



Garden Room and Decking Area, Rear of Abbey Lodge, Llys Helyg Drive, Llandudno, LL30 2XB.

August 2020 V 1.0



Setting of Heritage Assets Assessment

Project Code: A0268.1

Report no. 0260

Event PRN: 45944



æon archaeology

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Setting of Heritage Assets Assessment

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August 2020 v1.0

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Figures

Figure 01: Location of Abbey Lodge, Llys Helyg Drive, Llandudno, LL30 2XB. Scale 1:20,000 at A4.

Figure 02: Location of Abbey Lodge, Llys Helyg Drive, Llandudno, LL30 2XB. Scale 1:5,000 at A4.

Figure 03: Location of proposed development site at Abbey Lodge, Llys Helyg Drive, Llandudno, LL30 2XB. Scale 1:1,500 at A4.

Figure 04: Location of Historic Environment Record non-designated monument points within 500m of Abbey Lodge, Llys Helyg Drive, Llandudno, LL30 2XB. Scale 1:5,000 at A4.

Figure 05: Location of National Monument Record (NMR) points within 500m of Abbey Lodge, Llys Helyg Drive, Llandudno, LL30 2XB. Scale 1:5,000 at A4.

Figure 06: Location of Scheduled Ancient Monuments within 500m of Abbey Lodge, Llys Helyg Drive, Llandudno, LL30 2XB. Scale 1:5,000 at A4.

Figure 07: Location of Historic Landscape Character Areas at Abbey Lodge, Llys Helyg Drive, Llandudno, LL30 2XB. Scale 1:5,000 at A4.

Figure 08: Site location on the Ordnance Survey 25 inch map of 1889. Scale 1:2,500 at A4.

Figure 09: Location and orientation of photographic plates. Scale 1:750 at A4.

Plates

Plate 01: Garden Room and decking to the rear of Abbey Lodge, Llys Helig, Llandudno, from the west.

Plate 02: View of the Garden Room and decking to the rear of Abbey Lodge and the Gogarth Grange SAM, from the northeast.

Plate 03: View from the Gogarth Grange SAM towards the Garden Room and decking to the rear of Abbey Lodge, from the northwest (taken at 35mm focal length to simulate actual viewpoint).

Plate 04: View from the Gogarth Grange SAM towards the Garden Room and decking to the rear of Abbey Lodge, from the west (taken at 35mm focal length to simulate actual viewpoint).

Plate 05: View from the Garden Room decking at the rear of Abbey Lodge towards the Gogarth Grange SAM, from the southeast (taken at 35mm focal length to simulate actual viewpoint).

Plate 06: View from the Garden Room decking at the rear of Abbey Lodge towards the Gogarth Grange SAM, from the southeast (taken at 35mm focal length to simulate actual viewpoint).

Plate 07: View from the Garden Room at the rear of Abbey Lodge towards the Gogarth Grange SAM, from the southeast (taken at 35mm focal length to simulate actual viewpoint).

