panel partitions and roof trusses. Many of the other features recorded are of more recent date.*

## **1 INTRODUCTION**

Gwynedd Archaeological Trust (GAT) has been asked by D Pye and D Williams to carry out an archaeological building record at Cefn Coed Ucha farmhouse, Ffordd Maenan, Eglwysbach, Conwy (NGR SH80246880). The proposals entail the replacement of existing 19<sup>th</sup> and 20<sup>th</sup> century extensions and associated works affecting the main fabric of the house, including removal of a chimney stack, and interior refurbishment to restore the house to a habitable condition.

## **2 SPECIFICATION AND PROJECT DESIGN**

Gwynedd Archaeological Planning Service (GAPS) has requested an archaeological record (Level 2) of the existing structure in advance of planning determination; this is to include a plan of the site accompanied by a high quality, detailed photographic record and basic desktop study. A brief has been prepared for this project by Gwynedd Archaeological Planning Service (GAPS, Ref: D1540).

A project design was provided by GAT which adheres to the requirements of the brief and to the requirements set out for a Level 2 survey in *Understanding Historic Buildings: a guide to good recording practice* (English Heritage 2006). Reference is also made in the design to the *IfA Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (IfA 1996 rev. 2001 and 2008).

## **3 METHODS AND TECHNIQUES**

The significance, origins and development of the site are discussed with reference to the available historical sources. Basic plans, based on architect plans provided by the client, were produced for the ground and first floors, showing structural and architectural features of significance.

A photographic record was made recording all features, room spaces and elevations. Basic measurements were taken. The report conforms to the requirements for a building record at level 2 as set down in English Heritage's *Understanding Historic Buildings: a guide to good recording practice* (2006) and the *IFA Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (IFA 1996, rev. 2001 and 2008). NPRN refers to the National Primary Record Number on the National Monuments Record Database (Coflein).

## **4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### ***4.1 Topography***

Cefn Coed Uchaf is situated within the parish of Eglwysbach, about 1.5km south of the village off Ffordd Maenan. It is located within the Conwy Valley which is a steep-sided, U-shaped, glacially scoured valley following a natural geological feature, the junction between

Ordovician beds of slate on the west side and Silurian shales on the east side (Smith and George 1961).

The Conwy Valley can be regarded as having three main zones in terms of past land use, first the valley floor, second the high mountainous uplands, which rise abruptly on the west side of the valley towards its mouth, north of Tal-y-Bont and thirdly the lower plateau to the east side of the valley, where Cefn Coed Uchaf is located.

The surrounding area is predominantly permanent pasture, although there are significant areas of woodland. Agriculturally it is all classified as Grade 3, Good to Moderate Agricultural Potential (MAFF 1977).

#### 4.2 General Background

Cefn Coed Ucha is a detached two-storey farmhouse of Snowdonia type, with end chimneys (Smith 1991) and is believed to date from the late 17<sup>th</sup> century or early 18<sup>th</sup> century. It is located to the south of the village of Eglwysbach on the east bank of the Afon Conwy above the Hiraethlyn valley. The house has undergone a number of extensions and alterations to both the north and east of the building.

The farmhouse formed the core of a farm of 106 acres as recorded on the tithe map of 1850, by when it was also owner-occupied. No record of estate ownership prior to then has been found, though it was purchased by the Maenan Hall estate in the mid 19<sup>th</sup> century, and subsequently became part of the Bodnant Estate. Little early documentation relating to the farm house has been identified, but it is recorded in Land Tax records in the mid 18<sup>th</sup> century (Denbighshire Archives).

The main dwelling, which appears to have always had two storeys, was divided into two rooms downstairs by panelling north of the entrance creating a division between the main living room with a substantial hearth to the south and a parlour or bedroom (Smith 1991, 174-5). The first floor was subsequently subdivided into three rooms by wooden partitioning on the main trusses. The roof trusses, consisting of tie-beams and two raking struts connecting to the principal rafters are unlikely to be earlier than 18<sup>th</sup> century in date (Alcock *et. al.* 1996). The rubble stone addition to the south of the main house is probably a former outbuilding converted into a kitchen when access to it from the main house was cut through the south end wall at ground and first floor level in the 20<sup>th</sup> century. The former presence of a large hearth suggests it was possibly formerly used for industrial purposes, maybe as a forge. The farm yard and outbuildings to the south of the house have surviving buildings of post-medieval origin, which include a substantial barn (Plates 1, 6; NGR SH80236883; NPRN 31701).

The tithe map of the parish of Eglwysbach of 1850 shows the property clearly, in the ownership and occupation of Humphrey Williams (Fig. 2). The details from the tithe apportionment are given below:

Landowner	Occupier	No on Plan	Name and Description of Lands and Premises <i>CEFN Y COED UCHA</i>	State of Cultivation	Quantities in Statute Measure		
					A	R	P
Humphrey Williams	On hand	1137	Penrhyn	Wood	8	-	10
		1138	Cae Penrhyn	Pasture	2	-	32
		1139	Ffridd Ivan	“”	5	-	2



		1141	Nant Isa	Arable	8	-	30
		1224	Cae Meiriog	Hay	5	2	14
		1225	Gruch Bedw	Arable	2	3	11
		1226	Cae Gwair	Hay	4	3	38
		1227	Bryn Ysgybor	Pasture	2	2	5
		1228	Homestead & roads	Waste	1	3	27
		1230	Plantation	Wood	-	1	-
		1231	Croft	Hay	8	3	23
		1298	Cae Rhiw Ucha	Arable	4	2	35
		1299	Cae Rhiw Isa	“”	4	-	8
		1300	Pwll gwyddfyd	-	8	3	27
		1301	Acre ucha	Pasture	5	3	9
		1302	Acre isa	“”	5	-	36
		1367	Cae canol	Arable	6	3	34
		1368	Cae Nant	Pasture	5	3	11
		1438	Cae'r Fadoc	Arable	11	2	10
		1439	Cae Wern	“”	7	2	2
<b>TOTAL 106 Acres 4 Perches</b>							

Cefn Coed Ucha was sold as part of the lands of Joseph Evans of Haydock as lot 19, which included Maenan Hall on August 25<sup>th</sup> 1891, having been previously withdrawn from sale the year before (Conwy Archives, CSC/15/2). The property, in the occupation of J. R. Jones as a yearly tenant, is described as *a comfortable house, containing Parlour, Kitchen, Back Kitchen, four Bedrooms, Dairy &c. The Outbuildings comprise a Cow House (with 12 ties), a four-stalled Stable, Cattle Sheds, Implement House (with Granary over). Much of the land is very good, and the remainder is capable of improvement. A stream forms the Eastern Boundary. There is some grand Timber here, and this is included in the sale. A good spot for sporting purposes. A crown rent of 18s 3d per annum is payable out of this lot.* The field names given are mostly similar to although not identical to those given on the tithe map, and are listed below. The map references relate to the associated map from the sale catalogue (Fig. 3):

