

# Rhyd Ddu, Betws Garmon, Gwynedd

## Lliniaru Archeolegol / Archaeological Mitigation



Archaeoleg Gwynedd

# Heneb

Gwynedd Archaeology

# Rhyd Ddu, Betws Garmon, Gwynedd

## Lliniaru Archaeolegol / Archaeological Mitigation

Yr Amgylchedd Hanesyddol yn Cofnodi Prif Gyfeirnod /  
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

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## CRYNHODEB ANHECHNEGOL

*Comisiynwyd Heneb: Archaeoleg Gwynedd gan Vicky Boiten-Lee i gynnal rhaglen o liniaru archaeolegol ar ffurf cofnod adeilad Lefel 2 a briff gwyllo archaeolegol yn Tan y Llyn, Rhyd Ddu. Cynhaliwyd cofnod adeilad Lefel 2 ar y 16eg o Hydref 2023, ac yna dilynwyd gan friff gwyllo rhwng y 28ain a'r 29ain o Fai 2024. Gwelodd a chofnododd y cofnod adeilad Lefel 2 yr holl newidiadau gweladwy i'r eiddo. Tra bo'r briff gwyllo yn monitro ffosydd sy'n gysylltiedig â sylfeini newydd a system ddraenio (ffosydd cerrig a thanc septic). Ni welwyd unrhyw archaeoleg yn ystod y briff gwyllo.*

## NON-TECHNICAL SUMMARY

*Heneb: Gwynedd Archaeology was commissioned by Vicky Boiten-Lee to undertake a programme of archaeological mitigation in the form of a Level 2 building record and archaeological watching brief at Tan y Llyn, Rhyd Ddu. A level 2 building record was undertaken during the 16<sup>th</sup> of October 2023, followed by a watching brief between the 28<sup>th</sup> and 29<sup>th</sup> of May 2024. The Level 2 building record observed and recorded all visible changes to the property, while the watching brief monitored trenches associated with new foundations and a drainage system (soakaway and septic tank). No archaeology was observed during the watching brief.*

## 1 INTRODUCTION

Heneb: Gwynedd Archaeology was commissioned by *Vicky Boiten-Lee* to undertake a programme of archaeological mitigation in the form of a Level 2 building record and an archaeological watching brief at Tan y Llyn, Rhyd Ddu, Betws Garmon, Gwynedd, LL54 6TH (NGR SH56825256; cf. [Figure 01](#)). The proposed development is situated within the Snowdonia National Park.

The proposed developments to Tan y Llyn include the demolition of an existing lean-to rear offshoot and front porch, the erection of single storey rear extension, and the installation of a raised decked terrace to rear ([Figures 08](#) and [09](#)). The planning enforcement was placed on any works to the building due to the historical value of the house, which is recorded in the Gwynedd HER as a woollen mill according to historic mapping (PRN 34536).

The Level 2 building record was undertaken on the 16<sup>th</sup> of October 2023 and the watching brief between the 28<sup>th</sup> and 29<sup>th</sup> of May 2024 by Heneb: Gwynedd Archaeology (Archaeological Services). The archaeological mitigation was completed under planning reference NP3/12/5B and conditions set out by the regional Planning Archaeologist (Heneb: Gwynedd Planning). The works were undertaken in accordance with an approved written scheme of investigation ([Appendix I](#)).

In line with the regional Historic Environment Record (HER) requirements, the HER was contacted at the onset of the project to ensure that any data arising was formatted in a manner suitable for accession; The Gwynedd HER enquiry number is **GATHER1935** and the event primary reference number is **46692**. A bilingual event summary has been prepared for submission to the Gwynedd HER in accordance with their guidance.

The archaeological mitigation was conducted in accordance with the following guidelines:

- Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) Version 2 (The Welsh Archaeological Trusts, 2022);
- Guidelines for digital archives (Royal Commission on Ancient and Historic Monuments of Wales, 2015);
- Management of Archaeological Projects (English Heritage, 1991);
- Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide (Historic England, 2015);

- Standard for archaeological monitoring & recording (Chartered Institute for Archaeologists, 2023);
- Universal Guidance for archaeological monitoring & recording (Chartered Institute for Archaeologists, 2023);
- Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (Chartered Institute for Archaeologists, 2020);
- Standard and guidance for the collection, documentation, conservation and research of archaeological materials (Chartered Institute for Archaeologists, 2020b); and
- Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives (Chartered Institute for Archaeologists, 2020b).
- Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, 2016).

Heneb: Gwynedd Archaeology is part of Heneb: Trust for Welsh Archaeology, which is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA).

## 1.1 Aims and Objectives

The key aims and objectives were to:

- Complete a descriptive record of a detached three-bedroom house and former woollen mill, sufficient to document its development, use and phasing;
- establish and record the date and/or nature of any archaeological remains identified and assess their implications for understanding the historical development of the area, in conjunction with the known archaeological record;
- to place the results in context (if applicable), with reference made to *A Research Framework for the Archaeology of Wales Version 03, Final Refresh Document* (March 2017);
- if no additional archaeological activity is identified, establish why this may be the case.



## **1.2 Acknowledgements**

Heneb: Gwynedd Archaeology would like to thank the following for their contribution and support:

- Heneb: Gwynedd Archaeology project team: Bethan Jones and Mike Woods;
- Client: (Vicky Boiten-Lee); and
- Heneb: Gwynedd Archaeology Planning: Tom Fildes.

## 2 HISTORICAL BACKGROUND

Tan y Llyn is situated on the outskirts of the town of Rhyd Ddu and directly next to the Afon Gwyrfa. The house in its current state is set within a fairly wetland area surrounded by mature trees. The house is listed in the Gwynedd HER as a '*Unknown Woolen Mill*' (PRN: 34536) and is labelled as Wollen Factory on historic maps. The former woollen mill was set in the shallow river valley of the Afon Gwyrfa, with a 0.15ha garden bounded on all side by trees. A bow in the river forms the property boundary to the east, south and north, and the line of the former mill sluice defines the western boundary to the west.

### 2.1 Cartographic Evidence

An examination of the 25inch to 1-mile County Series Ordnance Survey maps (Caernarvonshire Sheets XXI.12 (published: First Edition 1889, Second Edition 1900 and Third Edition 1915 ([Figure 05](#))) was undertaken. The maps label Tyn Llan as a 'woollen factory' (PRN 34536) situated within a bow of the Afon Gwyrfa and accessed only by a limited number of footpaths. Also present on all three maps is a sluice and aqueduct positioned to the west and bounding the mills property against the river. This is also marked on the earlier Llanwnda Parish Tithe map of 1841 which shows the land separated and allotted field number 2076.

Present on the First and Second Edition Ordnance survey maps are the possible addition of outbuildings to the south of the main house. However, by the Third Edition they have disappeared. These possible outbuildings are irregular quadrilateral in shape and they are possibly either structures or a man-made pond situated next to the footpath ([Figure 06](#)). In addition, working forward from the 1841 Tithe map to the Ordnance Survey maps, the mill is clearly shown to develop in size, as it starts as a smaller L-shaped building and is extended over time towards the east ([Figure 05](#)). This is supported by photographs present in the Simpson & Brown (2023) Design and Access Statement (DAS) of the mill dated 1896 where it is referenced as 'Old Mill' with a dwelling attached to the mill, along with evidence that the central wall of the house was once an external wall with a chimney. A plan showing the different phasing of the mill can be found at (cf. [Figure 04](#)).

## 2.2 Historic Evidence

A Design and Access Statement (DAS) was prepared by Simpson & Brown in 2023 and gave a brief historic overview of the former woollen mill. It was built as a two-storey stone building with a slate roof and two chimneys, one at the centre of the plan and one on the east gable. The overshot water wheel powering the mill was located on the west gable and fed by a sluice from the Afon Gwyrfai. The DAS states that traces of the wheel outline are still evident on this wall, with the sluice or mill race appearing to have been filled in (ibid.). The RCAHMW also details that the mill was powered from the Afon Gwyrfai which flows out of Llyn y Gader and conveyed to the mill by 40-metre-long aqueducts (RCAHMW, 2024). The Aqueduct, south of Woollen Factory (PRN 96050), has a length of 21 meters still represented on modern mapping, however the former northern section closest to the mill is not (McGuinness, 2022).

The land associated with the former mill was registered as number 2076 on the Llanwnda Parish Tithe Map and owned by Philip Williams and tenanted by Catherine Williams. The land is classed as pasture and measured as 38 perches and payable to the amount of 1d a year ([Figure 06](#) and [07](#)).

The following sites are either associated or in close vicinity to the Mill:

- Aqueduct, South of Woollen Factory, Betws Garmon: PRN 96050
- Sluice, South of Woollen Factory, Betws Garmon: PRN 96052
- Bridge, South of Woollen Factory, Betws Garmon: PRN 96128
- Footbridge, South of Woollen Factory, Betws Garmon: PRN 96129
- Footbridge, South East of Woollen Factory, Betws Garmon: PRN 96051
- Footbridge (Site of), East of Woollen Factory, Betws Garmon: PRN 96127



### 3 METHODOLOGY

#### 3.1 Level 2 Building Record

##### 3.1.1 Introduction

The archaeological mitigation was undertaken as a Level 2 Record, as defined by *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England, 2016). The Level 2 record was limited to accessible areas and was undertaken in accordance with a suitable risk assessment and health & safety parameters. The client was responsible for access and for removing any obstructing vegetation or materials.

A Level 2 record is characterised in *Understanding Historic Buildings as a descriptive record* (Historic England, 2016: 26), and incorporated the exterior and interior of the building, for which a photographic record, written record and drawn record was completed as located on Simpson & Brown Architects Drawings (cf. [Figure 01](#), [02](#), [03](#) and [04](#)).

##### 3.1.2 Photographic Record

The photographic record included *Understanding Historic Buildings photographic elements* 1, 2 and 4 (Historic England, 2016: 26) and included general views of the building within the local landscape, along with exterior and interior elevations – both oblique and face-on (where practical) and a record of the overall appearance of the principal rooms and circulation areas within the interior. Camera tripods and measuring poles were used for the elevations and where practical elsewhere; artificial lighting was used for the interior if there is insufficient natural lighting/existing lighting.

Photographic images were taken using a digital SLR (Nikon D3100) camera set to maximum resolution (4928 × 3264; 14.2 effective megapixels) in RAW format. A photographic record was maintained on site using Heneb pro-formas and digitised in Microsoft Excel and Access as part of the fieldwork archive and dissemination process; the archive numbering system started from G2806\_01 to G2806\_46 ([Appendix II](#)). The location and orientation of photographs taken were recorded on a site plan, ground floor plan and first plan (Simpson & Brown Architects Drawings 00 02 Rev P01, 01 01 Rev P01 and 01 02 Rev P01; cf. [Figures 01](#), [02](#) and [03](#)) and then digitised for final reporting. The photographic images have been converted to TIFF for final archiving using Adobe Photoshop.



### 3.1.3 Written Record

The written record includes *Understanding Historic Buildings report elements* 1-3 and 6 (Historic England, 2016: 26). This includes:

- the precise location of the building (NGR format) and an address;
- a note of any statutory or non-statutory designations;
- the date of when the record was made as well as the name of the recorder and location of the project archive; and
- a description of the building's form, function, date and sequence of development.  
The names of architects, builder, patrons and owners should be included if known.

The Level 2 written record was completed using a Heneb basic pro-forma. The basic record pro-forma was used to record the exterior and interior elevations, as well as key structural details. Key dimensions and detailed measurements were completed using hand tapes and a laser distance measurer.

### 3.1.4 Drawn Record

Measured drawings were prepared in accordance with *Understanding Historic Buildings drawing elements* 1 or 2 and 3 to 7 (Historic England, 2016: 26). This included:

- a sketched or measured plan as existing. In this instance, the scaled plans detailed in Simpson & Brown Architects Drawings 01 01 Rev P01 and 01 02 Rev P01 ([Figure 02](#) and [Figure 03](#) respectively) was used for reference and as a base plan. The plans were annotated to show the form and location of any structural features of historic significance, e.g., blocked doorways, windows and fireplaces and any other fixtures of significance (if present).
- If the building showed any complex phasing and change of use, a plan will be prepared for the report detailing the phasing and any layout changes; and
- A site plan relating the building to other structures within the local area.

## 3.2 Watching Brief

An archaeological watching brief is defined by the Chartered Institute for Archaeologists as a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive (ClfA, 2023). The watching brief was undertaken on an intensive basis and included but not be limited to foundation footings, access and landscaping.

An archaeological watching brief can be divided into four categories:

- comprehensive (present during all ground disturbance)
- intensive (present during sensitive ground disturbance)
- intermittent (viewing the trenches after machining)
- partial (as and when seems appropriate).

The archaeological watching brief was conducted on an **intensive basis** and covered all excavation works undertaken at Tan y Llyn.

### 3.2.1 Fieldwork Methodology

All attendances and photographs were recorded using GAT pro-formas. Photographic images were taken using a digital SLR (Nikon D3100) camera set to maximum resolution (4,608 x 3,072) in RAW format and archived in TIFF format using Adobe Photoshop. A total of 15 photographic images were taken during the watching brief (archive reference numbers G2826\_47 to G2826\_62; cf. [Appendix II](#) for the photographic metadata).

### 3.3 Data Management Plan

The fieldwork data has been used as the basis for the physical and digital dataset archives and used to compile the project report. The physical archive has been stored in a designated project folder and the location confirmed in Heneb's project database; the digital dataset has been stored on a dedicated Heneb server, with the location confirmed in the Heneb project database via a specific hyperlink. There is no de-selected digital data.

External datasets for the regional HER and RCAHMW are as follows:

- HER: digital report (PDF format) and Event PRN summary (Microsoft Excel format); the report and dataset have been prepared in accordance with the required standards set out in *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* (Version 1.1); and
- RCAHMW: a digital report (PDF format) and digital archive dataset have been prepared in accordance with the *RCAHMW Guidelines for Digital Archives Version 1*. The dataset includes:
  - Photographic metadata (Microsoft Access);
  - Photographic archive (TIFF format);
  - Project Information form (Microsoft Excel);
  - File Information form (Microsoft Excel) – Microsoft Word report text final;
  - File Information form (Microsoft Excel) – Photographic metadata (general);
  - File Information form (Microsoft Excel) – Adobe PDF report final; and
  - File Information form (Microsoft Excel) - Photographic metadata (detail).



### 3.4 Selection Strategy

As defined in *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (Chartered Institute for Archaeologists, 2020) section 3.3.1, a project specific selection strategy and data management plan should be prepared. In support of this, the Chartered Institute for Archaeologist (CIfA), have stated that it is “widely accepted that not all the records and materials collected or created during the course of an Archaeological Project require preservation in perpetuity. These records and materials constitute the Working Project Archive which will be subject to Selection, in order to establish what will be retained for long-term curation”. The aim of selection is to ensure that all the elements retained from the Working Project Archive for inclusion in the Archaeological Archive are appropriate to establish the significance of the project and support “future research, outreach, engagement, display and learning activities”. Selection should be “focused on selecting what is to be retained to support these future needs, rather than deciding what can be dispersed” and can be qualified by a selection strategy, which details the project-specific selection process, agreed by all parties (including Heneb: Gwynedd Archaeology Planning, client and/or landowner), which will be applied to a Working Project Archive prior to its transfer into curatorial care as the Archaeological Archive.

- The aims and objectives of the project.
- The brief and/or Written Scheme of Investigation (WSI)).
- The Collecting Institution’s collection policy and/or deposition guidelines.
- Regional & relevant thematic or period specific research frameworks.
- The project’s Data Management Plan (DMP).
- Internal recording and reporting policies.
- Material-specific guidance documents.

The project specific selection strategy is summarised in [Appendix III](#)



## 4 RESULTS

### 4.1 Level 2 Building Record

#### 4.1.1 Introduction

A building record of Tan y Llyn was undertaken during the 16<sup>th</sup> of October 2023 on a dry overcast day. A full record of the exterior and interior was undertaken through written and photographic form. All photographic reference numbers, including direction and position of photos, have been annotated and digitised on the following Simpson & Brown Architects Drawings 00 02 Rev P01, 01 01 Rev P01 and 01 02 Rev P01; cf. [Figures 01](#), [02](#) and [03](#). In addition, a plan depicting the chronological phasing has been included within the report for visual reference (cf. [Figure 04](#)). The building is stone built along with the later additions, which has in its current form, been painted a bright white.

#### 4.1.2 Northern Elevation

*Plates:* 05-07 and 09

The northern part of the building consists of seven wooden casement windows with eight panels at the western end and six panels at the eastern end. An early 20<sup>th</sup> century lobby extension protrudes from the eastern end of the northern elevation (Plate 05). A former blocked up doorway into Room 03 was noted and at present holds one of the eight panelled windows. The doorway was clearly seen as an original entry point into the earliest phase of the house (Plate 06, cf. [Figure 04](#)). Entrance into Tan y Llyn is through a doorway situated on the eastern side of the lobby extension (Plate 07). Directly in front of the door on the exterior is a former footbridge (PRN 96127) leading to Tan y Llyn when it was used as a woollen factory (Plate 09).

#### 4.1.3 Southern Elevation

*Plates:* 01-03

The southern part of the building consists of five wooden casement windows mostly consisting of six window panels with the first-floor central window having a single strip window with four panels (Plate 01). At the western end, a dormer window extension has been built upon a former lean-to, with French doors present on the ground floor leading out onto the garden area (Plate 03). The roof has been modified to incorporate the dormer and the slates, which were removed, have been re-used which was notable on the eastern side. Part of the building has been

constructed around a large natural glacial boulder (Plate 02). A former conservatory area removed with footings is evident at the western end (Plate 03).

#### *4.1.4 Eastern Gable End*

*Plates: 07 and 08*

Situated on the eastern gable end is a stone construction extension (Store) with a single slate slanting roof. As opposed to the main building, the extension has been plastered over the stone. Situated on the southern end of the extension is an entrance way with a wooden green door which is one of the entrance ways into the store (Plate 07). On the opposite side of the extension, evidence of a former smaller storage shed (now removed) was noted (Plate 08).

#### *4.1.5 Western Gable End*

*Plate: 04*

The western gable end has an irregular roof slope with the longest part being on the southern end, which reaches to the ground floor. The area surrounding the former mill wheel is painted black as opposed to the rest of the house which is white (Plate 04). A single eight panelled wooden casement window is positioned at the northern end of the gable end at the first-floor level. It was noted that the ground was disturbed in front of the western gable end prior to the watching brief.

#### *4.1.6 The Roof*

Two chimneys are present on the eastern and western gable ends and according to the owner a third central chimney was present, however it was removed. The roof consists of Penrhyn slate with slate slabs, likely re-used/repaired during roof extension (dormer).

#### 4.1.7 Room 01

*Plates:* 12-16

*Dimensions:*

Length: 5.28 m

Width: 2.2 m

Height (Highest): 2.46 m

Room 01 is a lobby extension situated at the northern end of the house and constructed during the early to mid-20<sup>th</sup> century. The room has a floor painted terracotta coloured red with ruff plastered walls to imitate the exterior style. The lobby extension is likely brick built with a plaster covering imitating stone. The room consists of three wooden casement windows with 12 panes on the northern end and six on the western end. The roof is slopping in type with black painted beams and a natural varnished slatted finish on the ceiling (Plate 12 to 15). Access is via the eastern wooden green painted door (panelled with window) (Plate 16).

Northern windows x3: 0.96m wide x 0.83m high, West window: 0.91m wide x 0.83m high, door: 0.91m wide x 1.95m high.

#### 4.1.8 Room 02

*Plates:* 17-22

*Dimensions:*

Length: 4.44 m

Width: 4.29 m

Height (Highest): 2.13 m

Room 02 is part of the 19<sup>th</sup> century extension to Tyn y Llan. It consists of a thick concrete (poured) floor which was once tiled. Positioned on the eastern wall is a large inglenook fireplace with a large thick stone lintel which has been painted black (Plate 17 and Plate 21). The former kitchen was positioned on the southern wall which also has two wooden casement windows, each with eight panes (Plate 17 and Plate 20). Positioned on the northern elevation wall is a red painted stable door (one glass top pane) leading into Room 01 along with a single wooden casement window with six panes (Plate 18 and Plate 19 and 22). A single stable door positioned on the western wall in the northwest corner leads through to Room 03 (Room 19 and Plate 20). The ceiling is the same form and colour as Room 01, consisting of painted black beams and natural varnished slatted wooden finish.



Southern window x2: 1.14m wide x 0.81m high, Northern window: 0.91m wide x 0.81 high, Northern door: 0.83m wide x 2m high, Fire place: 1.42m high x 1.27m wide x 0.63m in depth.

#### 4.1.9 Room 03

*Plates:* 23-30

Dimensions:

Length: 6.24 m

Width (Widest): 7.23 m (Shortest): 4m

Height: 2.03m

Room 03 is a large 'L' shaped room within the original late 18<sup>th</sup> century to early 19<sup>th</sup> century original part of the building. The floor is made up of a poured concrete floor covered tiled with terracotta-coloured red tiles, possibly containing asbestos. The northern wall contained an early 21<sup>st</sup> century staircase up to the first floor (Plate 23 to 25 and Plate 29). The northern wall contains three wooden casement windows. A large eight pane next to the northwest corner, one six pane positioned centrally and was noted to be the old doorway into Room 03 and a narrow four pane window situated behind the staircase (Plate 23 and Plate 25). The Central blocked up doorway, which is now used as a window, contains a low slate shelf and is just over one metre wide (Plate 28). The eastern wall contains the doorway through to Room 02 positioned close to the rear of the staircase (Plate 24 and Plate 25). The southern wall curves around the glacial boulder and on the longest end contains the French doors out to the garden area, while the shortest part of the room contains a single casement window on the southeastern corner with 6 panes (Plate 24, 26 and Plate 30). The French doors out to the garden area are placed upon a large block slate step (Plate 26). On the western wall, a large inglenook fireplace is present with a large oak lintel and slate slab hearth. The fire place has a flued cast iron oven type which is black in colour and has two front doors (Plate 24 and Plate 26 to 27 and 30). The ceiling is made up of Artex plastered board pinned by black painted beams.

Northern wall windows: (West to East). 0.81m wide x 1.01 high, 1m wide x 1.09m high, wide 0.8m x 0.83m high.

#### *4.1.10 Store (Ground Floor)*

*Plates:* 46 and 11

*Dimensions:*

Length: 3.68 m

Width: 1.7 m

Height (Highest): 2.51 m

The store is a brick-built lean-to attached to the eastern gable end of Tan y Llyn. The store was originally and also currently used as a storage shed. Construction is likely during the renovation period. The roof is a single slanting wood and slate constructed with the entrance via a wooden door situated next to the entrance to Room 01 (Plate 11 and Plate 46).

Northern door: 0.76m wide x 1.93m high.

#### *4.1.11 First Floor: Room 04*

*Plates:* 31-35

*Dimensions:*

Length: 4.62 m

Width: 2.51 m

Height (Highest): 3.07 m

Room 04 is a former bedroom area with an exposed roof space showing large purlin beam (painted black) and a Velux window (Plate 32 and Plate 35). Thin wooden partition panelling wall painted mint green with internal modern lagging is exposed through a hole in the wall on western wall (Plate 33 and Plate 34). The northern and eastern walls are plastered with pink finish and painted mint green with the yellow roof space painted yellow. The northern wall contains a single wooden casement window with six panes, while the southern wall has remnants of a former built in closet attached to the wall (Plate 31 and Plate 34). The room has a wooden floor which appears to be relatively modern and may have been possibly replaced during 19<sup>th</sup> century extension.

Northern window: 0.83m wide x 0.81m high.

#### 4.1.12 First Floor: Room 05

*Plates:* 36-37

*Dimensions:*

Length: 2.8 m

Width: 1.7 m

Height (Highest): 2.3 m

Room 05 is a former bathroom with Artex plastered walls. Partially brick-built with single row wooden casement window positioned on the southern wall which on examination was a later addition (Plate 36). The room has a wooden floor and a wood panel ceiling and is accessible via a wooden dark stained door situated on the northern end (Plate 37). The bathroom lies within the later 19<sup>th</sup> century extension.

Southern window: 1.21m wide x 0.48m high, Northern door: 0.8m wide x 2m high.

#### 4.1.13 First Floor: Room 06

*Plates:* 38-45

*Dimensions:*

Length: (Longest) 8.71 m (Shortest) 6.20 m

Width: (Longest) 7.4 m (Shortest) 4.50 m

Height (Highest): 3.12 m

Room 06, in its current state, is open plan as all partition walls have been removed, this is seen by evidence of former bedrooms present (Plate 40 and Plate 41). On the western elevation a large protruding chimney breast is present along with the dormer window extending out on the southern side with a wooden casement window with sixteen panes. On the eastern side of the chimney breast, a wooden casement window is present with six panes (Plates 38 to 39 and Plate 45). On the northern elevation there are a total of three wooden casement windows, one situated above the top of the stairs and could not be measured. Out of the three windows, two have six panes and one has four (Plate 5 and Plate 38 to 39). In addition, there are also two Velux widows present, one to the north and one to the south (Plate 39 and Plate 41 to 43). The exposed wooden truss and purlins show that the roof has previously been raised and a new 'A' truss inserted, interpreted as likely during the 1920-30s (Plate 39, 41 and Plate 44). New wooden floorboards situated throughout, along with late 20<sup>th</sup> century wood panelling visible between the black painted purlins (Plate 38 and Plate 43).



Northern windows (E-W): 0.91m wide x 0.71 high, 1m width x 0.6m width.