1.0 NON-TECHNICAL SUMMARY	2
2.0 INTRODUCTION	3
3.0 POLICY CONTEXT	4
4.0 METHODS AND TECHNIQUES	6
4.1 Archival research	6
4.2 Site walkover	6
4.3 Assessment report	6
4.4 Project archive	7
5.0 DIGITAL DATA MANAGEMENT PLAN	8
5.1 Type of study	8
5.2 Types of data	8
5.3 Format and scale of the data	8
5.4 Methodologies for data collection / generation	8
5.5 Data quality and standards	8
5.6 Managing, storing and curating data	9
5.7 Metadata standards and data documentation	9
5.8 Data preservation strategy and standards	9
5.9 Suitability for sharing	9
5.10 Discovery by potential users of the research data	9
5.11 Governance of access	9
5.12 The study team's exclusive use of the data	9
5.13 Restrictions or delays to sharing, with planned actions to limit such restrictions	10
5.14 Regulation of responsibilities of users	10
5.15 Responsibilities	10
5.16 Organisational policies on data sharing and data security	10
6.0 ARCHAEOLOGICAL AND TOPOGRAPHICAL BACKGROUND	11
6.1 Topographical Description	11
6.2 Statutory and non-statutory designations	12
6.2.1 Non-designated monument points from the Gwynedd Historic Environment Record (figure 4)	12
6.2.2 National Monuments Record (figure 4)	13
6.2.3 Listed Buildings	13
6.2.4 Scheduled Monuments (figure 5)	14
6.2.5 Historic Landscape Character Areas (HLCAs) (figure 07)	14
6.2.6 Historic Parks and Gardens	15
6.2.7 The Inventory of Historic Battlefields in Wales	15
6.2.8 World Heritage Sites	15
6.2.9 Events	15
6.2.10 Aerial Photographs	16
6.2.11 Lidar	16
7.0 ASSESSMENT OF HISTORICAL ASSETS	17
7.1 Methodology for Assessment	17
7.2 Step 1: Identifying the heritage assets affected and their settings	17
7.3 Step 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced	20
7.4 Step 3: Evaluate the potential impact of a proposed change or development on that significance.	23
7.5 Step 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.	27
8.0 CONCLUSION	28
9.0 SOURCES	29
APPENDIX 1: SCHEDULED AND NON-SCHEDULED SITES WITHIN 500m	31

1.0 NON-TECHNICAL SUMMARY

Mae'r asesiad wedi penderfynu y bydd datblygiad yr ystafell ardd arfaethedig a deciau yng ngardd gefn Abbey Lodge, Llys Helyg Drive, Llandudno yn effeithio ar un Ased Treftadaeth ddynodedig. Yr Ased Treftadaeth hwn yw Heneb Rhestredig Fynachdy Gogarth (CN093). Mae arwyddocâd yr Ased Treftadaeth hwn a'r cyfraniad y mae ei leoliad yn ei wneud i'w gyfanrwydd wedi'i amlinellu uchod gan ddefnyddio Cadw's *Heritage Impact Assessment in Wales* (2017) a Cadw's *Setting of Historic Assets in Wales* (2017).

Mae'r adroddiad asesu hwn wedi darganfod y byddai'r effaith bosibl ar osod Fynachdy Gogarth SM gan y datblygiad ar y Safle yn ddibwys. Ni fyddai'r datblygiad yn effeithio ar unrhyw olygfeydd arwyddocaol oherwydd sgrinio gan wrych aeddfed sy'n rhannu Abbey Lodge a'r Hen Abaty, ac mae llinellau gweld dibwys rhwng y safle datblygu a'r Ased Treftadaeth.

Canfu'r adroddiad y bu rhwystredigaeth eisoes o ddefnydd tir hanesyddol yr heneb gan ddatblygiad tai ôl-ganoloesol a gerddi caeedig ar hyd Llys Helyg Drive, a bod y datblygiad arfaethedig yn cyd-fynd â strwythur dros dro sy'n gysylltiedig â defnydd hamdden o fewn gerddi cae caeedig, ac nad yw'n gwaethygu'r rhwystredigaeth hon.

Mae'r Cleient yn ymwybodol o'i gyfrifoldebau mewn perthynas â heneb gofrestredig Fynachdy Gogarth o dan Historic Environment (Wales) Act 2016 a'r polisi cynllunio sy'n berthnasol yn genedlaethol ac yn lleol. Deuir i'r casgliad na fyddai datblygu ystafell ardd a deciau ar y Safle yn arwain at unrhyw niwed uniongyrchol i unrhyw weddillion archeolegol hysbys ac na fyddai'n arwain at unrhyw niwed i arwyddocâd heneb gofrestredig Fynachdy Gogarth, gan nad oes unrhyw werthoedd yn cyfrannu at ei byddai effaith andwyol ar arwyddocâd.

The assessment has determined that one designated heritage asset will be impacted upon by the development of a proposed garden room and decking in the rear garden of Abbey Lodge, Llys Helyg Drive, Llandudno. This heritage asset is the Gogarth Grange Scheduled Monument (CN093). The significance of this heritage asset and the contribution its setting makes to its integrity has been outlined above using Cadw's *Heritage Impact Assessment in Wales* (2017) and Cadw's *Setting of Historic Assets in Wales* (2017).