<b>CEFN COED UCHAF</b>				
<b>No. on Plan</b>	<b>Description</b>	<b>A</b>	<b>R</b>	<b>P</b>
652	Penthryn Wood	7	1	29
653	Cae Penthryn and Gorse	3	0	35
654	Cae Meiriog	5	2	23
655	Ffridd Wen	5	1	34
656	Nant Isaf, Rofft and Wood	11	1	20
657	Homestead, Roads &c	2	0	8
658	Cae Gwair	5	0	11
659	Bryn yr Sgybor and Wood	2	3	27
660	Gwyrch Bedw	3	0	30
661	Cae Robin Uchaf	4	2	30
662	Cae Robin Isaf	4	2	2
663	Acra Isaf and Wood	4	0	13
664	Acra Uchaf	5	2	1
665	Bwlch Gwyddfyd	9	0	27
666	Cae Canol and Wood	7	1	37
667	Cae Nant	5	1	38
668	Cae'r Fadog	11	3	26
669	Cae'r Wern	7	3	4
<b>TOTAL 106 acres 3 roods 35 perches</b>				

By 1950 the property was owned by the Bodnant Estate, and in the same occupation as Cefn Coed Isa by H. Williams, paying 15s 11d in Land Tax (CLTA/4/1). The farm was subsequently sold to the present owners.

## 5 BUILDING DESCRIPTION

### 5.1 *Exterior*

Cefn Coed Uchaf is an east facing 3 bay farm house with gable chimneys, built into a shale slope. There are a number of later additions to the building. The exterior of the building is currently covered in a pebble-dashed render (Plates 2-7), although where areas of stonework are exposed due to demolition the wall can be shown to be of uncoursed rubble construction (Plate 4). A kitchen block to the south of the main farmhouse has a lower pitched roof than the main building, although it is still of two storeys, with a substantial chimney breast against the southern gable wall (Plates 2,5). There is a small porch on the east façade of the building that is probably 19<sup>th</sup> century in date (Plate 2), and a western extension that may be of similar date (Plate 4). Further extensions to the west and east are of 20<sup>th</sup> century date (Plate 2, 7; Fig. 5), and there is a very recent garage built of breeze block construction (Plate 2, 7). Excavation to the rear of the property, which has removed a modern rear extension to the north-west shows that is built directly on the shale bedrock, with about five courses of rubble foundation (Plate 4).

The main east elevation has an off-centre door flanked by two windows lighting the kitchen and parlour. Three windows, possibly enlarged in more recent times, light the three bays in the first floor. All openings now contain modern pvc windows. A gabled porch, possibly 19<sup>th</sup> century, protects the door (Plate 2). To the rear there is a small single light in the western elevation and one each to the kitchen and utility room extensions, the utility room one at ground floor level. There is a wooden casement window at 1<sup>st</sup> floor level in the kitchen extension (Plate 5). A fire in the kitchen extension has resulted in the loss of the southern chimney, although a modern flat-roofed dormer window survives (Plate 7).

There is a small cast iron gate and former street light to the east of the main doorway to the house which formerly stood outside Eglwysbach School (Lloyd-Jones *pers. comm.*), made by REVO of Tipton.

### 5.2 *Interior*

#### 5.2.1 Ground Floor (Figure 5)

##### 5.2.1.1 *Living Room and Parlour*

The main living room is entered directly from the porch, with the former stairs opposite, attached to and later than an adjacent post and panel partition (Plate 9). The posts are 1.15m high and 0.2m wide, jointed into a top rail; there is no bottom rail or sill. There is a door 1.4m wide opening between the main room and parlour. The timbers show evidence of repair, replacement and alteration, and are probably 18<sup>th</sup> century in date. On the south wall of the main room is a large inglenook fireplace (3.2m by 0.8m by 1.1m) with a wooden lintel; the chimney is now blocked (Plates 19). The room is 1.3m high, with 14 north-south floor joists above, and would formerly have formed the main living and cooking space within the house. An opposing doorway opposite the entrance is an entirely modern feature, constructed by the father of the present owner (Lloyd-Jones, *pers. comm.*, Plate 10). To the north of the post and panel partition is a parlour room (Plate 17). No architectural detail was noted in this room. The north wall has had its stones cleaned and polished and ribbon pointing has been carried

out. The fireplace has undergone some modification with a brick surround, now partially removed, but the large lintel stone is still present (0.9m high and 0.7m wide). Small recesses on either side of the fireplace are of uncertain date, but are possibly modern (Plate 18). The roof joists are of a mixture of modern and 19<sup>th</sup> century date.

#### *5.2.1.2 Kitchen and eastern extensions*

An entrance to the kitchen extension was cut through the substantial (0.7m thick) southern gable wall west of the main fireplace wall, probably during the late 19<sup>th</sup> or early 20<sup>th</sup> centuries (Plate 16). This resulted in modifications to the joists above this area. The room is thought to be originally for agricultural or industrial use, with an entrance on the east side (Fig. 5). The open hearth area is exposed due to a recent fire (Plate 8), although some modern brick infill was noted, much material, including the former fire surround, has been lost here (Plate 15). The original external door now leads eastwards to a modern porch and WC extension (Plates 12-14). The porch has a lean-to shallow pitched timber-clad roof and plate glass windows. There is a single modern casement window to the WC to the east. The kitchen and extensions have tiled floors of 20<sup>th</sup> century date.

#### *5.2.1.3 Utility Room*

A western extension to the farmhouse is located to the west of the main living room. The doorway is cut through the south west corner of the main room, 0.9m wide and 1.85m high. This event is of unknown date, but would appear to be late 19<sup>th</sup> or early 20<sup>th</sup> century. The room has recently been used as the farmhouse kitchen (Plate 11). The wall thickness is the same as that of the main house, and would appear to be a relatively early extension to the building. There is a south facing window, and all internal fittings relate to the mid 20<sup>th</sup> century kitchen.

### 5.2.2 First Floor (Figure 6)

The first floor consists of three bedrooms, two of which are above the original main rooms of the farmhouse, and one above the kitchen extension. One bedroom (directly above the kitchen) was not entered due to an unstable floor created as a result of a fire having partially burnt the joists away, but it was possible to examine it (Plates 33-34). The roof structure of the main building is of three bays divided by two roof trusses. The purlins are probably original, but the common rafters and ridge pole appear to be modern replacements. No evidence of a wall plate was seen, and the height from floor level to the apex of the roof was about 4m.

#### *5.2.2.1 Bedroom 1*

The room took up the entire roof space above the kitchen extension (Plate 34). Fire damaged purlins were noted, with tiles nailed on laths above the modern plasterboard roof (Plate 32). There was probably a fireplace in the south gable (Plate 33), but that has now been lost as a result of the fire. No other architectural detail was noted. A narrow opening, 0.6m wide, was cut into the southern gable west of the chimney breast to allow access to the room from bedroom 2 in relatively recent times.