Western window: 0.81m wide x 0.5m high.

Southern windows (W-E): 2.3m wide x 1m high, 0.84m wide x 0.84m high.

## 4.2 Watching Brief

### 4.2.1 Introduction

A watching brief was undertaken during groundworks associated with the property development at Tyn y Llan, Rhyd Ddu. The development works included the demolition of the existing lean-to rear offshoot to the house, front porch and erection of single storey rear extension, and installation of a raised decked terrace ([Figure 08](#) and [09](#)). The watching brief was undertaken between the 28<sup>th</sup> and 29<sup>th</sup> of May 2024 and monitored all intrusive groundworks. The works consisted of three trenches associated with the new porch foundations and a pit for the insertion of a new septic tank.

### 4.2.2 Porch trenches and septic tank pit and trench

*Plates: 47-62*

A total of three trenches were excavated along with a septic tank pit at Tan y Llyn. Trenches one and two were excavated from the northern elevation of the house in a northern direction. The trenches measured 9.0m in length, 0.5m in width and reached a depth of between 0.8m and 1.0m. A large proportion of the trenches dug for the new extension contained the old construction material from Room 01 (Lobby extension). No archaeology was identified during the opening of both trenches.

The third trench was excavated as a channel leading from the house to a new septic tank. This entailed the removal of an old brick-built drainage system which was interpreted as a run-off system.

The new septic tank hole was excavated to a depth of 2.5m deep (Plates 47 to 62). No archaeology was identified during the watching brief apart from what was interpreted as a tree throw, glacial stones and 20<sup>th</sup> century pottery.

## **5 CONCLUSION**

Heneb: Gwynedd Archaeology was commissioned by Vicky Boiten-Lee to undertake a programme of archaeological mitigation in the form of a Level 2 building record and archaeological watching brief at Tan y Llyn, Rhyd Ddu, Betws Garmon, Gwynedd. The level 2 building record was completed prior to the watching brief and included a detailed written and photographic description of Tan y Llyn. The building record identified changes and phasing within the property which included blocked up and modified doorways, major alterations in the form of extensions and other minor changes. It was clear that the mill has gone through many alterations from its original 18<sup>th</sup> century 'L' shaped form.

The watching brief was undertaken between the 28<sup>th</sup> and 29<sup>th</sup> of May 2024 and monitored all intrusive groundworks associated with the new development. This included the observation of the new extension foundations, along with a drainage system in the form of a new septic tank and associated piping trench. This required the removal of the old drainage system along with parts of the old lobby extension (Room 01) and some glacial stones. No archaeology was identified during the groundworks.



## 6 SOURCES CONSULTED

1. Chartered Institute for Archaeologists, 2020, Standard and guidance for the collection, Documentation, Conservation and Research of Archaeological Materials
2. Chartered Institute for Archaeologists, 2020. Standard and Guidance for Archaeological Watching Brief
3. English Heritage, 1991, *Management of Archaeological Projects (MAP2)*
4. Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) Version 2 (The Welsh Archaeological Trusts, 2022);
5. Guidelines for digital archives (Royal Commission on Ancient and Historic Monuments of Wales, 2015);
6. Historic England, 2015, Management of Research Projects in the Historic Environment (MoRPHE);
7. Management of Archaeological Projects (English Heritage, 1991);
8. Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide (Historic England, 2015);
9. McGuinness, N.M. 2022, *Climate Change Adaption: Historic Assets at Flood Risk on the Afon Gwyrfai and its Tributaries*. GAT Report No.1627. Produced for CADW.
10. Royal Commission on Ancient and Historic Monuments of Wales, 2015, Guidelines for digital archives;
11. Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials (Chartered Institute for Archaeologists, 2020);
12. Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (Chartered Institute for Archaeologists, 2020);
13. Standard for Archaeological Monitoring and Recording (Chartered Institute for Archaeologists, 2023)
14. The Welsh Archaeological Trusts, 2022. *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) Version 2*.
15. Universal Guidance for Archaeological Monitoring and Recording (Chartered Institute for Archaeologists, 2023);

16. Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, 2016).

## **6.1 Websites**

<https://coflein.gov.uk/en/site/423036/> (Accessed 08/07/2024)

## **FIGURE 01**

**Location plan detailing location and orientation of exterior photographic archive images, incorporating extract from Simpson & Brown Architecture Drawing 00.01. Scale: 1:500@A3.**



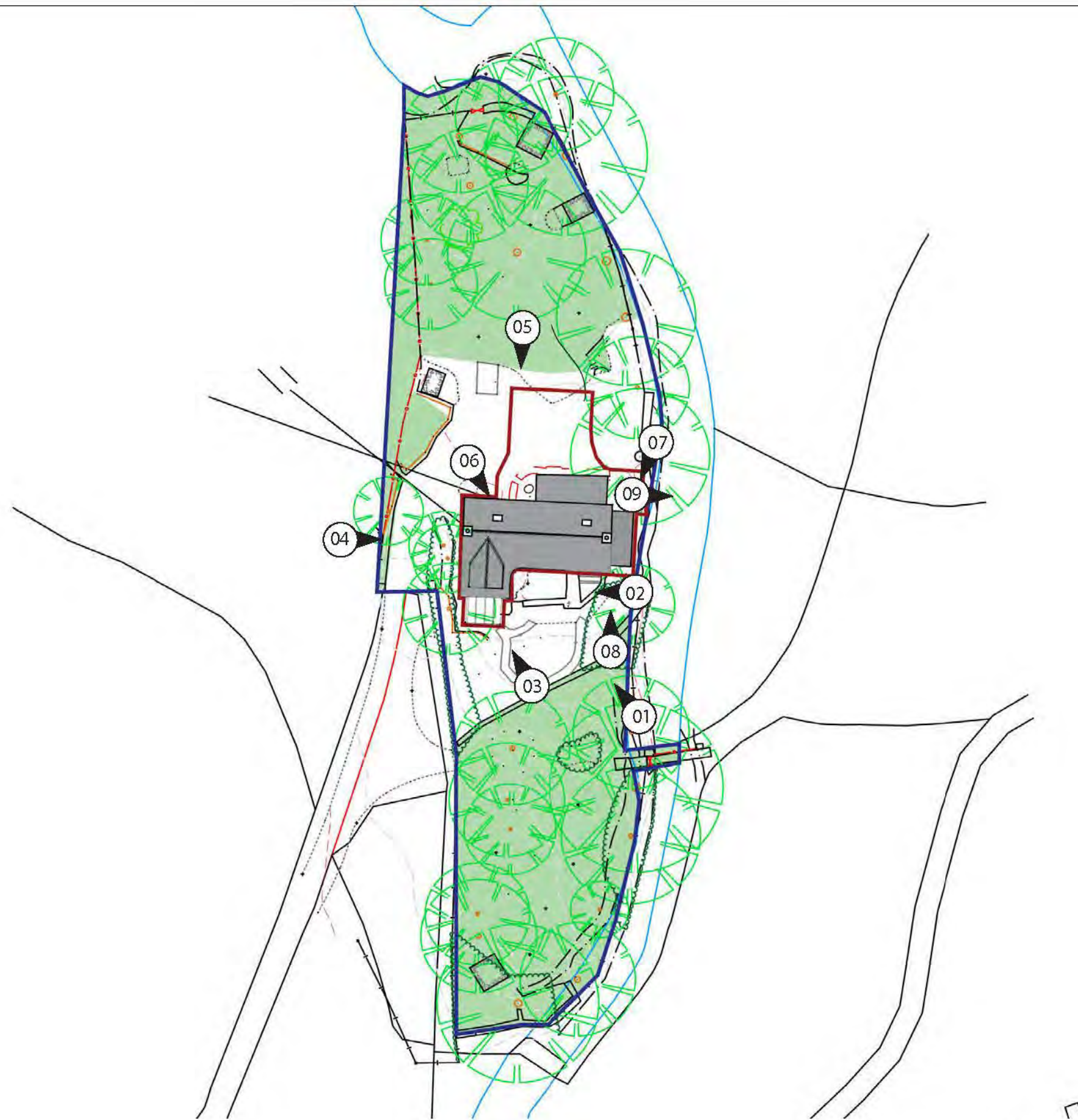


Figure 01:  
Location plan detailing location and orientation of exterior photographic archive images, incorporating extract from  
Simpson & Brown Architecture Drawing 00.01. Scale: 1:500@A4

## **FIGURE 02**

**Reproduction plan detailing location and orientation of ground floor photographic archive images, incorporating extract from Simpson & Brown Architecture Drawing 01.01. Scale: 1:100@A4.**



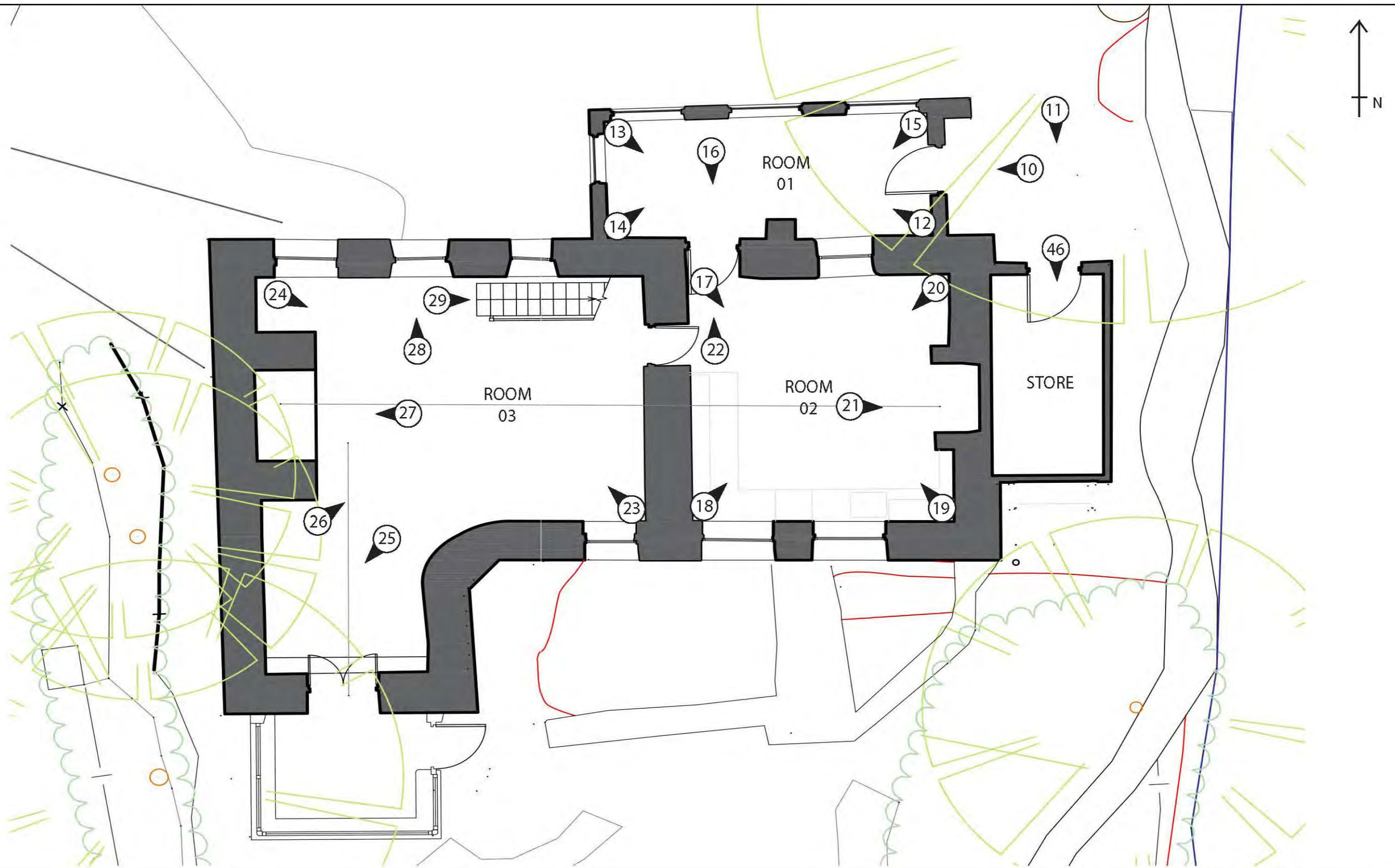


Figure 02:  
 Reproduction plan detailing location and orientation of ground floor photographic archive images, incorporating extract from  
 Simpson & Brown Architecture Drawing 01.01. Scale: 1:100@A4



## **FIGURE 03**

**Reproduction plan detailing location and orientation of first floor photographic archive images, incorporating extract from Simpson & Brown Architecture Drawing 01.02: Scale: 1:100@A4.**

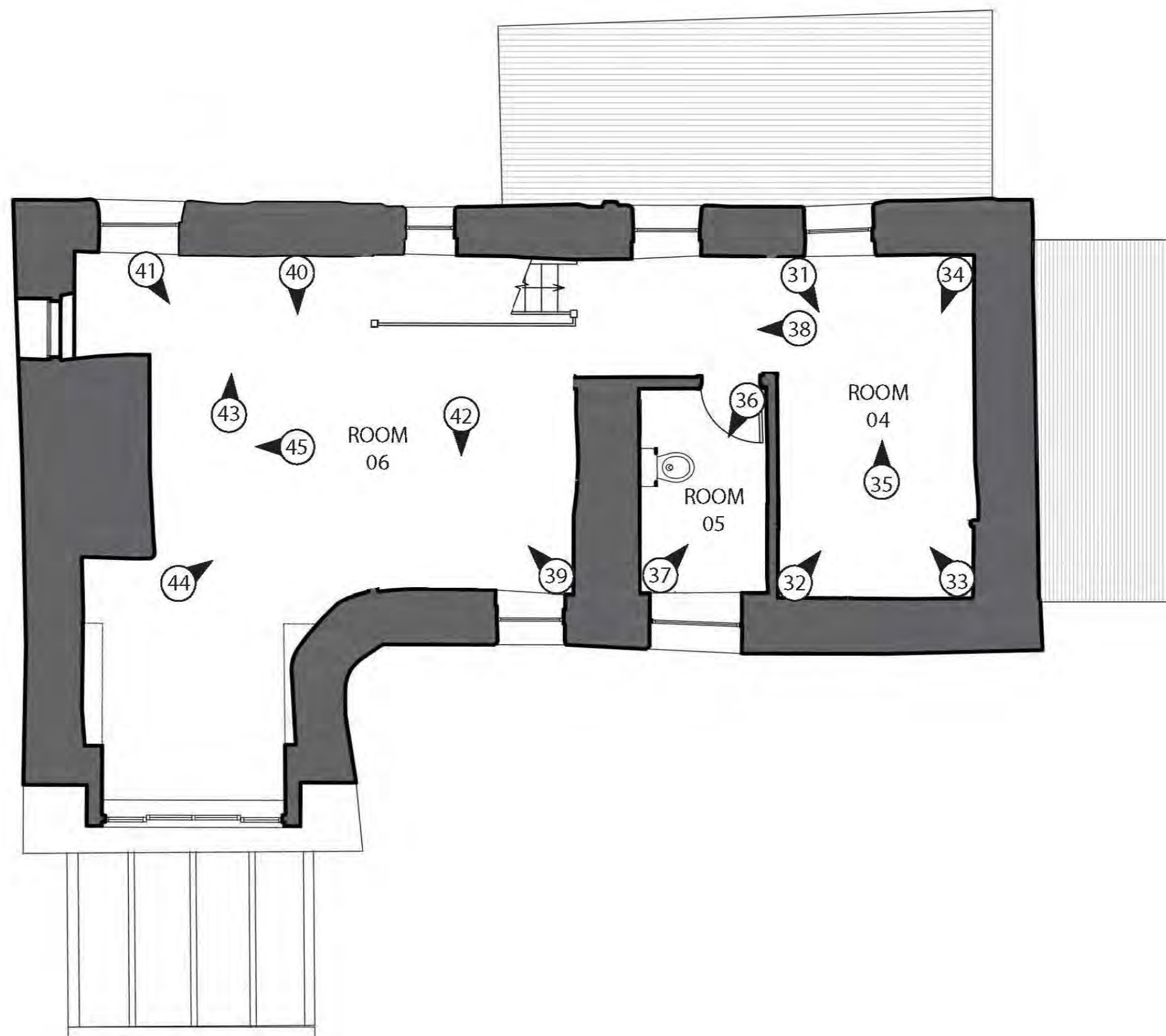


Figure 03:  
 Reproduction plan detailing location and orientation of first floor photographic archive images, incorporating extract from Simpson & Brown  
 Architecture Drawing 01.02: Scale: 1:100@A4

## **FIGURE 04**

**Reproduction of ground floor plan of Tan y Llyn detailing phases of the building's construction, incorporating extract from Simpson & Brown Architecture Drawing 01.01.**



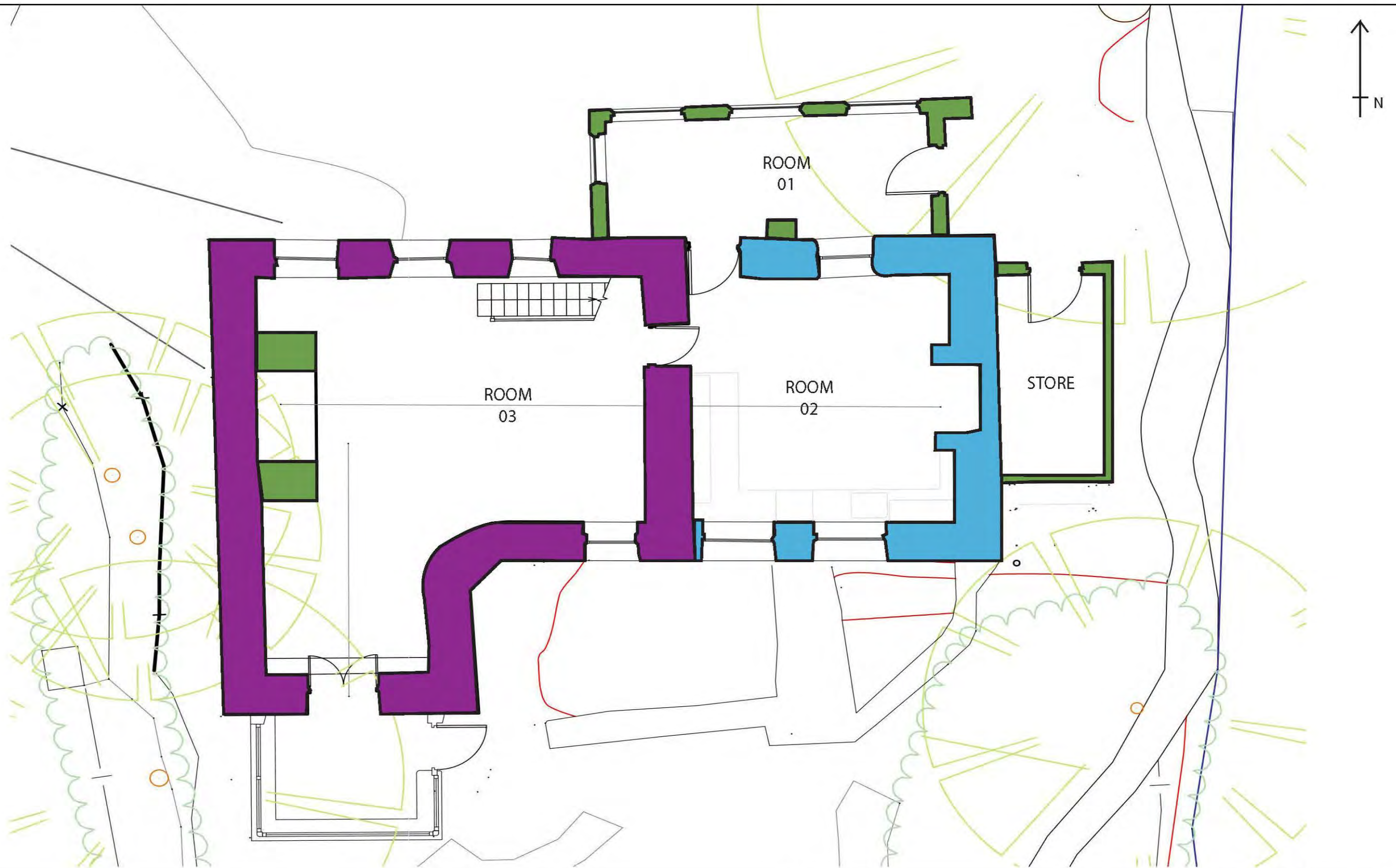


Figure 04:  
Reproduction of ground floor plan of Tan y Llyn detailing phases of the building's construction,  
incorporating extract from Simpson & Brown Architecture Drawing 01.01

KEY

- Late 18th/Early 19th Century
- Mid 19th Century
- Early 20th Century



Heneb

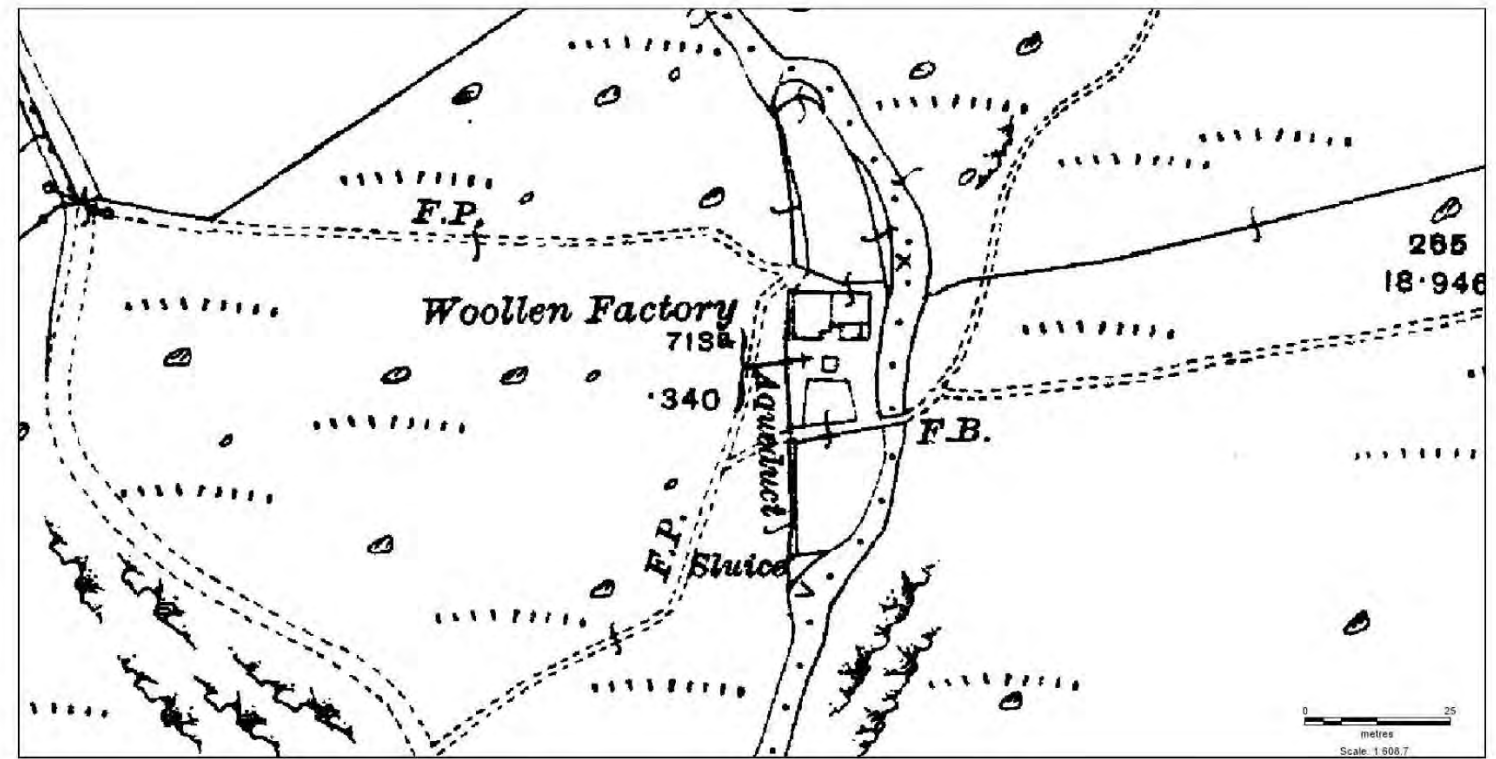
## **FIGURE 05**

**Reproduction of historic maps with reference to Tan y Llyn's original building in use as a Woollen Factory. Scale as shown.**