This assessment report has ascertained that the potential impact upon the setting of the Gogarth Grange SM by the development at the Site would be negligible. The development would not impact upon any significant views due to screening by a mature hedgerow dividing Abbey Lodge and the Old Abbey, and there is negligible intervisibility between the development site and the heritage asset.

The report ascertained that there has already been a frustration of the historic landuse of the monument by post-medieval housing development and enclosed gardens along Llys Helyg Drive, and that the proposed development is in keeping with a temporary structure associated with recreational use within an enclosed garden, and which does not exacerbate this frustration.

The Client is aware of its responsibilities with respect to the scheduled monument of Gogarth Grange under the Historic Environment (Wales) Act 2016 and nationally and locally applicable planning policy. It is concluded that the development of a garden room and decking at the Site would not lead to any direct harm to any known archaeological remains and not lead to any harm to the significance of the scheduled monument of Gogarth Grange, as no values contributing to its significance would be adversely impacted upon.

2.0 INTRODUCTION

Aeon Archaeology was commissioned by Penrhyn Homes Ltd, hereafter the Client, to undertake a Setting of Heritage Assets Assessment of a proposed Garden room and decking area, hereafter the Site, located to the rear of Abbey Lodge, Llys Helyg Drive, Llandudno, LL30 2XB (centred on **NGR SH 76126 82876**). This assessment was undertaken as part of a retrospective planning application (**ref: 0/47382**) to Llywodraeth Cymru / Welsh Government on 2nd July 2020.

This report focuses on the Site to the rear of Abbey Lodge and considers the impact of development primarily on the setting of *Gogarth Grange Scheduled Monument* (SM) (CN093), but also considers the known statutorily and non-statutorily protected historic resource within 500m of the Site in order to ascertain a historical narrative for the Site, as well as to establish the physical and non-physical impacts of development.

The Cadw Protection and Policy Officer (Mr Nick Segust) provided the following consultation response regarding the development (**ref: 0/47382**):

The proposed development is located some 30m from the boundary of scheduled monument CN093 Gogarth Grange and from the submitted drawings appears to be in an elevated position in relation to the scheduled monument: It is therefore likely to have an adverse impact on the setting of the scheduled monument, which will be a material consideration in the determination of this application (see Planning Policy Wales 2018 section 6.1.23): However no information on this issue has been submitted with the application and therefore we are currently not in a position to provide advice. Consequently we should advise you to request more details of the proposed development to be provided. This will require an assessment of the impact of the proposed development on the setting of the scheduled monument to be prepared by a competent and qualified historic environment expert in accordance with the methodology outlined in the Welsh Government's best-practice guidance Setting of Historic Assets in Wales (2017). Once this information has been submitted we should be re-consulted on this application.

The Development Control Archaeologist (Mr Tom Fildes) at the Gwynedd Archaeological Planning Service (GAPS) providing the following consultation response regarding the development (**ref: 0/ 47382**):

The site is located immediately adjacent to Gogarth Grange (Q\J093) a nationally important scheduled monument. Fortunately, archaeological evaluation has already taken place on the application site, and little material was discovered- so whether or not groundworks were employed in the creation of the decking, it is unlikely any archaeological material has been lost as a result.

This report conforms to the guidelines set out in Cadw's *Heritage Impact Assessment in Wales* (2017) and Cadw's *Setting of Historic Assets in Wales* (2017).

This report and all subsequent records generated have been undertaken under new event Primary Reference Number (PRN): **45944**.