#### *5.2.2.2 Bedroom 2*

Bedroom 2 is considered as one space, though consists of two rooms divided by the southern truss. The latter is a tie beam truss with raking struts, which supports purlins and common rafters. The truss has been infilled with studs to support a lath and plaster partition. Below the truss, down to first floor level, are the remains of a post and panel partition with five original posts and later insertions including fragmentary remains of a recent door frame (Plate 20, 22, 24). The room contains a fireplace, 0.9m by 0.7m in the chimney breast on the southern gable

wall of the farmhouse (Plate 21, 31). It is topped by a massive stone lintel, 1.1m by 0.3m. Much of the detail in the surrounding area is obscured by render. There was a modern partition to separate off the bedroom from the bathroom to the west. A single window light faced east, with no surviving historic detail.

#### 5.2.2.3 Bedroom 3 (Plate 27)

The north bedroom, above the parlour, is separated by a second truss, similar in construction to the southern one, that is, a tie beam truss, of pegged construction, with two raking struts between the tie beam and the principal members. This truss was also infilled with lath and plaster. Below the truss is a post and panel partition reaching down to first floor level, and not in-line with the post and panel partition that divides the ground parlour from the kitchen. The posts to the east are of a different character to, and possibly later than, the posts to the west. The eastern posts are rougher and designed to be plastered over, and perhaps this was so from the beginning, though they do not fit the horizontal rail in the expected manner if this were the case, and they are more likely to be a later insertion. A doorway is located at the western end, with a replacement post used as a door jamb. The posts are 1.6m high and up to 0.35m wide. There are no other surviving architectural details within the room.

## 6 CONCLUSION

The original farmhouse, of probable early 18<sup>th</sup> century date, was a single pile 3-bay building of two storeys with end chimneys. The ground floor was divided into a 2-bay kitchen with large fireplace and a 1-bay parlour. A post and panel partition separates the two. The main entrance faces east. The three bays at first floor level are divided by post and panel partitions which lie immediately below the two roof trusses, however the northern upper truss does not lie in line with the ground floor truss. This is relatively unusual, but may be an original feature, though the partitions have been considerably altered over the years, and it is difficult to be sure they have not been moved in the 19<sup>th</sup> century, perhaps when stairs were inserted. The kitchen addition to the south is an early addition, although it may have started life as an outbuilding rather than part of the main house, apparently with no direct access from the house. Its main door is on the east, which now provides access to the modern porch and WC rooms. The extension to the west is possibly 19<sup>th</sup> century, but the others are more modern in date. The farmyard range to the south, although outside the scope of this report, contains a number of post-medieval buildings, of which some are at least contemporary with the earliest phase of the house.

## 7 REFERENCES

### Primary Sources

Conwy Archives, Llandudno

CLTA/4/1 Land Tax returns for the parish of Eglwysbach 1951-3

*CSC/14/118 Particulars, Plans and Conditions of a Sale of Part of the Estate of the Late Joseph Evans Esq. of Haydock situate in the several parishes of Llanddoget, Gwytherin, Llanfairtalhaearn, Eglwysbach, Caerhun and Llanfairfechan...on Tuesday, August 25<sup>th</sup> 1891*

Tithe Map of the Parish of Eglwysbach, Denbighshire 1850

## Secondary Sources

Alcock, N.W., Barley, M.W., Dixon, P.W. and Meeson, R.A. 1996 *Recording Timber-Framed Buildings* (CBA Practical Handbook in Archaeology 5)

British Geological Survey 1983 *Soil Map of Great Britain*

English Heritage 'Understanding Historic Buildings: a guide to good recording practice' (2006)

Institute for Archaeology 1996 *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (IFA 1996, rev. 2001 and 2008)

MAFF 1977. *Agricultural land classification map, Wales*, MAFF, HMSO, London

Peate, I. C. 1940 *The Welsh House*

Smith, P., 1991 *Houses of the Welsh Countryside*, 2<sup>nd</sup> edition; London.

Smith, B. and George, T.N. 1961. *British Regional Geology, North Wales*, HMSO, London

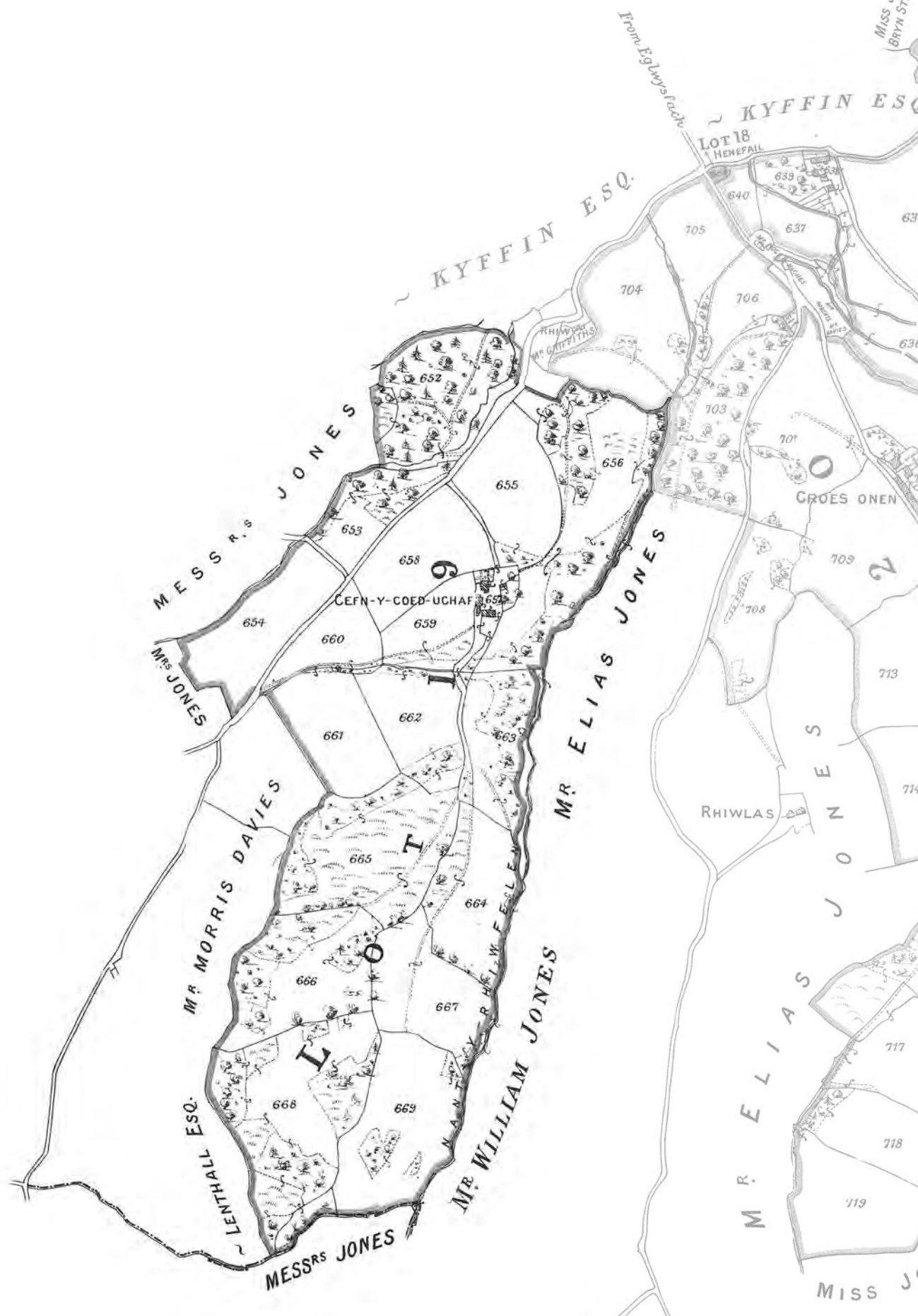


**Figure 01:** 1 Site Location. Base Map Ordnance Survey 1:10 000 series sheets SH76SW and SH86SE. Study area outlined in red. Scale 1:7500