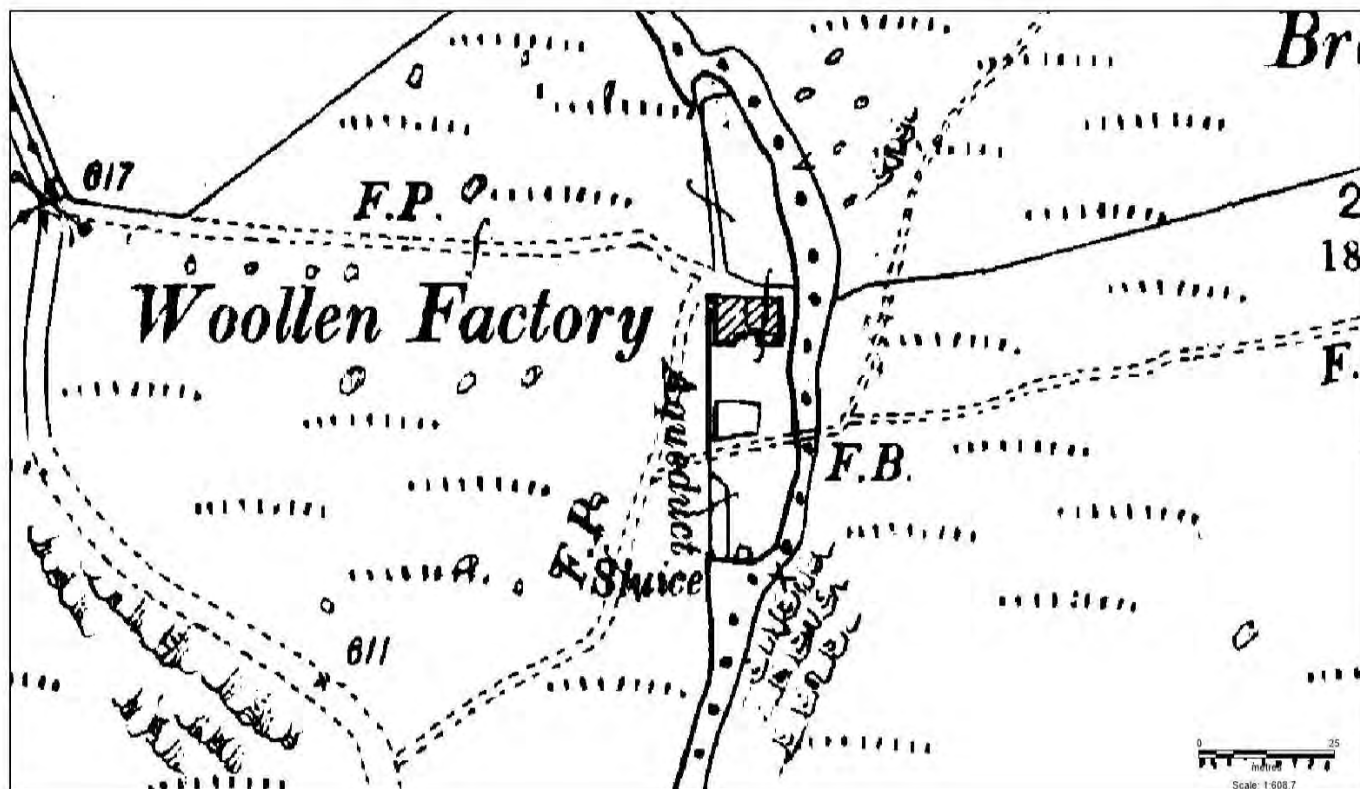




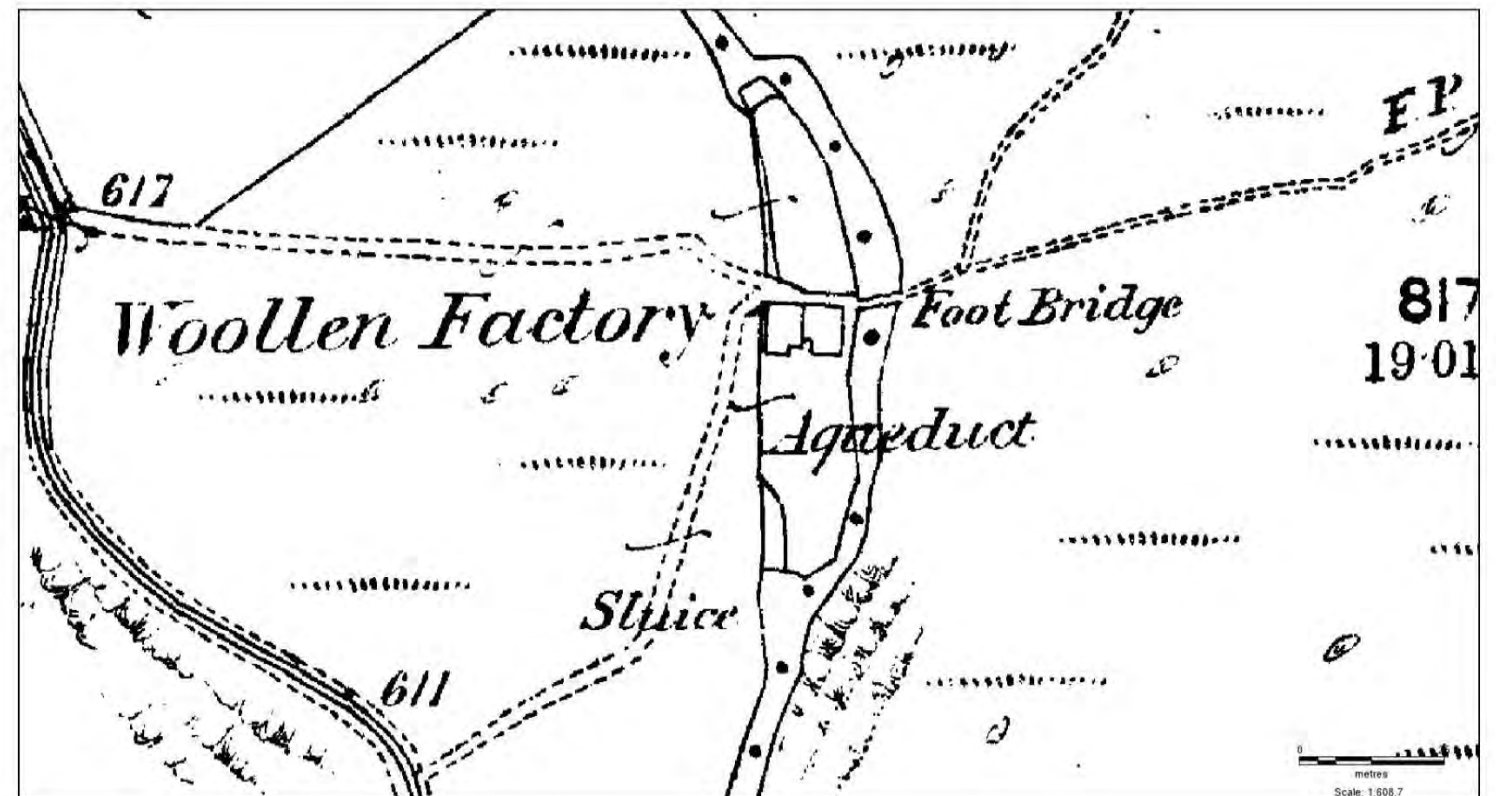
Llanwnda Parish Tithe Map, published in 1841.



25 inch OS Map, First Edition published in 1889.



25 inch OS Map, Second Edition published in 1900.



25 inch OS Map, Third Edition published in 1915.

Figure 05:  
Reproduction of historic maps with reference to Tan y Llyn's original building in use as a Woollen Factory. Scale as shown.



Heneb



## **FIGURE 06**

**Extract of land associated with Tan y Llyn, classed as pasture and tenanted by Catherine Williams from the Parish of Llanwnda Tithe Records from 1841. Source: The National Library of Wales.**

LANDOWNERS.	OCCUPIERS.	Number referring to the Plot.	NAME AND DESCRIPTION OF LANDS AND PREMISES.	STATE OF CULTIVATION.	QUANTITIES IN STATUTE MEASURE.			Amount of Rent-charge apportioned upon the several Lands, and to whom payable.									REMARKS.				
					A.	R.	P.	PAYABLE TO			PAYABLE TO			PAYABLE TO							
								Peccar			Impropriator										
Philip Williams (Cont <sup>d</sup> )	Catherine Williams (Cont <sup>d</sup> )		Bro: Tomara		39	1	15							1	17	7					
		2066	Cefn mawr	Pasture	1		24									3			A		
		2067	Do	Pasture	41		125									10			A		
		2068	Cefn cae newydd	Pasture	17		236									13			A		
		2069	Cae hya dan	Arable	1	3	17									2	2		A	49695.	
		2070	Do	Pasture		3	1										10		A		
		2071	Do	Pasture	2	2	9									3			A		
		2072	Cae mainbig	Pasture	1	3	4									2	6		A		
		2073	Cefn cae newydd	Pasture	2	3	23									2			A		
		2074	Do	Pasture	3	3	38									4	6		A	091	
		2075	Cefn canol	Pasture	13	3	8									9	2		A	49695.	
		2076		Pasture			38										1			A	
		2077	Cefn pellaf	Pasture	24		25									17	14		A	091	
		2078	Cae tan ffordd	Pasture	2	2	15									2	6		A		
		2079	Cae pellaf	Pasture	15	2	25									7	7		A	49695.	
							174	3	23							5	12	6			
Rees Williams	Llwmbychan	2028a	Cae drws	Pasture	1		13								1	4		A			
		2031	Hergloda isaf	Meadow	2	2	2								3			A			
		2032		Pasture	1		28								2			A			
		2033a		Pasture	1		35								1	2		A			
		2034		Arable	2	3	8								4			A			
		2036a		Pasture	12	2									3			A			
		2037		Meadow	2	1	3								2	2		A			
		2038		Pasture		3	32									8			A		
		2039		Meadow	2	2	23								2	6		A			
		2040		Arable	4		16								4			A			
		2040a		Pasture	2	1	32									8			A		
		2041		Pasture	2	2	32								1	4		A			
		2042		Pasture	5		24								2	4		A			

Figure 06:  
Extract of land associated with Tan y Llyn, classed as pasture and tennanted by Catherine Williams from the Parish of Llanwnda Tithe Records from 1841. Source: The National Library of Wales.



Heneb

## **FIGURE 07**

**Extracts of land associated with Tan y Llyn, classed as pasture and tenanted by Catherine Williams from the Parish of Llanwnda Tithe Records from 1841. Source: The National Library of Wales.**



LANDOWNERS.	OCCUPIERS.	Number referring to the Plot.	NAME AND DESCRIPTION OF LANDS AND PREMISES.	STATE OF CULTIVATION.	QUANTITIES IN STATUTE MEASURE.			Amount of Rent-charge apportioned upon the several Lands, and to whom payable.									REMARKS.		
								PAYABLE TO			PAYABLE TO			PAYABLE TO					
								Peccar Impropriator			the								
					A.	R.	P.	£.	s.	d.	£.	s.	d.	£.	s.	d.			
Philip Williams (Cont <sup>d</sup> )	Catherine Williams (Cont <sup>d</sup> )		Bro: Tormara		39	1	15							1	17	7			
		2066	Cefn mawr	Pasture	1		24								3			A	
		2067	Do	Pasture	41		125								10			A	
		2068	Cefn cae newydd	Pasture	17		236								13			A	
		2069	Cae hya dan	Arable	1	3	17								2	2		A49695.	
		2070	Do	Pasture		3	1									10		A	
		2071	Do	Pasture	2	2	9								3			A	
		2072	Cae mainbig	Pasture	1	3	4								2	6		A	
		2073	Cefn cae newydd	Pasture	2	3	23								2			A	
		2074	Do	Pasture	3	3	38								4	6		A041	
		2075	Cefn canol	Pasture	13	3	8								9	2		A49695.	
		2076		Pasture			38									1			
		2077	Cefn pellaf	Pasture	24		25								17	14		A041	
		2078	Cae tan ffordd	Pasture	2	2	15								2	6		A	
		2079	Cae pellaf	Pasture	15	2	25								7	7		A49695.	
							174	3	23						5	12	6		
					Llwmbychan														
Rees Williams		2028a	Cae drws	Pasture	1		13							1	4		A		
		2031	Hergloda isaf	Meadow	2	2	2							3			A		
		2032		Pasture	1		28							2			A		
		2033a		Pasture	1		35							1	2		A		
		2034		Arable	2	3	8							4			A		
		2036a		Pasture	12	2								3			A		
		2037		Meadow	2	1	3							2	2		A		
		2038		Pasture		3	32								8		A		
		2039		Meadow	2	2	23							2	6		A		
		2040		Arable	4		16							4			A		
		2041a		Pasture	2	1	32								8		A		
		2042		Pasture	2	2	32							1	4		A		
		2043		Pasture	5		24							2	4		A		
						41	2	15						1	6	2			

Figure 07:  
Extracts of land associated with Tan y Llyn, classed as pasture and tennanted by Catherine Williams from the Parish of Llanwnda Tithe Records from 1841. Source: The National Library of Wales.

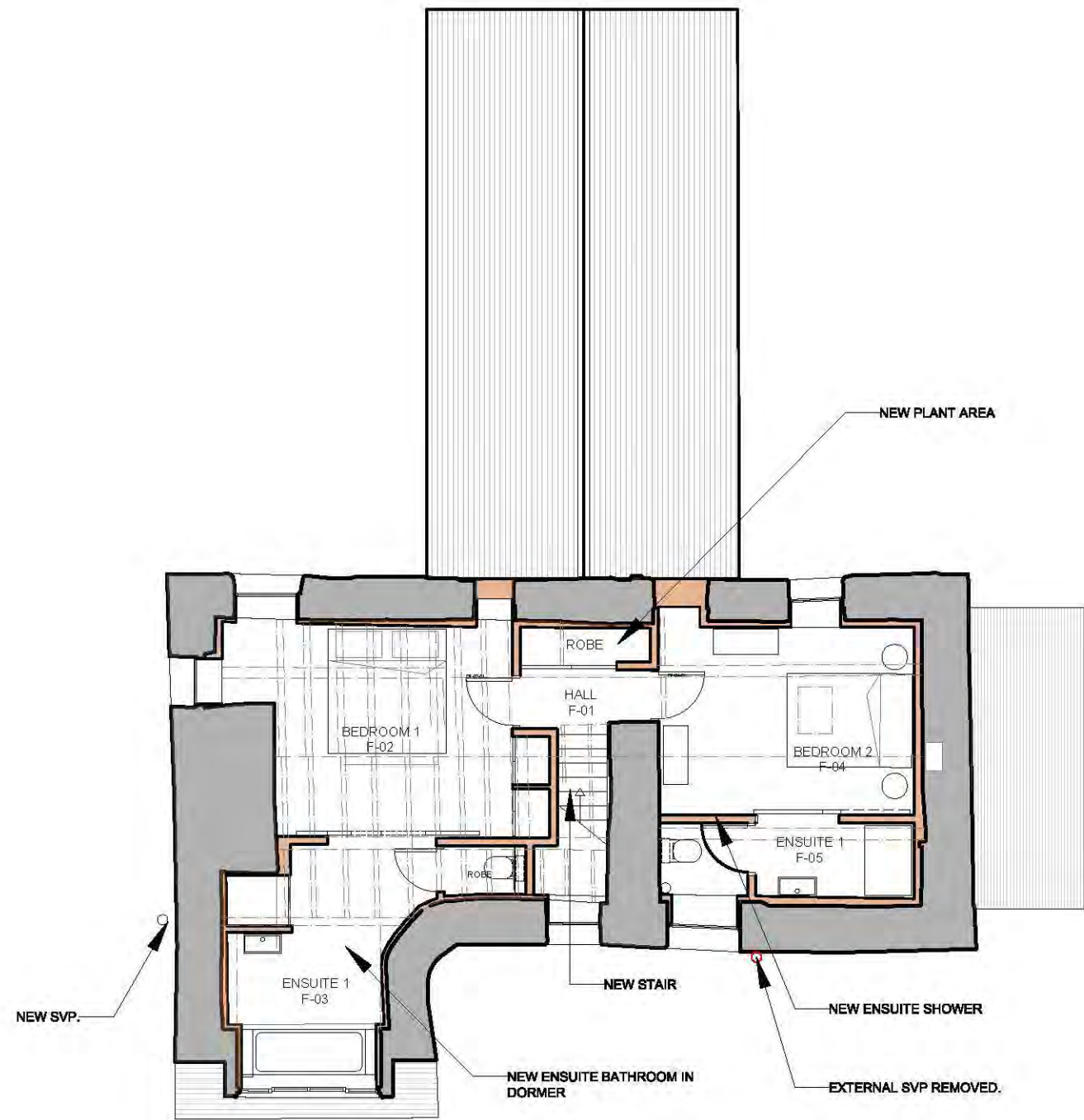


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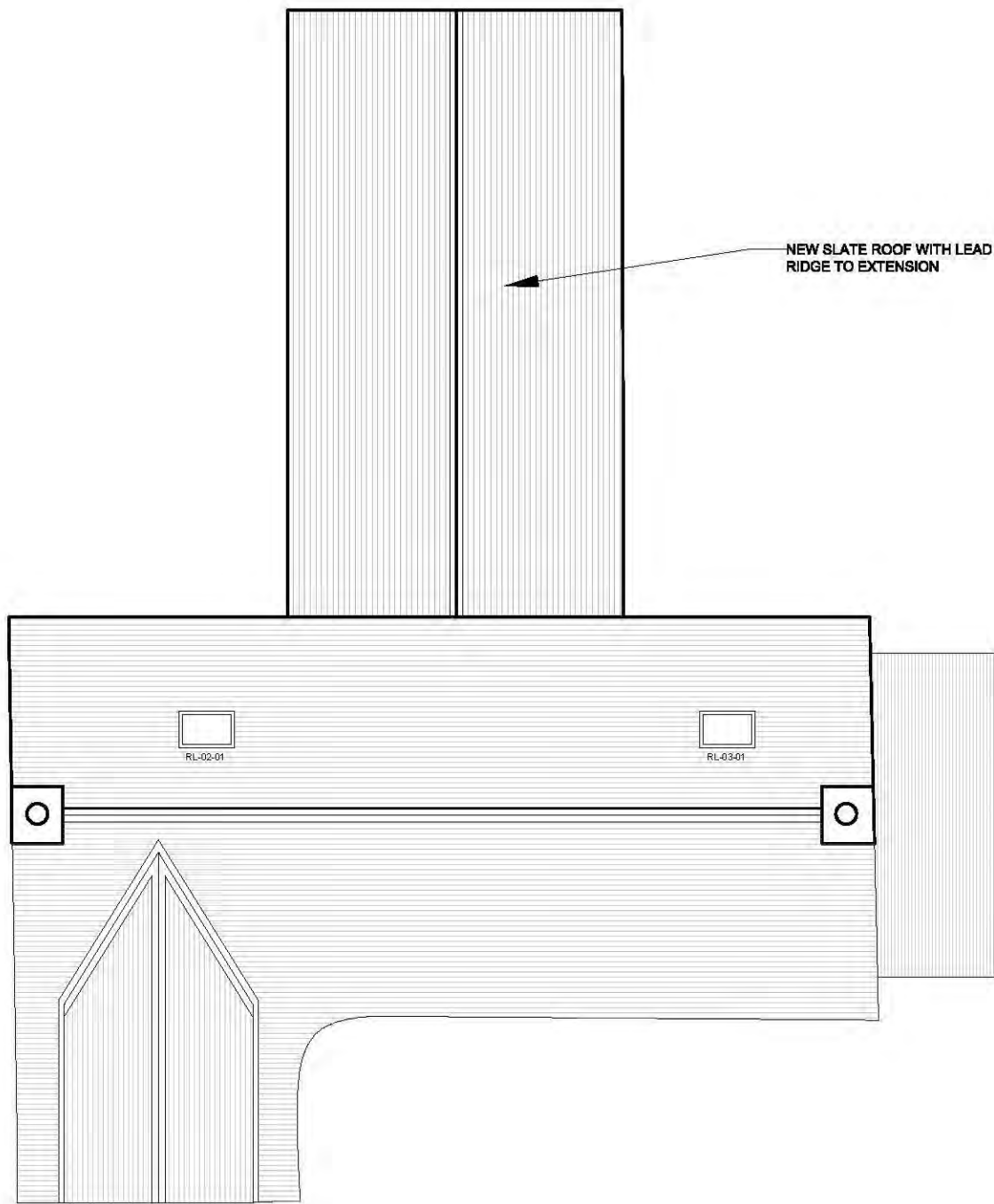
## **FIGURE 08**

**Reproduction of Simpson & Brown Architects Proposed First Floor Plan  
Drawings 01 02 Rev P01. Scale: as shown.**





FIRST FLOOR PLAN



ROOF PLAN

NOTE

Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

For information on known hazards and general health & safety issues prior to work on site, reference should be made to the Pre-Construction Health & Safety Pack.

EXISTING WINDOWS - All existing windows to be removed and replaced with new timber framed double glazed units.

DEMOLITIONS

NEW WALLS

EXISTING WALLS

Scale: 0 1 2 3 4 5m

P01	Planning Issue.	LS	22.05.23
P01	First issue.	LS	01.03.23

Simpson & Brown

www.simpsonandbrown.co.uk

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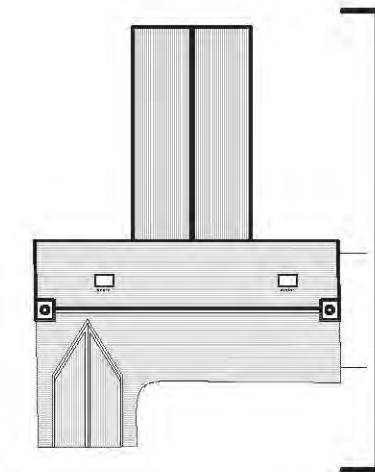
Architecture Heritage Consultancy Archaeology

JOB TITLE	Tan Y Llyn, Rhyd Ddu						
CLIENT	Vicky and Robert Bointen						
DWG TITLE	GENERAL ARRANGEMENT						
	First floor and roof plan						
JOB NO.	A3 SCALE	STATUS					
2574.00	1:100	PLANNING					
PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRG NO.	REV
TYL	- SAB	- XX	- 01	- GA	- A	- 01 02	P01

**FIGURE 09**

**Reproduction of Simpson & Brown Architects Proposed East Elevation -  
Drawings 02 01 Rev P01. Scale: as shown.**

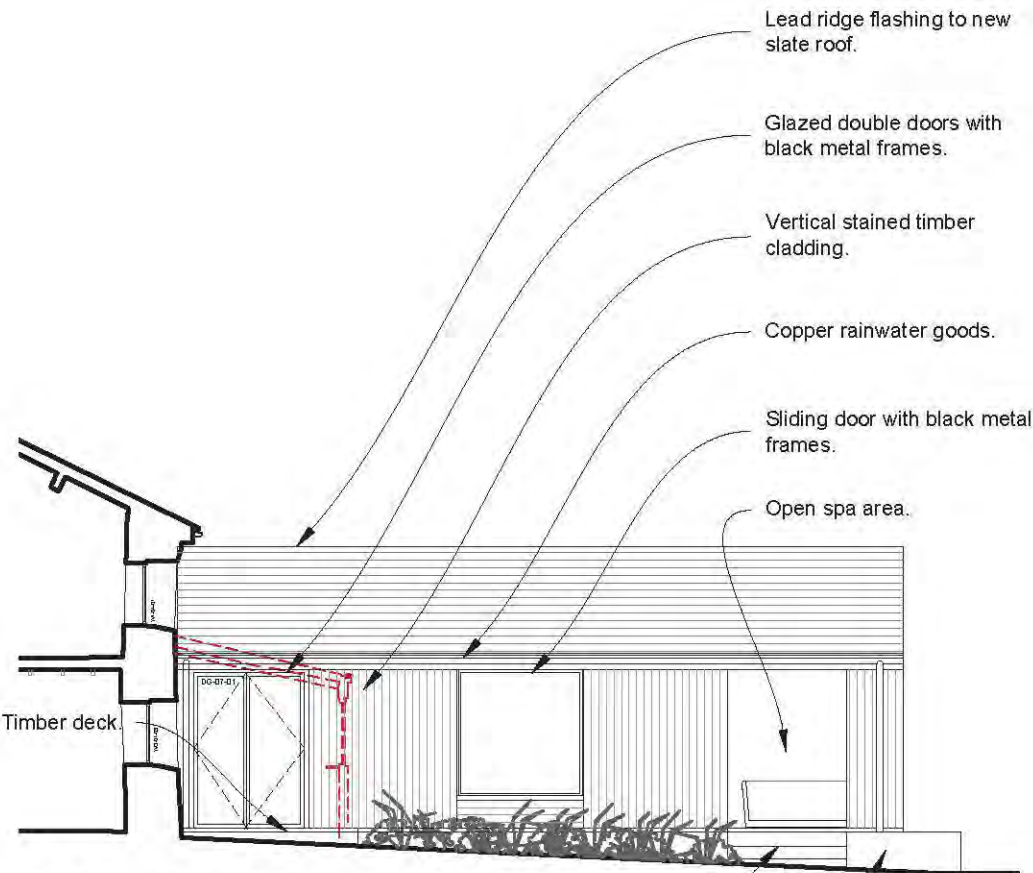




KEY PLAN  
NTS



East Elevation as Proposed  
Scale 1:100 @ A3



East Sectional Elevation as Proposed  
Scale 1:100 @ A3

NOTE  
Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

For information on known hazards and general health & safety issues prior to work on site, reference should be made to the Pre-Construction Health & Safety Pack.



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Architecture Heritage Consultancy Archaeology

P01 PLANNING ISSUE. 22.05.23

JOB TITLE	Tan Y Llyn, Rhyd Ddu						
CLIENT	Vicky Lee & Robert Boiten						
DWG TITLE	GENERAL ARRANGEMENT						
	East Elevation						
JOB NO.	A3 SCALE	STATUS					
2574.00	1:100	PLANNING					
PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRG NO.	REV
TYL	SAB	XX	XX	GA	A	02 01	P01





**Plate 01: Exterior - Oblique view of Tan y Llyn south elevation; scale 1m; view from SE (archive reference: G2806\_01).**



**Plate 02: Exterior - Length of south elevation showing large boulder protruding from house exterior; scale 1m; view from E (archive reference: G2806\_02).**





Plate 03: Exterior - View of dormer extension at western end of Tan Llyn; scale 1m; view from SE (archive reference: G2806\_03).