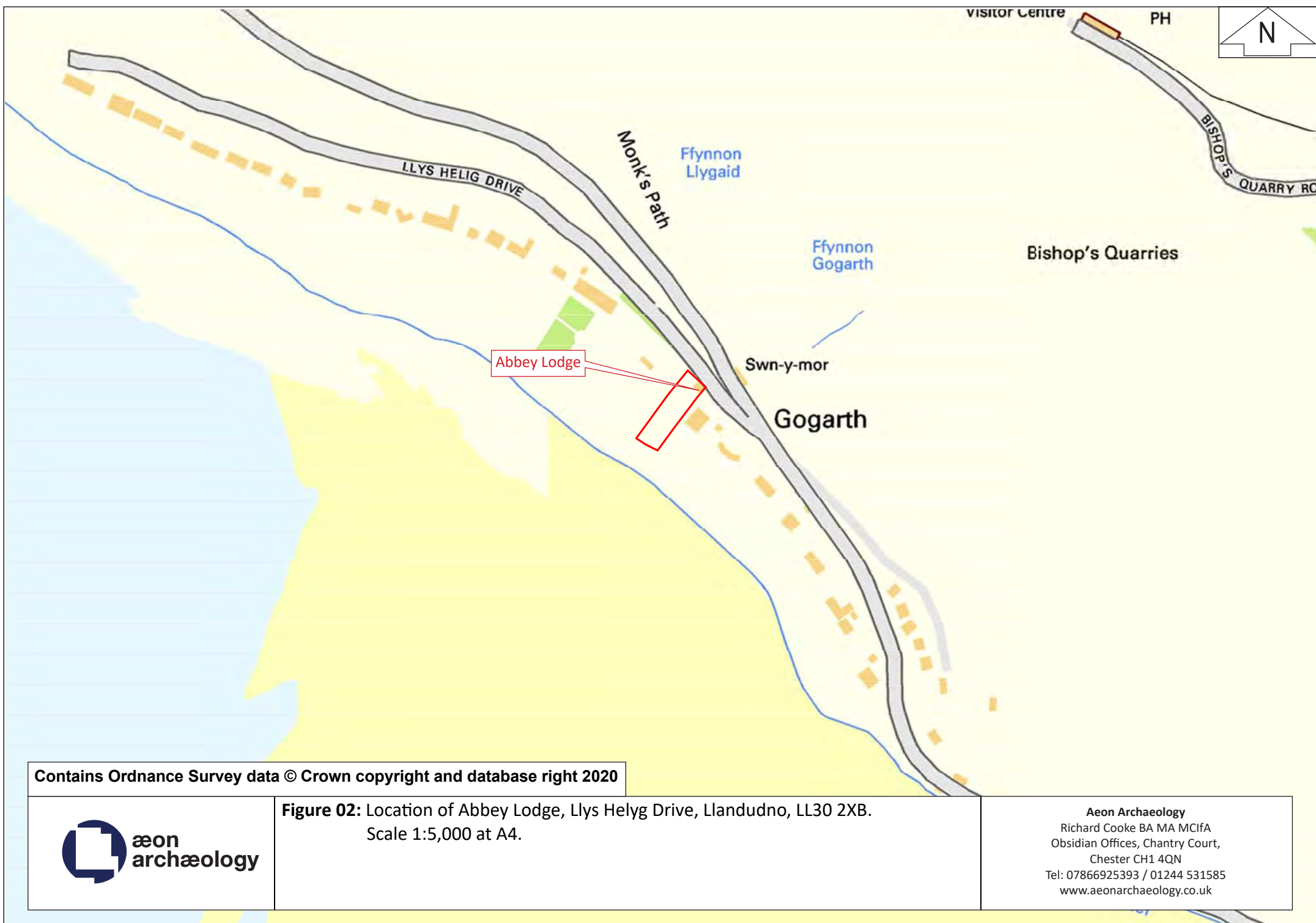
Abbey Lodge

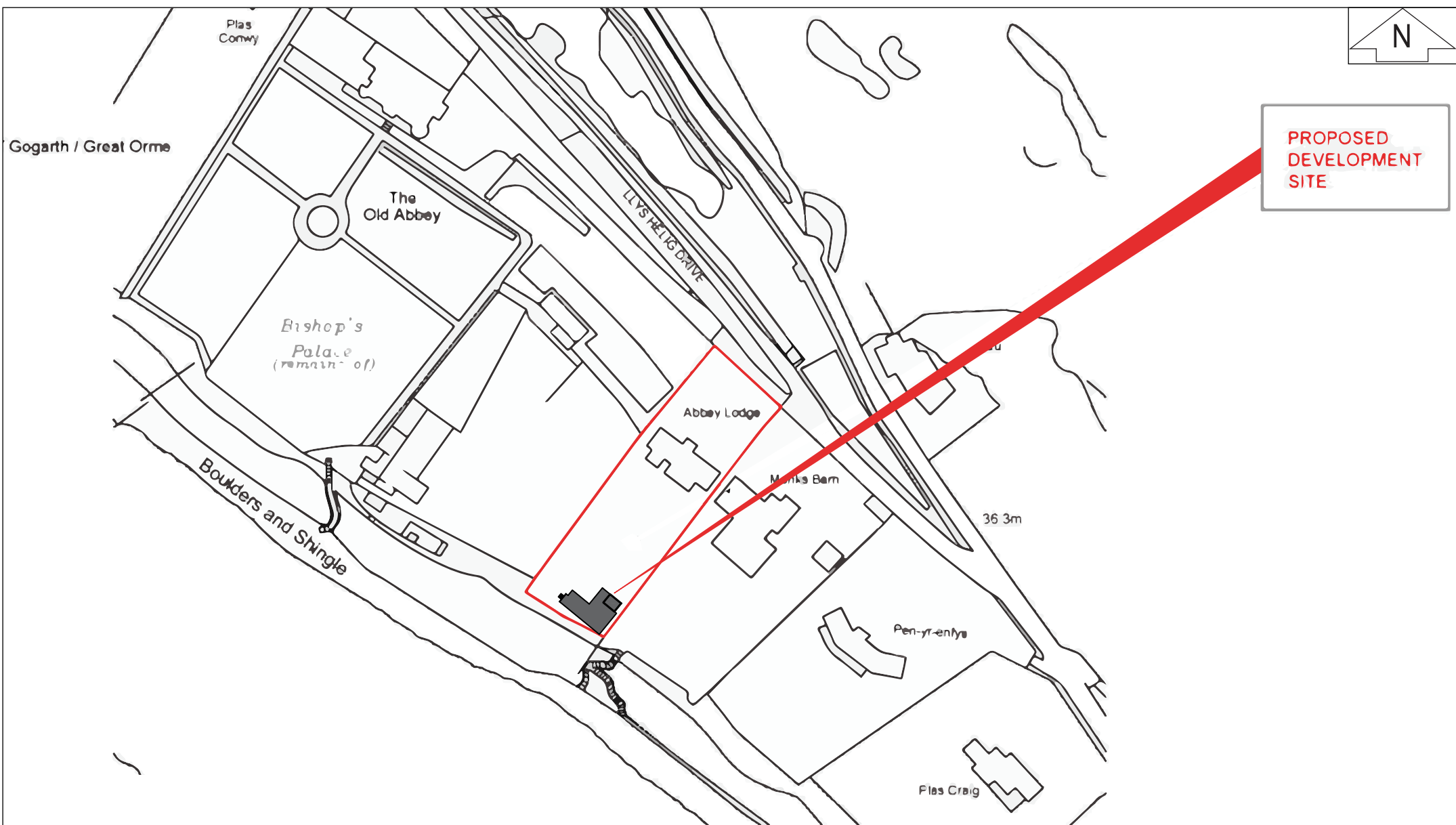
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Figure 01: Location of Abbey Lodge, Llys Helyg Drive, Llandudno, LL30 2XB.
Scale 1:20,000 at A4.

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Figure 03: Location of proposed development site at Abbey Lodge, Llys Helyg Drive, Llandudno, LL30 2XB. Scale 1:1,500 at A4.

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3.0 POLICY CONTEXT

At an international level there are two principal agreements concerning the protection of the cultural heritage and archaeological resource – the UNESCO Convention Concerning the Protection of World Cultural and Natural Heritage and the European Convention on the Protection of the Archaeological Heritage, commonly known as the Valetta Convention. The latter was agreed by the Member States of the Council of Europe in 1992, and also became law in 1992. It has been ratified by the UK, and responsibility for its implementation rests with Department for Culture Media and Sport.