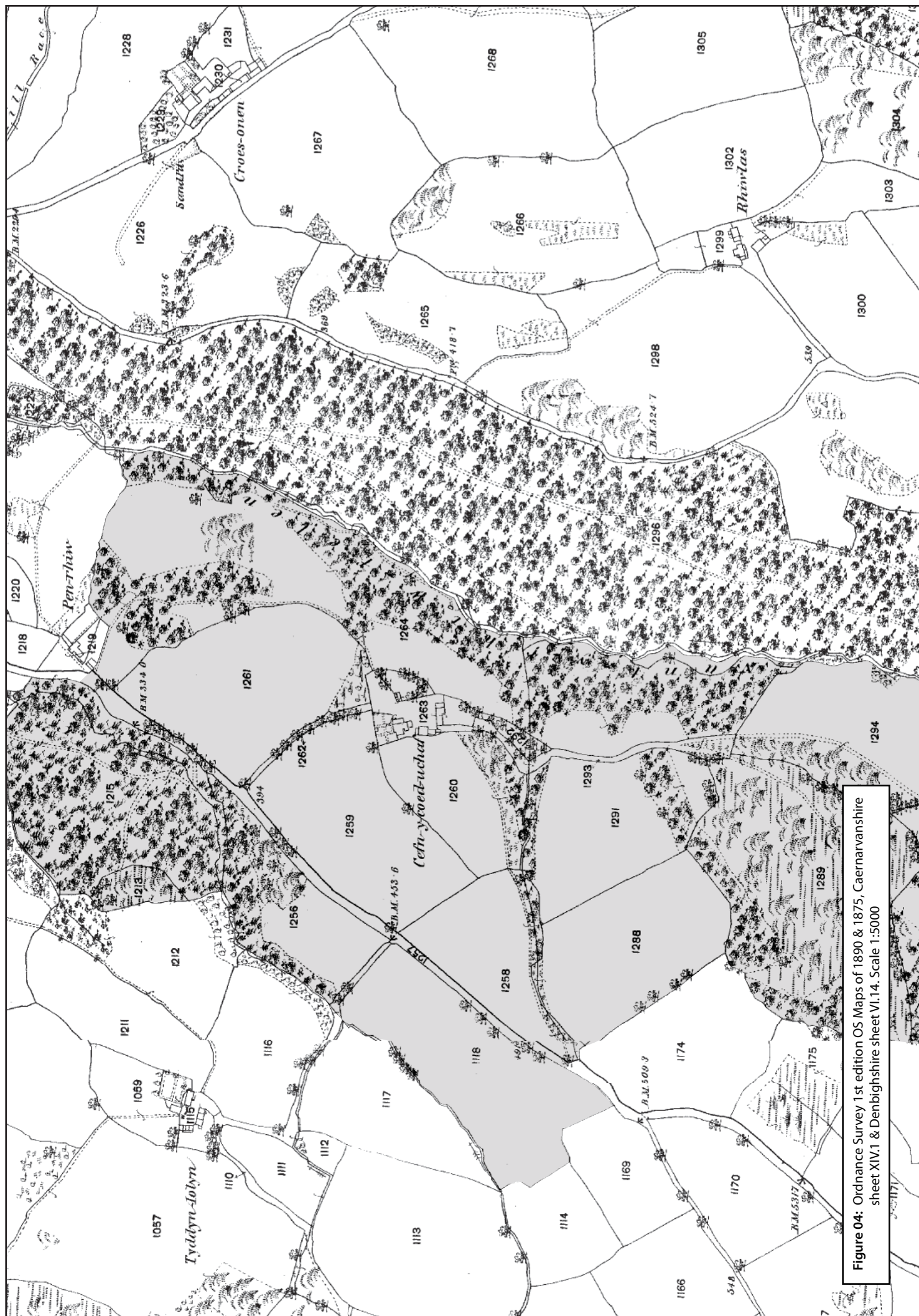




**Figure 03:** Sale catalogue of part of the estate of Joseph Evans of Heydock (CSC 14/118)







**Figure 04:** Ordnance Survey 1st edition OS Maps of 1890 & 1875, Caernarvonshire sheet XIV.1 & Denbighshire sheet VI.14. Scale 1:5000