Plate 04: Exterior - West elevation of Tan y Llyn where former water wheel and aqueduct was located; scale 1m; view from W (archive reference: G2806\_04).





**Plate 05: Exterior - North elevation of Tan y Llyn; scale 1m; view from NW (archive reference: G2806\_05).**



**Plate 06: Exterior - Oblique view of former external doorway, leading into Room 03; scale 1m; view from NW (archive reference: G2806\_06).**





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Plate 09: Exterior - View of former foot bridge leading to Tan y Llyn, when in use as a Woolen Factory; scale 1m; view from W (archive reference: G2806\_09).

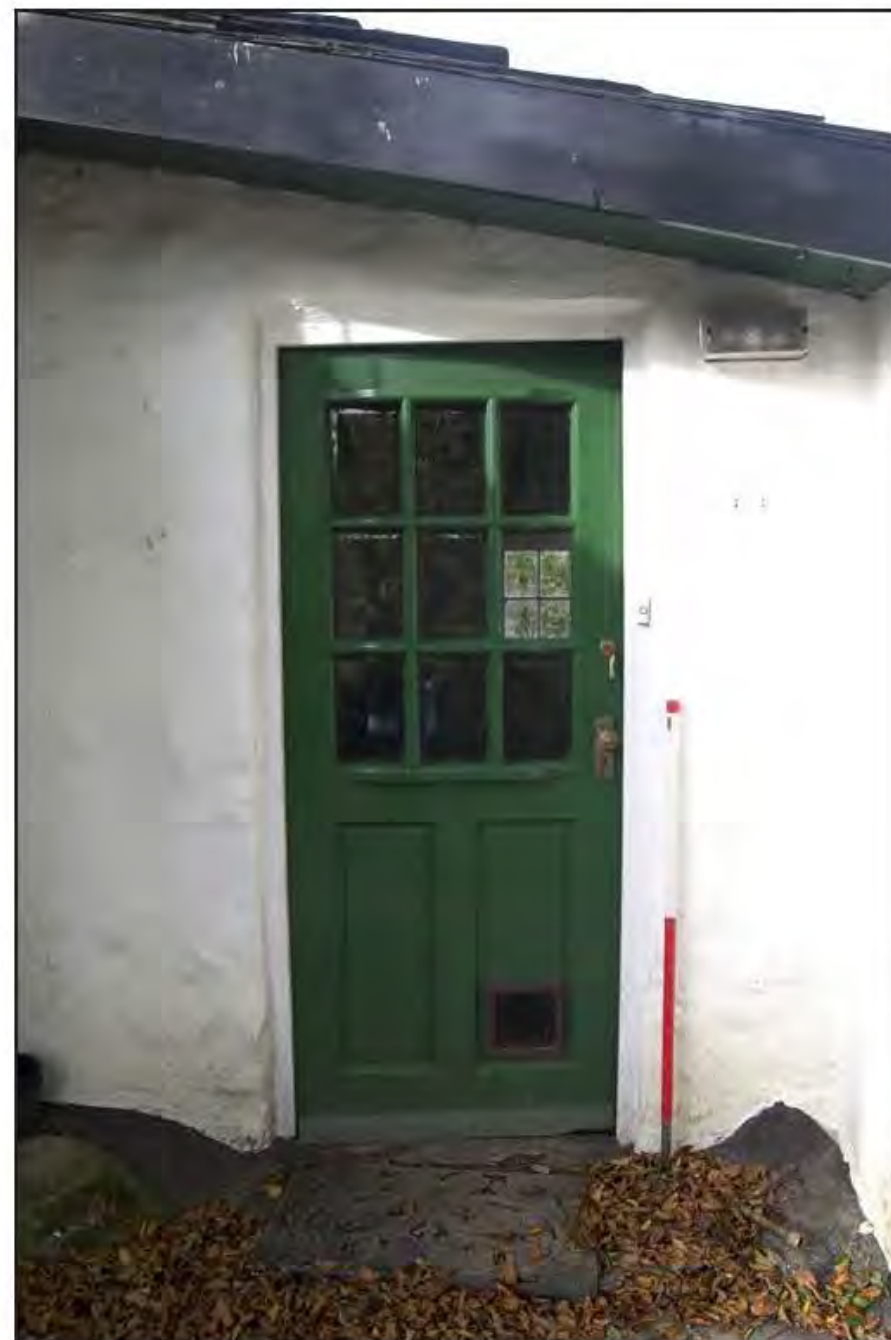


Plate 10: Exterior - View of green panelled window door, external entrance into Room 01; scale 1m; view from W (archive reference: G2806\_10).





**Plate 11: Exterior - View of green panelled window doorway into Store; scale 1m; view from N (archive reference: G2806\_11).**



**Plate 12: Room 01 - View of lobby showing west and north windows; scale 1m; view from SE (archive reference: G2806\_12).**



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Plate 23: Room 03 - View of fireplace, north windows and staircase in Room 03; scale 1m; view from SE (archive reference: G2806\_23).



Plate 24: Room 03 - View of curved wall and South window in Room 03; scale 1m; view from NW (archive reference: G2806\_24).





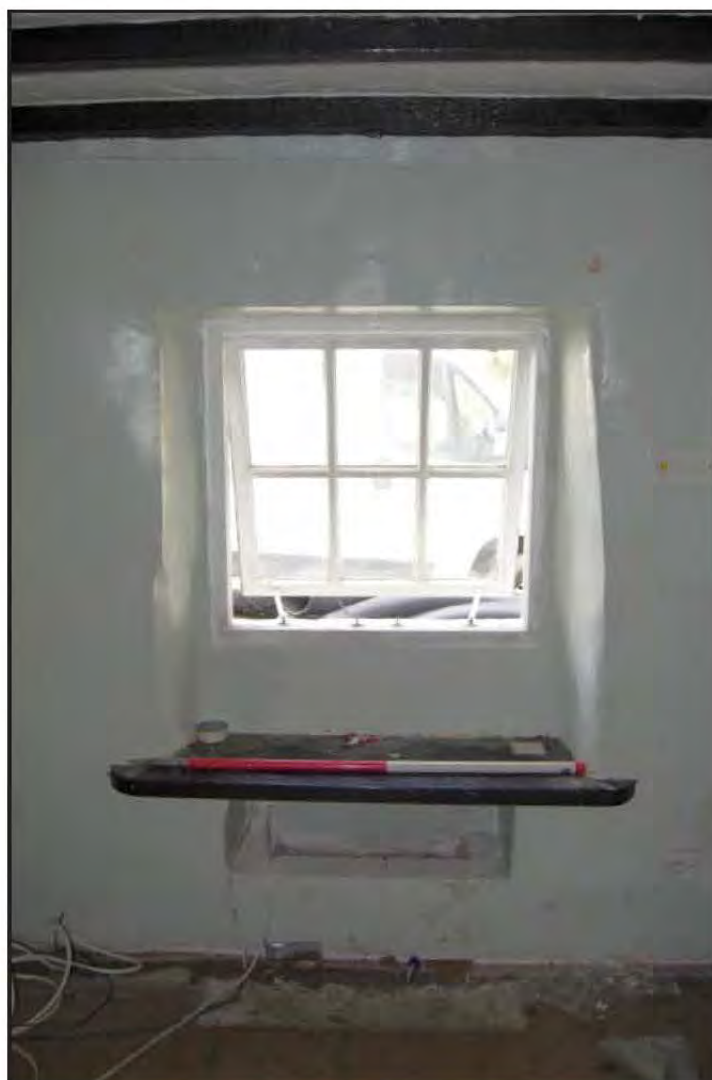
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Plate 26: Room 03 - View of French windows and curved wall on South elevation; scale 1m; view from NE (archive reference: G2806\_26).



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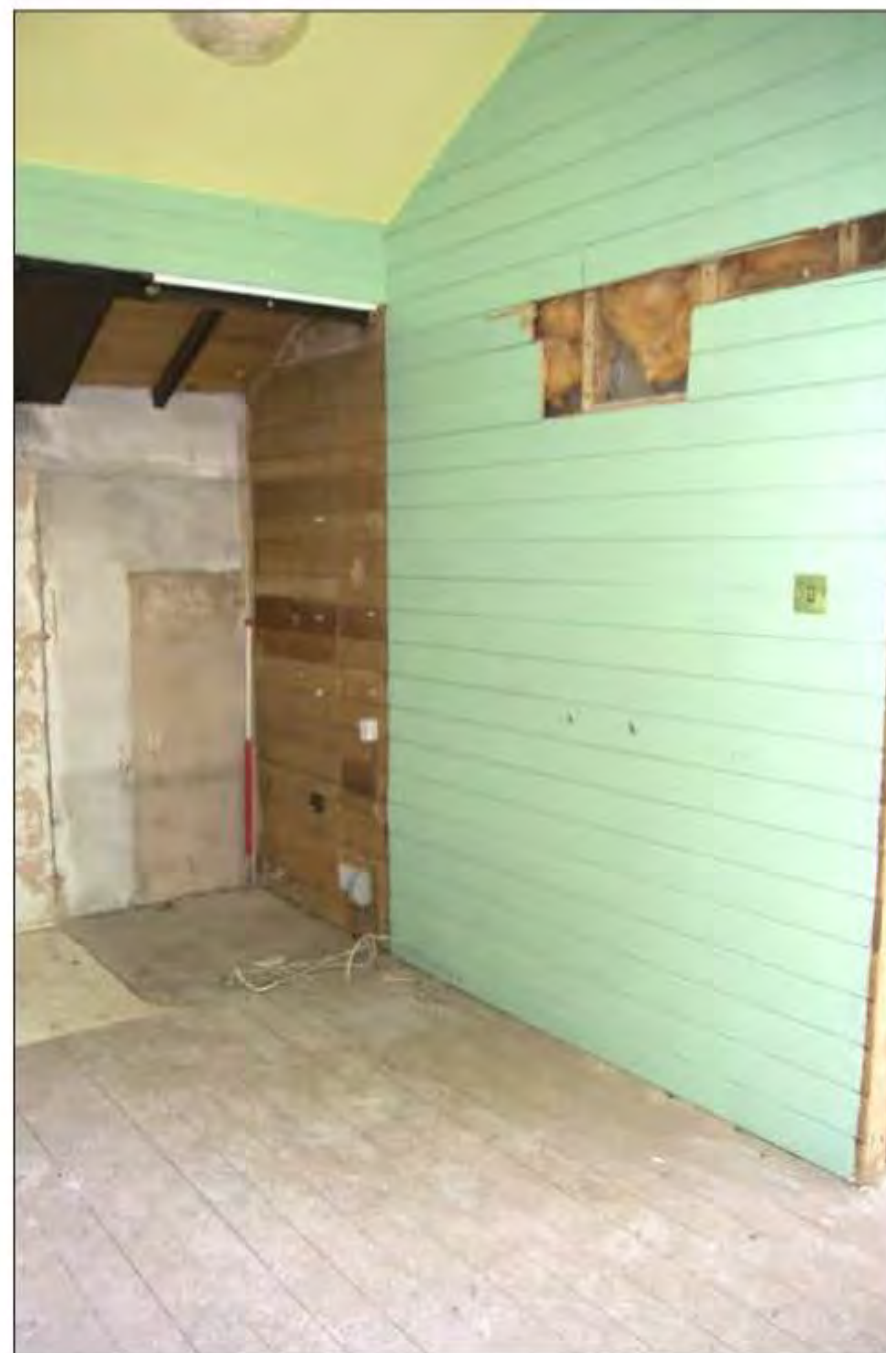


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**Plate 35: Room 04 - View of sky light in Room 4; scale 1m; view from S (archive reference: G2806\_35).**



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**Plate 46: Store - View of brick-built store/shed attached east elevation of Tan y Llyn; scale not used; view from N (archive reference: G2806\_46).**



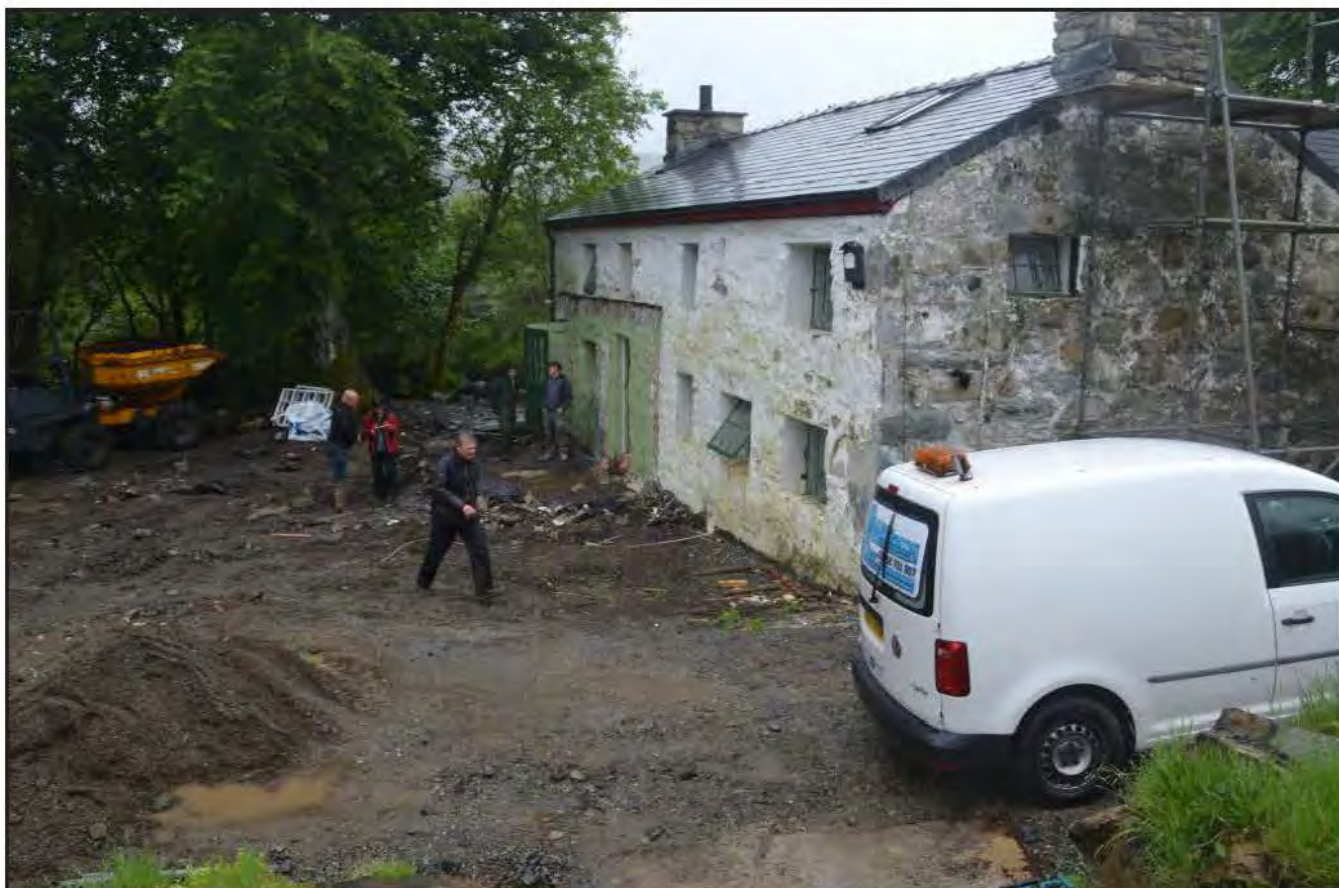


Plate 47: General shot of development area, view from the east; scale: not used  
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Plate 61: Excavated brick wall which was run off for the old septic tank, view from the north; scale: not used (archive reference: G2806\_61).



Plate 62: Excavated brick wall which was run off for the old septic tank, view from the west; scale: not used (archive reference: G2806\_62).





## **APPENDIX I**

**Heneb: Gwynedd Archaeology (Previously, Gwynedd Archaeological Trust) approved Written Scheme of Investigation, September 2023.**

**TAN Y LLYN, RHYD-DDU (G2806)**

**WRITTEN SCHEME OF INVESTIGATION FOR  
ARCHAEOLOGICAL MITIGATION:**

**Level 2 Building Record & Watching Brief**

**Prepared for**

*Vicky Boiten-Lee*

**September 2023**



Ymddiriedolaeth Archaeolegol Gwynedd  
Gwynedd Archaeological Trust



All GAT staff should sign their copy to confirm the project specification is read and understood and retain a copy of the specification for the duration of their involvement with the project. On completion, the specification should be retained with the project archive:

Name

Signature

Date

**TAN Y LLYN, RHYD-DDU (G2806)**

**WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL MITIGATION:  
Level 2 Building Record**

Vicky Boiten-Lee, September 2023

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# 1 INTRODUCTION

Gwynedd Archaeological Trust (GAT) has been commissioned by Vicky Boiten-Lee to undertake archaeological mitigation in advance of and during property development works at Tan y Llyn, Rhud Ddu, Betws Garmon, Gwynedd LL54 6TH (NGR SH56825256; cf. [Figure 01](#)). Tan y Llyn is a detached three-bedroom house and former woollen mill located next to Afon Gwyrfai, to the north of Llyn y Gaddair (cf. Figures 02 to 06); it is recorded in the regional historic environment database as the “Woollen Factory” (Primary Reference Number (PRN) 34536) along with an associated aqueduct (PRN 96050) and sluice (PRN 96052). The development works will include the demolition of existing lean-to rear offshoot to the house, front porch and erection of single storey rear extension, and installation of raised decked terrace to rear (cf. Figures 06 to 11). The Snowdonia National Park Planning Authority planning application reference number is NP3/12/5B and the mitigation will be undertaken as a planning condition.

The archaeological mitigation will comprise a Level 2 building record prior to development and a watching brief during development. The building record will be completed during October 2023 and the watching brief during late 2023 onwards.

All work will be planned, managed and undertaken by GAT in accordance with the following standards and guidance:

- Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) Version 2 (The Welsh Archaeological Trusts, 2020);
- Guidelines for digital archives (Royal Commission on Ancient and Historical Monuments of Wales, 2015).
- Management of Archaeological Projects (English Heritage, 1991);
- Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide (Historic England, 2015);
- Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (Chartered Institute for Archaeologists, 2020);
- Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives (Chartered Institute for Archaeologists, 2020); and
- Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, 2016).



Gwynedd Archaeological Trust is certified to ISO 9001:2015 and ISO 14001:2015 (Cert. No. 74180/A/0001/UK/En), a Registered Organisation with the Chartered Institute for Archaeologists (CIfA).

## 1.1 Aims and Objectives

The key aims and objectives are to:

- Complete descriptive record of a detached three-bedroom house and former woollen mill, sufficient to document its development, use and phasing;
- establish and record the date and/or nature of any archaeological remains identified and assess their implications for understanding the historical development of the area, in conjunction with the known archaeological record;
- to place the results in context (if applicable), with reference made to *A Research Framework for the Archaeology of Wales Version 03, Final Refresh Document* (March 2017);
- if no additional archaeological activity is identified, establish why this may be the case.



## 1.2 Monitoring Arrangements

The archaeological mitigation will be monitored by Gwynedd Archaeological Planning Service (GAPS). The content of this WSI and all subsequent reporting by GAT must be approved by GAPS prior to final issue. The GAPS Planning Archaeologist will be kept informed of the project timetable and subsequent progress and findings. This will allow time to arrange monitoring visits and attend site meetings (if required) and enable discussion about the need or otherwise for further works (if required) as features of potential archaeological significance are encountered. GAPS contact details are:

- Tom Fildes | [tom.fildes@heneb.co.uk](mailto:tom.fildes@heneb.co.uk) | 07920264232.

### 1.3 Historic Environment Record

In line with the GAPS Environment Record (HER) requirements, the HER will be contacted at the onset of the project to ensure that any data arising is formatted in a manner suitable for accession to the HER and follows the guidance set out in *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* (The Welsh Archaeological Trusts, 2020). In line with this guidance, all submitted reporting will need to include the equivalent of a non-technical summary in Welsh and English at the front of the report combined with short bilingual summaries of the principal Historic Assets recorded during the event. These requirements are mandatory.

The GAT HER enquiry number for this project is **GATHER1935** and the event Primary Reference Number (PRN) is **46692**.

The GAT HER will also be responsible for supplying PRNs for any new assets (if identified) during the watching brief.



## 2 HISTORIC BACKGROUND

As stated in the Design and Access Statement (DAS) prepared by *Simpson & Brown* (2023), Tan y Llyn is a former woollen mill alongside below Llyn y Gaddair, set in the shallow river valley of the Afon Gwyrfa, with a 0.15ha garden bounded on all side by trees and a bow in the river forming the property boundary to the east, south and north, and the line of the former mill sluice defining the western boundary to the west (*Simpson & Brown* 2023: 2). The DAS suggests the mill was likely to have been constructed in the early 19th century, with the 1841 Parish of Llanwnda Tithe Map showing the mill as originally a smaller building before being extended to the east (*ibid.*: 3). This is supported by photographs of the mill dated 1896 where it is referenced as *Old Mill* and with a dwelling attached to the mill, along with evidence that the central wall of the house was once an external wall with a chimney (*ibid.*). It was built as a two-storey stone building with a slate roof and two chimneys, one at the centre of the plan and one on the east gable. The overshot water wheel powering the mill was located on the west gable and fed by a sluice from the Afon Gwyrfa. The DAS states that traces of the wheel outline are still evident on this wall, with the sluice or mill race appearing to have been filled in (*ibid.*). It was likely converted into a single dwelling in the mid-twentieth century, with a south facing door opening was formed at this time; whilst the kitchen fireplace and chimney are likely to be original to the mill dwelling, the living room fireplace and chimney were also a twentieth century addition (*ibid.*: 4). The central chimney visible on the 1896 photograph has been removed above roof level but the deep supporting wall remains, although there is no fireplace opening visible (*ibid.*).

The DAS lists the following alterations subsequent to conversion to a single dwelling:

- Large dormer window to the south pitched roof;
- Entrance hall extension to the north elevation;
- Rendered brick store to the east elevation;
- Addition of a flue and chimney to west gable;
- Internal partitions altered• Modern stair added; and
- One north door opening converted to a window

These and other phasing elements discussed will be included in the Level 2 recording and reporting.

### 3 METHOD STATEMENT

#### 3.1 Level 2 Building Record

##### 3.1.1 Introduction

The archaeological mitigation will be undertaken as a Level 2 Record, as defined by *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England, 2016). The Level 2 record is limited to accessible areas and will be undertaken in accordance with a suitable risk assessment and health & safety parameters. *The client will be responsible for access and for removing any obstructing vegetation or materials.*

A Level 2 record is characterised in *Understanding Historic Buildings* as a descriptive record (Historic England, 2016: 26), and will incorporate the exterior and interior of the building, for which a photographic record, written record and drawn record will be completed as located on *Simpson & Brown Architects Drawings* 01 01 Rev P01 to 02 03 Rev 01 (cf. Figures 02 to 06).

*GAPS have stated that the record should include any other surviving infrastructure relating to the mill; with sufficient desk-based evidence provided as part of the wider report to support the above.*



### 3.1.2 Photographic Record

The photographic record will include *Understanding Historic Buildings* photographic elements 1, 2 and 4 (Historic England, 2016: 26) and include general views of the building within the local landscape, along with exterior and interior elevations – both oblique and face-on (where practical) and a record of the overall appearance of the principal rooms and circulation areas within the interior. Camera tripods and measuring poles will be used for the elevations and where practical elsewhere; artificial lighting will be used for the interior if there is insufficient natural lighting/existing lighting.

Photographic images will be taken using a digital SLR (Nikon D3100) camera set to maximum resolution (4928 × 3264; 16.2 effective megapixels) in RAW format. A photographic record will maintained on site using GAT pro-formas ([Appendix III](#)) and digitised in Microsoft Excel and Access as part of the fieldwork archive and dissemination process; the archive numbering system will start from G2806\_001. The location and orientation of photographs taken will be recorded on the site plan, ground floor plan and first plan (*Simpson & Brown Architects Drawings* 00 02 Rev P01, 01 01 Rev P01 and 01 02 Rev P01; cf. [Figures 01](#), [02](#) and [03](#)) and then digitised for final reporting. The photographic images will then be converted to TIFF for final archiving using Adobe Photoshop.

### 3.1.3 *Written Record*

The written record will include *Understanding Historic Buildings* report elements 1-3 and 6 (Historic England, 2016: 26). This will include:

- the precise location of the building (NGR format) and an address;
- a note of any statutory or non-statutory designations;
- the date of when the record was made as well as the name of the recorder and location of the project archive; and
- a description of the building's form, function, date and sequence of development. The names of architects, builder, patrons and owners should be included if known.

The Level 2 written record will be completed using a building record pro-forma ([Appendix I](#)) and a room record pro-forma ([Appendix II](#)). The basic record pro-forma will be used to record the exterior and interior elevations, as well as key structural details. Key dimensions and detailed measurements will be completed using hand tapes and a laser distance measurer.



