

Bodior Hall, Rhoscolyn

Arolygiad Ffotograffig 2025
Photographic Survey 2025



Archaeoleg Gwynedd

Heneb

Gwynedd Archaeology

Bodior Hall, Rhoscolyn

Arolygiad Ffotograffig 2025 Photographic Survey 2025

Yr Amgylchedd Hanesyddol yn Cofnodi Prif Gyfeirnod /
Historic Environment Record Event Primary Reference Number: 49291

Rhif Prosiect Heneb Archaeoleg Gwynedd / Heneb Gwynedd Archaeology Project No. HD25-012

Rhif Adroddiad / Report No. 1827

Wedi'i baratoi ar gyfer / Prepared for: *Dan & Emma Nickols*

Mehefin / June 2025

Ysgrifenydd gan / Written by: Michael Lynes




Delwedd clawr blaen / Front Cover image: View of west elevation of Bodior Hall viewed from the W; Scale: Not used (archive reference: E49291_048).

Ymddiriedolaeth Archaeoleg Cymru
The Trust for Welsh Archaeology

Cadeirydd / Chair: Dr Carol Bell PSG / CEO: Richard Nicholls

Heneb yw'r enw masnachu Ymddiriedolaeth Archaeolegol Cymru. Cwmni Cyfyngedig (1198990) ynghyd ag Elusen Gofrestredig (504616) yw'r Ymddiriedolaeth
Heneb is the trading name of The Trust for Welsh Archaeology. The Trust is both a Limited Company (1198990) and a Registered Charity (504616)

Ty Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin, SA19 6AE
Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

Approvals Table				
	Role	Printed Name	Signature	Date
Originated by	Document Author	Michael Lynes		26/06/2025
Reviewed by	Document Reviewer	John Roberts		26/06/2025
Approved by	Principal Archaeologist	John Roberts		26/06/2025

Revision History			
Rev No.	Summary of Changes	Ref Section	Purpose of Issue

CONTENTS

CRYNHODEB ANHECHNEGOL	4
NON-TECHNICAL SUMMARY	4
1 INTRODUCTION.....	5
1.1 Aims and Objectives.....	7
1.2 Acknowledgements	8
2 HISTORIC BACKGROUND	9
2.1 General Overview.....	9
3 METHOD STATEMENT	11
3.1 Introduction.....	11
3.2 Photographic Record.....	11
3.3 Written Record	12
3.4 Drawn Record	13
3.5 Dissemination & Archiving.....	14
4 RESULTS.....	15
4.1 Introduction.....	15
4.2 Photographic Survey	16
5 CONCLUSION	17
6 SOURCES CONSULTED	18
6.1 Websites.....	18
FIGURE 01	20
Client produced location and block plan of Bodior Hall. JAR Architecture & Design LTD. Drawing No. A.000. Scale: 1:1250@A1.	20
FIGURE 02	21
Reproduction of client produced elevation plans of Bodir Hall. JAR Architecture & Design LTD. Drawing No. A.300. Scale: 1:100@A1	21
FIGURE 03	22
Reproduction of client plan annotated with photo directions. Scale: As shown@A4.....	22
Figure 04.....	23
First to Third Edition 25 inch to the Mile Ordnance Survey maps (Published 1889, 1900 and 1924). Map shows slight changes in landscape over time. Scale 1:1,250@A3.	23
APPENDIX I.....	24
Heneb – Approved Written Scheme of Investigation	24
APPENDIX II.....	25
Heneb - The Trust for Welsh Archaeology Photographic Metadata	25

APPENDIX III.....	26
Heneb - The Trust for Welsh Archaeology Selection Strategy v.2 Final.....	26

CRYNHODEB ANHECHNEGOL

Ym Mehefin 2025, comisiynwyd Heneb: Archaeoleg Gwynedd (Gwasanaethau Archeolegol) gan Dan ac Emma Nickols i gynnal arolwg ffotograffig o'r tu allan i Neuadd Bodior, Rhoscolyn yn ystod gwaith ailblastro. Cynhaliwyd arolwg ffotograffig o'r tu allan i Neuadd Bodior o'r 16eg ganrif ar lefel y llawr gwaelod a'r llawr cyntaf.

Nododd yr arolwg ffotograffig rai addasiadau i'r adeilad, drwy newidiadau ac estyniadau a wnaed yn ôl pob tebyg ar wahanol adegau, ond heb newid ôl-troed cyffredinol yr adeilad yn ystod y 19eg ganrif.

NON-TECHNICAL SUMMARY

In June 2025, Heneb: Gwynedd Archaeology (Archaeological Services) was commissioned by Dan & Emma Nickols to undertake photographic survey of the exterior of Bodior Hall, Rhoscolyn during re-rendering work. The 16th century Bodior Hall was subject to a photographic survey on the exterior of the building both on the ground and first floor prior to external rendering work.

The photographic survey noted some adaptations to the building, through alterations and extensions likely undertaken at different times but not altering its overall footprint during the 19th century.

1 INTRODUCTION

Heneb: Gwynedd Archaeology (Archaeological Services) was commissioned by *Dan & Emma Nickols* to undertake archaeological mitigation in the form of a Photographic Survey prior to external rendering work at the Grade II Listed (ID: 5330; PRN 11008) Bodior Hall, Rhoscolyn, Isle of Anglesey, LL65 2RJ (NGR SH 28129 76549; [Figure 01](#)). The development work will be undertaken on the exterior elevations of the house ([Figure 02](#)).

The development will be undertaken in accordance with the granted Listed planning consent ref. LBC/2025/8, with the archaeological conditions set as:

- A Photographic Record of the exterior of Bodior Hall prior to any refurbishment work undertaken.

The photographic survey was undertaken during the 23rd of June 2025. The archaeological mitigation was undertaken in accordance with these requirements and will be commensurate to a Photographic Survey as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England, 2016). A Photographic Survey provides a very full visual record, but without a written or drawn survey at a comparable level of detail.

The project was monitored by the Heneb Archaeological Planning Service and undertaken in accordance with an approved written scheme of investigation (cf. [Appendix I](#)). In line with Historic Environment Record (HER) requirements, the HER was contacted on the onset of the project to ensure that any data arising was being formatted in a manner suitable for accession to the HER and followed the guidance set out in Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) (The Welsh Archaeological Trusts, 2024). The HER Event Primary Reference Number is **49291**.

All work was planned, managed and undertaken by Heneb Gwynedd Archaeology (Archaeological Services) in accordance with the following standards and guidance:

- Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) Version 4.1 (The Welsh Archaeological Trusts, 2024);
- Guidelines for digital archives (Royal Commission on Ancient and Historic Monuments of Wales, 2015).
- Gwynedd Archaeological Planning Service Requirements for General Photographic Surveys of Buildings, 2010

- Management of Archaeological Projects (MAP 2) (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, 2023a);
- Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (Chartered Institute for Archaeologists, 2020a);
- Standard and guidance for the collection, documentation, conservation and research of archaeological materials (Chartered Institute for Archaeologists, 2020b);
- Understanding Historic Buildings: A Good to Good Recording Practice (Historic England, 2016); and
- Universal Guidance for archaeological monitoring & recording (Chartered Institute for Archaeologists, 2023b);

Heneb: the Trust for Welsh Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA).

1.1 Aims and Objectives

The key aims and objectives were to:

- Complete photographic survey of the exterior elevations of Bodior Hall; and
- A basic record of the building including a plan with photo directions and locations noted.

1.2 Acknowledgements

Heneb Field Services would like to thank the following for their contribution and support:

- Heneb Field Services project team: Jessie Baumgardner;
- Client: *Dan & Emma Nickols*; and
- Heneb: Planning Services: Jenny Emmett.

2 HISTORIC BACKGROUND

2.1 General Overview

An examination of the regional Historic Environment Record (HER) describes Bodir Hall (PRN: 11008) as a 16th century house that has been extensively modernised and added to with no recognisable early features present. One small bay on N side has reset stone with inscription: ROO 1529.

Bodior Hall, nestled near the village of Rhoscolyn on the Isle of Anglesey, is a striking example of Welsh gentry architecture and estate evolution. With origins dating back to the 16th century, Bodior Hall has seen centuries of transformation through architectural modifications, inheritance transitions, and changing land use, all while retaining a strong sense of historical identity and ecological stewardship.

The original house at Bodior is believed to have been constructed around 1529, as evidenced by a date stone inscribed "1529 J OO," likely referencing John Owen, the house's original builder (Anglesey History, 2016). The Owen family, descendants of Llywelyn Aurdorchog of Ial, established the Bodior estate during this period, and by the early 17th century, had adopted "Owen" as their family surname (Source: www.britishlistedbuildings.co.uk).

Through a series of heiresses, the estate passed into the Lewis family of Plas Llanfigael, and later into the Hampton family of Henllys. Around 1820, John Hampton undertook significant rebuilding efforts at Bodior and adopted the combined surname Hampton-Lewis (Country Life, 2022). His son, John Lewis Hampton-Lewis, carried out further remodelling in 1848, a date still preserved above the entrance porch. These changes reflect the influence of 19th-century architectural tastes, blending the original 16th-century features with contemporary enhancements (Source: www.britishlistedbuildings.co.uk).

Architecturally, Bodior Hall is a two-storey structure with attics, marked by a symmetrical facade, sash and dormer windows, and a projecting porch with mullioned side windows. The roofline features tall chimneys and gabled ends, typical of early Victorian adaptations of earlier gentry homes. Inside, original woodwork such as the staircase, panelled shutters, and fire surrounds remains intact, offering a glimpse into its 19th-century refurbishment (Anglesey History, 2016).

Bodior Hall was listed as a Grade II property in 1971 due to its architectural coherence and historical continuity, despite multiple rebuilds and alterations (Source:

www.britishlistedbuildings.co.uk). The estate remained in the Hampton-Lewis family until 1946, when it was sold to the Bulmer family—founders of the cider-making enterprise. Under Bertram Bulmer, the estate became a private summer retreat (DiCamillo, n.d.).

Spanning over 600 acres, the Bodior estate includes farmland, woodland, coastal dunes, and even a private beach and cove. It has been operated largely "in-hand" with conservation at its core. Pedigree Shorthorn cattle and a flock of 300 ewes are raised using low-intensity methods, benefiting from the estate's varied landscape and marshy grasslands (Country Life, 2022; North Wales Pioneer, 2022). The land serves as a haven for wildlife such as herons, peregrines, owls, and other bird species, with the estate's farming practices designed to enhance biodiversity (North Wales Live, 2022).

In recent decades, significant efforts have been made to modernize the hall while preserving its heritage. A new roof was installed in 2010, and in 2015, a renewable biomass boiler system was added alongside improvements in insulation and structural repairs (Country Life, 2022). The estate returned to public attention in 2022 when it was listed for sale for the first time in 75 years, offered either as a whole or in separate lots including the hall, farmland, and cottages.

In summary, Bodior Hall exemplifies the layered narrative of Welsh gentry estates, from Tudor foundations to Victorian refinement, and finally to contemporary ecological stewardship. It remains one of Anglesey's architectural and historical treasures, preserving both built heritage and natural landscape in harmony.

3 METHOD STATEMENT

3.1 Introduction

The photographic survey was undertaken on the 23rd of June 2025 with reference to the *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England, 2016) and *Requirements for General Photographic Surveys of Buildings* (Gwynedd Archaeological Planning Service, 2010). The photographic survey comprised a full visual record, as well as written descriptions of the exterior elevations of Bodior Hall.

3.2 Photographic Record

The Photographic Record included the following:

- A general view of the buildings in their wider setting.
- The buildings' external appearance, which comprised a series of oblique views of the accessible external elevations to provide an overall impression of size, shape and immediate setting.
- Images of relevant external and internal structural/decorative detail that were relevant to the building's design, development and use (with scale where appropriate).
- A photographic register detailing the photo number, the location and direction of each view.
- Photograph locations and directions of view marked on plans, which in this instance were based on the *JAR Architecture & Design Ltd. Drawing Nos. A300* ([Figure 03](#)).
- Photographs using an archive quality digital SLR set to maximum resolution.
- Photographs, where appropriate, using a clearly visible, graduated metric scale.

Photographic images were taken using a digital SLR (Nikon D3100) camera set to maximum resolution (4608 x 3072 resolution; 14.1 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; a total of 52 images were taken (archive ref.: E49291_001 to E49291_052 [Appendix II](#)). All photographic images were converted to TIFF for final archiving using *Nikon NX Studio*.

3.3 Written Record

The Written Record comprised:

- The precise location of the building as an address and in the form of a National Grid reference.
- A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area), where applicable.
- The date when the record was made, the name(s) of the recorder(s) and the location of the archive material.
- A summary statement describing the building's type and purpose, historically and at present, materials and any dating, so far as was apparent from a superficial inspection.

A basic written record was completed using Heneb pro-formas.

3.4 Drawn Record

The Drawn Record comprised:

- Annotated plans showing the location and direction of view of each photograph. In this instance, *JAR Architecture & Design Ltd. Drawing Nos. A300* ([Figures 03](#)) were used for reference.

3.5 Dissemination & Archiving

The physical archive is stored in a designated project folder and the location confirmed in the Data Management Plan; the digital dataset is stored on a dedicated Heneb - The Trust for Welsh Archaeology server, with the location confirmed in the Data Management Plan via a specific hyperlink. The working project archive in this instance comprises digital data including photographic data, documentation and written data, as well as paper records, including project pro-formas. The Data Management Plan is stored on a project specific form in the Heneb - The Trust for Welsh Archaeology project database (format: *Microsoft Access*) and a Selection Strategy has been completed and appended (cf. [Appendix III](#)). The following dissemination and archiving of the report and digital dataset were applied:

- A digital report has been provided to *Dan & Emma Nickols*. and Heneb: Archaeological Planning Service (draft report then final report);
- A digital report has been provided to the Historic Environment Record; this was submitted within six months of project completion, along with a digital dataset comprising an Event PRN summary. The report and dataset was submitted in accordance with the required standards set out in *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* (Version 4.1); and
- A digital report and digital archive dataset has been provided to the Royal Commission on Ancient and Historical Monuments, Wales (final report only), in accordance with the *RCAHMW Guidelines for Digital Archives Version 1*. The dataset was 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).

4 RESULTS

4.1 Introduction

An examination of the First to Third Anglesey County series Ordnance maps (Published 1889, 1900 and 1924) revealed no distinct changes within the layout of Bodior Hall and accompanying outbuildings ([Figure 04](#)). Furthermore, the earlier, Rhoscolyn parish tithe map of 1840 did not show any distinct changes to the house in plan (Source: NLW online).

The photographic survey was undertaken during the 23rd of June 2025 by Heneb: Gwynedd Field Services and included the north, east, south and west elevations of the exterior of the building. At the time of the survey, scaffolding had been erected to re-render the building with the majority of the old render removed showing its underlying construction method of mixed rubblestone which had been rendered over.