The management and protection of the historic environment in Wales is set out within the following legislation:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended)
- The Historic Environment (Wales) Act 2016
- The Town and Country Planning Act 1990
- The Ancient Monuments and Archaeological Areas Act 1979
- The Town and Country Planning (General Permitted Development Order) 1995 (As amended)

The Historic Environment (Wales) Act is the most recent legislation for the management of the Historic Environment and amends two pieces of UK legislation — the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The new Act has three main aims:

- to give more effective protection to listed buildings and scheduled monuments;
- to improve the sustainable management of the historic environment; and
- to introduce greater transparency and accountability into decisions taken on the historic environment.

With respect to the cultural heritage of the built environment the Planning (Conservation Areas and Listed Buildings) Act 1990 applies. The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that:-

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (s66(1))

Other known sites of cultural heritage/archaeological significance can be entered onto county-based Historic Environment Records under the Town and Country Planning 1995.

Planning Policy Wales sets out the land use planning policies of the Welsh Government. Chapter 6 covers the historic environment and emphasises that the positive management of change in the historic environment is based on a full understanding of the nature and significance of historic assets and the recognition of the benefits that they can deliver in a vibrant culture and economy.

Various principles and policies related to cultural heritage and archaeology are set out in the Planning Policy Wales which guide local planning authorities with respect to the wider historic environment.

The following paragraphs from Planning Policy Wales are particularly relevant and are quoted in full:

Paragraph 6.1.5 concerns planning applications:

The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved. Cadw's published Conservation Principles highlights the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset.

Planning Policy Wales is supplemented by a series of Technical Advice Notes (TAN). Technical Advice Note 24: The Historic Environment contains detailed guidance on how the planning system considers the historic environment during development plan, preparation and decision making on planning and listed building consent applications. TAN 24 replaces the following Welsh Office Circulars:

- 60/96 Planning and the Historic Environment: Archaeology
- 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas
- 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales

4.0 METHODS AND TECHNIQUES

4.1 Archival research

The setting assessment involved the study of the following records:

- The regional Historic Environment Record (Gwynedd Archaeological Trust, Craig Beuno, Garth Road, Bangor, LL57 2RT) was examined for information concerning the study area. This included an examination of the core HER, and secondary information held within the record which included unpublished reports, the 1:2500 County Series Ordnance Survey maps, and the National Archaeological Record index cards and aerial photography.
- The National Monuments Record (NMR RCAHMW, National Monuments Record of Wales, Plas Crug, Aberystwyth, SY23 1NJ) was checked for sites additional to the HER.
- Information about Listed Buildings and Scheduled Monuments from Cadw were examined in the regional HER. The Register of Outstanding and Special Historic Landscapes and the Register of Parks and Gardens was checked, and also the location of World Heritage Sites.
- Secondary sources held within the Inventories of the Royal Commission on Ancient and Historical Monuments for Wales, and within the regional libraries could not be consulted due to restrictions associated with Covid-19.
- Results from previous archaeological work within the area was also reviewed.

4.2 Site walkover

The site walkover was carried out on 4th August 2020 by Richard Cooke BA MA MCIfA, archaeological contractor and consultant at Aeon Archaeology. The weather conditions were ideal for the field search being both bright and clear. All archaeological sites were photographed using a digital SLR (Canon 600D) set to maximum resolution. Where the visual impact upon and/or between monuments has been assessed a lens set to 35mm focal length was utilised in order to simulate actual viewpoints and distances.

4.3 Assessment report

All features identified from the archival research and site walkover were assessed and allocated to categories of international, national, regional/county, local and none/unknown importance as listed in section 7.0. These are intended to place the archaeological feature within a geographical context of importance and thus help inform the most suitable level of mitigatory response. The criteria used for allocating features to categories of importance are based on existing statutory designations and, for non-designated assets, the Secretary of State's non-statutory criteria for Scheduling Ancient Monuments; these are set out in Planning Policy Wales TAN 24, and the Historic Environment Act (Wales) 2016.