### 3.1.4 Drawn Record

Measured drawings will be prepared in accordance with *Understanding Historic Buildings* drawing elements 1 or 2 and 3 to 7 (Historic England, 2016: 26). This will include:

- a sketched or measured plan as existing. In this instance, the scaled plans detailed in *Simpson & Brown Architects Drawings 01 01 Rev P01* and *01 02 Rev P01* ([Figure 02](#) and [Figure 03](#) respectively) will be used for reference and as a base plan. The plans will be annotated to show the form and location of any structural features of historic significance, e.g., blocked doorways, windows and fireplaces and any other fixtures of significance (if present).
- If the building show any complex phasing and change of use, a plan will be prepared for the report detailing the phasing and any layout changes; and
- A site plan relating the building to other structures within the local area.

## 3.2 Watching Brief

### 3.2.1 Introduction

An archaeological watching brief is defined by the Chartered Institute for Archaeologists as a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive (CIfA, 2020).

The watching brief will be undertaken on an intensive basis and will include but not be limited to foundation footings, access and landscaping. *Please note that it may be necessary for the WB to go beyond construction depth, if it is ascertained that any surviving archaeological deposits might be at risk from development and that the project archaeologist(s) will be afforded sufficient time and opportunity to investigate any archaeological activity, or suspected archaeological activity, encountered. It is recommended that a toothless bucket is used whenever possible during the groundworks.*

The watching brief is currently scheduled for late 2023 onwards.

GAPS have stated that sufficient desk-based evidence should be provided as part of the wider report to support the watching brief; in support of this, the following resources will be consulted:

1. The regional Historic Environment Register (HER) Gwynedd Archaeological Trust, Craig Beuno, Ffordd y Garth, Bangor, Gwynedd LL57 2RT) will be examined for information concerning the area. Examination of the core HER will be undertaken, including the 25inch to 1-mile County Series Ordnance Survey maps (Anglesey Sheet XXI.12 Published: 1<sup>st</sup> edition 1889, 2<sup>nd</sup> edition 1900 and 3<sup>rd</sup> edition 1915) and secondary sources.
2. The National Monuments Record of Wales (Royal Commission on the Ancient and Historical Monuments of Wales, Plas Crug, Aberystwyth SY23 1NJ) and the online catalogue of the National Library of Wales (Penglais Rd, Aberystwyth SY23 3BU) will be examined checked for any sites additional to the HER;
3. Aerial photographs from the National Monuments Record of Wales (Royal Commission on the Ancient and Historical Monuments of Wales, National Monuments Record of Wales, Plas Crug, Aberystwyth SY23 1NJ) will be examined for potential features. This will include 1946 RAF and later vertical aerial photographs;



4. Archive data, including primary and secondary sources, historic maps and estate maps will be examined at the regional archives, if open and accessible. Archive data will include historic mapping such as the 1841 Llanwnda Parish Tithe map and schedule; and
5. Light Detection and Ranging (LiDAR) data will be examined from the Lle Geo-Portal at <http://lle.gov.wales/home> for information on potential surface features using 1m digital terrain modelling for area SH55.

### 3.2.2 Fieldwork Methodology

The following watching brief methodology will be applied:

- All attendances and photographs will be recorded using GAT pro-formas (cf. Appendices [II](#) and [III](#)). The records will include depositional depths and composition as far as the limit of excavation. Any subsurface features encountered will be recorded on GAT pro-formas with detailed notations and will be recorded photographically with an appropriate scale, located via GPS and a measured survey completed, either hand drawn or using a Trimble R8 GPS unit;
- Photographic images will be taken using a digital SLR camera set to maximum resolution in RAW format; a photographic record will be maintained on site using GAT pro-formas and digitised in *Microsoft Access* as part of the fieldwork archive and dissemination process. Photographic images will be archived in TIFF format using Adobe Photoshop; the archive numbering system will include prefix G2803\_ and start from the next available photographic archive number further to the Level 2 record; where practical, a photographic ID board will be used to record site code, image orientation and any relevant context numbers; scale bars of appropriate size and quantity will be used, both for general images and for individual features/feature groups.
- Any archaeological features/deposits/structures encountered will be manually cleaned and examined to determine extent, function, date, and relationship to adjacent activity. The following excavation strategy will generally apply: 50% sample of each sub-circular feature, 25% sample of each linear feature (terminal ends and intersection points with other features will be prioritised). However, if discrete features are identified, these will be 100% excavated. Any features that comprise a spread of material rather than a cut feature, will be completed in quadrants (if fully extant) or 100% excavated if present as a discrete spread. The former quarry, will be recorded using photography and a survey of its outline (if identifiable) using the Trimble R8 GPS unit;
- Any required sections and plans to be drawn at a minimum 1:10 scale using GAT A4, A3 or A2 pro-forma permatrace (whichever is appropriate to the size/scale of the drawing); section datums will be recorded.

Should dateable artefacts, human remains and/or ecofacts be recovered, an **interim fieldwork report** will be submitted summarising the results of the mitigation, along with recommendations for a post-excavation assessment and analysis (in line with the MAP2



process). *Additional time, resourcing and costs will be required to undertake any post-excavation programme of works.*

### 3.2.3 Human Remains

Whilst human remains are not expected, if any human remains are identified that cannot be preserved in situ, any excavation will take place under appropriate regulations and with due regard for health and safety issues. In order to excavate human remains, a Ministry of Justice licence is required under Section 25 of the Burials Act 1857 for the removal of any body or remains of any body from any place of burial. In accordance with the Ministry of Justice licence, recovered remains will be reburied once the investigation and/or assessment/analysis are complete.

Non-fragmented skeletal remains will be excavated using wooden tools and collected and stored in polyethylene bags (with appropriate references for context, grave number, et al) and placed in a lidded cardboard archive box (note: separate boxes for each grave) and stored in a suitable manner within GAT premises. If significant quantities of human remains are encountered, a human osteologist should be contacted and appointed to advise the team during the fieldwork. The osteologist will be an external appointment: Dr. Genevieve Tellier | Tel: 01286 238827 | email: [northwalesosteology@outlook.com](mailto:northwalesosteology@outlook.com) who will assist in devising the excavation, recording, and sampling strategy for features containing human remains. The osteologist should also help to ensure that adequate post-excavation processing of human remains is carried out so that the material is in a fit state for assessment during the post-excavation stage. For inhumations, this will involve washing, drying, marking and packing.

If human remains are recovered that are deemed suitable for further assessment/analysis, this will be completed in accordance with the osteologist's requirements and with *Human Bones from Archaeological Sites Guidelines for producing assessment documents and analytical reports* (Chartered Institute for Archaeologists, 2017).

If human remains are recovered that are deemed suitable for further assessment/analysis, this will be completed in accordance with the osteologist's requirements and with *The Role of the Human Osteologist in an Archaeological Fieldwork Project* (Historic England, 2018).



#### 3.2.4 Ecofacts

Should any archaeological features and/or sealed deposits be identified that are deemed suitable for assessment and analysis, bulk ecofact samples will be taken by the GAT Project Archaeologist team using 10 litre sampling buckets. The deposits will be assessed and analysed for plant species and charcoal, with the results used to inform agrarian practices and wood fuel use, as well as possibly dating. Initial assessment would be completed by the GAT Project Archaeologist team using wet sieving, with the subsequent species identification assessment completed by an ecofact specialist (Jackaline Robertson | AOC Archaeology | telephone: 0208 843 7380). Any deposits deemed suitable for dating will be submitted to a laboratory specialising in radiocarbon dating (e.g., SUERC).

*Any ecofact assessment/analysis proposals will require additional resourcing and cost and will only be undertaken further to agreement with GAPS and the client.*

Any ecofact samples taken from human burials will be recovered in accordance with the appointed osteologist's guidance.

### 3.2.5 Artefacts

There are known findspots within the local area and any diagnostic artefacts recovered during the watching brief will be retained for further examination and identification. Pottery sherds of 19<sup>th</sup> and 20<sup>th</sup> century date will be examined on-site and the context from which they were retrieved noted but the sherds will not be retained. The artefacts will be treated according to guidelines issued by the UK Institute of Conservation, in particular the advice provided within *First Aid for Finds* (Watkinson and Neal 2001).

Any waterlogged artefacts (e.g. wood or leather) that are to be recovered for post-excavation assessment and analysis will be processed in accordance with *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation* (English Heritage, 2011) and specifically in accordance with Brunning and Watson (2010) for waterlogged wood and Historic England (2012) for waterlogged leather. In such cases an external specialist will be contacted to agree an appropriate sampling and recovery strategy via Lucy Whittingham Project Manager (post-excavation), AOC Archaeology, telephone: 0208 843 7380. All finds are the property of the landowner; however, it is Trust policy to recommend that all finds are donated to an appropriate museum (in this case Storiol, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT), where they can receive specialist treatment and study. Access to finds must be granted to the Trust for a reasonable period to allow for analysis and for study and publication as necessary. Trust staff will undertake initial identification, but any additional advice would be sought from a wide range of consultants used by the Trust, including National Museums and Galleries of Wales at Cardiff.

All finds of treasure must be reported to the coroner for the district within fourteen days of discovery or identification of the items. Items declared Treasure Trove become the property of the Crown, on whose behalf the Portable Antiquities Scheme acts as advisor on technical matters and may be the recipient body for the objects.

The Treasure Valuation Committee, based at the British Museum, and informed by the Portable Antiquities Scheme, will decide whether they or any other museum may wish to acquire the object. If no museum wishes to acquire the object, then the Secretary of State will be able to disclaim it. When this happens, the coroner will notify the occupier and landowner that he intends to return the object to the finder after 28 days unless he receives no objection. If the coroner receives an objection, the find will be retained until the dispute has been settled.



GAT will contact the landowner (via *Griffiths*) for agreement regarding the transfer of artefacts, initially to GAT and subsequently to the relevant museum (Storiol, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT). A GAT produced pro-forma will be issued to the landowner where they are given the option to donate the finds or to record that they want them returning to them once analysis and assessment has been completed. Artefacts to be donated will then be transferred to Storiol.

### 3.3 Data Management Plan

Following the completion of the fieldwork, a programme of fieldwork archiving will be completed based on following task list;

1. Pro-formas: all cross referenced and scanned for digital archiving;
2. Photographic Metadata: cross-referenced with all pro-formas and completed in *Microsoft Excel*;
3. Project register (*Microsoft Excel* format): cross-referenced with all pro-formas and completed in *Microsoft Excel*; and
4. Measured drawings: all cross referenced and scanned for digital archiving.

This data will then be used as the basis for the physical and digital dataset archives. Information from these will be used to compile the project report. The physical archive will be stored in a designated project folder and the location confirmed in the Trust project database; the digital dataset will be stored on a dedicated Trust server, with the location confirmed in the Trust project database via a specific hyperlink. External datasets for the HER and RCAHMW are as defined in the dissemination strategy below. De-selected digital data will be confirmed in an updated digital management plan appended to the final report.



### 3.4 Reporting

A draft report will be submitted within one month of fieldwork completion and a final report will be submitted to the regional Historic Environment Record within six months of project completion. The report will include the following:

- 1) Non-technical summary (Welsh and English)
- 2) Introduction
- 3) Background
- 4) Methodology
- 5) Level 2 Building Record Results
- 6) Watching Brief Results
- 7) Conclusion
- 8) Figures; to include:
  - i. Location plan;
  - ii. Ground Floor Plan
  - iii. First Floor Plan
  - iv. Elevations;
  - v. Location and orientation of photographic images taken;
  - vi. Structural phasing (if relevant);
  - vii. Plans/Section of additional archaeological activity (if encountered during watching brief)
- 9) Plates; to include:
  - i. Level 2 Building Record: to include general views of the building within the local landscape, along with exterior and interior elevations – both oblique and face-on (where practical) and a record of the overall appearance of the principal rooms and circulation areas within the interior;
  - ii. Watching Brief: to include record shots of the groundworks and general/detail shots of any archaeological activity (if encountered)
- 10) List of sources consulted.
- 11) Appendix I – approved GAT written scheme of investigation

12) Appendix II – photographic metadata

13) Appendix III – Selection Strategy (Final)

On final approval, the following dissemination and archiving of the report and digital dataset will apply:

- A digital report(s) will be provided to the client and GAPS (draft report then final report);
- A digital report will be provided to the regional Historic Environment Record, along with a digital dataset comprising an Event PRN summary. The report and dataset will be submitted in accordance with the required standards set out in *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* (Version 2) ; and
- A digital report and digital archive dataset will be provided to Royal Commission on Ancient and Historic Monuments, Wales (final report only), in accordance with the *RCAHMW Guidelines for Digital Archives Version 1*. The dataset will be prepared in the format required by RCAHMW and will include:
  - Photographic metadata (Microsoft Access);
  - Photographic archive (TIFF format);
  - Project Information form (Excel);
  - File Information form (Excel) – Microsoft Word report text final;
  - File Information form (Excel) – Photographic metadata (general);
  - File Information form (Excel) – Adobe PDF report final; and
  - File Information form (Excel) - Photographic metadata (detail).



### 3.5 Selection Strategy

As defined in *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (Chartered Institute for Archaeologists, 2020) section 3.3.1, a project specific selection strategy and data management plan should be prepared. In support of this, the Chartered Institute for Archaeologist (CIfA), have stated that it is “widely accepted that not all the records and materials collected or created during the course of an Archaeological Project require preservation in perpetuity. These records and materials constitute the Working Project Archive which will be subject to Selection, in order to establish what will be retained for long-term curation”. The aim of selection is to ensure that all the elements retained from the Working Project Archive for inclusion in the Archaeological Archive are appropriate to establish the significance of the project and support “future research, outreach, engagement, display and learning activities”. Selection should be “focused on selecting what is to be retained to support these future needs, rather than deciding what can be dispersed” and can be qualified by a selection strategy, which details the project-specific selection process, agreed by all parties (including GAPS, client and/or landowner), which will be applied to a Working Project Archive prior to its transfer into curatorial care as the Archaeological Archive.

The selection strategy will take into account:

- The aims and objectives of the project.
- The brief and/or Written Scheme of Investigation (WSI)).
- The Collecting Institution's collection policy and/or deposition guidelines.
- Local and regional research frameworks.
- Relevant thematic or period specific research frameworks.
- The project's Data Management Plan (DMP).
- Internal recording and reporting policies.
- Material-specific guidance documents.

The selection strategy pro-forma is included as [Appendix IV](#).

## 4 PERSONNEL

The project will be managed by John Roberts, Principal Archaeologist GAT Contracts Section and undertaken by a Project Archaeologist. The Project Archaeologist will be responsible for all field management duties, including GAPS liaison, client liaison, coordination and delegation of tasks. The Project Archaeologist will also be responsible for the completion of all on site pro-formas and the fieldwork archive itemised in [para. 3.3](#), as well as for submitting a draft final report (or interim report) for project manager review and approval. The report will then be submitted as per the arrangements defined in [para. 3.4](#).

## 5 HEALTH AND SAFETY

A site-specific risk assessment will be prepared and will be reviewed by the GAT Project Archaeologist in advance of works, with any additional risks identified on site highlighted in the dynamic risks section and appropriate mitigation undertaken. The GAT attendee will be issued with required personal safety equipment, including high visibility jacket, steel toe-capped boots and safety helmet. All site work will be managed and undertaken in accordance with the GAT Health & Safety Policy. Vehicle access is via a private track from the B4418 road.

If available, an asbestos survey will be consulted prior to and during site attendance.



## **6 SOCIAL MEDIA**

One of the key aims in the GAT mission statement is to improve the understanding, conservation and promotion of the historic environment in our area and inform and educate the wider public. To help achieve this, GAT maintains an active social media presence and seeks all opportunities to promote our projects and results. With permission, GAT would like the opportunity to promote our work on this scheme through our social media platforms. This could include social media postings during our attendance on site as well as any postings to highlight results. In all instances, approval will be sought from client prior to any postings.

## **7 INSURANCE**

### **7.1 Public/Products Liability**

Limit of Indemnity- £5,000,000 any one event in respect of Public Liability

INSURER Ecclesiastical Insurance Office Plc.

POLICY TYPE Public Liability

POLICY NUMBER 000375

EXPIRY DATE 22/08/2024

### **7.2 Employers Liability**

Limit of Indemnity- £10,000,000 any one occurrence.

INSURER Ecclesiastical Insurance Office Plc.

POLICY TYPE Public Liability

POLICY NUMBER 000375

EXPIRY DATE 22/08/2024

### **7.3 Professional Indemnity**

Limit of Indemnity- £5,000,000 in respect of each and every claim

INSURER AXA Insurance UK Plc

POLICY TYPE Professional Indemnity

POLICY NUMBER TG0275

EXPIRY DATE 22/08/2024

## 8 SOURCES CONSULTED

1. Chartered Institute for Archaeologists, 2020, Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures
2. Chartered Institute for Archaeologists, 2020, Standard and guidance for the collection, documentation, conservation and research of archaeological materials
3. English Heritage, 1991, Management of Archaeological Projects (MAP2)
4. Historic England, 2015, Management of Research Projects in the Historic Environment (MoRPHE)
5. Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*
6. Patterson Macaulay & Owens, 2023. *Heritage Impact Statement: Revision B*.
7. Royal Commission on Ancient and Historic Monuments of Wales, 2015, Guidelines for digital archives
8. Simpson & Brown, 2023. Tan y Llyn, Rhyd-Ddu Design and Access Statement.
9. The Welsh Archaeological Trusts, 2020. *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) Version 2*.



## FIGURE 01

Reproduction of *Simpson & Brown Architects* Existing Site Plan -  
Drawing 00 01 Rev P01. Scale: as shown.

NOTE  
Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

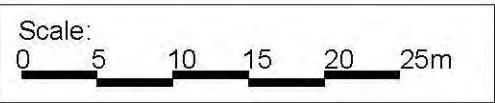
This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

For information on known hazards and general health & safety issues prior to work on site, reference should be made to the Pre-Construction Health & Safety Pack.



PROPOSED WORKS

SITE BOUNDARY



P01 First issue. LS 01.03.23

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Architecture Heritage Consultancy Archaeology

JOB TITLE Tan Y Llyn, Rhyd Ddu  
CLIENT Vicky and Robert Boiten  
DWG TITLE SITE PLAN  
As Existing

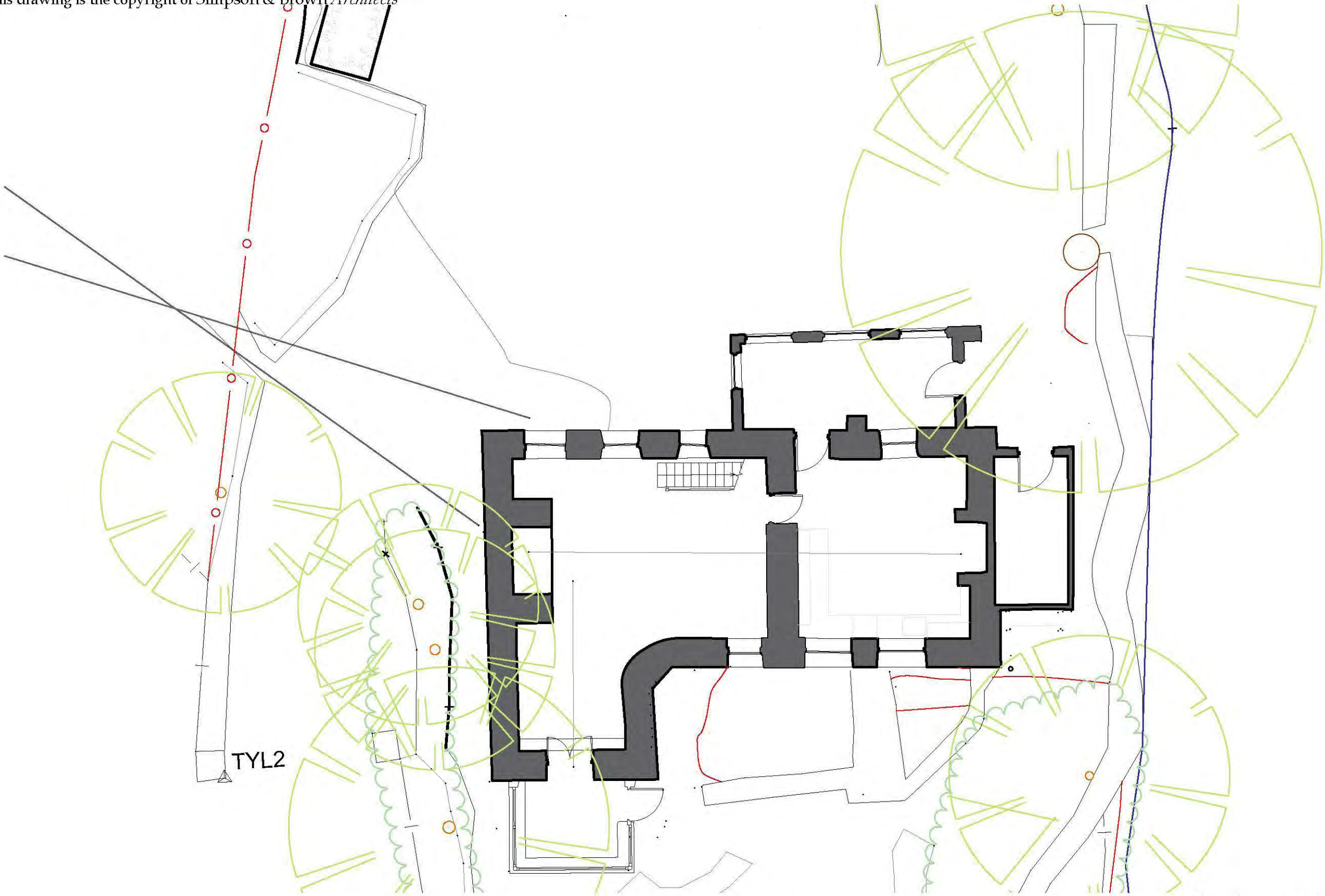
JOB NO. 2574.00  
A3 SCALE 1:500  
STATUS RIBA 3

PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRG NO.	REV
TYL	- SAB	- XX	- XX	- LP	- A	- 00 01	P01

## FIGURE 02

Reproduction of *Simpson & Brown Architects* Existing Ground Floor Plan - Drawing 01 01 Rev P01. Scale: as shown.