While the house dates to the 16th century, it was clear that additions had been added over the years by the way of extending upward, which could be seen as a newer addition from the southern courtyard (Plate 52). In addition, further nameplates and dates were also observed during the survey indicating some alterations (Plate 35). However, the house did hold much of its original character intact with the ground floor and first floor showing a continuation within construction methods, with wooden blue painted windows throughout, Welsh slate roof with dormers and a row of six 4 pot chimney stacks.

4.2 Photographic Survey

Location	Bodior Hall	Photo ID No:	E49291_001
Description	View of Bodior Hall from driveway entrance as viewed from the NE; Scale: Not used		
Image			

Location	Bodior Hall	Photo ID No:	E49291_002
Description	View of north elevation of Bodior Hall as viewed from the N; Scale: 1x1m		
Image			

Location	Bodior Hall	Photo ID No:	E49291_003
Description	View of east elevation of Bodior Hall as viewed from the E; Scale: 1x1m		
Image			

Location	Bodior Hall	Photo ID No:	E49291_004
Description	Close-up view of front of hall, east elevation as viewed from the E; Scale: 1x1m		
Image			

Location	Bodior Hall	Photo ID No:	E49291_005
Description	Close-up view of front of hall, north elevation as viewed from the N; Scale: 1x1m		
Image			


Location	Bodior Hall	Photo ID No:	E49291_006
Description	Oblique view of add-on showing scaffolding around the corner as viewed from the SE; Scale: 1x1m		
Image	 <p>An oblique view of a two-story stone building, identified as Bodior Hall, showing an add-on section. The building features a dark grey slate roof and several tall, light-colored stone chimneys. Scaffolding is visible around the corner of the add-on section. The walls are made of rough-hewn stone, and there are blue-painted window frames and a door. The building is surrounded by greenery, including trees and bushes, and a paved path leads to the entrance. The sky is blue with some clouds.</p>		


Location	Bodior Hall	Photo ID No:	E49291_007
Description	View of add-on to gable end, east elevation as viewed from the E; Scale: 1x1m		
Image			

Location	Bodior Hall	Photo ID No:	E49291_008
Description	Oblique view of south side of hall showing add-on as viewed from the SE; Scale: 1x1m		
Image	 An oblique view of the south side of Bodior Hall, showing an add-on structure. The main building has a grey stone wall and a dark grey slate roof with several chimneys. A large, leafy green tree is in the foreground, partially obscuring the building. To the left, a section of the building is covered in scaffolding, indicating renovation work. A small blue-painted window is visible on the scaffolding-covered section. In the foreground, there is a grassy area with some pink flowers and a small set of stone steps leading up to a blue-painted window on the add-on structure. The sky is blue with some white clouds.		

Location	Bodior Hall	Photo ID No:	E49291_009
Description	View of south elevation of the hall as viewed from the S; Scale: 1x1m		
Image			

Location	Bodior Hall	Photo ID No:	E49291_010
Description	Oblique view of south side of the hall as viewed from the SSW; Scale: 1x1m		
Image	 An oblique view of the south side of Bodior Hall, showing a large stone building with a steep gabled roof and several chimneys. The building is heavily obscured by a complex network of blue and silver scaffolding erected against its facade. The foreground is a green lawn, and the sky is overcast. The view is from the SSW, as indicated in the description.		

Location	Bodior Hall	Photo ID No:	E49291_011 & E49291_012
Description	View along scaffolding, south side of hall & View of back south corner showing levels 1 and 2, east elevation as viewed from the ESE; Scale: Not used		
Image			


Location	Bodior Hall	Photo ID No:	E49291_013 & E49291_014
Description	Oblique view of back south corner as viewed from the SSE; Scale: Not used		
Image	View of exterior courtyard wall from within as viewed from the NE; Scale: Not used		
			

Location	Bodior Hall	Photo ID No:	E49291_015
Description	Close-up view of south elevation viewed from the S; Scale: 1x1m		
Image			

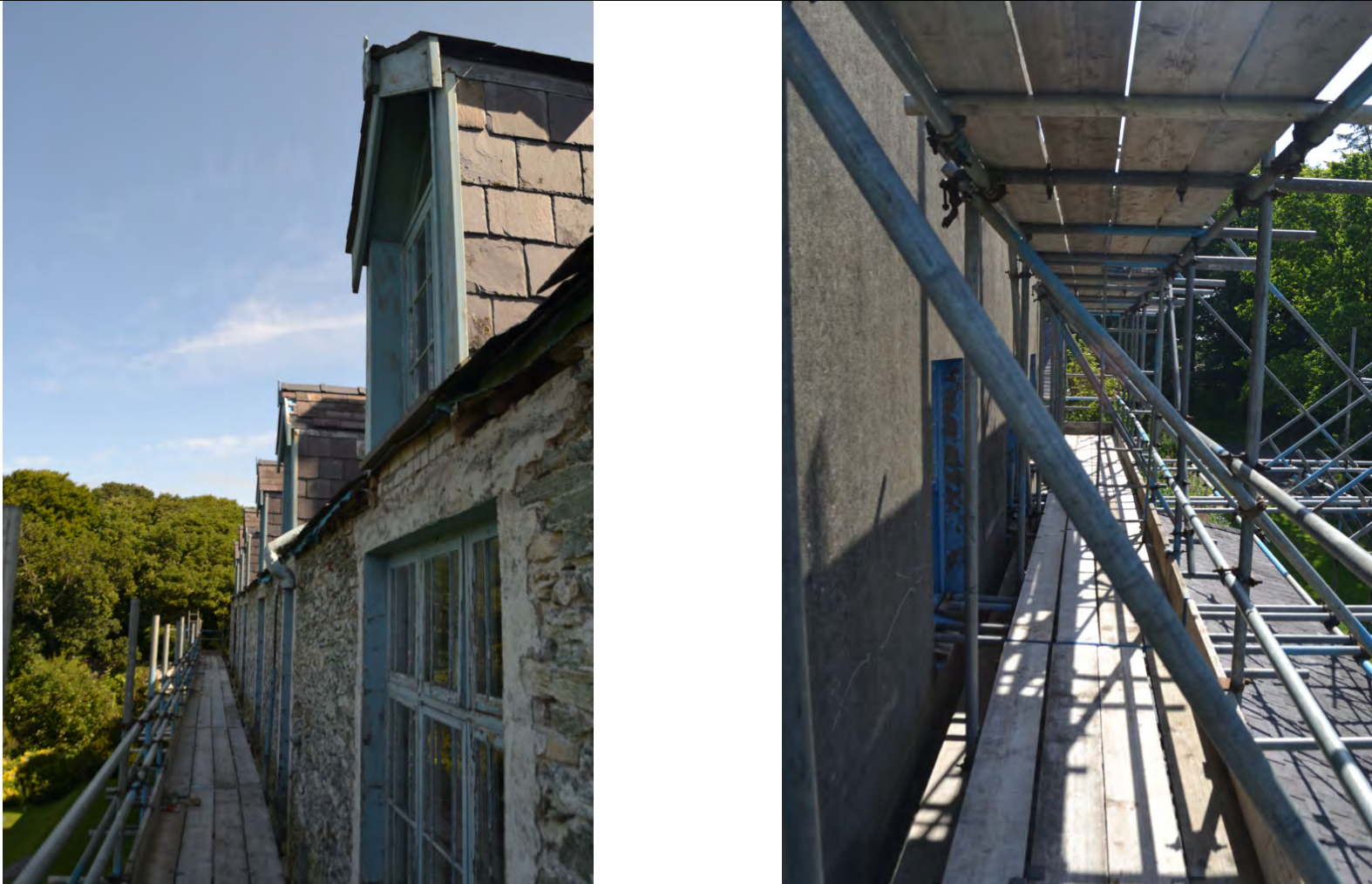
Location	Bodior Hall	Photo ID No:	E49291_016
Description	View of entrance into garden at north corner of hall viewed from the E; Scale: 1x1m		
Image			


Location	Bodior Hall	Photo ID No:	E49291_017
Description	View of entrance into garden at north corner of hall viewed from the W; Scale: 1x1m		
Image			

Location	Bodior Hall	Photo ID No:	E49291_018 & E49291_019
Description	View along scaffolding, west wall of hall viewed from the NNE; Scale: 1x1m		View along scaffolding, west wall of hall viewed from the S; Scale: 1x1m
Image			



Location	Bodior Hall	Photo ID No:	E49291_020
Description	View showing south corner where hall joins outbuildings viewed from the NW; Scale: 1x1m		
Image	 <p>The photograph shows the exterior of a stone building, likely a hall or outbuilding, with a blue-painted wooden door. The building is surrounded by scaffolding, indicating ongoing work or restoration. The ground in the foreground is covered with green grass and some weeds. The sky is visible in the background, and there are trees and foliage to the right of the building.</p>		

Location	Bodior Hall	Photo ID No:	E49291_021 & E49291_022
Description	View along scaffolding from first floor, west wall viewed from the NNE; Scale: Not used		View along scaffolding from second floor, west wall viewed from the NNE; Scale: Not used
Image			



Location	Bodior Hall	Photo ID No:	E49291_023 & E49291_024
Description	View along scaffolding from first floor, west wall viewed from the S; Scale: Not used		
Image	View along south wall scaffolding from second floor viewed from the WNW; Scale: Not used		
			

Location	Bodior Hall	Photo ID No:	E49291_025
Description	View along scaffolding 2nd floor, east wall south corner viewed from the S; Scale: Not used		
Image			


Location	Bodior Hall	Photo ID No:	E49291_026
Description	Oblique view of south wall, middle of house 2nd floor viewed from the SW; Scale: Not used		
Image	 A photograph showing the south wall of the middle section of the 2nd floor of Bodior Hall. The building features a grey slate roof with two dormer windows. Two large, dark stone chimneys are visible on the roofline. The exterior wall is light-colored and appears to be under renovation, with extensive scaffolding erected in front of it. The scaffolding consists of metal poles and cross-bracing, with some wooden planks visible. The sky is clear and blue. The photo is taken from a low angle, looking up at the building.		


Location	Bodior Hall	Photo ID No:	E49291_027 & E49291_028
Description	View of west wall of extension showing railing to 2nd floor doorway viewed from the W; Scale: Not used		View of 3rd floor window from scaffolding viewed from the WSW; Scale: Not used
Image			

Location	Bodior Hall	Photo ID No:	E49291_029
Description	View of grounds from 2nd floor scaffolding, south corner viewed from the SSE; Scale: Not used		
Image			


Location	Bodior Hall	Photo ID No:	E49291_030 & E49291_031
Description	View of top floor window viewed from the SSW; Scale: Not used		View of central top floor window viewed from the SSW; Scale: Not used
Image			



Location	Bodior Hall	Photo ID No:	E49291_032
Description	View of west elevation from grounds viewed from the W; Scale: Not used		
Image			



Location	Bodior Hall	Photo ID No:	E49291_033 & E49291_034
Description	View along scaffolding first floor, east wall north corner viewed from the N; Scale: Not used		
Image	View along central portion of east wall above main doorway, from scaffolding viewed from the N; Scale: Not used		
			


Location	Bodior Hall	Photo ID No:	E49291_035
Description	View of engraving "H.L. JL FE 1848" above main doorway viewed from the E; Scale: Not used		
Image			

Location	Bodior Hall	Photo ID No:	E49291_036
Description	Oblique view of north wall from first floor scaffolding viewed from the NW; Scale: Not used		
Image	 <p>The photograph shows a stone building, identified as Bodior Hall, partially obscured by a complex scaffolding system. The scaffolding is constructed from blue-painted metal poles and wooden planks, forming a grid-like structure around the building's facade. The building's north wall is visible, showing a mix of light-colored stone and brickwork. A chimney is visible on the roofline. The view is taken from an elevated position within the scaffolding, looking towards the building. The lighting suggests a bright, sunny day.</p>		


Location	Bodior Hall	Photo ID No:	E49291_037 & E49291_038
Description	View along scaffolding first floor north wall viewed from the W; Scale: Not used		
Image	View of detail "J 0.0" in center of north wall viewed from the N; Scale: Not used		
			

Location	Bodior Hall	Photo ID No:	E49291_039 & E49291_040
Description	View along north wall from southeast corner of hall viewed from the ENE; Scale: Not used		View along north wall from 2nd floor scaffolding viewed from the E; Scale: Not used
Image			

Location	Bodior Hall	Photo ID No:	E49291_041 & E49291_042
Description	View along north wall from 2nd floor scaffolding viewed from the E; Scale: Not used		Close-up view of detail "1529" and wooden window viewed from the N; Scale: Not used
Image			

Location	Bodior Hall	Photo ID No:	E49291_043
Description	Oblique view of detail "1529" and wooden window viewed from the ENE; Scale: Not used		
Image	 <p>The photograph shows a close-up, oblique view of a stone building's exterior. A prominent feature is a small, square stone detail with the number '1529' inscribed on it. To the right of this detail is a wooden window with a blue frame. The building's roof is covered in dark grey slate tiles. In the foreground, there is a wooden platform or deck with a metal railing. The overall scene is captured from an elevated position, looking down at the building's facade.</p>		

Location	Bodior Hall	Photo ID No:	E49291_044
Description	Oblique view of east wall/front entrance to hall from 2nd floor scaffolding viewed from the SE; Scale: Not used		
Image	 <p>A photograph showing the east wall and front entrance of Bodior Hall. The building is a two-story stone structure with a dark slate roof. Three dormer windows with light blue painted frames are visible on the roof. The main entrance is partially obscured by scaffolding. The scaffolding is made of blue metal poles and wooden planks, and it covers the lower part of the building. A person is visible on the scaffolding near the entrance. The sky is overcast and grey. The building is surrounded by greenery and trees.</p>		

Location	Bodior Hall	Photo ID No:	E49291_045 & E49291_046
Description	View along front of hall from 2nd floor scaffolding viewed from the S; Scale: Not used		
Image	Oblique view of northeast corner from 2nd floor scaffolding viewed from the SE; Scale: Not used		
			


Location	Bodior Hall	Photo ID No:	E49291_047
Description	View along 1st floor scaffolding, north wall viewed from the E; Scale: Not used		
Image			

Location	Bodior Hall	Photo ID No:	E49291_048
Description	View of west elevation of Bodior Hall viewed from the W; Scale: Not used		
Image			

Location	Bodior Hall	Photo ID No:	E49291_049
Description	Oblique view of west elevation (back) wall viewed from the NNW; Scale: Not used		
Image	 <p>The photograph shows the rear wall of a large, multi-story stone building, identified as Bodior Hall. The building features a grey slate roof with several dormer windows and tall chimneys. The stone walls are light-colored and appear to be in the process of restoration, as evidenced by the extensive blue metal scaffolding that covers the entire facade. The windows are framed in a light blue or teal color. In the foreground, there is a well-maintained green lawn with a set of stone steps leading up to the building. A large, leafy tree is visible on the left side of the frame, and the sky is blue with some light clouds.</p>		

Location	Bodior Hall	Photo ID No:	E49291_050
Description	Oblique view of east corner of Bodior Hall viewed from the NE; Scale: 1x1m		
Image	 <p>The photograph shows the east corner of Bodior Hall, a stone building with a light-colored, textured wall. A large tree is on the left, and scaffolding is visible on the right. The building has a blue door and a window. The ground is covered in grass and moss.</p>		

Location	Bodior Hall	Photo ID No:	E49291_051
Description	View of door into second floor, south side of Bodior Hall viewed from the S; Scale: 1x1m		
Image	 A photograph showing a narrow concrete walkway leading to a blue door on the second floor of a building. The building is covered in scaffolding, and a stone wall is visible on the right. The walkway is bordered by a rusty metal railing on the left, which has some green plants growing through it. The scaffolding is made of silver metal poles and blue horizontal bars. The roof of the building is made of grey tiles, and a small skylight is visible. The sky is blue with some white clouds. The stone wall on the right is made of rough, grey stones.		