Ground Floor

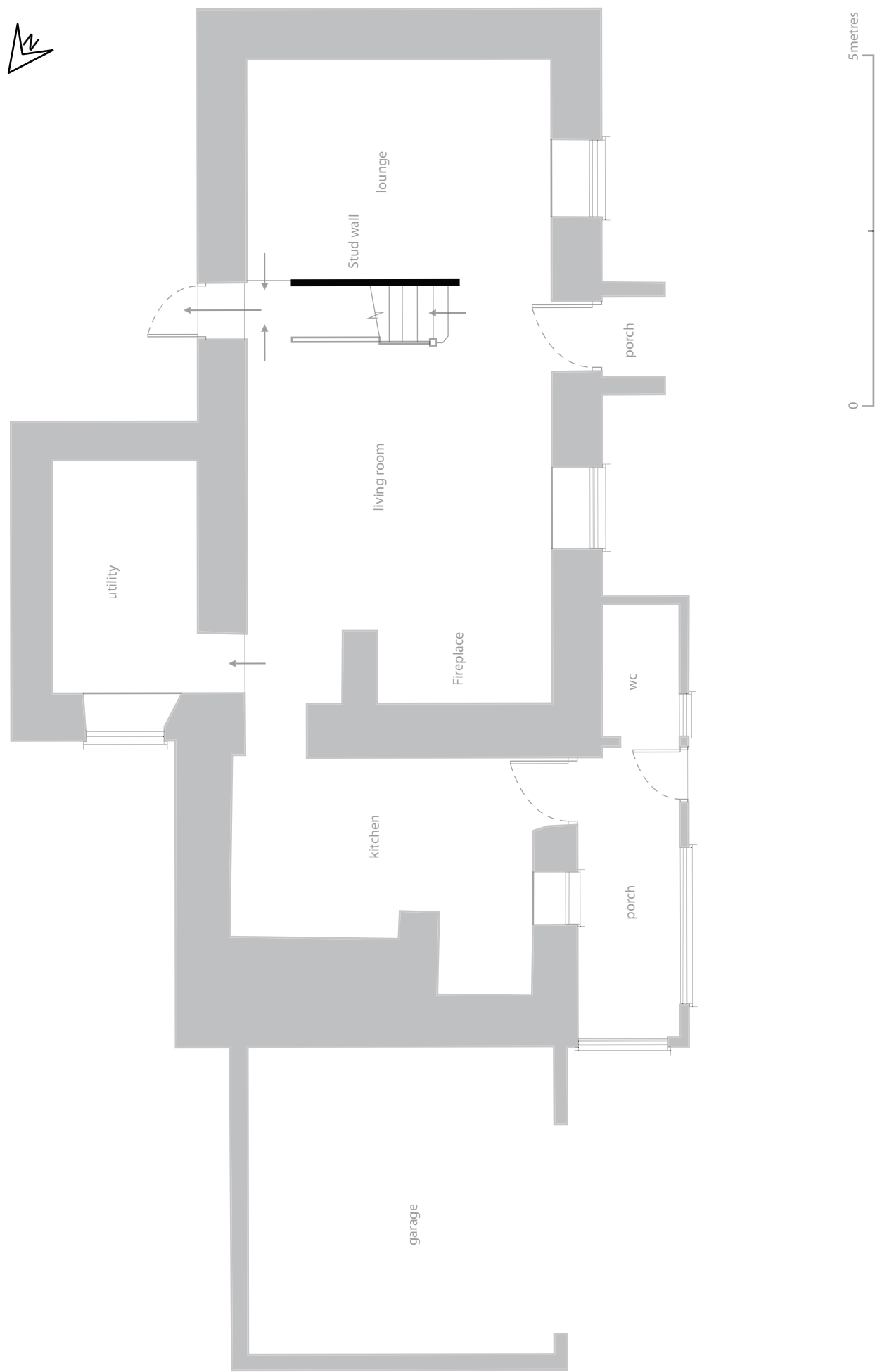
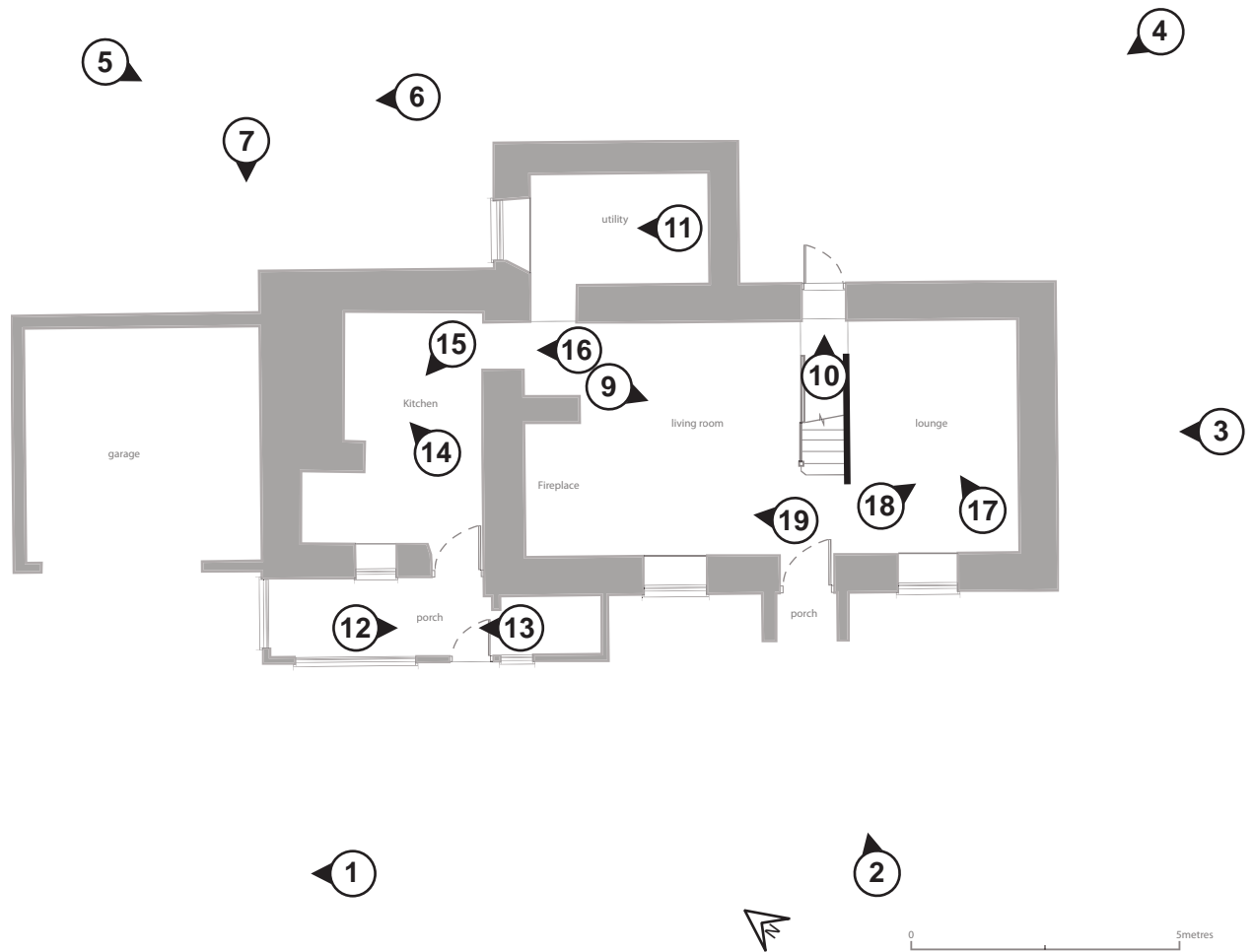