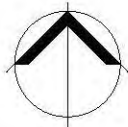


NOTE  
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Scale:  
0 1 2 3 4 5m



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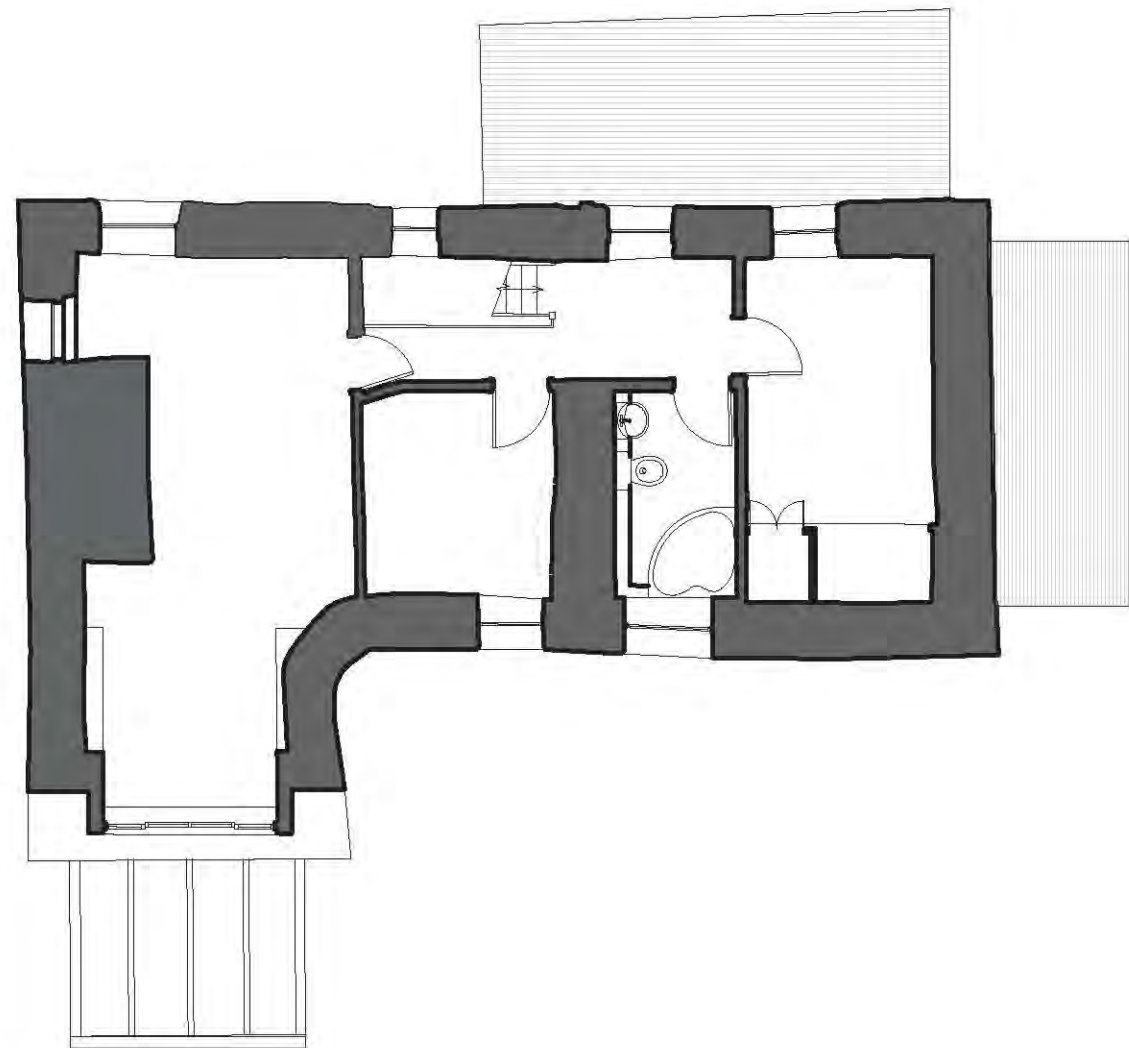
Architecture Heritage Consultancy Archaeology

JOB TITLE **Tan Y Llyn, Rhyd Ddu**  
CLIENT **Vicky and Robert Bointen**  
DWG TITLE **SURVEY**  
**Ground Floor Plan as Existing**

JOB NO.		A3 SCALE		STATUS			
2574.00		1:100		PLANNING			
PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRG NO.	REV
TYL -	SAB -	XX -	00 -	SU -	A -	01 01	P01

### **FIGURE 03**

**Reproduction of *Simpson & Brown* Architects Existing First Floor Plan -  
Drawing 01 02 Rev P01. Scale: as shown.**



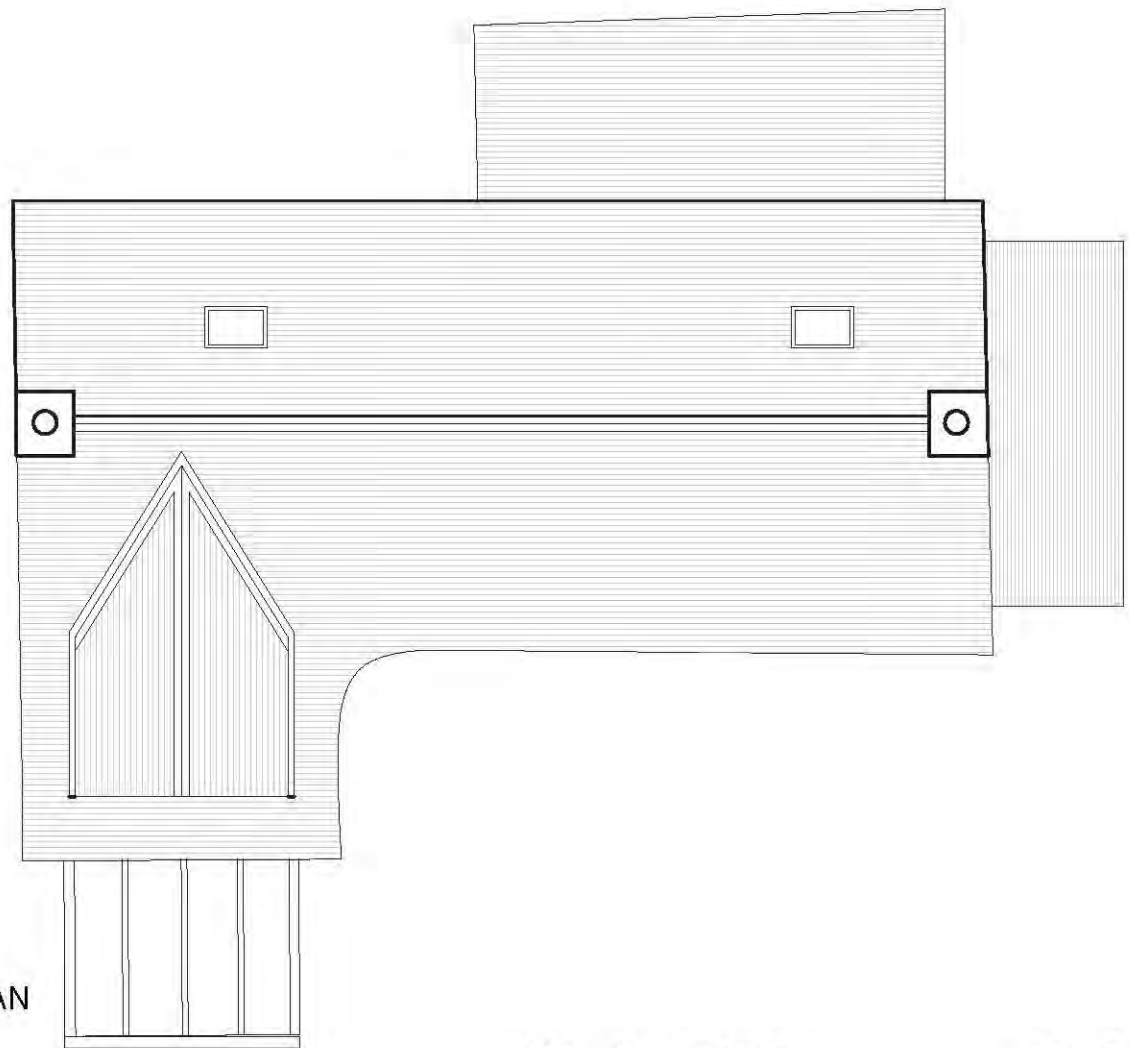
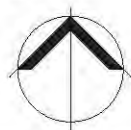
FIRST FLOOR PLAN

NOTE  
Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

For information on known hazards and general health & safety issues prior to work on site, reference should be made to the Pre-Construction Health & Safety Pack.

Scale:  
0 1 2 3 4 5m



ROOF PLAN

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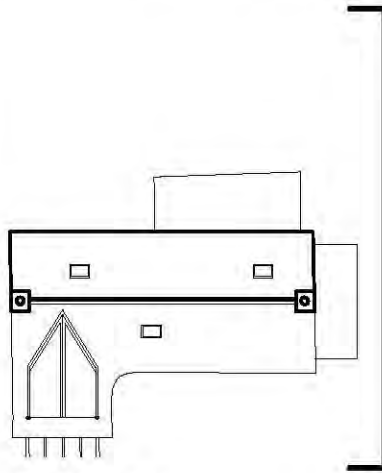
Architecture Heritage Consultancy Archaeology

JOB TITLE	Tan Y Llyn, Rhyd Ddu									
CLIENT	Vicky and Robert Bointen									
DWG TITLE	SURVEY									
	First floor and roof plan as Existing									
JOB NO.	A3 SCALE			STATUS						
2574.00	1:100			PLANNING						
PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRG NO.	REV			
TYL	- SAB	- XX	- 01	- SU	- A	- 01 02	P01			



## FIGURE 04

Reproduction of *Simpson & Brown Architects* Existing East Elevation -  
Drawing 02 01 Rev P01. Scale: as shown.



KEY PLAN  
NTS

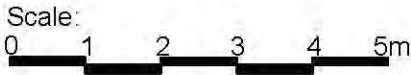


East Elevation as Existing  
Scale 1:100 @ A3

**NOTE**  
Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

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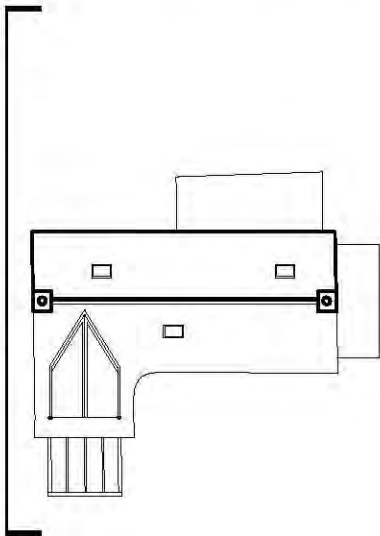
JOB TITLE Tan Y Llyn, Rhyd Ddu  
CLIENT Vicky Lee & Robert Boiten  
DWG TITLE SURVEY  
East Elevation

JOB NO.		A3 SCALE		STATUS			
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TYL -	SAB -	XX -	XX -	SU -	A -	02 01	P01

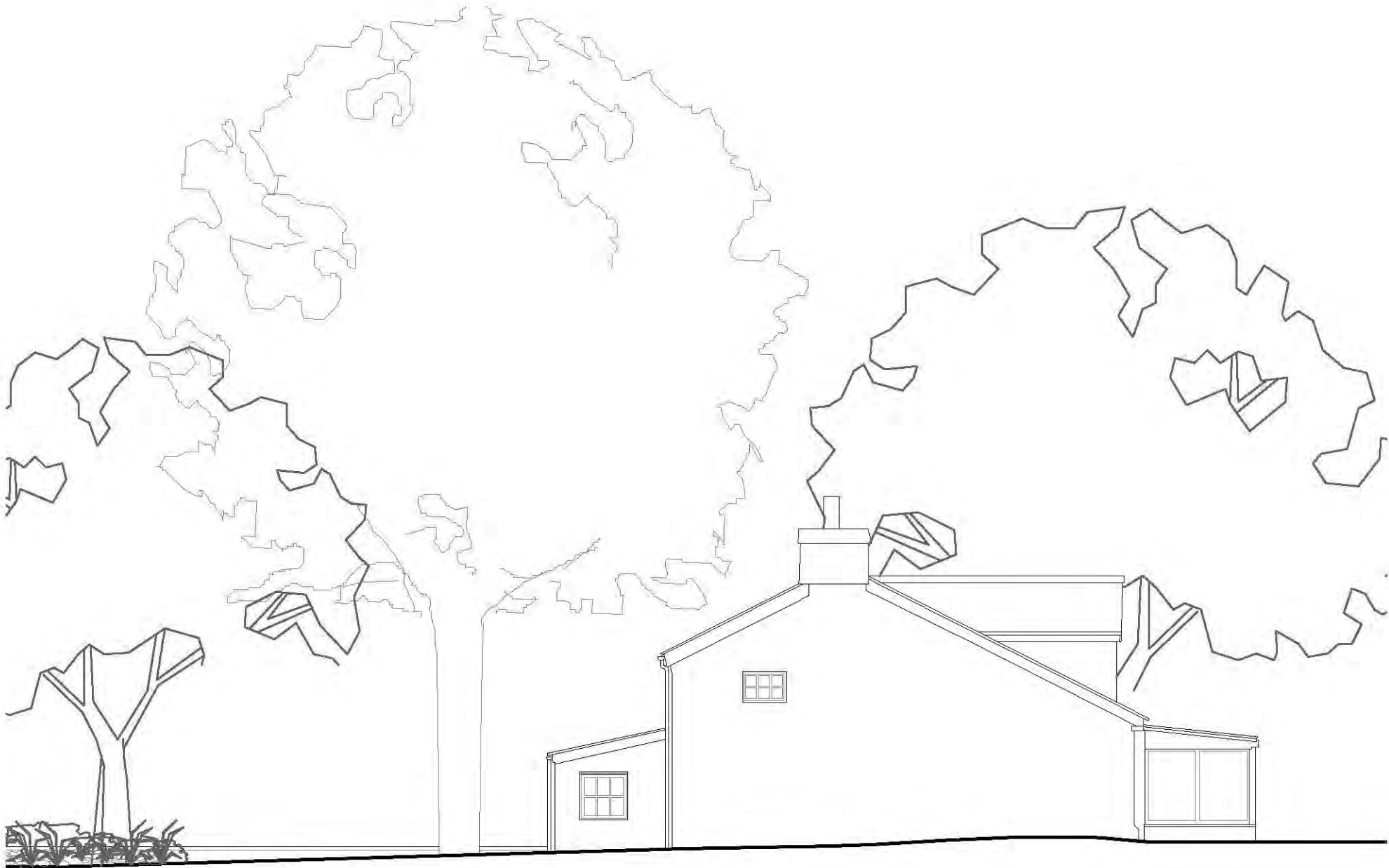
**FIGURE 05**

**Reproduction of *Simpson & Brown* Architects Existing West Elevation  
Drawing 02 02 Rev P01. Scale: as shown.**





KEY PLAN  
NTS

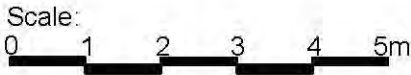


West Elevation as Existing  
Scale 1:100 @ A3

NOTE  
Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

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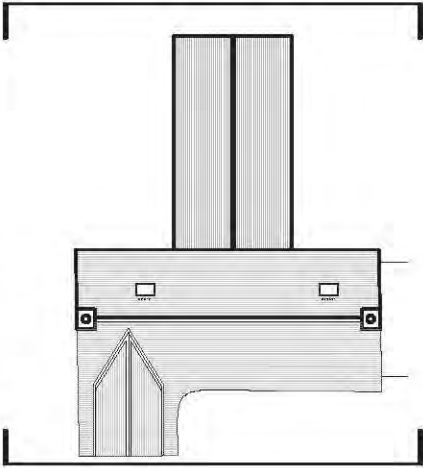
P01 PLANNING ISSUE. 22.05.23

JOB TITLE Tan Y Llyn, Ryhd Ddu  
CLIENT Vicky Lee & Robert Boiten  
DWG TITLE SURVEY  
West Elevation

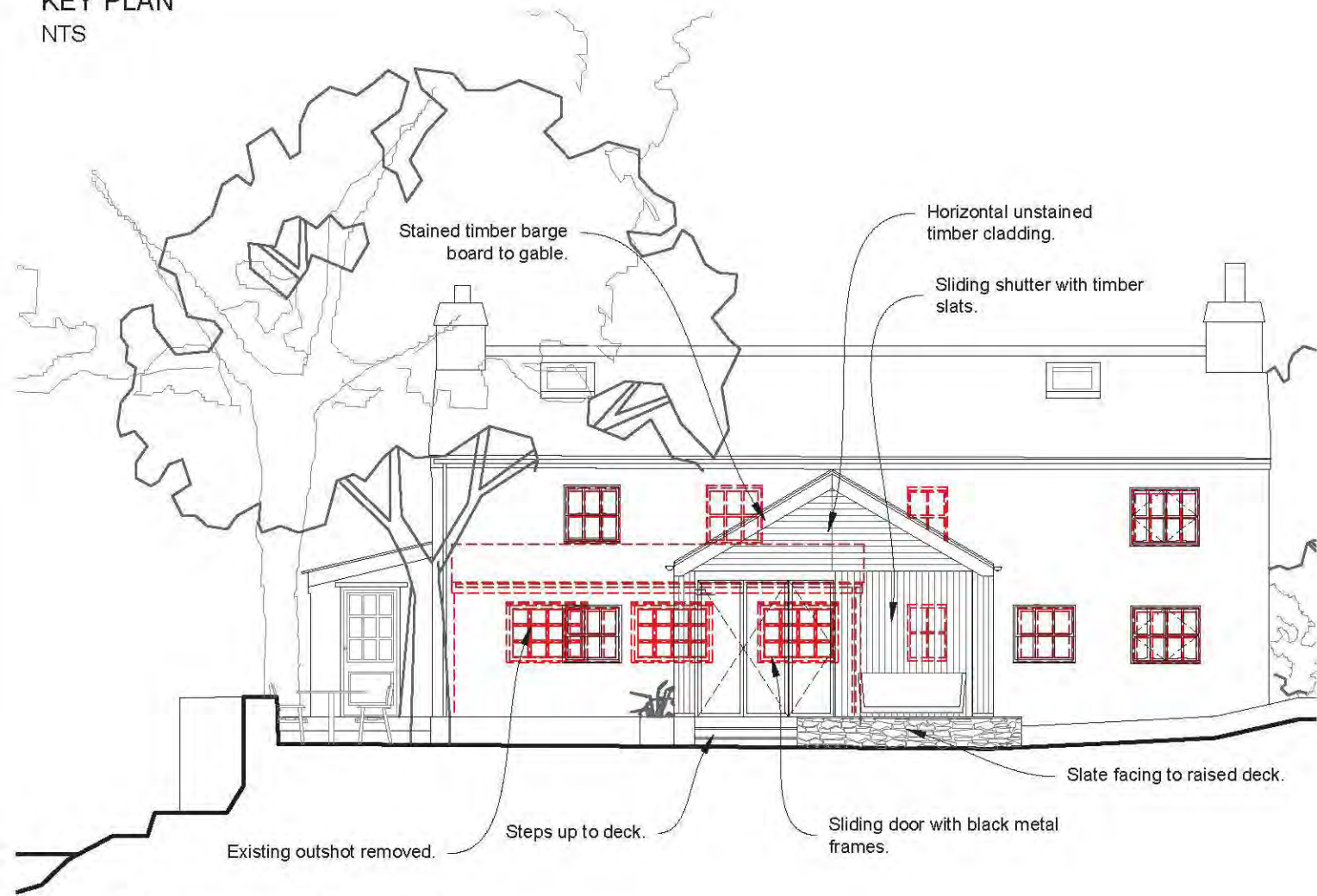
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PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRG NO.	REV
TYL -	SAB -	XX -	XX -	SU -	A -	02 02	P0

## FIGURE 06

Reproduction of *Simpson & Brown Architects* Existing & Proposed North & South Elevations - Drawing 02 03 Rev P01. Scale: as shown.

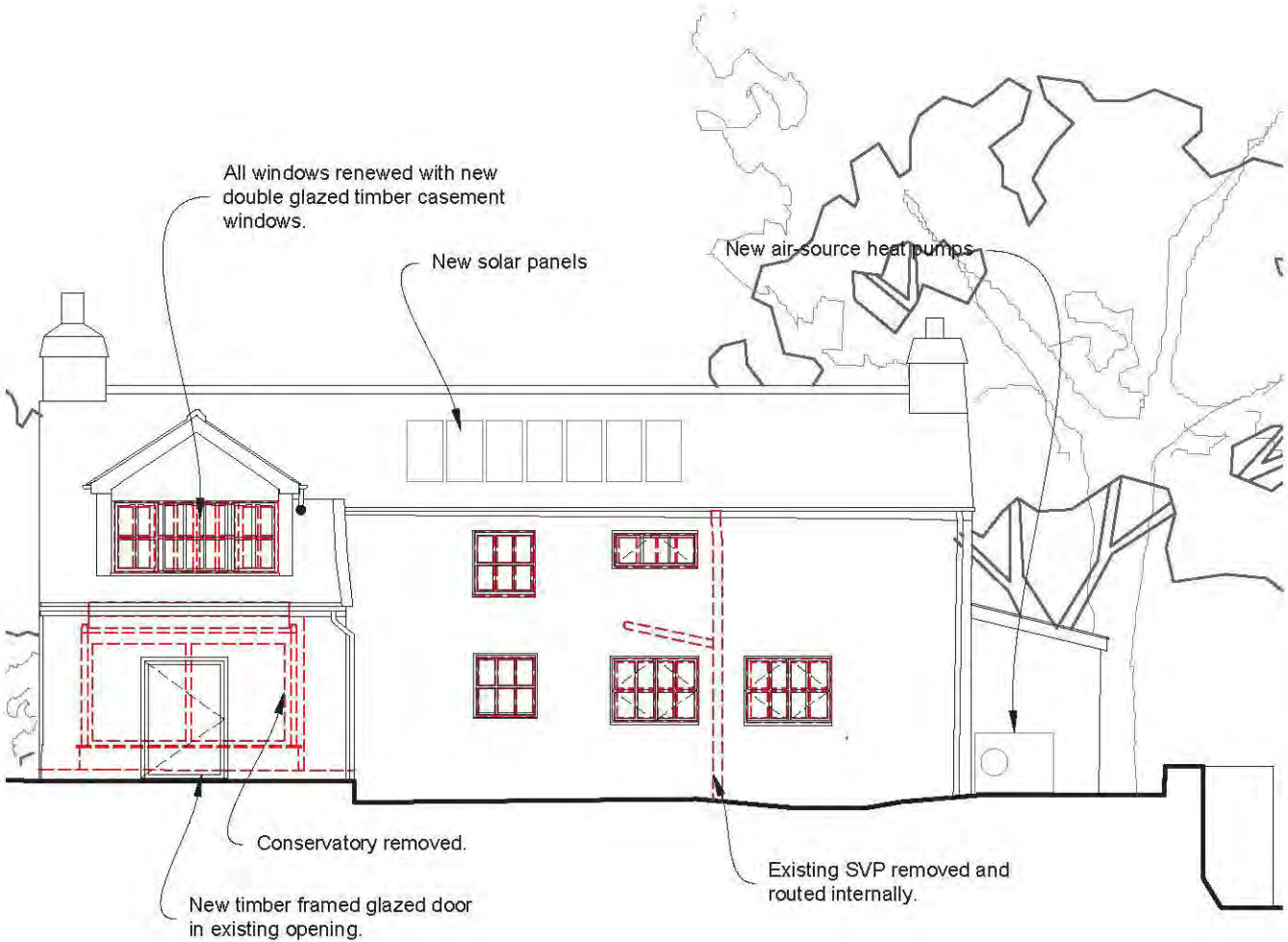


KEY PLAN  
NTS



North Elevation as Proposed

Scale 1:100 @ A3



South Elevation as Proposed

Scale 1:100 @ A3

NOTE  
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P01 PLANNING ISSUE.

22.05.23

JOB TITLE Tan Y Llyn, Rhyd Ddu  
CLIENT Vicky Lee & Robert Boiten  
DWG TITLE GENERAL ARRANGEMENT  
North & South Elevation

JOB NO.		A3 SCALE		STATUS			
2574.00		1:100		PLANNING			
PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRG NO.	REV
TYL -	SAB -	XX -	XX -	GA -	A -	02 03	P01



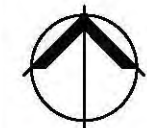
**FIGURE 07**

**Reproduction of *Simpson & Brown* Architects Proposed Site Plan -  
Drawing 00 02 Rev P01. Scale: as shown.**

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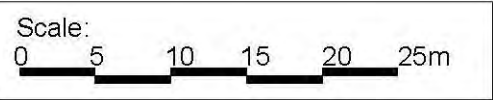
This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

For information on known hazards and general health & safety issues prior to work on site, reference should be made to the Pre-Construction Health & Safety Pack.



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JOB TITLE Tan Y Llyn, Rhyd Ddu  
CLIENT Vicky and Robert Boiten  
DWG TITLE SITE PLAN  
As Proposed

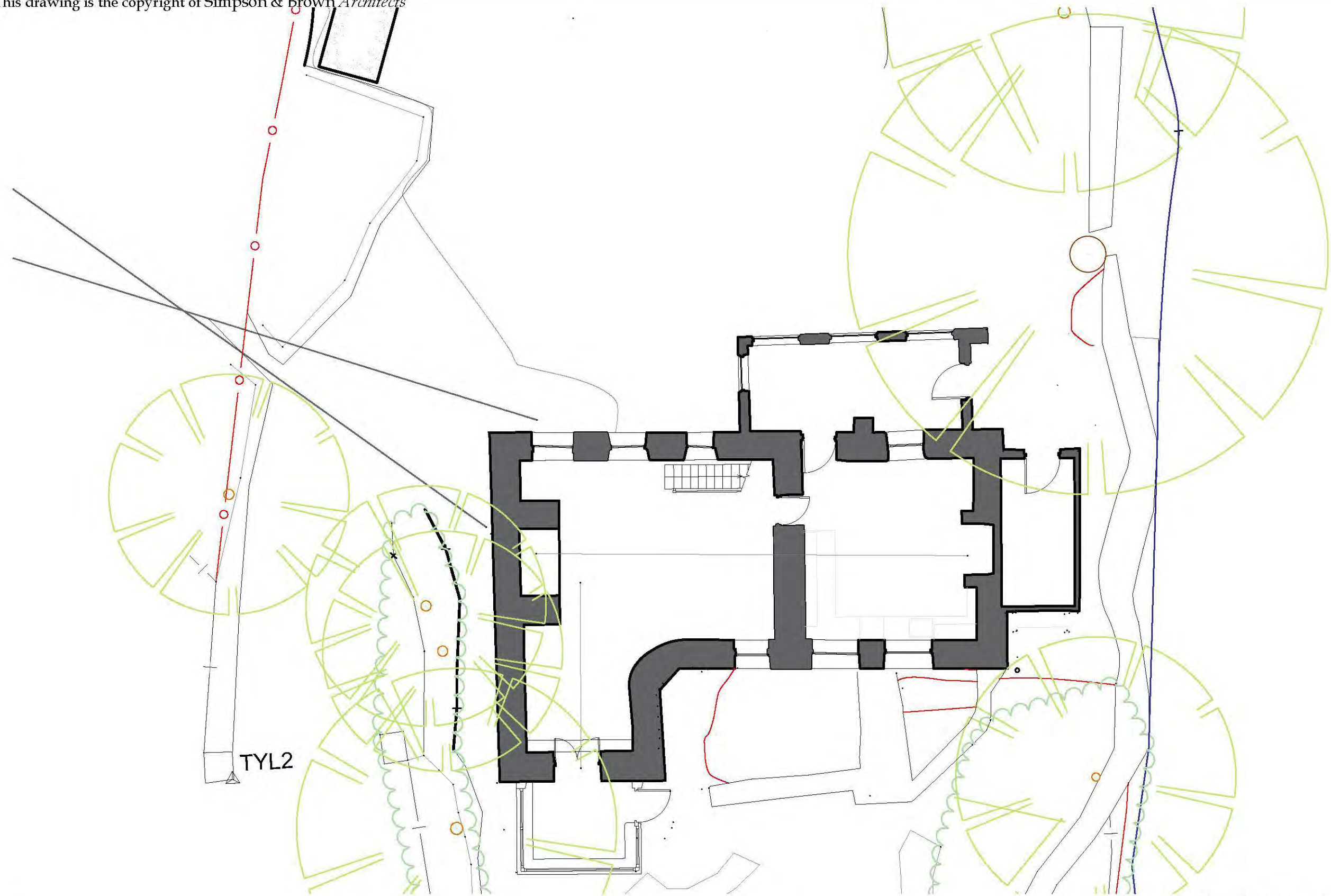
JOB NO. 2574.00 A3 SCALE 1:500 STATUS RIBA 3

PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRG NO.	REV
TYL	SAB	XX	XX	LP	A	00 02	P01

**FIGURE 08**

**Reproduction of *Simpson & Brown* Architects Proposed Ground Floor Plan - Drawings 01 01 Rev P01. Scale: as shown.**

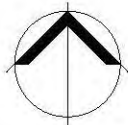
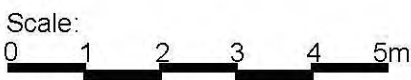




NOTE  
Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

For information on known hazards and general health & safety issues prior to work on site, reference should be made to the Pre-Construction Health & Safety Pack.