Location	Bodior Hall	Photo ID No:	E49291_052
Description	Oblique view over courtyard showing newer addition on top of 1529 house viewed from the SSE; Scale: Not used		
Image	 <p>The photograph shows a multi-story stone building with a dark slate roof. Several tall, light-colored chimneys are visible against the sky. The building is partially covered in scaffolding, indicating ongoing work. A small, light blue-painted dormer window is visible on the roof. In the foreground, there are green bushes and a blue door on the ground floor. The view is from an elevated position looking down into a courtyard area.</p>		

5 CONCLUSION

Heneb: Gwynedd Archaeology (Archaeological Services) was commissioned by *Dan & Emma Nickols* to undertake photographic survey of the exterior of Bodior Hall, Rhoscolyn during re-rendering work. Bodior hall has its origins as far back as the 16th century and has remained unchanged, in plan throughout the historic maps.

During the photographic survey, it was noted that Bodior hall had been subject to slight alterations throughout the years from its initial construction in 1529 through to the 19th century and on to present day. Although, the main original historic plan of the building remained unchanged throughout the 19th century it could have been changed or modified much earlier as was noted from the date stones found on the building. In addition, changes could have been made which did not extend from the original footprint.

6 SOURCES CONSULTED

1. Chartered Institute for Archaeologists, 2020a, *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*;
2. Chartered Institute for Archaeologists, 2020b, *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials*;
3. Chartered Institute for Archaeologists, 2023a, *Universal Guidance for Archaeological Monitoring and Recording*;
4. Chartered Institute for Archaeologists, 2023b, *Standard for Archaeological Monitoring and Recording*;
5. English Heritage, 1991, *Management of Archaeological Projects (MAP2)*;
6. Gwynedd Archaeological Planning Service, 2010, *Requirements for General Photographic Surveys of Buildings*;
7. Historic England, 2015, *Management of Research Projects in the Historic Environment (MoRPHE)*;
8. Historic England, 2016, *Understanding Historic Buildings: A Good to Good Recording Practice*;
9. John Bernard, 1852, Burke, published under the title of *A Visitation of the Seats and Arms of the Noblemen and Gentlemen of Great Britain and Ireland*, among other titles: Vol. I, p. 157.
10. Royal Commission on Ancient and Historic Monuments of Wales, 2015, *Guidelines for digital archives*;
11. The Welsh Archaeological Trusts, 2018. *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) Version 2*.

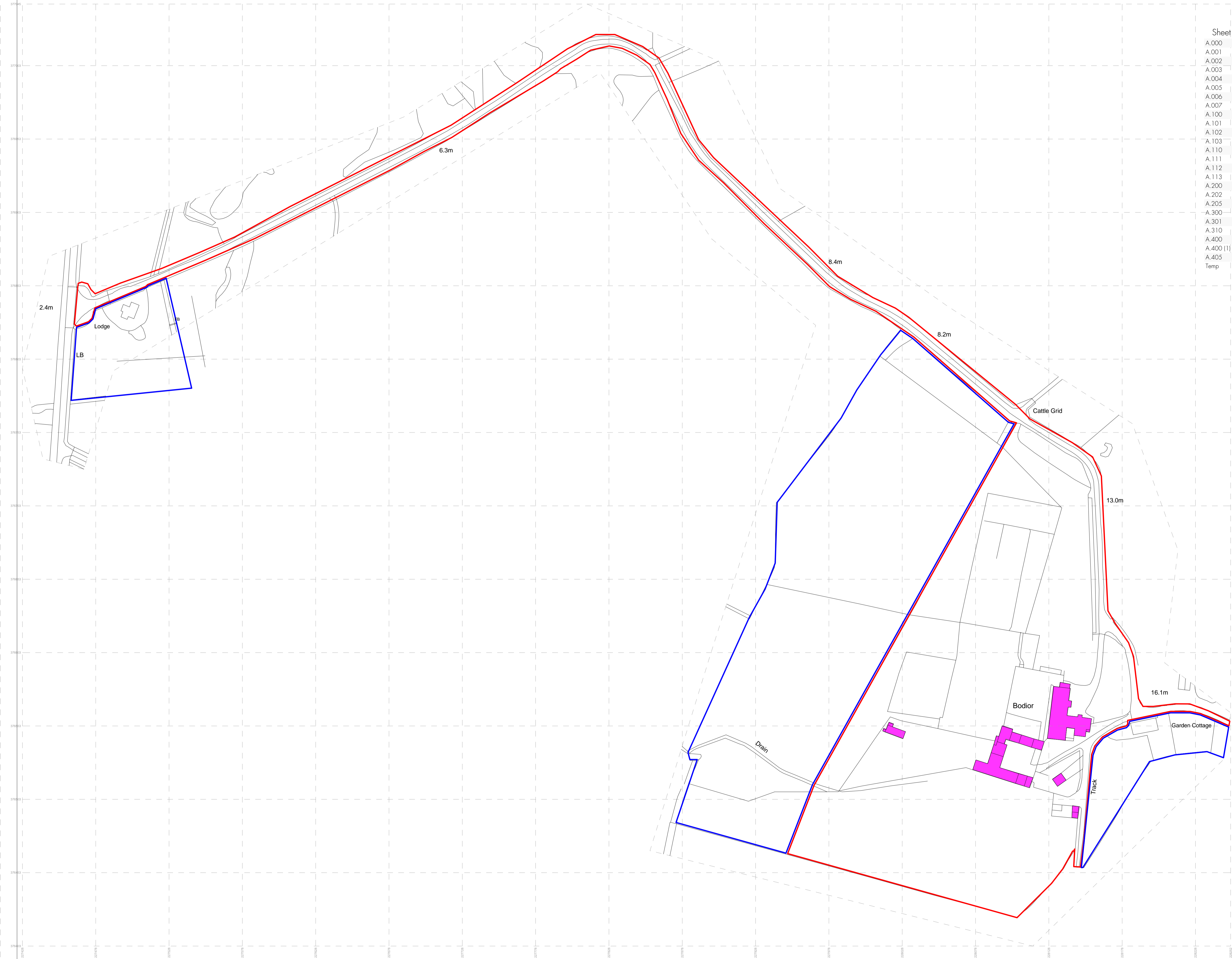
6.1 Websites

1. Anglesey History. (2016). Bodior Hall and Estate Tour. Retrieved from <https://angleseyhistory.wordpress.com> 18/06/2025;
2. British Listed Buildings. Bodior Hall, Rhoscolyn. Retrieved from <https://britishlistedbuildings.co.uk> 18/06/2025;
3. Country Life. (2022). Bodior Hall: A Rare Welsh Estate for Sale. Retrieved from <https://www.countrylife.co.uk> 18/06/2025;
4. DiCamillo, C. Bodior Hall. DiCamillo Companion. Retrieved from <https://www.thedicamillo.com> 18/06/2025;

5. North Wales Pioneer. (2022). Conservation-Focused Estate Lists for Sale. Retrieved from <https://www.northwalespioneer.co.uk> 18/06/2025;
6. North Wales Live. (2022). Anglesey's Secret Estate with Private Beach Goes on the Market. Retrieved from <https://www.dailypost.co.uk> 18/06/2025;
7. Coflein. (n.d.). Bodior Estate Historic Record. Retrieved from <https://coflein.gov.uk> 18/06/2025.

FIGURE 01

Client produced location and block plan of Bodior Hall. JAR Architecture & Design LTD. Drawing No. A.000. Scale: 1:1250@A1.



Drawing List

Sheet Number	Sheet Name
A.000	Cover
A.001	Existing Site Plan
A.002	Proposed Site Plan
A.003	Proposed Site Details
A.004	Proposed Landscape & Ecology Details
A.005	Proposed Drainage Strategy
A.006	Proposed External Finishes
A.007	Proposed Car Park
A.100	Existing Ground Floor
A.101	Existing First Floor
A.102	Existing Second Floor
A.103	Existing Elevations
A.110	Proposed Interventions (GF)
A.111	Proposed Interventions (FF)
A.112	Proposed Interventions (SF)
A.113	Proposed Interventions Elevations
A.200	Proposed Ground Floor Plan
A.202	Proposed First Floor Plan
A.205	Proposed Second Floor Plan
A.300	Proposed Elevations Line Render
A.301	Proposed Elevations
A.310	Proposed Materials Mood Board
A.400	Proposed Section
A.400 (1)	Proposed Section
A.405	Proposed Visuals
Temp	Template

Rev	Description	Date
THESE DRAWINGS ARE NOT TO BE SCALED		
The contractor shall check and verify all dimensions and levels and report any discrepancies to the project manager prior to commencing work		
STATUS Concept Design	PURPOSE OF ISSUE Review	
<div>JAR ARCHITECTURE</div> <div>JAR Architecture & Design Ltd, Design Loft, 9 Castle Street, Conwy, LL32 8AY - 01492 572767</div>		
PROJECT Renovation & Refurbishment		
ADDRESS Bodior, Rhoscolyn, Anglesey, LL65 2RJ		
TITLE Cover		
DRAWN BY AM	CHECKED BY JR	DATE 11.03.2025
SCALE (@ A1) 1 : 1250		PROJECT NUMBER 2315
DRAWING NUMBER A.000		REV



FIGURE 02

**Reproduction of client produced elevation plans of Bodir Hall. JAR
Architecture & Design LTD. Drawing No. A.300. Scale: 1:100@A1**



1 Proposed North Elevation Re-Render
1 : 100



2 Proposed South Elevation Re-Render
1 : 100



3 Proposed East Elevation Re-Render
1 : 100



4 Proposed West Elevation Re-Render
1 : 100

Schedule of works:

Removal / repair:

The removal of the existing render would be with a variable speed hammer drill to minimize damage to the existing stonework and mortar joints. The masonry would then be power washed to remove dirt and debris from original render and the render removal process.

Once this has been completed, the bare masonry can be assessed and any repairs to the stonework and mortar joints can be completed. The gauge of mix would be as per St Asier specification (two parts sand / one part NHL 2). Once the repairs have been carried out and they have been given the specified time to carbonate, the rendering process can begin.

Rendering & Painting works:

- A splatter key to the stonework will be applied to provide key and help with both suction control & consolidation of the existing background. Gauge: two parts sand / one part NHL 2
- A scratch coat would then be applied to even the texture of the background ready for the roughcast finish. Gauge: two & half parts sand / one part NHL 2
- The roughcast finish is to be applied in a harled action to match the original as close as possible. Gauge: two & half parts sand / one part NHL 2
- A three-part paint system would be applied to the render under Keims specification

In our opinion using the above materials and schedule of works, this will make the new render as close as possible to the original but with the added strength, weatherproof and assisted drying times of an NHL. It will also have the added benefit of colour uniformity, weatherproof and low maintenance of a mineral paint. East Elevation (per Ned Scharer):

I think the back elevations are simple, and so are the chimneys. The render and leadwork should be checked and assessed. The render should then be washed with a silicate breathable paint system. Before any work starts, it would be a good idea to do some small trials of about 2 sq/m on each elevation, incorporating a window reveal to see how it looks and assess the masonry beneath. This trial would also help in working out a quote for the work. It might also be an idea to trial both a hot mixed air lime and a feebly hydraulic lime NHL2.

In summary, I would flush-point and limewash the courtyard and the front in a traditional lime mortar. The back elevation, I would clean down, patch up and paint in a silicate breathable paint system. Before any work starts, it would be a good idea to do some small trials of about 2 sq/m on each elevation, incorporating a window reveal to see how it looks and assess the masonry beneath. This trial would also help in working out a quote for the work. It might also be an idea to trial both a hot mixed air lime and a feebly hydraulic lime NHL2.

It is also worth mentioning that the time of year is important when using traditional lime mortars, especially if using hot mixed air limes. Ideally you would be applying the mortars in late spring or early summer. This gives you the best chance for the mortars to carbonate in the warmer months. You don't necessarily have to do all the elevations at the same time, but that depends on your timescales.

Non-Courtyard part of West Elevation - the guidance from our fire safety advisor is that a new structure housing an internal fire escape will be required. As this structure will be new, this (presumably) offers scope for external wall insulation on this part of the West Elevation.

For any additional specifications please see Heritage Impact Statement by Jeff St. Paul

Lime Specification
1 : 100

Rev	Description	Date
THESE DRAWINGS ARE NOT TO BE SCALED		
The contractor shall check and verify all dimensions and levels and report any discrepancies to the project manager prior to commencing work.		
STATUS	PURPOSE OF ISSUE	
Concept	Review	
Design	 JAR Architecture & Design Ltd, Design Loft, 9 Castle Street, Conwy, LL32 8AY - 01492 572767	
PROJECT		
Renovation & Refurbishment		
ADDRESS		
Bodior, Rhoscolyn, Anglesey, LL65 2RJ		
TITLE		
Proposed Elevations Lime Render		
DRAWN BY	CHECKED BY	DATE
Author	JR	08/24/18
SCALE (@ A1)		PROJECT NUMBER
1 : 100		2315
DRAWING NUMBER		REV
A.300		

FIGURE 03

Reproduction of client plan annotated with photo directions. Scale: As shown@A4.