Figure 05: Ground floor plan of Cefn Coed Uchaf

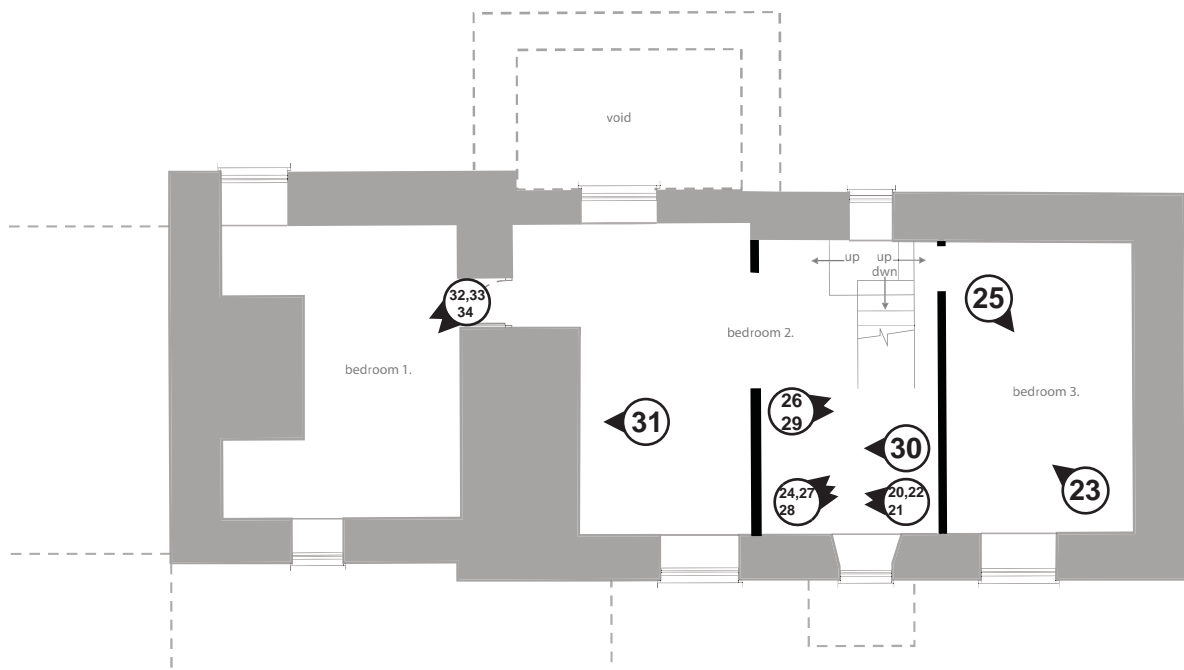


**Figure 06: First floor plan of Cefn Coed Uchaf**

## Ground Floor



## First Floor



**Figure 07: Photograph direction indication**



0 5metres





**Plate 01:** Historic farm outbuildings. Photograph taken from the north east



**Plate 02:** Front elevation of Cefn Coed Uchaf. Photograph taken from the south





Plate 03: Gable elevation of Cefn Coed Uchaf. Photograph taken from the east



Plate 04: Rear elevation of Cefn Coed Uchaf. Photograph taken from the east





Plate 05: Rear elevation of Cefn Coed Uchaf. Photograph taken from the north



Plate 06: Historic farm outbuilding. Photograph taken from the north west





Plate 07: Kitchen extension & garage, note the missing chimney. Photograph taken from the east



Plate 08: Burnt floor joists in kitchen extension





Plate 09: Stud panelling between the main room and parlour. Photograph taken from the north west



Plate 10: Modern north eastern doorway to rear of property





Plate 11: Utility room extension. Photograph taken from the south west



Plate 12: 20th Century porch and WC extension. Photograph taken from the east





Plate 13: 20th Century porch extension. Photograph taken from the west



Plate 14: Kitchen extension. Photograph taken from the west





Plate 15: Kitchen extension. Photograph taken from the south



Plate 16: Doorway between main room and kitchen extension, to north of the fireplace. Photograph taken from the south east





**Plate 17:** Stud panelling between parlour and main room. Photograph taken from the south



**Plate 18:** South east wall of parlour. Photograph taken from the north west





Plate 19: Inglenook fireplace in main room. Photograph taken from the south



Plate 20: Detail of remnants of stud panelling between bedrooms 2 & 3. Photograph taken from the south





**Plate 21:** Upper part of chimney breast (partially hidden by plater board) in bedroom 2. Photograph taken from the north west



**Plate 22:** Purlin and Common Rafters in bedroom 2. Photograph taken from the south west





Plate 23: Roof truss between bedrooms 2 & 3. Photograph taken from the south west



Plate 24: Roof structure and stud panelling between bedrooms 2 & 3. Photograph taken from the south west





Plate 25: Bedroom 3 showing modern window. Photograph taken from the north



Plate 26: Roof truss between bedrooms 2 & 3. Photograph taken from the north west





Plate 27: Roof truss and stud panelling between bedrooms 2 & 3. Photograph taken from the north west



Plate 28: Roof truss showing raked braces between bedrooms 2 & 3. Photograph taken from the north





Plate 29: Roof truss and stud panelling between bedrooms 2 & 3. Photograph taken from the north west



Plate 30: Roof truss in bedrooms 2. Photograph taken from the south





Plate 31: Fireplace in main chimney breast in bedroom 2. Photograph taken from the south east



Plate 32: Open roof structure with chimney removed in bedroom 1. Photograph taken from the east





**Plate 33:** Evidence of fire destruction and removed fireplace in bedroom 1. Photograph taken from the south east



**Plate 34:** Bedroom 2. Photograph taken from the east



CEFN COED UCHA, Ffordd Maenan,  
Eglwysbach

**PROJECT DESIGN FOR ARCHAEOLOGICAL  
BUILDING RECORDING (G2222)**

***Prepared for***

D Pye and D Williams

***October 2011***

Ymddiriedolaeth Archaeolegol Gwynedd  
Gwynedd Archaeological Trust

## **CEFN COED UCHA, FFORDD MAENAN, EGLWYSBACH**

### **PROJECT DESIGN FOR ARCHAEOLOGICAL BUILDING RECORDING (G2222)**

Prepared for D Pye and D Williams, October 2011

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## CEFN COED UCHA, FFORDD MAENAN, EGLWYSBACH

### PROJECT DESIGN FOR ARCHAEOLOGICAL BUILDING RECORDING (G2222)

Prepared for D Pye and D Williams, October 2011

#### 1.0 INTRODUCTION

Gwynedd Archaeological Trust (GAT) has been asked by D Pye and D Williams to provide a project design with costs for an archaeological building record (English Heritage equivalent **Level 2**) at Cefn Coed Ucha farmhouse, Ffordd Maenan, Eglwysbach, Conwy (NGR **SH80246880**).

The proposals entail the replacement of existing 19th/20th century extensions and associated works affecting the main fabric of the house, including removal of a chimney stack, and interior refurbishment work to restore the house to habitable condition.

A detailed brief has been prepared for these works by Gwynedd Archaeological Planning Service (GAPS; Ref.: **D1540**). However, at this stage, GAPS have requested that a detailed building record to “to **mitigate** the impact of the development” as “The works collectively involve the loss of original and later historic fabric and have the potential to reveal further original features and evidence of the historical development of the house....The archaeological record will serve as a record of the historic form and development of the building for archive purposes and contribute to the growing body of information on the vernacular built heritage of north Wales” (*ibid.*: 2).

This design will also conform to the guidelines specified in the *IFA Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (Institute for Archaeologists, 1996, rev. 2001 & 2008) & English Heritage ‘*Understanding Historic Buildings: a guide to good recording practice*’ (2006).

#### 2.0 BACKGROUND

According to GAPS mitigation brief **D1540** (pp. 1-2):

Cefn Coed Ucha is a detached two-storey farmhouse of cross-passage and end chimney plan and is believed to date originally from the late 17th century. The house has undergone a number of extensions and alterations and is currently undergoing a further programme of renovation. This renovation work provides the opportunity for investigating the history of the house and, as part of the mitigation record, recording features that had been concealed by later modifications.

#### 3.0 METHOD STATEMENT

##### **3.1 Level 2 Building Record**

GAPS mitigation brief has **D1540** states that

Renovation work has progressed to the stage that surface coverings have largely been removed to expose structural fabric. The recording element should be undertaken before any further work takes place; however, should observations or desk-based research suggest the potential for significant features to be encountered during the renovation work, the archaeological contractor should make arrangements for any appropriate supplementary recording work to be undertaken during the renovation.