P01 Planning Issue. LS 22.05.23

**Simpson & Brown**

[www.simpsonandbrown.co.uk](http://www.simpsonandbrown.co.uk)

The Old Printworks, 77a Brunswick Street, Edinburgh, EH7 5HS

[admin@simpsonandbrown.co.uk](mailto:admin@simpsonandbrown.co.uk)

0131 555 4678

Architecture Heritage Consultancy Archaeology

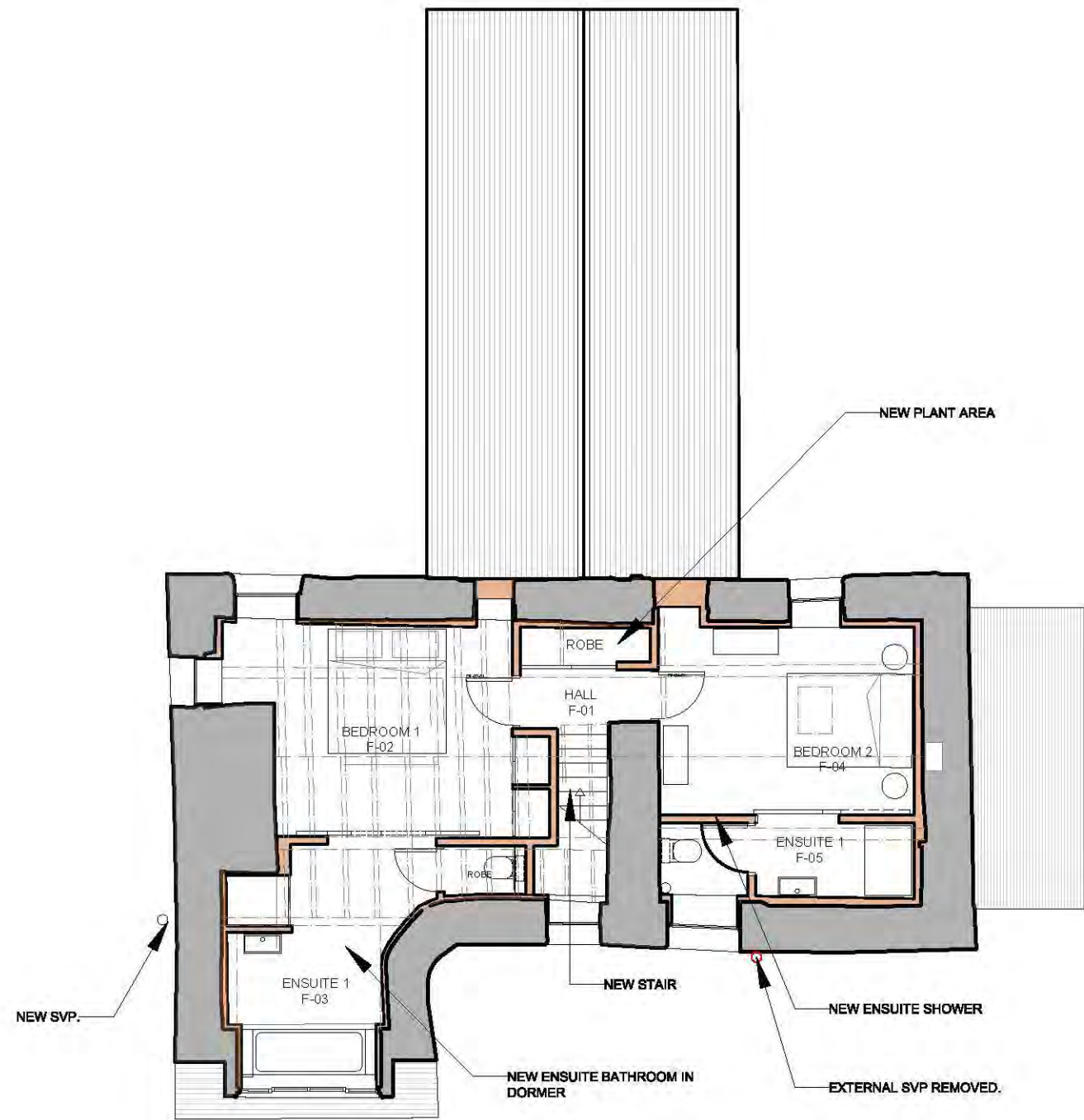
JOB TITLE **Tan Y Llyn, Rhyd Ddu**  
CLIENT **Vicky and Robert Bointen**  
DWG TITLE **SURVEY**  
**Ground Floor Plan as Existing**

JOB NO.		A3 SCALE		STATUS			
2574.00		1:100		PLANNING			
PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRG NO.	REV
TYL -	SAB -	XX -	00 -	SU -	A -	01 01	P01

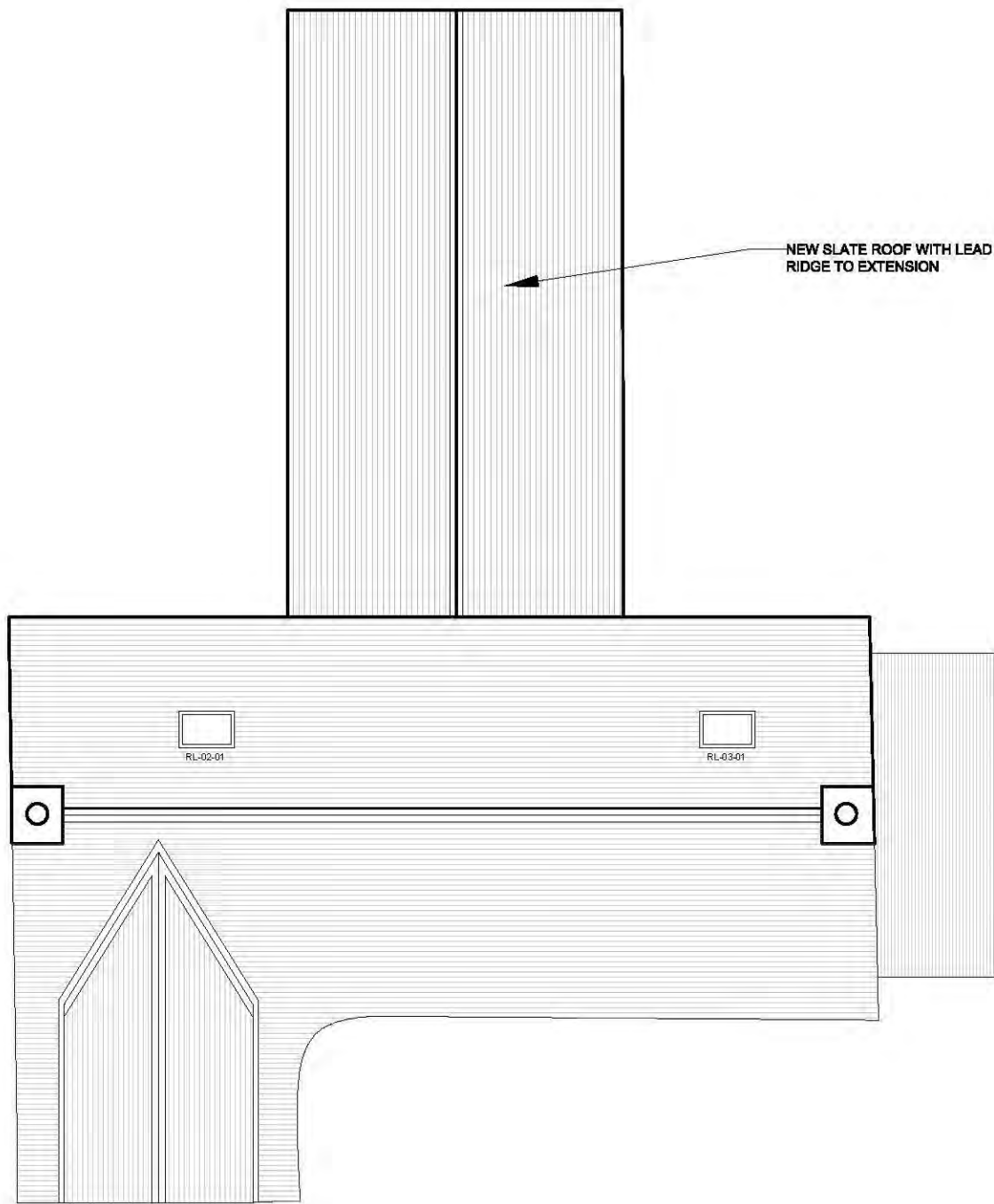
**FIGURE 09**

**Reproduction of *Simpson & Brown* Architects Proposed First Floor Plan  
- Drawings 01 02 Rev P01. Scale: as shown.**





FIRST FLOOR PLAN



ROOF PLAN

NOTE

Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

For information on known hazards and general health & safety issues prior to work on site, reference should be made to the Pre-Construction Health & Safety Pack.

EXISTING WINDOWS - All existing windows to be removed and replaced with new timber framed double glazed units.

DEMOLITIONS

NEW WALLS

EXISTING WALLS

Scale: 0 1 2 3 4 5m

P01	Planning Issue.	LS	22.05.23
P01	First issue.	LS	01.03.23

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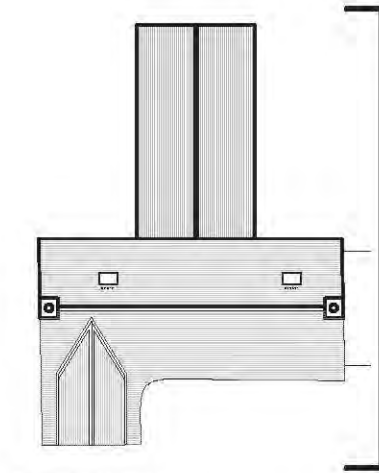
Architecture Heritage Consultancy Archaeology

JOB TITLE	Tan Y Llyn, Rhyd Ddu						
CLIENT	Vicky and Robert Bointen						
DWG TITLE	GENERAL ARRANGEMENT						
	First floor and roof plan						
JOB NO.	A3 SCALE	STATUS					
2574.00	1:100	PLANNING					
PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRG NO.	REV
TYL	- SAB	- XX	- 01	- GA	- A	- 01 02	P01



**FIGURE 10**

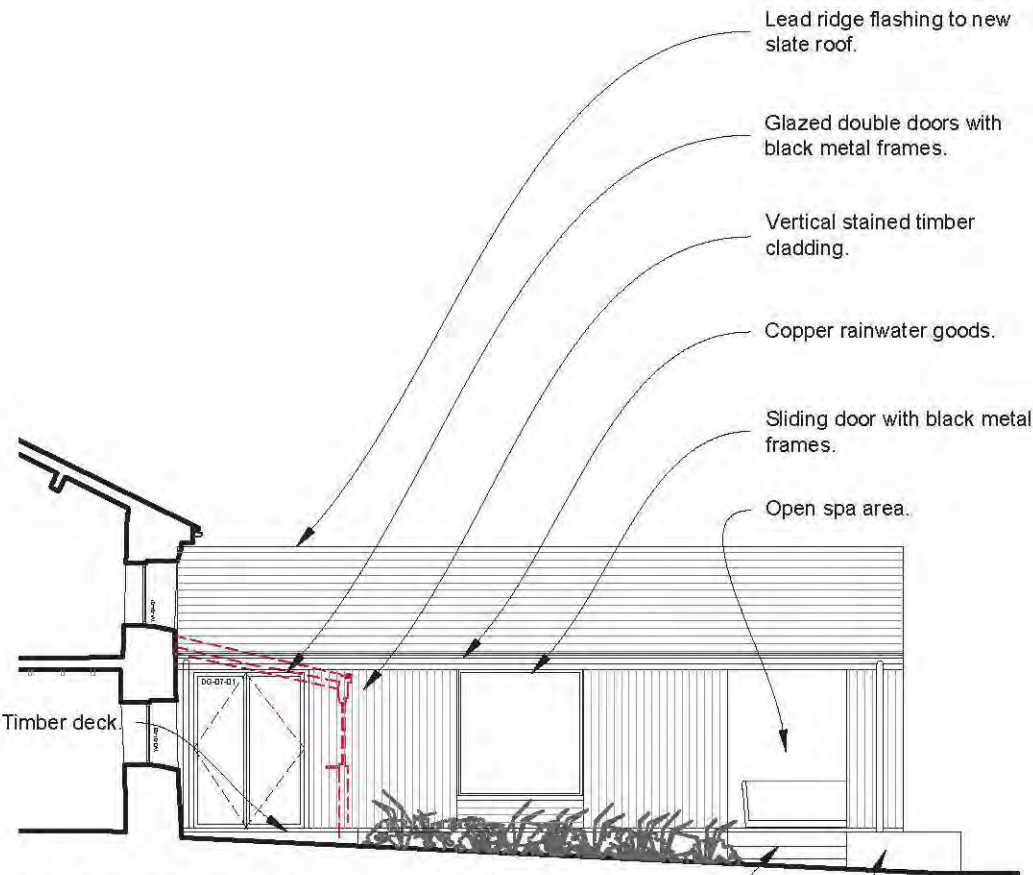
**Reproduction of *Simpson & Brown* Architects Proposed East Elevation -  
Drawings 02 01 Rev P01. Scale: as shown.**



KEY PLAN  
NTS



East Elevation as Proposed  
Scale 1:100 @ A3



East Sectional Elevation as Proposed  
Scale 1:100 @ A3

NOTE  
Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

For information on known hazards and general health & safety issues prior to work on site, reference should be made to the Pre-Construction Health & Safety Pack.



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Architecture Heritage Consultancy Archaeology

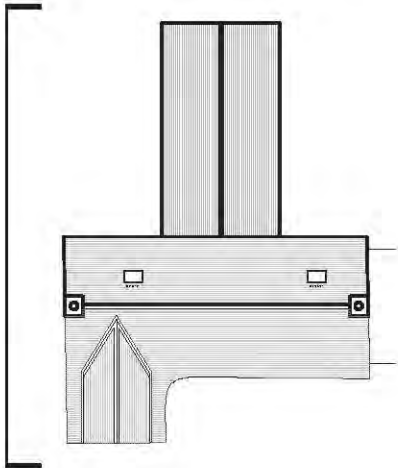
P01 PLANNING ISSUE. 22.05.23

JOB TITLE	Tan Y Llyn, Rhyd Ddu						
CLIENT	Vicky Lee & Robert Boiten						
DWG TITLE	GENERAL ARRANGEMENT						
	East Elevation						
JOB NO.	A3 SCALE	STATUS					
2574.00	1:100	PLANNING					
PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRG NO.	REV
TYL	SAB	XX	XX	GA	A	02 01	P01

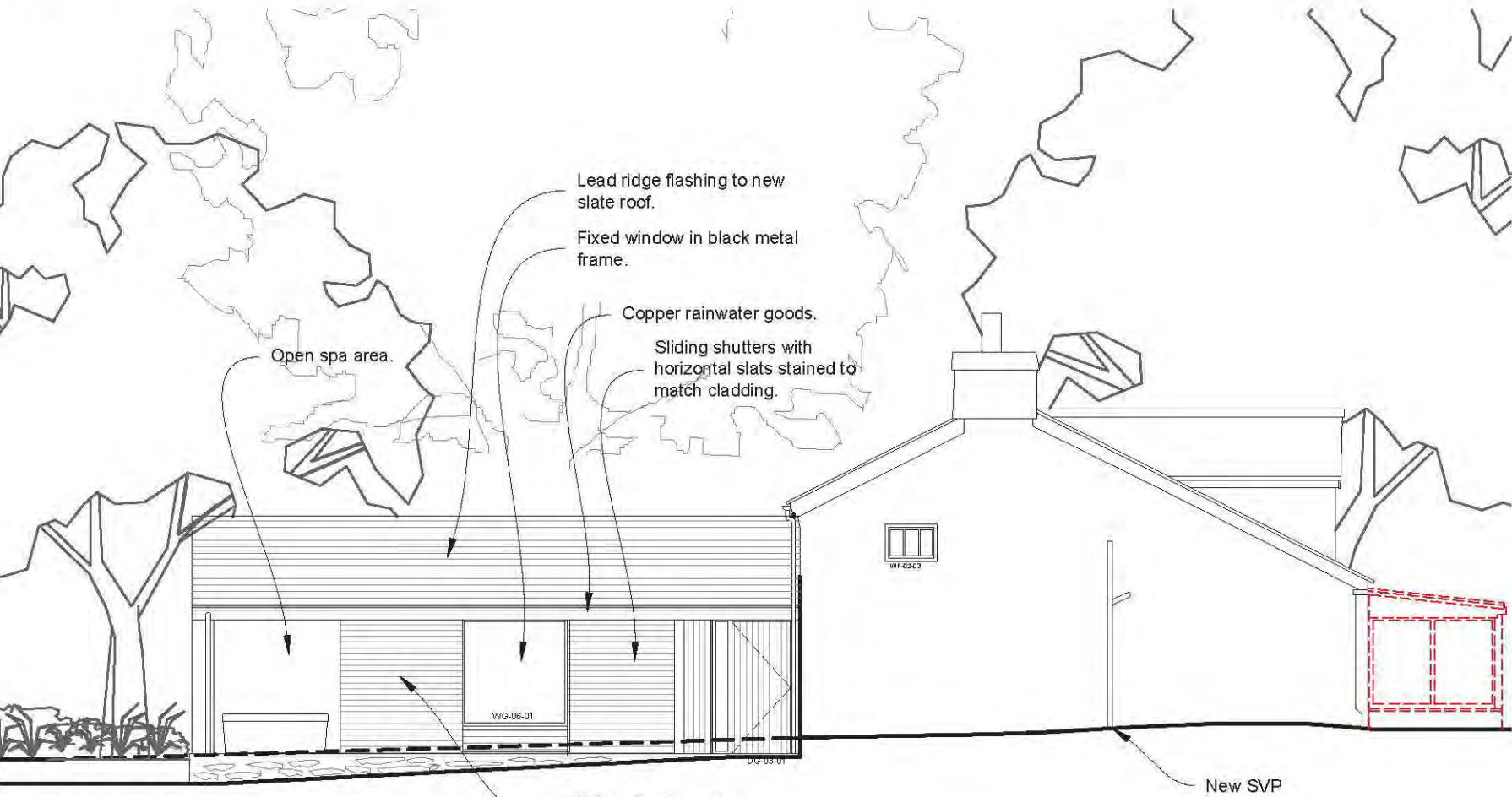
## FIGURE 11

Reproduction of *Simpson & Brown* Architects Proposed West Elevation -  
Drawings 02 02 Rev P01. Scale: as shown.





KEY PLAN  
NTS



West Elevation as Proposed  
Scale 1:100 @ A3



West Elevation as Proposed (Shutters Closed)  
Scale 1:100 @ A3

NOTE  
Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

For information on known hazards and general health & safety issues prior to work on site, reference should be made to the Pre-Construction Health & Safety Pack.



**Simpson & Brown**  
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Architecture Heritage Consultancy Archaeology

P01 PLANNING ISSUE. 22.05.23

JOB TITLE	Tan Y Llyn, Ryhd Ddu						
CLIENT	Vicky Lee & Robert Boiten						
DWG TITLE	GENERAL ARRANGEMENT West Elevation						
JOB NO.	A3 SCALE	STATUS					
2574.00	1:100	PLANNING					
PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRG NO.	REV
TYL	SAB	XX	XX	GA	A	02 02	P01

## **APPENDIX I**

### **Gwynedd Archaeological Trust Basic Record Pro-Forma**

YMDDIRIEDOLAETH ARCHAEOLEGOL GWYNEDD ARCHAEOLOGICAL TRUST		
<b>BASIC RECORDING FORM</b>	<i>Project name</i>	<i>Project number</i>
<i>Feature name</i>		<i>Feature Number</i>
<i>NGR</i>		
<i>Description</i>		
<i>Recommendations for further assessment</i>		
<i>Photographic record numbers</i>		
<i>Digital</i>		
	<i>Visit date</i>	<i>Visit by</i>



## **APPENDIX II**

### **Gwynedd Archaeological Trust Room Recording Pro-Forma**

**YMDDIRIEDOLAETH ARCHAEOLEGOL GWYNEDD ARCHAEOLOGICAL TRUST**

<b>ROOM RECORDING FORM</b>		<i>Project name</i>	<i>Project number</i>
<i>Room Number</i>	<i>Floor /Level</i>		
<i>Description</i>			
<i>Photographic record numbers</i>		<i>Scales used</i>	<b><i>Dimensions</i></b> Length Width Height

**YMDDIRIEDOLAETH ARCHAEOLEGOL GWYNEDD ARCHAEOLOGICAL TRUST**

<b>ROOM RECORDING FORM</b>		<i>Project name</i>	<i>Project number</i>
<i>Room Number</i>	<i>Floor /Level</i>		
<i>Description</i>			
<i>Photographic record numbers</i>		<i>Scales used</i>	<b><i>Dimensions</i></b> Length Width Height

	<i>Visit date</i>	<i>Visit by</i>
--	-------------------	-----------------

## **APPENDIX III**

### **Gwynedd Archaeological Trust Watching Brief Pro-Forma**



## WATCHING BRIEF DAY RECORD

*Date**Project name**Project number**Compiler**Location**Description*

Times of travelling and on-site

Drawn record details

Photographic record details

## **APPENDIX IV**

### **Gwynedd Archaeological Trust Photographic Metadata Pro-Forma**



### Digital Photographic Record

Include main context numbers for each shot, drawing numbers for sections and any other relevant numbers for cross referencing.  
Delete any unwanted photos **immediately** from the camera. Regularly upload photographs to computer.

[illegible]



## **APPENDIX V**

### **Gwynedd Archaeological Trust Selection Strategy Pro-Forma**

# G2806\_Rhyd\_Ddu

## 27/09/2023 v1.0

### Selection Strategy

#### Project Information

##### Project Management

**Project Manager** John Roberts [john.roberts@heneb.co.uk](mailto:john.roberts@heneb.co.uk)

**Archaeological Archive Manager** John Roberts [john.roberts@heneb.co.uk](mailto:john.roberts@heneb.co.uk)

**Organisation** Gwynedd Archaeological Trust

##### Stakeholders

###### Collecting Institution(s)

GAT Historic Environment Record

###### Date Contacted

26/09/2023

RCAHMW

On completion  
of Project  
Archive

Storiell, Ffordd Gwynedd, Bangor,  
Gwynedd, LL57 1DT

If applicable,  
post-fieldwork  
based on  
artefact  
recovery

###### Project Lead / Project Assurance

Gwynedd Archaeological Planning  
Services

tbc

###### Landowner / Developer

Vicky Boiten-Lee

n/a

##### Resources

###### Resources required

Describe the resources required to implement this Selection Strategy, particularly if unusual resources are required.

No unusual resources required outside of GAT normal operating equipment and personnel.

##### Context

Describe below the context of this Selection Strategy. You should refer to:

- The aims and objectives of the project;
- Local Authority guidance (including the brief);
- Research Frameworks;
- The repository collection development policy and/or deposition policy;
- Material-specific guidance documents.

**Note:** This section may be copied from your Project Design/WSI to ensure all Stakeholders receive this context information.

The full aims and objectives of this project are detailed in the project specific WSI.

Gwynedd Archaeological Trust (GAT) will be commissioned by Vicky Boiten-Lee to undertake archaeological mitigation in advance of and during property development works at the Tan y Llyn, Betws Garmon, Gwynedd LL54 6TH (NGR SH56825256). Tan y Llyn is a detached three-bedroom house and former woollen mill located next to Afon Gwyrfa, to the north of Llyn y Gaddair (cf. Figures 02 to 06); it is recorded in the regional historic environment database as the "Woollen Factory" (Primary Reference Number (PRN) 34536) along with an associated aqueduct (PRN 96050) and sluice (PRN 96052). The development works will include the demolition of existing lean-to rear offshoot to the house, front porch and erection of single storey rear extension, and installation of raised decked terrace to rear (cf. Figures 06 to 11). The Snowdonia National Park Planning Authority planning application reference number is NP3/12/5B and the mitigation will be undertaken as a planning condition.

Source: Gwynedd Archaeological Trust. 2023. **TAN Y LLYN, RHYD-DDU (G2806)** Written Scheme of Investigation for Archaeological Mitigation: Level 2 Building Record & Watching Brief. September 2023. Project G2806.



# 1 – Digital Data

## Stakeholders

Name the individual(s) responsible for the Digital Data Selection decisions (i.e. Archaeological Archive Manager, Project Manager, Collections Curator).

John Roberts (GAT Principal Archaeologist)

## Selection

### Location of Data Management Plan (DMP)

Selection of digital data elements should be considered in your project's DMP. For the purpose of the Selection Strategy, you can either copy the selection section of your DMP below, or attach it as an appendix to this document. Please indicate here if the DMP is attached.