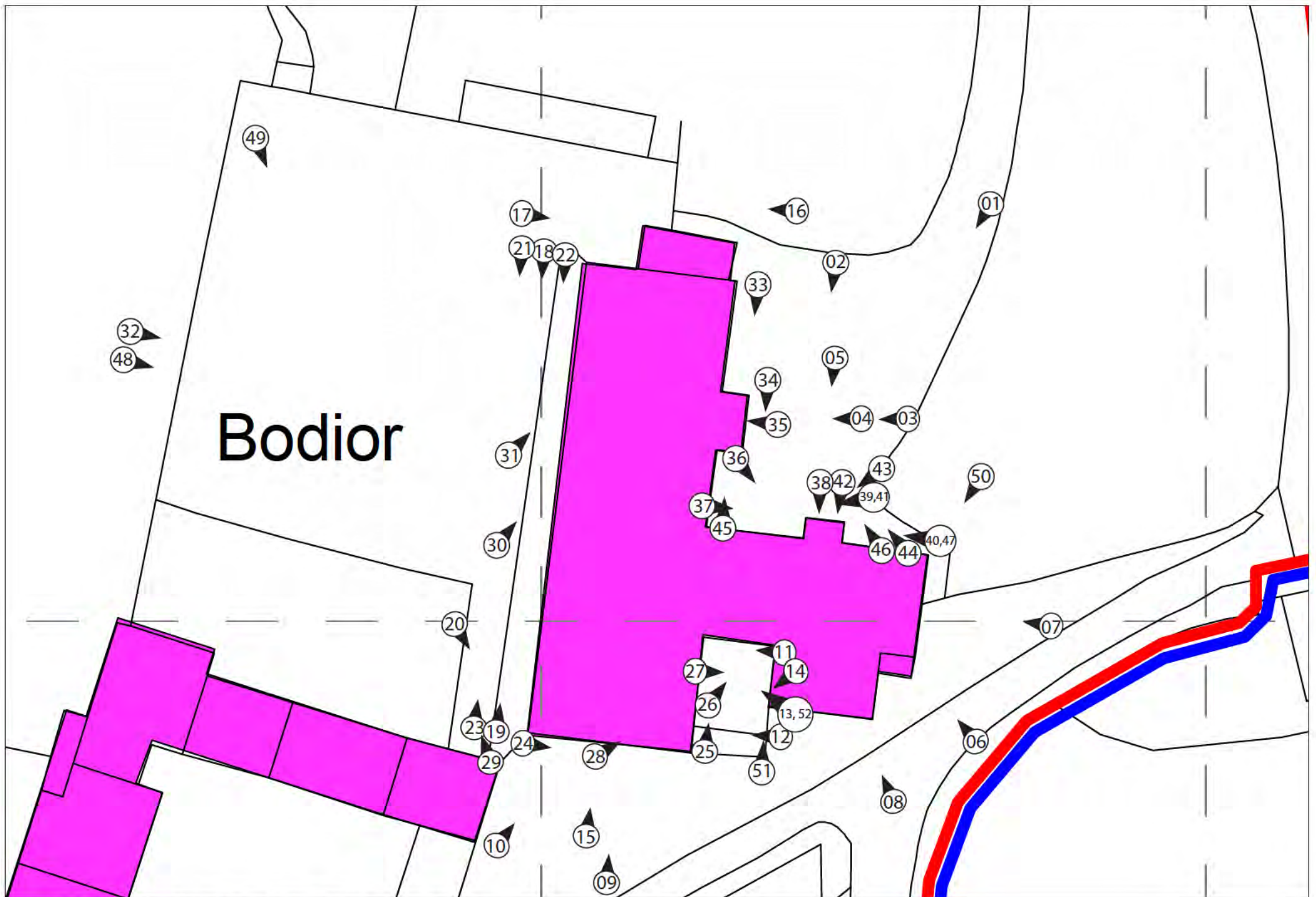
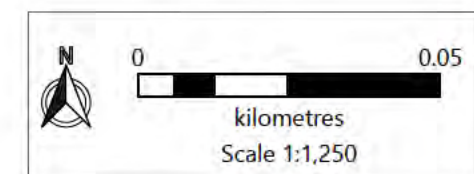
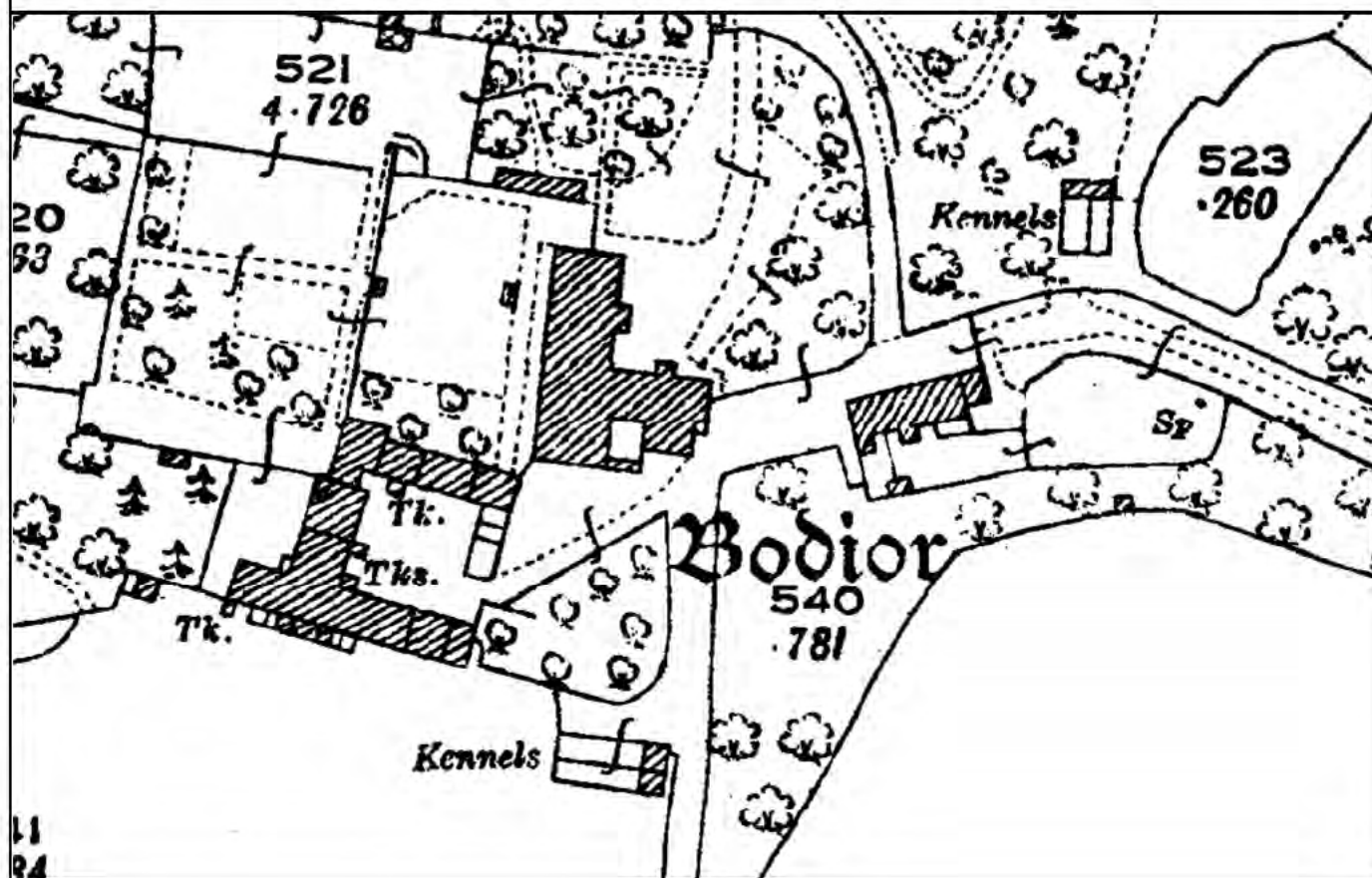
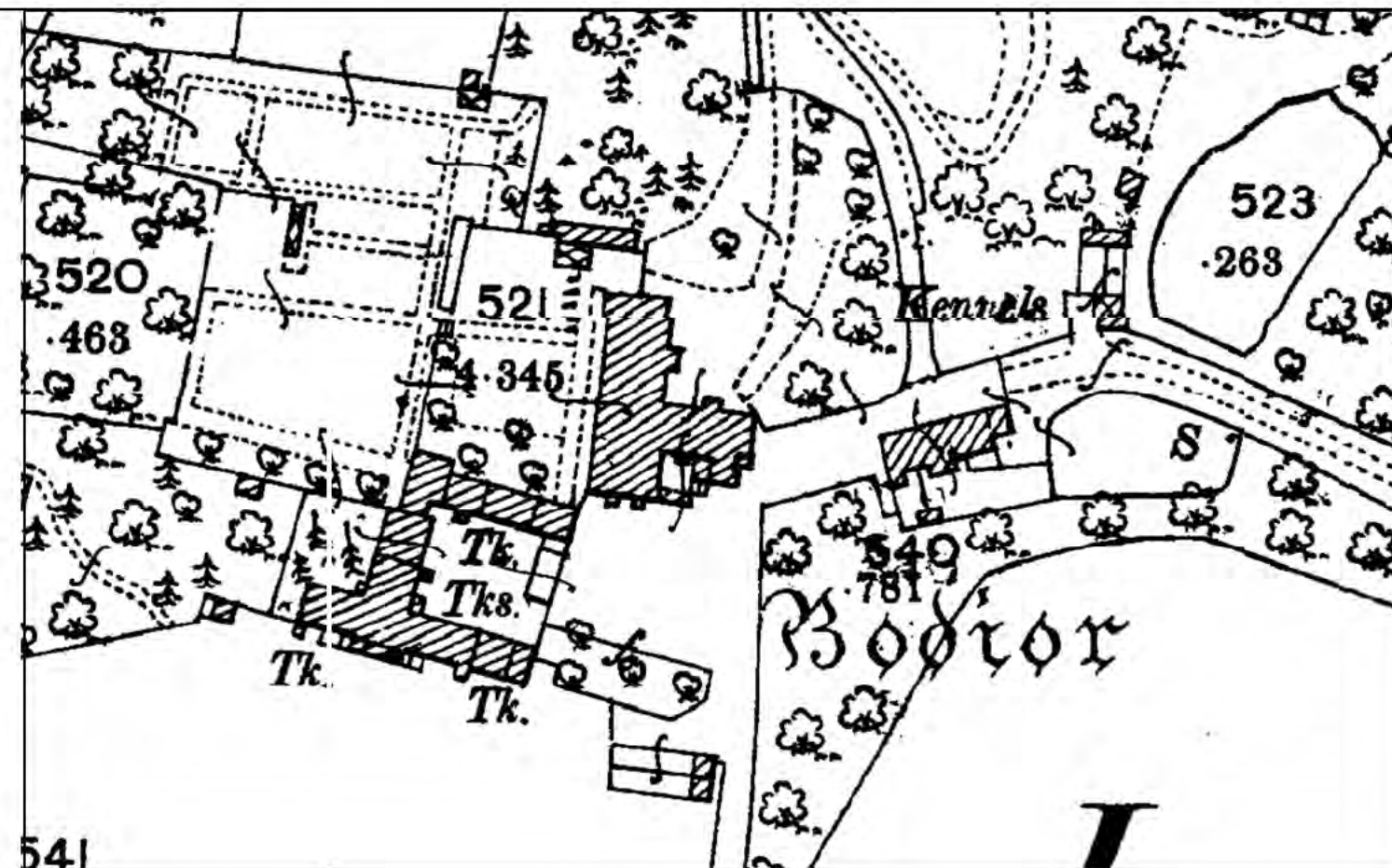
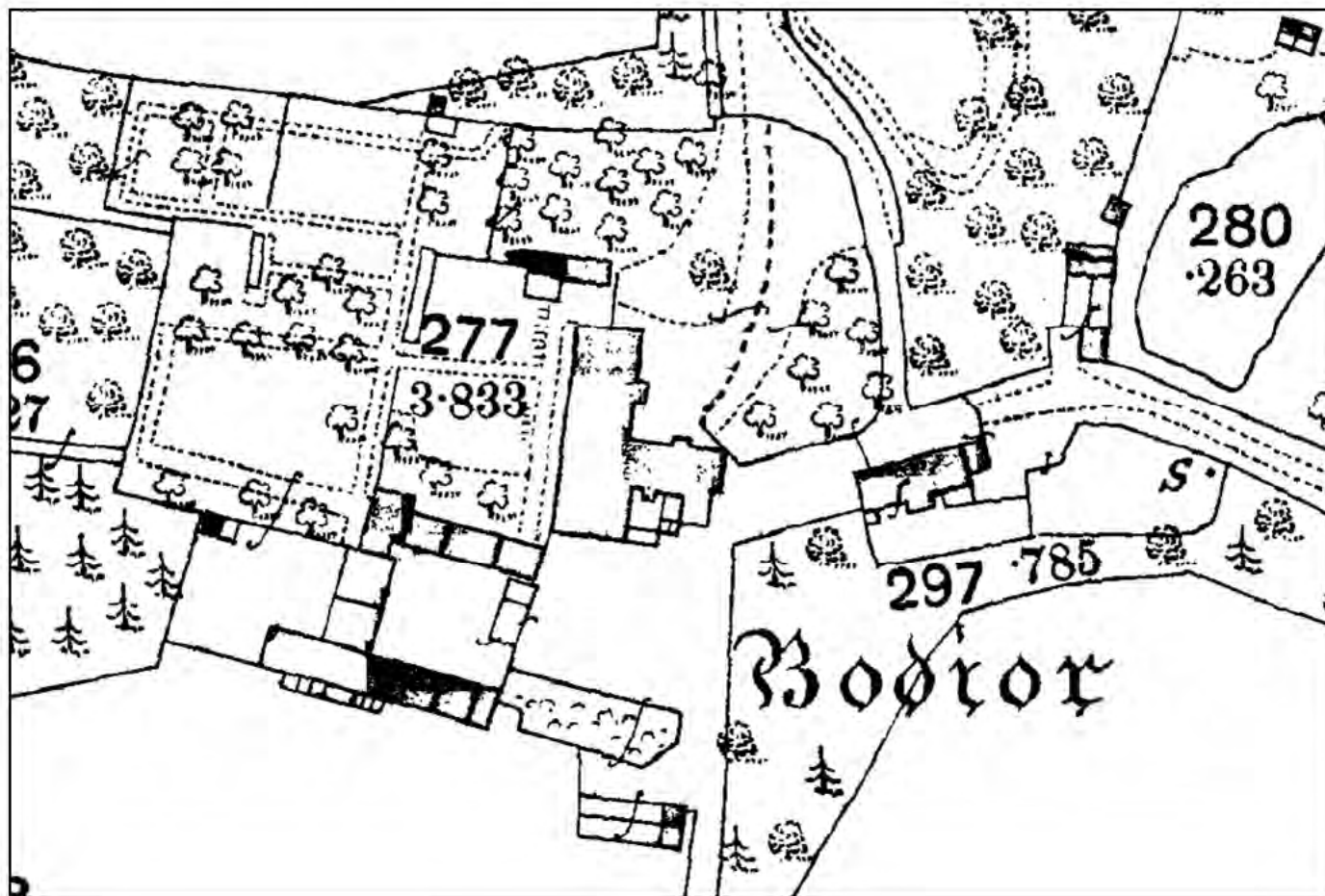


Figure 03: Reproduction of client plan annotated with photo directions. Scale: As shown@A4

FIGURE 04

First to Third Edition 25 inch to the Mile Ordnance Survey maps (Published 1889, 1900 and 1924). Map shows slight changes in landscape over time. Scale 1:1,250@A3.