The detailed building record will consist of a building record commensurate with the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2006) **Level 2** and will include, the following elements:

- written account 1-3, 5-8, 21, 22;
- drawings 1 or 2, 7, 8;
- photographs 1, 2, 4, 5.

Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

#### *3.1.1 Written Account*

The written account will utilise a range of available resources and discuss the structure's significance, origins, development and use. Local archive sources will be used to identify the history of the site and its evolution.

#### *3.1.2 Drawings*

The **drawings** will include a ground plan of the existing structure to aid interpretation and allow the location of photographs to be clearly indicated.

#### *3.1.3 Photographs*

Photographs will be detailed and will record all features, room spaces and elevations to illustrate the building's appearance and structure and to support an historical analysis. Each print will be clearly labeled with the subject, orientation and the date taken, and cross-referenced to its negative and or digital file. Digital images will be presented in the report as a hard copy and a CD-ROM will be included as an archive (ref.: **G2222**) to accompany the report.

**A Digital SLR will be used throughout set to maximum resolution.**

### **3.2 Report**

Following completion of the stages outlined above, a report will be produced incorporating all results and will include:

1. Introduction
2. Specification and Project Design
3. Methods and techniques
4. Archaeological Background
5. Results of **Level 2 Building Record**
6. Summary and conclusions
7. List of sources consulted.

## **4.0 STAFF & TIMETABLE**

The project will be supervised by John Roberts, Head of Contracts at the Trust, who has worked in various aspects of British archaeology for over 12 years, and who has been responsible for managing contract work at the Trust for several years, including

archaeological programmes for major road contracts, pipeline construction and new development sites. The work will be carried out by fully trained Project Archaeologists who are experienced in conducting project work and working with contractors and earth moving machinery. (Full CV's are available upon request).

## **5.0 HEALTH AND SAFETY**

The Trust subscribes to the SCAUM (Standing Conference of Archaeological Unit Managers) Health and Safety Policy as defined in **Health and Safety in Field Archaeology** (2007).

## **6.0 INSURANCE**

*Liability Insurance - Aviva Policy 24765101CHC/00045*

- Employers' Liability: Limit of Indemnity £10m in any one occurrence
- Public Liability: Limit of Indemnity £5m in any one occurrence
- Hire-in Plant Insurance: £50,000.00 any one item;  
£250,000.00 any one claim

The current period expires 21/06/12

*Professional Indemnity Insurance – RSA Insurance Plc P8531NAECE/1028*

- Limit of Indemnity £5,000,000 any one claim

The current period expires 22/07/12

## **7.0 BIBLIOGRAPHY**

Gwynedd Archaeological Planning Services Mitigation Brief **D1540**

Institute for Archaeologists: *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (Institute for Archaeologists, 1996, rev. 2001 & 2008)

## DESIGN BRIEF FOR ARCHAEOLOGICAL BUILDING RECORD

### Gwynedd Archaeological Planning Service

**Site:** Cefn Coed Ucha, Ffordd Maenan, Eglwysbach

**Date:** 15<sup>th</sup> August 2011

**National Grid Reference:** 280246, 368808

**Planning reference:** 0/37698

**Applicant:** Mr D Pye and Miss D Williams

***This design brief is only valid for six months after the above date. After this period Gwynedd Archaeological Planning Service should be contacted.***

*It is recommended that the contractor appointed to carry out the archaeological assessment visits the site of the proposed development and consults the Regional Historic Environment Record (HER) for north-west Wales before completing their specification. Gwynedd Archaeological Planning Service cannot guarantee the inclusion of all relevant information in the design brief.*

Key elements specific to this design brief have been highlighted.

#### 1.0 Site Location and Description

- 1.1 For the purposes of this brief the site comprises Cefn Coed Ucha farmhouse. Cefn Coed Ucha and its adjacent group of ancillary farm buildings are set within farmland off a minor road to the south-west of the village of Eglwysbach, Conwy.
- 1.2 Eglwysbach is an extensive parish located to the east of the Afon Conwy. Eglwysbach village is an essentially linear settlement along a minor road on the floor of the Afon Hiraethlyn valley, with some modern residential development to the north-west, and surrounded by largely pasture farmland.

#### 2.0 Archaeological Background

- 2.1 Cefn Coed Ucha is a detached two-storey farmhouse of cross-passage and end chimney plan and is believed to date originally from the late 17<sup>th</sup> century. The house has undergone a number of extensions and alterations and is currently undergoing a further programme of renovation. This renovation work provides the opportunity for investigating the history of the house and, as part of the mitigation record, recording features that had been concealed by later modifications.
- 2.2 The following publication must be consulted in relation to this brief:  
English Heritage, 2006. *Understanding Historic Buildings: A guide to good recording practice*. English Heritage, London.

### 3.0 The nature of the development and archaeological requirements

- 3.1 The proposals entail the replacement of existing 19<sup>th</sup>/20<sup>th</sup> century extensions and associated works affecting the main fabric of the house, including removal of a chimney stack, and interior refurbishment work to restore the house to habitable condition.
- 3.2 The works collectively involve the loss of original and later historic fabric and have the potential to reveal further original features and evidence of the historical development of the house.
- 3.3 The archaeological record will serve as a record of the historic form and development of the building for archive purposes and contribute to the growing body of information on the vernacular built heritage of north Wales.
- 3.4 This is a *design brief* for a programme of archaeological works to mitigate the impact of the development to be undertaken following planning consent, according to guidelines set out in Welsh national planning guidance (*Planning Policy Guidance Wales 2010*) and Welsh Office Circular 60/96 (*Planning and the Historic Environment: Archaeology*). The programme of works will comprise a **detailed building record** to be made in advance of the proposed works.
- 3.5 This *design brief* should be used by the archaeological contractor as the basis for the preparation of a detailed written archaeological *specification*. The specification must be submitted to the Gwynedd Archaeological Planning Service for approval before the work commences.
- 3.6 The *specification* should contain, as a minimum, the following elements:
- Non-technical summary.
  - Details of the proposed works as precisely as is reasonably possible, indicating clearly on a plan their location and extent.
  - A research design which sets out the site-specific objectives of the archaeological works.
  - Reference to the relevant legislation.
  - Health and Safety considerations.
  - Monitoring procedures.
  - Field methodology.
  - The level and grade of all key project staff.
  - A timetable for the proposed works including contingency costs (if appropriate).
  - The intended method of publication.
  - Archive deposition.

### 4.0 Mitigation detail

- 4.1 The programme of archaeological works to **mitigate** the impact of the development will consist of a detailed building record.
- 4.2 Renovation work has progressed to the stage that surface coverings have largely been removed to expose structural fabric. The recording element should be undertaken before any further work takes place; however, should

observations or desk-based research suggest the potential for significant features to be encountered during the renovation work, the archaeological contractor should make arrangements for any appropriate supplementary recording work to be undertaken during the renovation.