All digital data will be collected, stored and selected in lines with the Gwynedd Archaeological Trust (GAT) Data Management Plan located on GAT's servers (available on request).

Following the completion of the fieldwork, a working project archive will be created based on following task list;

1. Pro-formas: all cross referenced and complete;
2. Photographic Metadata: completed in *Microsoft Access* and cross-referenced with all pro-formas;
3. Survey data: downloaded using a Computer Aided Design package;
4. Sections: all cross referenced and complete;
5. Plans: all cross referenced and complete;
6. Context register: quantified and register completed.

All relevant site archive data will be added to a digital project register specific to this project, which will be prepared in *Microsoft Excel*. This data will be used as the basis for the physical and digital dataset archives. Information from these will be used to compile the project report. The physical archive will be stored in a designated project folder and the location confirmed in the Trust project database; the digital dataset will be stored on a dedicated Trust server, with the location confirmed in the Trust project database via a specific hyperlink. External datasets for the HER and RCAHMW are as defined in the dissemination strategy below. De-selected digital data will be confirmed in an updated digital management plan appended to the final report

## De-Selected Digital Data

This will be confirmed in the finalised selection strategy at project end

## 2 – Documents

### Stakeholders

Name the individual(s) responsible for the Documents Selection decisions (i.e. Archaeological Archive Manager, Project Manager, Repository Representative).

John Roberts – Principal Archaeologist, Gwynedd Archaeological Trust;  
Sean Derby – Historic Environment Record, Gwynedd Archaeological Trust;  
Gareth Edwards, *Head of Knowledge and Understanding, RCAHMW*

### Selection

- A digital report will be provided to the regional Historic Environment Record; this will be submitted within six months of project completion (final report only), along with a digital dataset comprising an Event PRN summary. The report and dataset will be submitted in accordance with the required standards set out in *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* (Version 2); and
- A digital report and digital archive dataset will be provided to Royal Commission on Ancient and Historic Monuments, Wales (final report only), in accordance with the *RCAHMW Guidelines for Digital Archives Version 1*. The dataset will be prepared in the format required by RCAHMW and included:
  - Photographic metadata (Microsoft Access);
  - Photographic archive (TIFF format);
  - Project Information form (Excel);
  - File Information form (Excel) – Microsoft Word report text final;
  - File Information form (Excel) – Photographic metadata (general);
  - File Information form (Excel) – Adobe PDF report final; and
  - File Information form (Excel) - Photographic metadata (detail).

### De-Selected Documents

Describe the procedure for dealing with De-selected material and what specialist advice has informed this procedure.

This will be confirmed in the finalised selection strategy at project end



### 3 – Materials

**Note:** This step should be completed for each material component of the archaeological archive. Copy this table for the various materials as required, providing the 'Material Type' and a section identifier (eg. '3.1') for each.

**Material type**

Bulk Finds

**Section 3.**

#### Stakeholders

Name the individual(s) responsible for the Materials Selection decisions (i.e. Archaeological Archive Manager, Project Manager, Repository Representative).

John Roberts – Principal Archaeologist, Gwynedd Archaeological Trust;  
Tom Fildes –Planning Archaeologist, Gwynedd Archaeological Planning Service;  
**TBC, Curatorial Officer at Storiel**

There are known findspots within the local and any diagnostic artefacts recovered during the watching brief will be retained for further examination and identification. Pottery sherds of 19<sup>th</sup> and 20<sup>th</sup> century date will be examined on-site and the context from which they were retrieved noted but the sherds will not be retained. The artefacts will be treated according to guidelines issued by the UK Institute of Conservation, in particular the advice provided within *First Aid for Finds* (Watkinson and Neal 2001).

Any waterlogged artefacts (e.g. wood or leather) that are to be recovered for post-excavation assessment and analysis will be processed in accordance with *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation* (English Heritage, 2011) and specifically in accordance with Brunning and Watson (2010) for waterlogged wood and Historic England (2012) for waterlogged leather. In such cases an external specialist will be contacted to agree an appropriate sampling and recovery strategy via Lucy Whittingham Project Manager (post-excavation), AOC Archaeology, telephone: 0208 843 7380. All finds are the property of the landowner; however, it is Trust policy to recommend that all finds are donated to an appropriate museum (in this case Storiel, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT), where they can receive specialist treatment and study. Access to finds must be granted to the Trust for a reasonable period to allow for analysis and for study and publication as necessary. Trust staff will undertake initial identification, but any additional advice would be sought from a wide range of consultants used by the Trust, including National Museums and Galleries of Wales at Cardiff.

All finds of treasure must be reported to the coroner for the district within fourteen days of discovery or identification of the items. Items declared Treasure Trove become the property of the Crown, on whose behalf the Portable Antiquities Scheme acts as advisor on technical matters, and may be the recipient body for the objects.

The Treasure Valuation Committee, based at the British Museum, and informed by the Portable Antiquities Scheme, will decide whether they or any other museum may wish to acquire the object. If no museum wishes to acquire the object, then the Secretary of State will be able to disclaim it. When this happens, the coroner will notify the occupier and landowner that he intends to return the object to the finder after 28 days unless he receives no objection. If the coroner receives an objection, the find will be retained until the dispute will be settled. GAT will contact the landowner for agreement regarding the transfer of artefacts, initially to GAT and subsequently to the relevant museum (Storiel, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT). A GAT produced pro-forma will be issued to the landowner where they are given the option to donate the finds or to record that they want them returning to them once analysis and assessment will be completed. Artefacts to be donated will then be transferred to Storiel.

#### Selection

Describe your Selection Strategy for each material type and or object type. To do this you must:



- 1.1 State the Selection Strategy you are applying to each category of material, how this will be done, and why.
- 1.2 Identify the selection review points during the project (e.g. project planning, data gathering, analysis and reporting and archive compilation).
- 1.3 Reference all relevant standards, policies or guidelines (e.g. thematic, period, and regional, Research Frameworks, repository deposition policies) and specialist advice sought.
- 1.4 Identify any selection decisions that differ from standard guidelines and explain why.

The [Materials Selection Template](#) may be useful in structuring this section.

The full material archive returned to the GAT offices will be reviewed following analysis. Stakeholders (see above) will make selection decisions based on specialists reports and selection recommendations and SDMS collecting policy. The selection will take place during archive completion.

## Uncollected Material

If you are practising selection in the field, describe the process that will be applied. To do this you must:

- Detail how you will characterise, quantify and record all uncollected material on site.
- Explain how you will dispose of, or re-distribute, uncollected material.

Any uncollected material will be left on-site to be incorporated into backfill.

## De-Selected Material

Describe what you will do with the de-selected material. All processed material should have been adequately recorded before de-selection.

All bulk finds will be assessed and recorded to appropriate standards. De-selected material will be returned to the landowner as agreed by the landowner and curatorial archaeologist.

## Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders

## Materials Selection Template

This table may be inserted into Section 3 of the main [Selection Strategy Template](#) to help present differing

selection strategies for different material types

Find Type	Selection Strategy	Stakeholders	Review Points

## **APPENDIX II**

### **Heneb: Gwynedd Archaeology Trust Photographic Metadata**



PHOTO RECORD NUMBER*	SITE SUB- DIVISION	DESCRIPTION*	CONTEXT NUMBER (S)	VIEW FROM	SCALE(S)	REASON FOR PHOTO*	CREATOR OF DIGITAL PHOTO*	DATE	ORIGINATING ORGANISATION	Plates
G2806_01	Exterior	Oblique view of Tan y Llyn south elevation, from the southeast	N/A	SE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	01
G2806_02	Exterior	Length of south elevation showing large boulder protruding from house exterior, from the east	N/A	E	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	02
G2806_03	Exterior	View of dormer extension at western end of Tan Llyn, from the southeast	N/A	SE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	03
G2806_04	Exterior	View of west elevation of Tan y Llyn where former water wheel and aqueduct was located, from the west	N/A	W	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	04
G2806_05	Exterior	View of north elevation of Tan y Llyn, from the north	N/A	NW	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	05

PHOTO RECORD NUMBER*	SITE SUB-DIVISION	DESCRIPTION*	CONTEXT NUMBER (S)	VIEW FROM	SCALE(S)	REASON FOR PHOTO*	CREATOR OF DIGITAL PHOTO*	DATE	ORIGINATING ORGANISATION	Plates
G2806_06	Exterior	Oblique view of former external doorway, leading into Room 3, from the northwest	N/A	NW	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	06
G2806_07	Exterior	Oblique view of eastern elevation, from the northeast	N/A	NE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	07
G2806_08	Exterior	View behind storage shed showing footprint of a former garden store, from the southeast	N/A	SE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	08
G2806_09	Exterior	View of former foot bridge leading to Tan y Llyn, when in use as a Woolen Factory, from the west	N/A	W	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	09
G2806_10	Exterior	View of green panelled window door, external entrance into Room 1, from the west	N/A	W	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	10

PHOTO RECORD NUMBER*	SITE SUB- DIVISION	DESCRIPTION*	CONTEXT NUMBER (S)	VIEW FROM	SCALE(S)	REASON FOR PHOTO*	CREATOR OF DIGITAL PHOTO*	DATE	ORIGINATING ORGANISATION	Plates
G2806_11	Exterior	View of green panelled window doorway into Store, from the north	N/A	N	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	11
G2806_12	Room 01	View of lobby showing west and north windows, from the southeast	N/A	SE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	12
G2806_13	Room 01	View of Room 01 with stable door access into Room 2, from the west	N/A	W	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	13
G2806_14	Room 01	View of door into Room 01 and north windows, from the southwest	N/A	SW	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	14
G2806_15	Room 01	View of Room 01 taken from northeast	N/A	NE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	15



PHOTO RECORD NUMBER*	SITE SUB-DIVISION	DESCRIPTION*	CONTEXT NUMBER (S)	VIEW FROM	SCALE(S)	REASON FOR PHOTO*	CREATOR OF DIGITAL PHOTO*	DATE	ORIGINATING ORGANISATION	Plates
G2806_16	Room 01	View of painted green wooden stable door into Room 02, from the north	N/A	N	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	16
G2806_17	Room 02	View of fireplace and south casement windows, from the northwest	N/A	NW	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	17
G2806_18	Room 02	View of internal window and fireplace, from the southwest	N/A	SW	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	18
G2806_19	Room 02	View of doorways into Room 01 and Room 03, from the southeast	N/A	SE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	19
G2806_20	Room 02	View of southern window and stable door into Room 03, from the northeast	N/A	NE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	20

PHOTO RECORD NUMBER*	SITE SUB- DIVISION	DESCRIPTION*	CONTEXT NUMBER (S)	VIEW FROM	SCALE(S)	REASON FOR PHOTO*	CREATOR OF DIGITAL PHOTO*	DATE	ORIGINATING ORGANISATION	Plates
G2806_21	Room 2	View of fire inglenook showing painted stone slab, from the west	N/A	W	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	21
G2806_22	Room 2	View of painted red stable door into Room 01, from the south	N/A	S	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	22
G2806_23	Room 03	View of fireplace, north windows and staircase in Room 03, from the southeast	N/A	SE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	23
G2806_24	Room 03	View of curved wall and South window in Room 03, view from the northwest	N/A	NW	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	24
G2806_25	Room 3	View of wooden stable door and staircase in Room 03, view from southwest	N/A	SW	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	25

PHOTO RECORD NUMBER*	SITE SUB- DIVISION	DESCRIPTION*	CONTEXT NUMBER (S)	VIEW FROM	SCALE(S)	REASON FOR PHOTO*	CREATOR OF DIGITAL PHOTO*	DATE	ORIGINATING ORGANISATION	Plates
G2806_26	Room 03	View of French windows and curved wall on South elevation, view from the northeast	N/A	NE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	26
G2806_27	Room 03	View of fireplace with large, polished wood mantle, view from the east	N/A	E	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	27
G2806_28	Room 03	View of dormer doorway currently in use as a window, view from the south	N/A	S	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	28
G2806_29	Room 03	View of staircase leading to first floor, view from the west	N/A	W	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	29
G2806_30	Room 03	View of southern elevation showing curve around the boulder, view from the north	N/A	N	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	30



PHOTO RECORD NUMBER*	SITE SUB- DIVISION	DESCRIPTION*	CONTEXT NUMBER (S)	VIEW FROM	SCALE(S)	REASON FOR PHOTO*	CREATOR OF DIGITAL PHOTO*	DATE	ORIGINATING ORGANISATION	Plates
G2806_31	Room 04	View into former cabinet in Room 04, view from the northwest	N/A	NW	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	31
G2806_32	Room 04	View of northern window and wooden purlin, view from the southwest	N/A	SW	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	32
G2806_33	Room 04	View of former entrance into Room 04 showing wood panelling, view from the southeast	N/A	SE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	33
G2806_34	Room 04	View of wooden panelling along west elevation in Room 04, view from the northeast	N/A	NE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	34
G2806_35	Room 04	View of sky light in Room 04, view from the south	N/A	S	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	35

PHOTO RECORD NUMBER*	SITE SUB- DIVISION	DESCRIPTION*	CONTEXT NUMBER (S)	VIEW FROM	SCALE(S)	REASON FOR PHOTO*	CREATOR OF DIGITAL PHOTO*	DATE	ORIGINATING ORGANISATION	Plates
G2806_36	Room 05	View of single casement window in former bathroom, view from the northeast	N/A	NE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	36
G2806_37	Room 05	View of wooden door into Room 05, view from the southeast	N/A	SE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	37
G2806_38	Room 06	View down former hall with staircase in Room 06, view from the east	N/A	E	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	38
G2806_39	Room 06	View of chimney breast, rood beams and northern windows, view from the southeast	N/A	SE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	39
G2806_40	Room 06	View of window in dormer extension in Room 06, view from the north	N/A	N	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	40

PHOTO RECORD NUMBER*	SITE SUB- DIVISION	DESCRIPTION*	CONTEXT NUMBER (S)	VIEW FROM	SCALE(S)	REASON FOR PHOTO*	CREATOR OF DIGITAL PHOTO*	DATE	ORIGINATING ORGANISATION	Plates
G2806_41	Room 06	View of former bedroom in Room 06 with southern window, view from the northeast	N/A	NE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	41
G2806_42	Room 06	View of southern skylight in Room 06, view from the northeast	N/A	NE	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	42
G2806_43	Room 06	View of northern skylight in Room 06, view from the south	N/A	S	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	43
G2806_44	Room 06	View of A-shaped truss, purlins and wooden roof beams, view from the southwest	N/A	SW	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	44
G2806_45	Room 06	View of chimney breast in Room 06, view from the east	N/A	E	1m	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	45



PHOTO RECORD NUMBER*	SITE SUB-DIVISION	DESCRIPTION*	CONTEXT NUMBER (S)	VIEW FROM	SCALE(S)	REASON FOR PHOTO*	CREATOR OF DIGITAL PHOTO*	DATE	ORIGINATING ORGANISATION	Plates
G2806_46	Store	View of brick-built store/shed attached east elevation of Tan y Llyn, view from the north	N/A	N	not used	Photographic Record for Level 2 Building Record	Bethan Jones	16/10/2023	Heneb: Gwynedd Archaeology	46
G2806_47	N/A	General shot of development area, view from the east	N/A	E	not used	Photographic Record for Watching Brief	Mike Woods	28/05/2024	Heneb: Gwynedd Archaeology	47
G2806_48	N/A	General shot of development area, view from the south	N/A	S	not used	Photographic Record for Watching Brief	Mike Woods	28/05/2024	Heneb: Gwynedd Archaeology	48
G2806_49	N/A	Shot of buried stone, now standing, view from the north	N/A	N	not used	Photographic Record for Watching Brief	Mike Woods	28/05/2024	Heneb: Gwynedd Archaeology	49
G2806_50	N/A	Shot of drill marks on stone, view from the north	N/A	N	not used	Photographic Record for Watching Brief	Mike Woods	28/05/2024	Heneb: Gwynedd Archaeology	50
G2806_51	N/A	General shot of N/S trench, view from the south	N/A	S	not used	Photographic Record for Watching Brief	Mike Woods	28/05/2024	Heneb: Gwynedd Archaeology	51
G2806_52	N/A	Shot of large stone removal, view from the south	N/A	S	not used	Photographic Record for Watching Brief	Mike Woods	28/05/2024	Heneb: Gwynedd Archaeology	52

PHOTO RECORD NUMBER*	SITE SUB- DIVISION	DESCRIPTION*	CONTEXT NUMBER (S)	VIEW FROM	SCALE(S)	REASON FOR PHOTO*	CREATOR OF DIGITAL PHOTO*	DATE	ORIGINATING ORGANISATION	Plates
G2806_53	N/A	Shot of large stone removal, view from the south	N/A	S	not used	Photographic Record for Watching Brief	Mike Woods	28/05/2024	Heneb: Gwynedd Archaeology	53
G2806_54	N/A	General shot of 2nd trench, view from the south	N/A	S	not used	Photographic Record for Watching Brief	Mike Woods	28/05/2024	Heneb: Gwynedd Archaeology	54
G2806_55	N/A	General shot of 2nd trench, view from the north	N/A	N	not used	Photographic Record for Watching Brief	Mike Woods	28/05/2024	Heneb: Gwynedd Archaeology	55
G2806_56	N/A	Layer of concrete in trench 2, view from the east	N/A	E	not used	Photographic Record for Watching Brief	Mike Woods	28/05/2024	Heneb: Gwynedd Archaeology	56
G2806_57	N/A	Dark feature (possible tree throw hollow), view from the north	N/A	N	not used	Photographic Record for Watching Brief	Mike Woods	28/05/2024	Heneb: Gwynedd Archaeology	57
G2806_58	N/A	General shot of completed work for porch foundations, view from the north	N/A	N	not used	Photographic Record for Watching Brief	Mike Woods	28/05/2024	Heneb: Gwynedd Archaeology	58
G2806_59	N/A	Excavated brick wall which was run off for the old septic tank, view from the north	N/A	N	not used	Photographic Record for Watching Brief	Mike Woods	28/05/2024	Heneb: Gwynedd Archaeology	59

PHOTO RECORD NUMBER*	SITE SUB- DIVISION	DESCRIPTION*	CONTEXT NUMBER (S)	VIEW FROM	SCALE(S)	REASON FOR PHOTO*	CREATOR OF DIGITAL PHOTO*	DATE	ORIGINATING ORGANISATION	Plates
G2806_60	N/A	Excavated brick wall which was run off for the old septic tank, view from the south	N/A	S	not used	Photographic Record for Watching Brief	Mike Woods	28/05/2024	Heneb: Gwynedd Archaeology	60
G2806_61	N/A	Excavated brick wall which was run off for the old septic tank, view from the north	N/A	N	not used	Photographic Record for Watching Brief	Mike Woods	28/05/2024	Heneb: Gwynedd Archaeology	61
G2806_62	N/A	Excavated brick wall which was run off for the old septic tank, view from the west	N/A	W	not used	Photographic Record for Watching Brief	Mike Woods	28/05/2024	Heneb: Gwynedd Archaeology	62



## **APPENDIX III**

### **Heneb: Gwynedd Archaeology Selection Strategy V.2 Final**

## **APPENDIX III**

### **Heneb: Gwynedd Archaeology Selection Strategy V.2 Final**

# G2806\_Rhyd\_Ddu

## 12/07/2024 v2.0

### Selection Strategy

#### Project Information

##### Project Management

**Project Manager** John Roberts [john.roberts@heneb.co.uk](mailto:john.roberts@heneb.co.uk)

**Archaeological Archive Manager** John Roberts [john.roberts@heneb.co.uk](mailto:john.roberts@heneb.co.uk)

**Organisation** Heneb: Gwynedd Archaeology

##### Stakeholders

##### Date Contacted

##### Collecting Institution(s)

Gwynedd Historic Environment Record

26/09/2023

RCAHMW

On completion  
of Project  
Archive

Storiell, Ffordd Gwynedd, Bangor,  
Gwynedd, LL57 1DT

If applicable,  
post-fieldwork  
based on  
artefact  
recovery

##### Project Lead / Project Assurance

Tom Fildes Heneb: Gwynedd  
Archaeology Planning

tbc

##### Landowner / Developer

Vicky Boiten-Lee

n/a

##### Resources

##### Resources required

Describe the resources required to implement this Selection Strategy, particularly if unusual resources are required.

No unusual resources required outside of GA's normal operating equipment and personnel.

##### Context

The full aims and objectives of this project are detailed in the Final Report as follows.



Heneb: Gwynedd Archaeology was commissioned by *Vicky Boiten-Lee* to undertake a programme of archaeological mitigation in the form of a Level 2 building record and an archaeological watching brief at Tan y Llyn, Rhyd Ddu, Betws Garmon, Gwynedd, LL54 6TH (NGR SH56825256; cf. [Figure 01](#)). The proposed development is situated within the Snowdonia National Park.

The proposed developments to Tan y Llyn include the demolition of an existing lean-to rear offshoot and front porch, the erection of single storey rear extension, and the installation of a raised decked terrace to rear ([Figures 08](#) and [09](#)). The planning enforcement was placed on any works to the building due to the historical value of the house, which is recorded in the Gwynedd HER as a woollen mill according to historic mapping (PRN 34536).

The Level 2 building record was undertaken on the 16<sup>th</sup> of October 2023 and the watching brief between the 28<sup>th</sup> and 29<sup>th</sup> of May 2024 by Heneb: Gwynedd Archaeology (Archaeological Services). The archaeological mitigation was completed under planning reference NP3/12/5B and conditions set out by the regional Planning Archaeologist (Heneb: Gwynedd Planning). The works were undertaken in accordance with an approved written scheme of investigation ([Appendix I](#)).

In line with the regional Historic Environment Record (HER) requirements, the HER was contacted at the onset of the project to ensure that any data arising was formatted in a manner suitable for accession; The Gwynedd HER enquiry number is **GATHER1289** and the event primary reference number is **45939**. A bilingual event summary has been prepared for submission to the Gwynedd HER in accordance with their guidance.

Source: Heneb: Gwynedd Archaeology. 2024. Tan y Llyn, Rhyd Ddu, Gwynedd: Level 2 Building Record and Archaeological Watching brief. July 2024. Project HD24-011.

# 1 – Digital Data

## Stakeholders

John Roberts (Principal Archaeologist), Heneb: Gwynedd Archaeology

Sean Derby, (Historic Environment Record Archaeologist), Heneb: HER.

Helen Rowe (Senior Archivist), Royal Commission on Ancient and Historical Monuments of Wales

## Selection

All digital data will be collected, stored and selected in lines with the Heneb: Gwynedd Archaeology Data Management Plan located on Gwynedd Archaeologies servers (available on request).

The final version of all born digital documents have been selected for inclusion in the Preserved Archive; these comprise:

HD24-011 / G2806\_Rhyd\_Ddu\_Written Scheme of Investigation (Microsoft Word and Adobe PDF);

HD24-011 / G2806\_\_Photographic\_Metadata (Microsoft Access);

GA\_1784 (Microsoft Word and Adobe PDF);

Photographic archive (62 images in TIFF format);

Photographic archive (62 images in RAW format);

Photographic archive (62 images in JPEG format);

A digital archive dataset has been created for the Royal Commission on Ancient and Historic Monuments Wales, in accordance with the RCAHMW Guidelines for Digital Archives Version 1. The dataset has been prepared in the format required by RCAHMW and comprise:

Photographic metadata (Microsoft Access);

Photographic archive (TIFF format);

Project Information form (Excel);

File Information form (Excel) – Microsoft Word report text final;

File Information form (Excel) – Photographic metadata (general);

File Information form (Excel) – Adobe PDF report final; and

File Information form (Excel) - Photographic metadata (detail).

The digital archive has been stored on a dedicated Gwynedd Archaeology server, with the location confirmed in the (GA) project database via a specific hyperlink.

## De-Selected Digital Data

The following Heneb: Gwynedd Archaeology data generated for the report will not form part of the preserved archive and have been deselected:

- HD24-011 / G2806\_combined\_figures.pdf
- HD24-011 / G2806\_combined\_plates.pdf
- HD24-011 / G2806\_Figures\_and\_Plates\_List.docx
- HD24-011 / G2806\_Appendix\_I.pdf
- HD24-011 / G2806\_Appendix\_II.docx
- HD24-011 / G2806\_Appendix\_II.pdf
- HD24-011 / G2806\_rear\_cover.pdf
- HD24-011 / G2806\_front\_cover.pdf
- HD24-011 / G2806\_inner\_cover.pdf
- Plate 01.pdf to Plate 62.pdf



## 2 – Documents

### Stakeholders

Name the individual(s) responsible for the Documents Selection decisions (i.e. Archaeological Archive Manager, Project Manager, Repository Representative).

John Roberts (Principal Archaeologist), Heneb: Gwynedd Archaeology;

Sean Derby, (Historic Environment Record Archaeologist), Heneb: HER;

Helen Rowe (Senior Archivist), Royal Commission on Ancient and Historical Monuments of Wales.

### Selection

Following the completion of the fieldwork, all documentary material created, generated and/or annotated during data gathering and fieldwork has been selected for inclusion in the preserved archive, and comprises:

- HD24-011 / G2806 Basic recording form x1
- HD24-011 / G2806 Room recording sheet x 3
- HD24-011 / G2806 photographic register sheets x 4

The physical archive has been stored in a designated project folder and the location confirmed in the Gwynedd Archaeology (GA) project database

### De-Selected Documents

There is no de-selected data



**Archaeoleg Gwynedd**  
**Heneb**  
**Gwynedd Archaeology**

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