Archaeoleg Gwynedd
Heneb
 Gwynedd Archaeology
 www.heneb.co.uk

Craig Beuno,
 Ffordd y Garth,
 Bangor, Gwynedd
 LL57 2RT

Ffon / Phone: +44 (0) 1248 352535
 Ffacs / Fax: +44 (0) 1248 370925
 e-bost / e-mail: info@heneb.org.uk

CLIENT:
 Dan & Emma Nickols

SITE:
 Bodior Hall, Rhoscolyn,
 Ynys Mon

SCALE: A3: 1:1,250	DATE: 18/06/25	DRAWN: MSL	CHECKED: JR
PROJECT NO: HD25-012	DRAWING NO: BH/01	REVISION: A	

Figure 04: First to Third Edition Ordnance Survey maps (Published 1889, 1900 and 1924). Map shows slight changes in landscape over time. Scale 1:1,250@A3

APPENDIX I

Heneb – Approved Written Scheme of Investigation

BODIOR HALL, RHOSCOLYN, ANGLESEY (HD25-012)

WRITTEN SCHEME OF INVESTIGATION FOR
ARCHAEOLOGICAL MITIGATION:
PHOTOGRAPHIC SURVEY




Historic Environment Record Event Primary Reference
Number 49291

Prepared for

Dan & Emma Nickols

June 2025



Approvals Table				
	Role	Printed Name	Signature	Date
Originated by	Document Author	M.S.Lynes		18/06/2025
Reviewed by	Document Reviewer	John Roberts		18/06/2025
Approved by	Principal Archaeologist	John Roberts		18/06/2025

Revision History			
Rev No.	Summary of Changes	Ref Section	Purpose of Issue

All Heneb: Gwynedd (Archaeological Services) 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

HD25-012 BODIOR HALL, RHOSCOLYN, ANGLESEY
WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL
MITIGATION: PHOTOGRAPHIC SURVEY

Prepared for *Dan & Emma Nickols*, June 2025

Historic Environment Record Event Primary Reference Number **49291**

1	INTRODUCTION.....	6
1.1	Aims and Objectives.....	8
1.2	Monitoring Arrangements.....	9
1.3	Historic Environment Record.....	10
2	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	11
2.1	General Overview.....	11
2.2	Cartographic Evidence	12
3	METHOD STATEMENT	13
3.1	Introduction.....	13
3.2	Photographic Record.....	14
3.3	Written Record	15
3.4	Drawn Record	16
3.5	Selection Strategy & Data Management Plan	17
3.6	Reporting.....	18
3.7	Dissemination & Archiving.....	19
4	PERSONNEL	20
5	HEALTH AND SAFETY	21
6	SOCIAL MEDIA.....	22
7	INSURANCE	23
7.1	Public/Products Liability	23
7.2	Employers Liability	23
7.3	Professional Indemnity	23
8	SOURCES CONSULTED	24
8.1	Websites.....	24
	Figure 01	26
	Client produced location and block plan of Bodir Hall. JAR Architecture & Design LTD.	
	Drawing No. A.000. Scale: 1:1250@A1	26
	Figure 02.....	27

Reproduction of client produced elevation plans of Bodir Hall. JAR Architecture & Design LTD. Drawing No. A.300. Scale: 1:100@A1	27
Figure 03.....	28
Plan of Bodior Hall with associated outbuildings. Scale:1:500@A3	28
FIGURE 04	29
First to Third Edition Ordnance Survey maps (Published 1889, 1900 and 1924). Map shows slight changes in landscape over time. Scale 1:1,250@A3.....	29
Appendix I	30
Heneb: Gwynedd Archaeology Photographic Metadata Pro-Forma.....	30
Appendix II	31
Heneb: Gwynedd Archaeology (Archaeological Services) Building Record pro-forma	31
Appendix III	32
Heneb: Gwynedd Archaeology (Archaeological Services Selection Strategy Version 1 ...	32

1 INTRODUCTION

Heneb: Gwynedd Archaeology (Archaeological Services) has been commissioned by *Dan & Emma Nickols* to undertake archaeological mitigation in the form of a Photographic Survey prior to external rendering work at the Grade II Listed (ID: 5330; PRN 11008) Bodior Hall, Rhoscolyn, Isle of Anglesey, LL65 2RJ (NGR SH 28129 76549; [Figure 01](#)). The development work will be undertaken on the exterior elevations of the house ([Figure 02](#)).

The development will be undertaken in accordance with the granted Listed planning consent ref. LBC/2025/8, with the archaeological conditions set as:

- A Photographic Record of the exterior of Bodior Hall prior to any refurbishment work undertaken.

The archaeological mitigation will be undertaken in accordance with these requirements and will be commensurate to a Photographic Survey as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England, 2016). A Photographic Survey provides a very full visual record, but without a written or drawn survey at a comparable level of detail.

The photographic survey is to be undertaken on the 23rd of June 2025. All work will be planned, managed and undertaken by Heneb Gwynedd Archaeology (Archaeological Services) in accordance with the following standards and guidance:

- Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) Version 4.1 (The Welsh Archaeological Trusts, 2024);
- Guidelines for digital archives (Royal Commission on Ancient and Historic Monuments of Wales, 2015).
- Gwynedd Archaeological Planning Service Requirements for General Photographic Surveys of Buildings, 2010
- Management of Archaeological Projects (MAP 2) (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, 2023a);
- Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (Chartered Institute for Archaeologists, 2020a);

- Standard and guidance for the collection, documentation, conservation and research of archaeological materials (Chartered Institute for Archaeologists, 2020b);
- Understanding Historic Buildings: A Good to Good Recording Practice (Historic England, 2016); and
- Universal Guidance for archaeological monitoring & recording (Chartered Institute for Archaeologists, 2023b);

Heneb: the Trust for Welsh Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA).

1.1 Aims and Objectives

The key aims and objectives are to:

- Complete photographic survey of the exterior elevations of Bodior Hall; and
- A basic record of the building including a plan with photo directions and locations noted.

1.2 Monitoring Arrangements

The archaeological mitigation will be monitored by the Heneb: Planning Service. Both the written scheme of investigation (WSI) and all subsequent reporting must be approved by the Heneb: Planning Service before final issue. The Heneb: Planning Service contact details are:

- Jenny Emmett | jenny.emmett@heneb.co.uk | 07824481052;

1.3 Historic Environment Record

In line with Gwynedd Historic Environment Record requirements, the Gwynedd 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, 2024). In line with this guidance, all submitted reporting will need to include the equivalent of a non-technical summary in Cymraeg 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 Gwynedd HER Event Primary Reference Number is **49291**.

Gwynedd HER will also be responsible for supplying Primary Reference Numbers (PRN) for new assets identified and recorded.

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.1 General Overview

An examination of the regional Historic Environment Record (HER) describes Bodir Hall (PRN: 11008) as a 16th century house that has been extensively modernised and added to with no recognisable early features present. One small bay on N side has reset stone with inscription: ROO 1529.

Bodior Hall, nestled near the village of Rhoscolyn on the Isle of Anglesey, is a striking example of Welsh gentry architecture and estate evolution. With origins dating back to the 16th century, Bodior Hall has seen centuries of transformation through architectural modifications, inheritance transitions, and changing land use, all while retaining a strong sense of historical identity and ecological stewardship.

The original house at Bodior is believed to have been constructed around 1529, as evidenced by a date stone inscribed "1529 J OO," likely referencing John Owen, the house's original builder (Anglesey History, 2016). The Owen family, descendants of Llywelyn Aurdorchog of Ial, established the Bodior estate during this period, and by the early 17th century, had adopted "Owen" as their family surname (Source: www.britishlistedbuildings.co.uk).

Through a series of heiresses, the estate passed into the Lewis family of Plas Llanfigael, and later into the Hampton family of Henllys. Around 1820, John Hampton undertook significant rebuilding efforts at Bodior and adopted the combined surname Hampton-Lewis (Country Life, 2022). His son, John Lewis Hampton-Lewis, carried out further remodeling in 1848, a date still preserved above the entrance porch. These changes reflect the influence of 19th-century architectural tastes, blending the original 16th-century features with contemporary enhancements (Source: www.britishlistedbuildings.co.uk).

Architecturally, Bodior Hall is a two-storey structure with attics, marked by a symmetrical facade, sash and dormer windows, and a projecting porch with mullioned side windows. The roofline features tall chimneys and gabled ends, typical of early Victorian adaptations of earlier gentry homes. Inside, original woodwork such as the staircase, panelled shutters, and fire surrounds remain intact, offering a glimpse into its 19th-century refurbishment (Anglesey History, 2016).

Bodior Hall was listed as a Grade II property in 1971 due to its architectural coherence and historical continuity, despite multiple rebuilds and alterations (Source: www.britishlistedbuildings.co.uk). The estate remained in the Hampton-Lewis family until 1946, when it was sold to the Bulmer family—founders of the cider-making enterprise. Under Bertram Bulmer, the estate became a private summer retreat (DiCamillo, n.d.).

Spanning over 600 acres, the Bodior estate includes farmland, woodland, coastal dunes, and even a private beach and cove. It has been operated largely "in-hand" with conservation at its core. Pedigree Shorthorn cattle and a flock of 300 ewes are raised using low-intensity methods, benefiting from the estate's varied landscape and marshy grasslands (Country Life, 2022; North Wales Pioneer, 2022). The land serves as a haven for wildlife such as herons, peregrines, owls, and other bird species, with the estate's farming practices designed to enhance biodiversity (North Wales Live, 2022).

In recent decades, significant efforts have been made to modernize the hall while preserving its heritage. A new roof was installed in 2010, and in 2015, a renewable biomass boiler system was added alongside improvements in insulation and structural repairs (Country Life, 2022). The estate returned to public attention in 2022 when it was listed for sale for the first time in 75 years, offered either as a whole or in separate lots including the hall, farmland, and cottages.

In summary, Bodior Hall exemplifies the layered narrative of Welsh gentry estates, from Tudor foundations to Victorian refinement, and finally to contemporary ecological stewardship. It remains one of Anglesey's architectural and historical treasures, preserving both built heritage and natural landscape in harmony.

2.2 Cartographic Evidence

An examination of the First to Third Anglesey County series Ordnance maps (Published 1889, 1900 and 1924) revealed no distinct changes within the layout of Bodior Hall and accompanying outbuildings ([Figure 04](#)).

3 METHOD STATEMENT

3.1 Introduction

The archaeological mitigation will be undertaken as a Photographic Survey, as defined by *Understanding Historic Buildings: A Good to Good Recording Practice* (Historic England, 2016). A photographic survey provides a very full visual record, but without a written or drawn survey at a comparable level of detail. A comprehensive photographic survey may be called for when recording a building for which there is no need for detailed analysis. It may also be appropriate for recording a building of well-known type which is under threat, but where existing documentation is in other respects adequate, or when for some other reason, drawings and historical analysis are not required. The Photographic Survey will incorporate the exterior elevations of Bodior Hall.

3.2 Photographic Record

The Photographic Record will include the following as a minimum:

- A general view of Bodior Hall in context;
- The overall appearance of the external elevations of Bodior Hall. Based on the *JAR Architecture & Design Ltd. Drawing Nos. A300* ([Figures 02](#)) the area is limited to the external elevations of the main house;
- A photographic register detailing the photo number, the location and direction of each view, and the composition of the shot.
- Photograph locations and directions of view marked on plans. In this instance, ([Figure 03](#)) will be used.
- Photographs should be of archive quality using a digital SLR (minimum 12 megapixel);
- Photographs, where appropriate (i.e. not general shots) should include a clearly visible, graduated metric scale; and
- Photographs should be adequately lit and not blurry, with all images checked on site.

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. Camera tripods and poles will be used for the elevations and where practical elsewhere. The Nikon D3100 will be used when undertaking the survey on the House. The photographic record will maintained on site using Heneb: GA pro-formas ([Appendix I](#)) and digitised in Microsoft Excel and Access as part of the fieldwork archive and dissemination process; the archive numbering system will start from **E 49291 _001**. The location and orientation of photographs taken will be recorded on a scaled plan and digitised for final reporting. The photographic images will then be converted into TIFF format for final archiving.

3.3 Written Record

As a minimum, the Written Record will comprise of:

- The precise location of the building as an address and in the form of a National Grid reference.
- A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area), where applicable. Information on statutory designations can be found on the CADW website. Non-statutory designations (local lists) may be added. The building is not listed and does not currently have a Primary Reference Number assigned by the regional Historic Environment Record.
- The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
- A summary statement. This account should describe the buildings type and purpose, historically and at present, its materials and possible date(s), so far as these are apparent from a superficial inspection. The photographic record will aim to document evidence for any phasing.

A basic written record will be completed using a building record pro-forma ([Appendix II](#)).

3.4 Drawn Record

As a minimum, the Drawn Record will comprise of:

- A plan showing the location and direction of view of each photograph. In this instance, the scaled plans detailed in ([Figure 03](#)) will be used for reference and as a base plan.

3.5 Selection Strategy & Data Management Plan

As stated in *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (Chartered Institute for Archaeologists, 2020), para. 3.3.1, “Project specifications, research designs or similar documents should include a project- specific Selection Strategy and a Data Management Plan. The Chartered Institute for Archaeologists states that “(I)t 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” (<https://www.archaeologists.net/selection-toolkit>). The working project archive in this instance will comprise digital data including photographic data, documentation and written data, as well as paper records, including project pro-formas. The Data Management Plan will be stored on a project specific form in the Gwynedd Archaeology project database (format: *Microsoft Access*) and the Selection Strategy will be based on a Heneb: Gwynedd Archaeology (Archaeology Services) pro-forma ([Appendix III](#)) that will be appended to the final report.

This working project archive data will be processed as follows:

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*;

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 Data Management Plan; the digital dataset will be stored on a dedicated Trust server, with the location confirmed in the Data Management Plan via a specific hyperlink. External datasets for the Gwynedd HER and RCAHMW are as defined in the dissemination strategy below.

3.6 Reporting

The project report will include the following:

1. Front cover;
 2. Inner cover;
 3. Figures and Plates List;
 4. Non-technical summary (Welsh/English);
 5. Introduction;
 6. Methodology;
 7. Results;
 8. Conclusion
 9. Bibliography;
 10. Figures; inc.:
 - location plan;
 - location and orientation of images taken
 11. Plates; inc.
 - Illustrative examples from the Photographic Survey
 12. Appendix I (approved specification);
 13. Appendix II (Photographic metadata);
 14. Appendix III (Selection Strategy)
- Back cover.