- 4.3 The building record should be roughly commensurate with the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2006) Level 2 and should include the following elements:

- |                   |                   |
|-------------------|-------------------|
| • written account | 1-3, 5-8, 21, 22; |
| • drawings        | 1 or 2, 7, 8;     |
| • photographs     | 1, 2, 4, 5.       |

- 4.4 The **written account** should be a primarily descriptive record summarising the building's form, use, origins and development and setting it within its local and regional context.
- 4.5 The **drawings** must be based on floor plans as existing, recording the form and location of architectural / structural features of historic significance. These may be dimensioned sketches or utilise existing architect's plans drawn to scale, where this will not hinder archaeological interpretation.
- 4.6 **Photographs** should be comprehensive and must record all room spaces, exterior elevations and significant structural/decorative details, to illustrate the setting, appearance and structure of the building. Each print should be clearly labelled with the subject, orientation and the date taken, and cross-referenced to its negative and/or digital file (see 4.7 & 4.8).
- 4.7 Where appropriate both black-and-white and colour photography should be used.
- 4.8 If utilising digital technology, high resolution images (preferably in .tif format) must be produced. These should be presented within the report as a hard copy and a compact disc must be included as an archive to accompany the report.
- 4.9 Recording methodology must be in accordance with Institute for Archaeologists guidance (see general requirements below).
- 4.10 The archaeological contractor will ensure that sufficient resource is made available for a resulting archive report.
- 4.11 The report should specifically include the following:

- a) a copy of the design brief and agreed specification,
- b) a location plan,
- c) a plan illustrating the location and direction of any photographs or drawings,
- d) adequate dimensional and descriptive detail,
- e) a full bibliography of sources consulted,
- f) an archive compact disc.

## 5.0 General requirements

- 5.1 The archaeological recording must be undertaken by an appropriately qualified individual or organisation, fully experienced in work of this character.



- 5.2 Details, including the name, qualifications and experience of the project director and all other key project personnel (including specialist staff) should be communicated to the Gwynedd Archaeological Planning Service and all written work attributed to an author(s).
- 5.3 Contractors and subcontractors are expected to conform to standard professional guidelines. The following are of particular relevance in this instance:-
- Brown D. H. 2007 Archaeological Archives A guide to best practice in creation, compilation, Transfer and curation. Archaeological Archives Forum.
  - English Heritage, 2006 Understanding Historic Buildings: A guide to good recording practice.
  - Richards, J. & Robinson, D. 2000. Digital Archives from Excavation and Fieldwork: Guide to Good Practice. Second Edition. The Archaeology Data Service Guide to Good Practice. Oxbow Books.  
<http://ads.ahds.ac.uk/project/goodguides/excavation/>
  - The Institute for Archaeologists 1985 (revised 2006) Code of Conduct.
  - The Institute for Archaeologists 1990 (revised 2002) Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology.
  - The Institute for Archaeologists 1994 (revised 2001) Standard and Guidance for Archaeological Desk-Based Assessment.
  - The Institute for Archaeologists 1994 (revised 2001) Standard and Guidance for an Archaeological Watching Brief.
  - The Institute for Archaeologists 1996 (revised 2001) Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures.
  - The Institute for Archaeologists 2001 Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials.
- 5.4 Many people in North Wales speak Welsh as their first language, and many of the archive and documentary references are in Welsh. Contractors should therefore give due consideration to their ability to understand and converse in Welsh.
- 5.5 The archaeological contractor must satisfy themselves that all constraints to groundworks have been identified, including the siting of live services, Tree Preservation Orders and public footpaths. Gwynedd Archaeological Planning Service bears no responsibility for the inclusion or exclusion of such information within this brief.
- 5.6 Any changes to the specifications that the archaeological contractor may wish to make after approval by this office should be communicated to Gwynedd Archaeological Planning Service and approved.
- 5.7 Care must be taken in dealing with human remains and the appropriate environmental health regulations followed. Gwynedd Archaeological Planning Service and the local Coroner must be informed immediately human remains are discovered.

- 5.8 Arrangements for the long-term storage and deposition of all artefacts must be agreed with the landowner and Gwynedd Archaeological Planning Service before the commencement of investigation.
- 5.9 The involvement of Gwynedd Archaeological Planning Service should be acknowledged in any report or publication generated by this project.
- 5.10 A full archive including plans, photographs, written material and any other material resulting from the project should be prepared in accordance with standard guidance. All plans, photographs and descriptions should be labelled, cross-referenced and lodged in an appropriate place (to be agreed with Gwynedd Archaeological Planning Service) within six months of the completion of the project.
- 5.11 Two copies of the bound report must be sent to the address below, one copy marked for the attention of the Development Control Archaeologist, the other for attention of the HER Officer, who will deposit the copy in the HER.

## **6.0 Curatorial monitoring**

- 6.1 The project will be monitored by Gwynedd Archaeological Planning Service to ensure the fulfilment of the brief and specifications. The Development Control Archaeologist will normally review the progress of reports and archive preparation. The archaeological contractor must inform Gwynedd Archaeological Planning Service in writing of the proposed start dates for the project and any subsequent phases of work.

## **7.0 Glossary of terms**

- 7.1 *Archaeological Contractor*  
A professionally qualified individual or an organisation containing professionally qualified archaeological staff, able to offer an appropriate and satisfactory treatment of the archaeological resource, retained by the developer to carry out archaeological work either prior to the submission of a planning application or as a requirement of the planning process.
- 7.2 *Archaeological Curator*  
A person, or organisation, responsible for the conservation and management of archaeological evidence by virtue of official or statutory duties. In north-west Wales the archaeological advisor to the Local Planning Authorities is the Development Control Archaeologist, who works to the Welsh Archaeological Trust's Curators' Code of Practice.
- 7.3 *Archive*  
An ordered collection of all documents and artefacts from an archaeological project, which at the conclusion of the work should be deposited at a public repository, such as the local museum.
- 7.4 *Brief*  
The Association of County Archaeological Officers (1993) defines a *brief* as an outline framework of the planning and archaeological situation which has to be addressed, together with an indication of the scope of works that will be required.

- 7.5 *Historic environment Record (HER)*  
A documentary record of known sites in a given area. In north-west Wales the HER is curated by the curatorial division of the Gwynedd Archaeological Trust.
- 7.6 *Specification*  
The Association of County Archaeological Officers (1993) defines a *specification* as a schedule of works outlined in sufficient detail to be quantifiable, implemented and monitored.
- 7.7 *Watching brief*  
A formal programme of observation during non-archaeological excavation works in order to identify, investigate and record any archaeological remains which may be present, in accordance with the Archaeological Standards.
- 8.0 Further information**
- 8.1 This document outlines best practice expected of an archaeological assessment but cannot fully anticipate the conditions that will be encountered as work progresses. If requirements of the brief cannot be met they should only be excluded or altered after gaining written approval of the Gwynedd Archaeological Planning Service.
- 8.2 Further details or clarification of any aspects of the brief may be obtained from the Development Control Archaeologist at the address below.

Jenny Emmett  
Archaeolegydd Rheolaeth Datblygiad - Development Control Archaeologist

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