3.7 Dissemination & Archiving

The following dissemination and archiving of the report and digital dataset will be applied:

- A digital report will be provided to *Dan & Emma Nickols* and Heneb: Archaeological Planning Service (draft report then final report);
- A digital report will be provided to the regional Historic Environment Record; this will be submitted within six months of project completion, 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 4.1); 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).

4 PERSONNEL

The project will be managed by John Roberts, Principal Archaeologist Heneb: Gwynedd Archaeology (Archaeology Services) Contracts Section and undertaken by a Project Archaeologist. The Project Archaeologist will be responsible for the completion of all on site pro-formas and the photographic archive, as well as for submitting a draft final report for project manager review and approval. The report will then be submitted as per the arrangements defined above.

5 HEALTH AND SAFETY

A site specific risk assessment will be prepared and will be reviewed by the Heneb: Gwynedd Archaeology (Archaeology Services) Project Archaeologist in advance of works, with any additional risks identified on site highlighted in the dynamic risks section and appropriate mitigation undertaken. The Heneb: Gwynedd Archaeology (Archaeology Services) 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 Heneb: Gwynedd Archaeology (Archaeology Services) Health & Safety Policy and Covid-19 guidelines.

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

6 SOCIAL MEDIA

One of the key aims in the Heneb: Gwynedd Archaeology (Archaeology Services) 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, Heneb: Gwynedd Archaeology (Archaeology Services) maintains an active social media presence and seeks all opportunities to promote our projects and results. With permission, Heneb: Gwynedd Archaeology (Archaeology Services) 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

Insurer - Ecclesiastical Insurance Office Plc.

Policy Type - Public Liability

Limit of Indemnity - £10,000,000 Any One Occurrence and in the aggregate in respect of Product Liability

Policy Number – UN/001900

Expiry Date - 31/03/2026

7.2 Employers Liability

Insurer - Ecclesiastical Insurance Office Plc.

Policy Type - Employers Liability

Limit Of Indemnity - £10,000,000 Any One Occurrence, costs inclusive

Policy Number - UN/001900

Expiry Date - 31/03/2026

7.3 Professional Indemnity

Insurer - AXA Insurance UK Plc

Policy Type - Professional Indemnity

Limit Of Indemnity - £5,000,000 any one claim.

Policy Number – TG0397

Expiry Date - 31/03/2026

8 SOURCES CONSULTED

1. Chartered Institute for Archaeologists, 2020a, *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*;
2. Chartered Institute for Archaeologists, 2020b, *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials*;
3. Chartered Institute for Archaeologists, 2023a, *Universal Guidance for Archaeological Monitoring and Recording*;
4. Chartered Institute for Archaeologists, 2023b, *Standard for Archaeological Monitoring and Recording*;
5. English Heritage, 1991, *Management of Archaeological Projects (MAP2)*;
6. Gwynedd Archaeological Planning Service, 2010, *Requirements for General Photographic Surveys of Buildings*;
7. Historic England, 2015, *Management of Research Projects in the Historic Environment (MoRPHE)*;
8. Historic England, 2016, *Understanding Historic Buildings: A Good to Good Recording Practice*;
9. John Bernard, 1852, Burke, published under the title of *A Visitation of the Seats and Arms of the Noblemen and Gentlemen of Great Britain and Ireland*, among other titles: Vol. I, p. 157.
10. Royal Commission on Ancient and Historic Monuments of Wales, 2015, *Guidelines for digital archives*;
11. The Welsh Archaeological Trusts, 2018. *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) Version 2*.

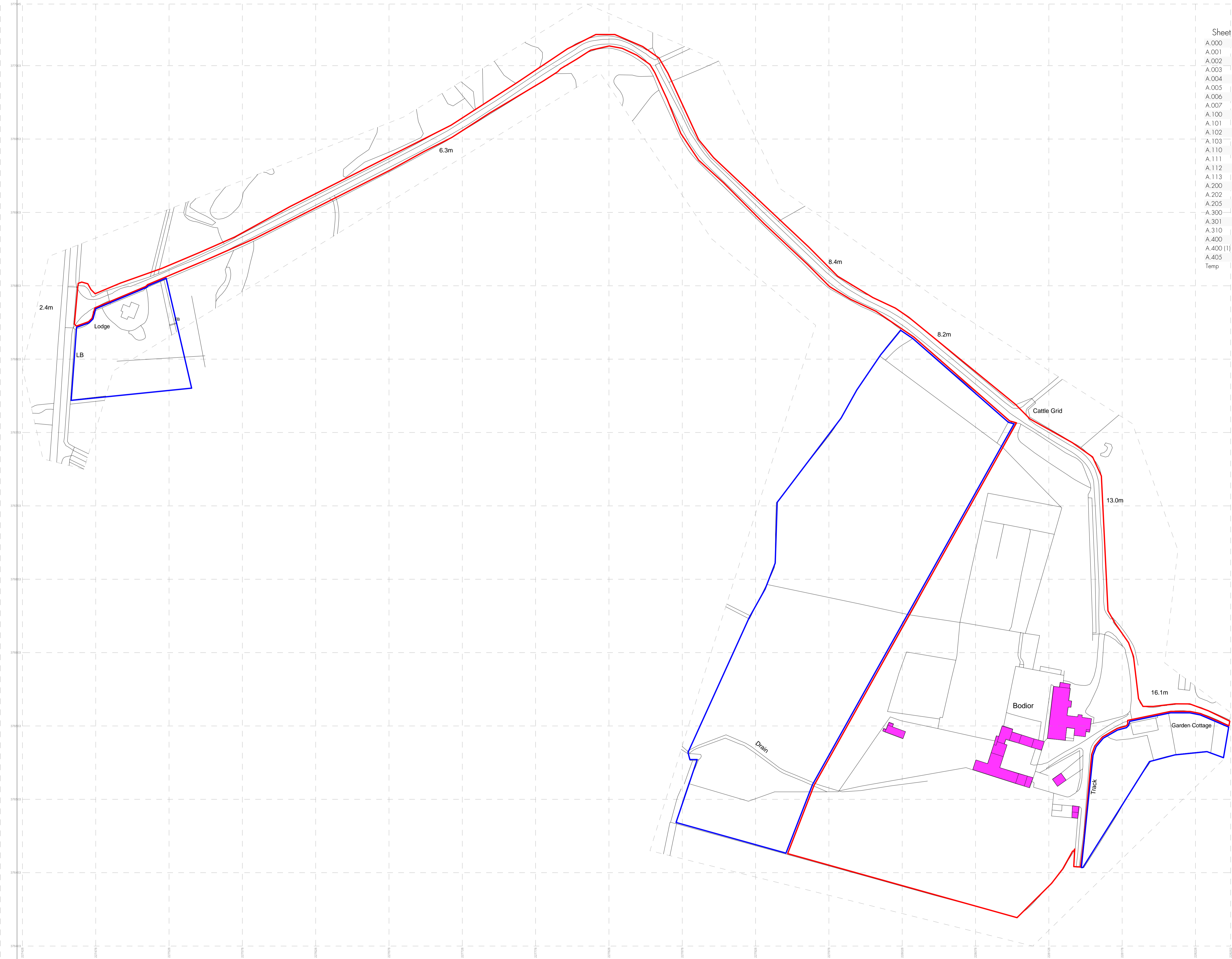
8.1 Websites

1. Anglesey History. (2016). Bodior Hall and Estate Tour. Retrieved from <https://angleseyhistory.wordpress.com> 18/06/2025;
2. British Listed Buildings. Bodior Hall, Rhoscolyn. Retrieved from <https://britishlistedbuildings.co.uk> 18/06/2025;
3. Country Life. (2022). Bodior Hall: A Rare Welsh Estate for Sale. Retrieved from <https://www.countrylife.co.uk> 18/06/2025;

4. DiCamillo, C. Bodior Hall. DiCamillo Companion. Retrieved from <https://www.thedicamillo.com> 18/06/2025;
5. North Wales Pioneer. (2022). Conservation-Focused Estate Lists for Sale. Retrieved from <https://www.northwalespioneer.co.uk> 18/06/2025;
6. North Wales Live. (2022). Anglesey's Secret Estate with Private Beach Goes on the Market. Retrieved from <https://www.dailypost.co.uk> 18/06/2025;
7. Coflein. (n.d.). Bodior Estate Historic Record. Retrieved from <https://coflein.gov.uk> 18/06/2025.

FIGURE 01

Client produced location and block plan of Bodir Hall. JAR Architecture & Design LTD. Drawing No. A.000. Scale: 1:1250@A1



Drawing List

Sheet Number	Sheet Name
A.000	Cover
A.001	Existing Site Plan
A.002	Proposed Site Plan
A.003	Proposed Site Details
A.004	Proposed Landscape & Ecology Details
A.005	Proposed Drainage Strategy
A.006	Proposed External Finishes
A.007	Proposed Car Park
A.100	Existing Ground Floor
A.101	Existing First Floor
A.102	Existing Second Floor
A.103	Existing Elevations
A.110	Proposed Interventions (GF)
A.111	Proposed Interventions (FF)
A.112	Proposed Interventions (SF)
A.113	Proposed Interventions Elevations
A.200	Proposed Ground Floor Plan
A.202	Proposed First Floor Plan
A.205	Proposed Second Floor Plan
A.300	Proposed Elevations Line Render
A.301	Proposed Elevations
A.310	Proposed Materials Mood Board
A.400	Proposed Section
A.400 (1)	Proposed Section
A.405	Proposed Visuals
Temp	Template

Rev	Description	Date
THESE DRAWINGS ARE NOT TO BE SCALED		
The contractor shall check and verify all dimensions and levels and report any discrepancies to the project manager prior to commencing work		
STATUS Concept Design	PURPOSE OF ISSUE Review	
<div>JAR ARCHITECTURE</div> <div>JAR Architecture & Design Ltd, Design Loft, 9 Castle Street, Conwy, LL32 8AY - 01492 572767</div>		
PROJECT Renovation & Refurbishment		
ADDRESS Bodior, Rhoscolyn, Anglesey, LL65 2RJ		
TITLE Cover		
DRAWN BY AM	CHECKED BY JR	DATE 11.03.2025
SCALE (@ A1) 1 : 1250		PROJECT NUMBER 2315
DRAWING NUMBER A.000		REV



FIGURE 02

**Reproduction of client produced elevation plans of Bodir Hall. JAR
Architecture & Design LTD. Drawing No. A.300. Scale: 1:100@A1**



1 Proposed North Elevation Re-Render
1 : 100



2 Proposed South Elevation Re-Render
1 : 100



3 Proposed East Elevation Re-Render
1 : 100



4 Proposed West Elevation Re-Render
1 : 100

Schedule of works:

Removal / repair:

The removal of the existing render would be with a variable speed hammer drill to minimize damage to the exiting stonework and mortar joints. The masonry would then be power washed to remove dirt and debris from original render and the render removal process.

Once this has been completed, the bare masonry can be assessed and any repairs to the stonework and mortar joints can be completed. The gauge of mix would be as per St Asier specification (two parts sand / one part NHL 2). Once the repairs have been carried out and they have been given the specified time to carbonate, the rendering process can begin.

Rendering & Painting works:

- A splatter key to the stonework will be applied to provide key and help with both suction control & consolidation of the existing background. Gauge: two parts sand / one part NHL 2
- A scratch coat would then be applied to even the texture of the background ready for the roughcast finish. Gauge: two & half parts sand / one part NHL 2
- The roughcast finish is to be applied in a harled action to match the original as close as possible. Gauge: two & half parts sand / one part NHL 2
- A three-part paint system would be applied to the render under Keims specification

In our opinion using the above materials and schedule of works, this will make the new render as close as possible to the original but with the added strength, weatherproof and assisted drying times of an NHL. It will also have the added benefit of colour uniformity, weatherproof and low maintenance of a mineral paint. East Elevation (per Ned Scharer):

I think the back elevations are simple, and so are the chimneys. The render and leadwork should be checked and assessed. The render should then be washed with a silicate breathable paint system. Before any work starts, it would be a good idea to do some small trials of about 2 sq/m on each elevation, incorporating a window reveal to see how it looks and assess the masonry beneath. This trial would also help in working out a quote for the work. It might also be an idea to trial both a hot mixed air lime and a feebly hydraulic lime NHL2.

In summary, I would flush-point and limewash the courtyard and the front in a traditional lime mortar. The back elevation, I would clean down, patch up and paint in a silicate breathable paint system. Before any work starts, it would be a good idea to do some small trials of about 2 sq/m on each elevation, incorporating a window reveal to see how it looks and assess the masonry beneath. This trial would also help in working out a quote for the work. It might also be an idea to trial both a hot mixed air lime and a feebly hydraulic lime NHL2.

It is also worth mentioning that the time of year is important when using traditional lime mortars, especially if using hot mixed air limes. Ideally you would be applying the mortars in late spring or early summer. This gives you the best chance for the mortars to carbonate in the warmer months. You don't necessarily have to do all the elevations at the same time, but that depends on your timescales.

Non-Courtyard part of West Elevation - the guidance from our fire safety advisor is that a new structure housing an internal fire escape will be required. As this structure will be new, this (presumably) offers scope for external wall insulation on this part of the West Elevation.

For any additional specifications please see Heritage Impact Statement by Jeff St. Paul

Lime Specification
1 : 100

Rev	Description	Date
THESE DRAWINGS ARE NOT TO BE SCALED		
The contractor shall check and verify all dimensions and levels and report any discrepancies to the project manager prior to commencing work.		
STATUS	PURPOSE OF ISSUE	
Concept	Review	
Design		
<div></div> <div>JAR Architecture & Design Ltd, Design Loft, 9 Castle Street, Conwy, LL32 8AY - 01492 572767</div>		
PROJECT		
Renovation & Refurbishment		
ADDRESS		
Bodior, Rhoscolyn, Anglesey, LL65 2RJ		
TITLE		
Proposed Elevations Lime Render		
DRAWN BY	CHECKED BY	DATE
Author	JR	08/24/18
SCALE (@ A1)	PROJECT NUMBER	
1 : 100	2315	
DRAWING NUMBER		REV
A.300		

FIGURE 03

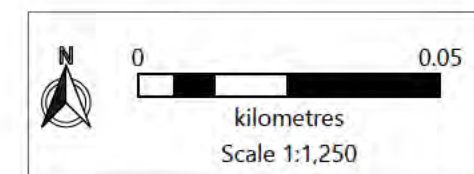
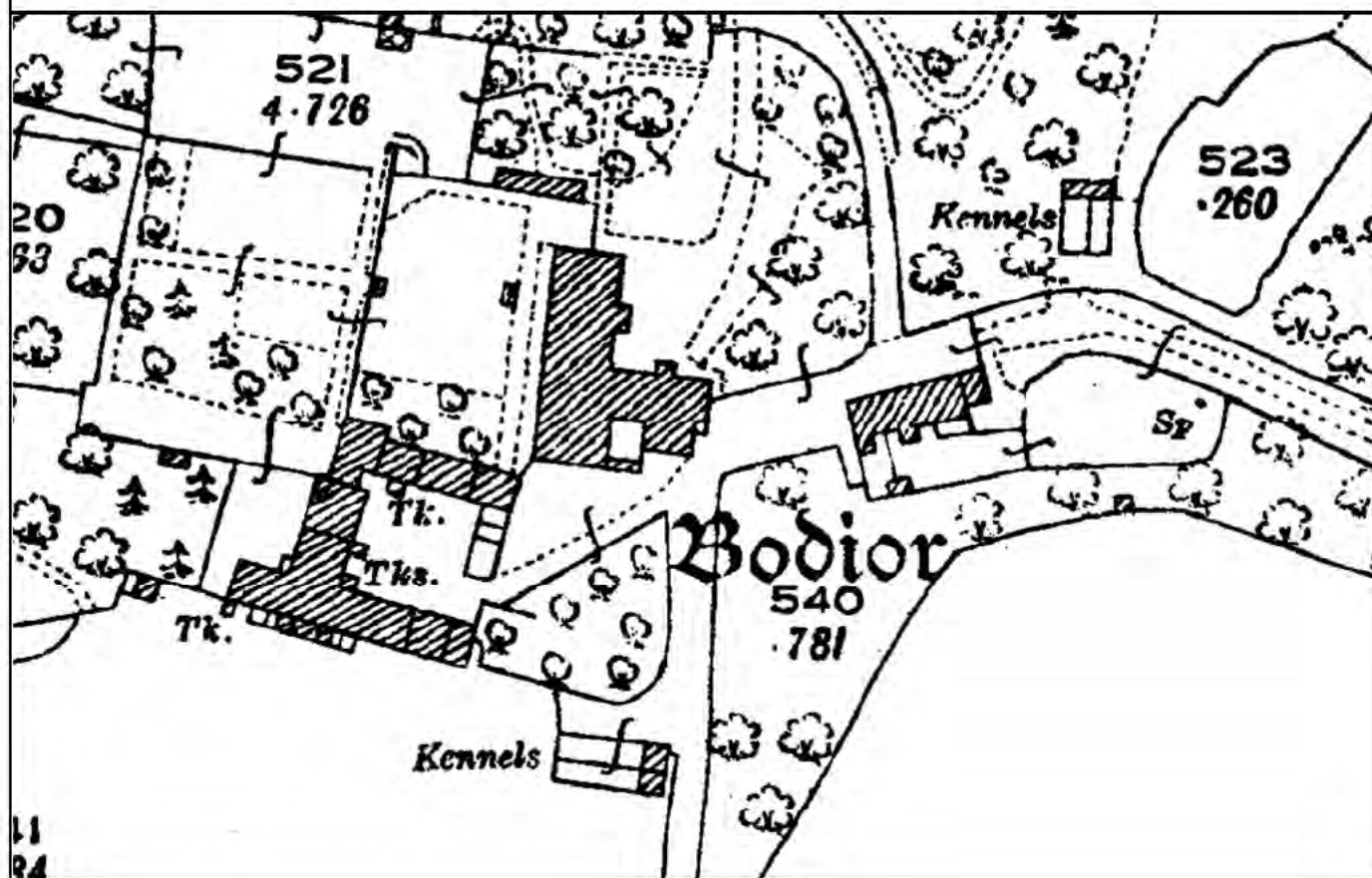
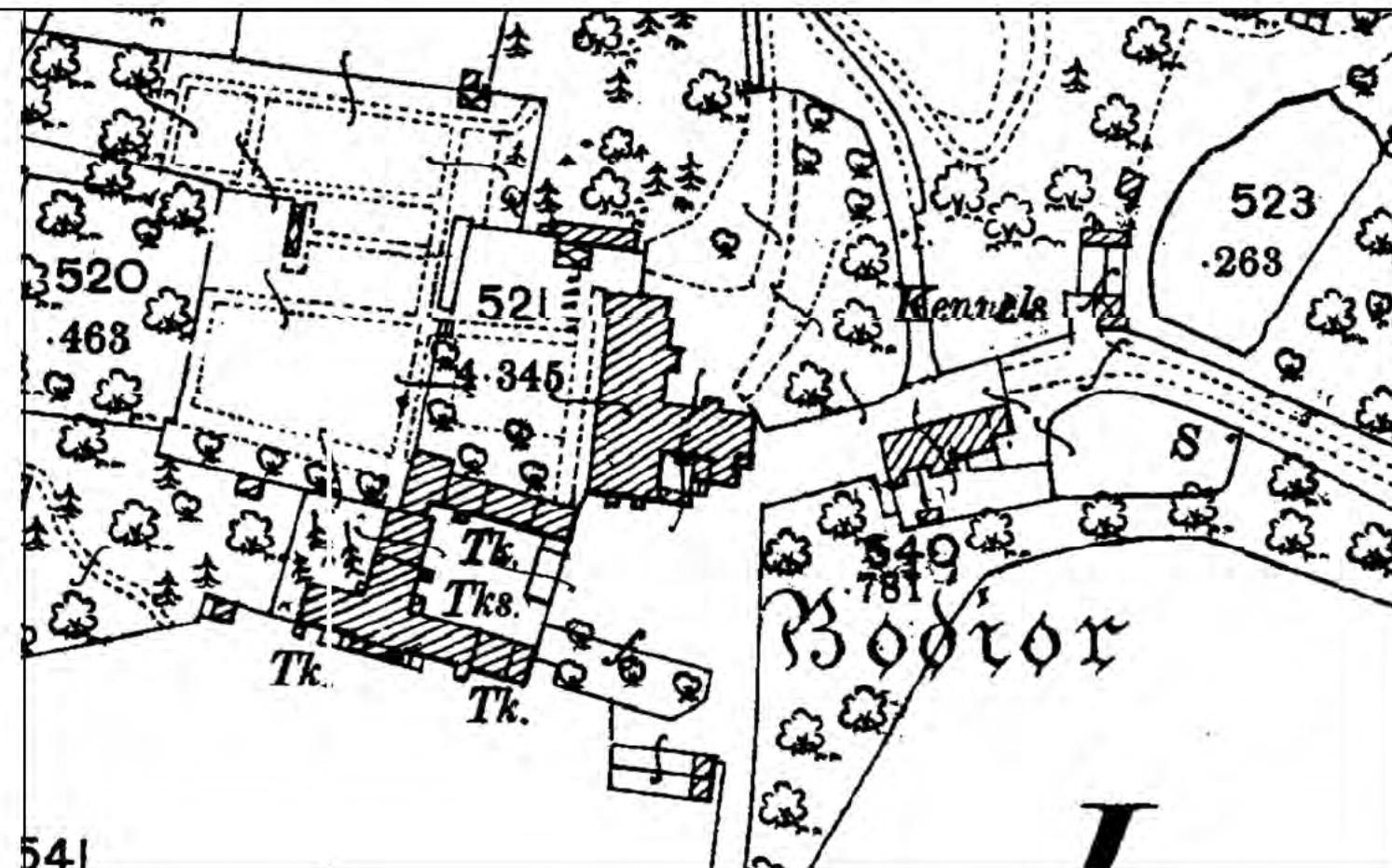
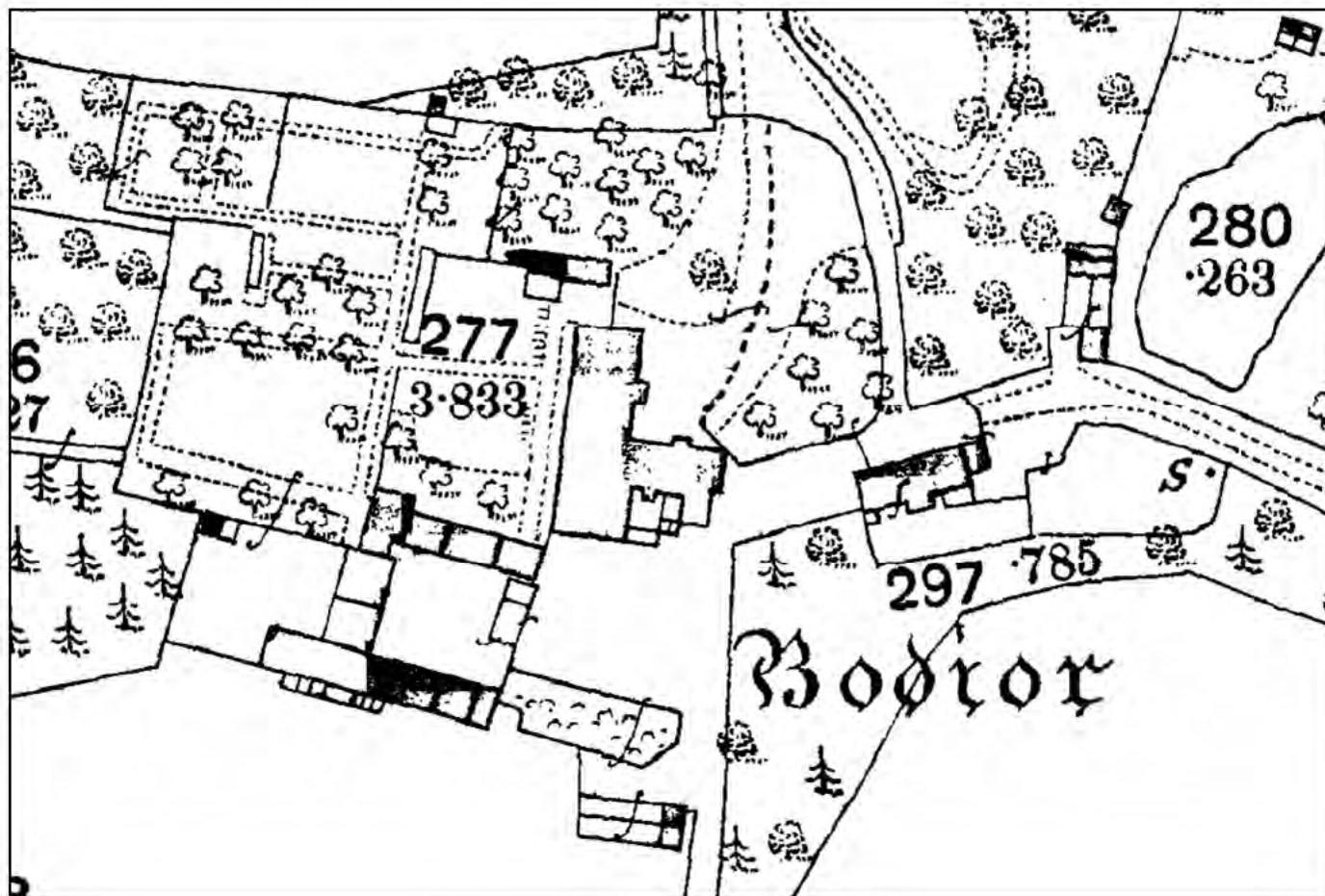
Plan of Bodior Hall with associated outbuildings. Scale:1:500@A3



Figure 03: Plan of Bodior Hall with associated outbuildings. Scale:1:500@A3

FIGURE 04

First to Third Edition Ordnance Survey maps (Published 1889, 1900 and 1924). Map shows slight changes in landscape over time. Scale 1:1,250@A3.



Archaeoleg Gwynedd
Heneb
 Gwynedd Archaeology
www.heneb.co.uk

Craig Beuno,
 Ffordd y Garth,
 Bangor, Gwynedd
 LL57 2RT

Ffon / Phone: +44 (0) 1248 352535
 Ffacs / Fax: +44 (0) 1248 370925
 e-bost / e-mail: info@heneb.org.uk

CLIENT:
 Dan & Emma Nickols

SITE:
 Bodior Hall, Rhoscolyn,
 Ynys Mon

SCALE: A1 A3: 1:1,250	DATE: 18/06/25	DRAWN: MSL	CHECKED: JR
PROJECT NO: HD25-012	DRAWING NO: BH/01	REVISION: A	

Figure 04: First to Third Edition Ordnance Survey maps (Published 1889, 1900 and 1924). Map shows slight changes in landscape over time. Scale 1:1,250@A3

APPENDIX I

Heneb: Gwynedd Archaeology Photographic Metadata Pro-Forma

[illegible]

APPENDIX II

**Heneb: Gwynedd Archaeology (Archaeological Services) Building Record
pro-forma**



BASIC RECORD		Date
Project name	Project number	Compiler
Location		
Description		
Times of travelling and on-site		
Drawn record details		
Photographic record details		

APPENDIX III

**Heneb: Gwynedd Archaeology (Archaeological Services Selection
Strategy Version 1**

HD25-012_Bodior Hall, Rhoscolyn:

Photographic Survey

18/06/2025 v1.0

Selection Strategy

Project Information

Project Management

Project Manager	Michael Sion Lynes michael.lynes@heneb.org.uk	
Archaeological Archive Manager	John Roberts john.roberts@heneb.org.uk	
Organisation	Heneb: Gwynedd Archaeology (Archaeological Services)	
Stakeholders		Date Contacted
Collecting Institution(s)	Gwynedd Historic Environment Record	18/06/2025
	RCAHMW	On completion of Project Archive
Project Lead / Project Assurance	Heneb: Gwynedd Archaeology Planning	n/a
Landowner / Developer	Dan & Emma Nickols	10/06/2025

Resources

Resources required

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

No unusual resources required outside of Heneb: Gwynedd Archaeology 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.

Heneb: Gwynedd Archaeology (Archaeological Services) has been commissioned by Dan & Emma Nickols to undertake archaeological mitigation in the form of a Photographic Survey prior to external rendering work at the Grade II Listed (ID: 5330; PRN 11008) Bodior Hall, Rhoscolyn, Isle of Anglesey, LL65 2RJ (NGR SH 28129 76549; Figure 01). The development work will be undertaken on the exterior elevations of the house (Figure 02).

The development will be undertaken in accordance with the granted Listed planning consent ref. LBC/2025/8, with the archaeological conditions set as:

- A Photographic Record of the exterior of Bodior Hall prior to any refurbishment work undertaken.

The archaeological mitigation will be undertaken in accordance with these requirements and will be commensurate with a Photographic Survey as defined in Understanding Historic Buildings: A guide to good recording practice (Historic England, 2016). A Photographic Survey provides a very full visual record, but without a written or drawn survey at a comparable level of detail.

The photographic survey is to be undertaken on the 23rd of June 2025. All work will be planned, managed and undertaken by Heneb Gwynedd Archaeology (Archaeological Services).

Source: Heneb Gwynedd Archaeology. 2025. (HD25-012): Bodior Hall, Rhoscolyn. Written Scheme of Investigation for Photographic Survey. Prepared for Dan & Emma Nickols. June 2025. Project HD25-012.

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 – Principal Archaeologist, Heneb: Gwynedd Archaeology;
Michael Lynes – Project Manager, Heneb: Gwynedd Archaeology;
Sean Derby – Gwynedd Historic Environment Record;
Gareth Edwards, *Head of Knowledge and Understanding, RCAHMW*

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 Heneb: Gwynedd Archaeology Data Management Plan located on Heneb: Gwynedd Archaeology's servers (available on request). On completion of the project it will be archived with RCAHMW.

The selection strategy in your DMP should:

- 1.1 Define what digital data will be selected for inclusion in the archaeological archive, how this will be done, and why. Do not forget to consider that specialists may have digital data that should be included in the archaeological archive.
- 1.2 Identify the selection review points during the project (i.e. project planning, data gathering, analysis and reporting and archive compilation).
- 1.3 Reference all relevant standards, policies or guidelines (e.g. digital repository deposition requirements) and specialist advice sought.
- 1.4 Identify any selection decisions that differ from standard guidelines and explain why.

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 1.1)*; 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 Excel);
- 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) – Survey data;
- File Information form (Excel) – Adobe PDF report final; and

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

All relevant site archive data will be added to a digital project register specific to this project, which will be prepared in *Microsoft Excel*.

De-Selected Digital Data

The procedure for dealing with De-selected digital data and what specialist advice informed this process should be recorded in your DMP. Please copy this information here or attach your DMP as an appendix to this document.

It is envisaged that the de-selected material will be retained on the Heneb: Gwynedd Archaeology servers for 2 years following the completion of the project at which point they will be reviewed and deleted as necessary in line with the Heneb: Gwynedd Archaeology DMP.

Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders

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, Gwynedd;
Gareth Edwards, *Head of Knowledge and Understanding, RCAHWW*

Selection

Describe your Selection Strategy for the Documents elements of the archaeological archive. To do this you must:

- 2.1 Define which documents will be selected for inclusion in the archaeological archive, how this will be done, and why. Do not forget to consider that specialists may have documents that should be included in the archaeological archive.
- 2.2 Identify the selection review points during the project (e.g. project planning, data gathering, analysis and reporting and archive compilation).
- 2.3 Reference all relevant standards, policies or guidelines (e.g. digital repository deposition requirements) and specialist advice sought.
- 2.4 Identify any selection decisions that differ from standard guidelines and explain why.

The paper archive will include any proforma sheets used, such as day sheets, building record sheets, room recording sheets and photo record sheets. Also client plans with photo directions.

De-Selected Documents

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

It is envisaged that the material de-selected from inclusion in the preserved archive will be duplicates or re-productions created during the analysis phase of the project. De-selected material will therefore either be retained to supplement Heneb: Gwynedd Archaeology's research files or recycled.

Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders

APPENDIX II

Heneb - The Trust for Welsh Archaeology Photographic Metadata

PHOTO RECORD NUMBER	PROJECT PHASE	PROJECT NUMBER	DESCRIPTION	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO	DATE OF CREATION	ORIGINATING ORGANISATION	PLATE
E49291_001	Photographic Survey	HD25-012	View of Bodior Hall from driveway entrance	NE	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	01
E49291_002	Photographic Survey	HD25-012	View of north elevation of Bodior Hall	N	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	02
E49291_003	Photographic Survey	HD25-012	View of east elevation of Bodior Hall	E	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	03
E49291_004	Photographic Survey	HD25-012	Close-up view of front of hall, east elevation	E	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	04
E49291_005	Photographic Survey	HD25-012	Close-up view of front of hall, north elevation	N	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	05
E49291_006	Photographic Survey	HD25-012	Oblique view of add-on showing scaffolding around the corner	SE	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	06
E49291_007	Photographic Survey	HD25-012	View of add-on to gable end, east elevation	E	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	07
E49291_008	Photographic Survey	HD25-012	Oblique view of south side of hall showing add-on	SE	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	08
E49291_009	Photographic Survey	HD25-012	View of south elevation of the hall	S	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	09
E49291_010	Photographic Survey	HD25-012	Oblique view of south side of the hall	SSW	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	10
E49291_011	Photographic Survey	HD25-012	View along scaffolding, south side of hall	ESE	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	11
E49291_012	Photographic Survey	HD25-012	View of back south corner showing levels 1 and 2, east elevation	ESE	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	12
E49291_013	Photographic Survey	HD25-012	Oblique view of back south corner	SSE	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	13

PHOTO RECORD NUMBER	PROJECT PHASE	PROJECT NUMBER	DESCRIPTION	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO	DATE OF CREATION	ORIGINATING ORGANISATION	PLATE
E49291_014	Photographic Survey	HD25-012	View of exterior courtyard wall from within	NE	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	14
E49291_015	Photographic Survey	HD25-012	Close-up view of south elevation	S	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	15
E49291_016	Photographic Survey	HD25-012	View of entrance into garden at north corner of hall	E	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	16
E49291_017	Photographic Survey	HD25-012	View of entrance into garden at north corner of hall	W	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	17
E49291_018	Photographic Survey	HD25-012	View along scaffolding, west wall of hall	NNE	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	18
E49291_019	Photographic Survey	HD25-012	View along scaffolding, west wall of hall	S	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	19
E49291_020	Photographic Survey	HD25-012	View showing south corner where hall joins outbuildings	NW	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	20
E49291_021	Photographic Survey	HD25-012	View along scaffolding from first floor, west wall	NNE	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	21
E49291_022	Photographic Survey	HD25-012	View along scaffolding from second floor, west wall	NNE	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	22
E49291_023	Photographic Survey	HD25-012	View along scaffolding from second floor, west wall	S	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	23
E49291_024	Photographic Survey	HD25-012	View along south wall scaffolding from second floor	WNW	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	24

PHOTO RECORD NUMBER	PROJECT PHASE	PROJECT NUMBER	DESCRIPTION	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO	DATE OF CREATION	ORIGINATING ORGANISATION	PLATE
E49291_025	Photographic Survey	HD25-012	View along scaffolding 2nd floor, east wall south corner	S	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	25
E49291_026	Photographic Survey	HD25-012	Oblique view of south wall, middle of house 2nd floor	SW	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	26
E49291_027	Photographic Survey	HD25-012	View of west wall of extension showing railing to 2nd floor doorway	W	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	27
E49291_028	Photographic Survey	HD25-012	View of 3rd floor window from scaffolding	WSW	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	28
E49291_029	Photographic Survey	HD25-012	View of grounds from 2nd floor scaffolding, south corner	SSE	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	29
E49291_030	Photographic Survey	HD25-012	View of top floor window	SSW	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	30
E49291_031	Photographic Survey	HD25-012	View of central top floor window	SSW	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	31
E49291_032	Photographic Survey	HD25-012	View of west elevation from grounds	W	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	32
E49291_033	Photographic Survey	HD25-012	View along scaffolding first floor, east wall north corner	N	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	33
E49291_034	Photographic Survey	HD25-012	View along central portion of east wall above main doorway, from scaffolding	N	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	34
E49291_035	Photographic Survey	HD25-012	View of engraving "H.L. JL FE 1848" above main doorway	E	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	35

PHOTO RECORD NUMBER	PROJECT PHASE	PROJECT NUMBER	DESCRIPTION	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO	DATE OF CREATION	ORIGINATING ORGANISATION	PLATE
E49291_036	Photographic Survey	HD25-012	Oblique view of north wall from first floor scaffolding	NW	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	36
E49291_037	Photographic Survey	HD25-012	View along scaffolding first floor north wall	W	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	37
E49291_038	Photographic Survey	HD25-012	View of detail "J 0.0" in centre of north wall	N	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	38
E49291_039	Photographic Survey	HD25-012	View along north wall from southeast corner of hall	ENE	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	39
E49291_040	Photographic Survey	HD25-012	View along north wall from 2nd floor scaffolding	E	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	40
E49291_041	Photographic Survey	HD25-012	View along north wall from 2nd floor scaffolding	E	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	41
E49291_042	Photographic Survey	HD25-012	Close-up view of detail "1529" and wooden window	N	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	42
E49291_043	Photographic Survey	HD25-012	Oblique view of detail "1529" and wooden window	ENE	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	43
E49291_044	Photographic Survey	HD25-012	Oblique view of east wall/front entrance to hall from 2nd floor scaffolding	SE	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	44
E49291_045	Photographic Survey	HD25-012	View along front of hall from 2nd floor scaffolding	S	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	45
E49291_046	Photographic Survey	HD25-012	Oblique view of northeast corner from 2nd floor scaffolding	SE	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	46

PHOTO RECORD NUMBER	PROJECT PHASE	PROJECT NUMBER	DESCRIPTION	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO	DATE OF CREATION	ORIGINATING ORGANISATION	PLATE
E49291_047	Photographic Survey	HD25-012	View along 1st floor scaffolding, north wall	E	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	47
E49291_048	Photographic Survey	HD25-012	View of west elevation of Bodior Hall	W	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	48
E49291_049	Photographic Survey	HD25-012	Oblique view of west elevation (back) wall	NNW	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	49
E49291_050	Photographic Survey	HD25-012	Oblique view of east corner of Bodior Hall	NE	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	50
E49291_051	Photographic Survey	HD25-012	View of door into second floor, south side of Bodior Hall	S	1x1m	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	51
E49291_052	Photographic Survey	HD25-012	Oblique view over courtyard showing newer addition on top of 1529 house	SSE	Not used	Jessie Baumgardner	23/06/2025	Heneb: Gwynedd Archaeology	52

APPENDIX III

Heneb - The Trust for Welsh Archaeology Selection Strategy v.2 Final

HD25-012_ Bodior Hall, Rhoscolyn

26/06/2025 v2.0

Selection Strategy

Project Information

Project Management

Project Manager	John Roberts john.roberts@heneb.org.uk
Archaeological Archive Manager	John Roberts john.roberts@heneb.org.uk
Organisation	Heneb: Gwynedd Archaeology

Stakeholders		Date Contacted
Collecting Institution(s)	Gwynedd Historic Environment Record	18/06/2025
	RCAHMW	On completion of Project Archive
	N/A	If applicable, post-fieldwork based on artefact recovery
Project Lead / Project Assurance	Heneb: Planning Services	26/06/2025
Landowner / Developer	Dan & Emma Nickols	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 normal operating equipment and personnel.
--	---

Context

Heneb: Gwynedd Archaeology (Archaeological Services) was commissioned by Dan & Emma Nickols to undertake archaeological mitigation in the form of a Photographic Survey prior to external rendering work at the Grade II Listed (ID: 5330; PRN 11008) Bodior Hall, Rhoscolyn, Isle of Anglesey, LL65 2RJ (NGR SH 28129 76549; Figure 01). The development work will be undertaken on the exterior elevations of the house (Figure 02).

The development will be undertaken in accordance with the granted Listed planning consent ref. LBC/2025/8, with the archaeological conditions set as:

- A Photographic Record of the exterior of Bodior Hall prior to any refurbishment work undertaken.

The photographic survey was undertaken during the 23rd of June 2025. The archaeological mitigation was undertaken in accordance with these requirements and will be commensurate to a Photographic Survey as defined in Understanding Historic Buildings: A guide to good recording practice (Historic England, 2016). A Photographic Survey provides a very full visual record, but without a written or drawn survey at a comparable level of detail.

The project was monitored by the Heneb Archaeological Planning Service and undertaken in accordance with an approved written scheme of investigation (cf. Appendix I). In line with Historic Environment Record (HER) requirements, the HER was contacted on the onset of the project to ensure that any data arising was being formatted in a manner suitable for accession to the HER and followed the guidance set out in Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) (The Welsh Archaeological Trusts, 2024). The HER Event Primary Reference Number is 49291.

All work was planned, managed and undertaken by Heneb Gwynedd Archaeology (Archaeological Services).

Heneb: Gwynedd Archaeology. 2025. Bodior Hall, Rhoscolyn (**HD25-012**) Report No. 1827. Archaeological Mitigation: Photographic Record. June 2025. Project HD25-012.

1 – Digital Data

Stakeholders

John Roberts (Heneb: Head of Archaeology);

Sean Deby (Heneb: Gwynedd Historic Environment Record (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 (GA) Data Management Plan located on GA's servers (available on request).

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

- HD25-012_Bodior Hall, Rhoscolyn: Photographic Record_Written_Scheme_of_Investigation (Microsoft Word and Adobe PDF);
- HD25-012_Photographic_Metadata (Microsoft Access);
- Heneb_1827 (Microsoft Word and Adobe PDF);
- Photographic archive (52 images in TIFF format);
- Photographic archive (52 images in RAW format);
- Photographic archive (52 images in JPEG format); and
- HD25-012 Figure 03 client produced plan annotated with photo directions

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 Heneb server, with the location confirmed in the Heneb project database via a specific hyperlink.

De-Selected Digital Data

The following client data will not form part of the preserved archive and have been deselected:

- HD25-012 Figure 01 Client produced location plan of development area;
- HD25-012 Figure 02 client produced elevation plans of development area; and
- HD25-012 Figure 04 First to Third Edition 25 inch to the Mile Ordnance Survey maps (Published 1889, 1900 and 1924). Map shows slight changes in landscape over time. Scale 1:1,250@A3.

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

- HD25-012_combined_figures.pdf
- HD25-012_combined_plates.pdf
- HD25-012_Appendix_I.pdf
- HD25-012_Appendix_II.docx
- HD25-012_Appendix_III.pdf
- HD25-012_front_cover.pdf
- HD25-012_inner_cover.pdf
- HD25-012_rear_cover.pdf
- Plates 01 to 52.pdf

Amendments

No amendments to the above selection strategy have been made.

Date	Amendment	Rationale	Stakeholders

2 – Documents

Stakeholders

John Roberts (Heneb: Head of Archaeology);

Sean Deby (Heneb: Gwynedd Historic Environment Record (HER))

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

Gareth Edwards, Head of Knowledge and Understanding, RCAHMS

Selection

- A digital report will be provided to Gwynedd 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 4.1); 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 where relevant, include:

- Photographic metadata (Microsoft Access);
- Project Information form (Excel);
- File Information form (Excel) – Microsoft Word report text final; and
- File Information form (Excel) – Adobe PDF report final.
- 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).

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:

- HD25-012 basic record sheets x 1
- HD25-012 photographic register sheets x 6

The physical archive has been stored in a designated project folder and the location confirmed in the Heneb project database.

De-Selected Documents

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

No documents have been de-selected.



Craig Beuno, Ffordd y Garth, Bangor, Gwynedd, LL57 2RT

www.heneb.org.uk

Ffon: 01248 352535 email: gat@heneb.org.uk