4.4 Project archive

A full archive including plans, photographs and written material was prepared. All plans, photographs and written descriptions were labelled and cross-referenced using Aeon Archaeology pro-formas. A draft copy of the report was sent to the Client and upon written approval from them digital copies of the report will be sent to the regional HER (Gwynedd Archaeological Trust, Craig Beuno, Garth Road, Bangor, LL57 2RT), the GAPS Development Control Archaeologist, the Cadw Protection and Policy Officer, and the Royal Commission on the Ancient and Historic Monuments in Wales (RCAHMW). Copies of all notes, plans, and photographs from the assessment are stored at Aeon Archaeology under the project code **A0268.1** with the originals being lodged with the RCAHMW.

5.0 DIGITAL DATA MANAGEMENT PLAN

5.1 Type of study

Setting of heritage assets assessment of a proposed garden room and decking area located to the rear of Abbey Lodge, Llys Helyg Drive, Llandudno, LL30 2XB (centred on NGR SH 76126 82876).

5.2 Types of data

- Photographs
- Compiled report

5.3 Format and scale of the data

Photographs taken in *RAW* format and later converted to *TIF* format for long term archiving and *JPEG* format for use in the digital report, converted using *Adobe Photoshop*. All photographs renamed using *AF5* freeware with the prefix (*project code_frame number*) and a photographic metadata created using Microsoft Excel (*.xlsx*) or Access (*.accdb*).

Compiled report (including figures and plates) as *.PDF* files.

As part of the recording work the following data was generated:

- 26 digital photographs (TIF file)
- 1 photographic metadata file (.accdb file)
- Compiled report (PDF file)

5.4 Methodologies for data collection / generation

Digital data will be collected / generated in line with recommendations made in the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (2014. Rev 2020). Sections 3.3.1 and 3.3.3 are relevant:

3.3.1 Project specifications, research designs or similar documents should include a project specific Selection Strategy and a Data Management Plan.

3.3.3 Project designs or schedules of works etc should outline the methodology used in recording all information, in order to demonstrate that all aspects of archive creation will ensure consistency; for instance in terminologies and the application of codes in digital data sets, highlighting relevant data standards where appropriate

5.5 Data quality and standards

Consistency and quality of data collection / generation shall be controlled and documented through the use of standardised procedure as outlined in the WSI. This will include the use of standardised data capture file formats, digital proformas, data entry validation, peer review, and use of controlled vocabularies.

5.6 Managing, storing and curating data.

All digital data will be organised into Aeon Archaeology proformae project file systems and backed up to the cloud using *Digital River's Crashplan* with additional copies made to external physical hard drive.

5.7 Metadata standards and data documentation

Digital metadata created using Microsoft Excel (.xlsx) or Access (.accdb) of all photographic plates.

Paper metadata created from Aeon Archaeology proformas for contexts, artefacts, environmental SMples, watching brief day sheets, trench sheets, and basic record sheets and then scanned to create digital .PDF copies.

5.8 Data preservation strategy and standards

Long term data storage will be through the submission of digital (.PDF) reports to the regional Historic Environment Record (HER); submission of digital (.PDF) reports and a project completion form to the Oasis database; submission of the scanned (.PDF) archive, photographic plates (.TIF), and metadata (.xlsx) (.accdb) to the Archaeology Data Service (ADS); and retention of copies of all digital files at Aeon Archaeology on physical external hard drive and uploaded to the cloud.

5.9 Suitability for sharing

All digital data will be placed within the public realm (through the channels in 6.8) except for where project confidentiality restricts the sharing of data. All data sets will be selected / discriminated by the Senior Archaeologist at Aeon Archaeology and written permission will be sought from all project specific Clients prior to the sharing of data.

5.10 Discovery by potential users of the research data

Potential users of the generated digital data (outside of the organisation) will be able to source the data and identify whether it could be suitable for their research purposes through access granted via the ADS and RCAHMW websites. Requests can also be made for data through the regional HER's and directly to Aeon Archaeology (info@aeonarchaeology.co.uk).

5.11 Governance of access

The decision to supply research data to potential new users will be via the associated website request (ADS, RCAHMW, HER) or via the Senior Archaeologist when made directly to Aeon Archaeology.

5.12 The study team's exclusive use of the data

Aeon Archaeology's requirement is for timely data sharing, with the understanding that a limited, defined period of exclusive use of data for primary research is reasonable according to the nature and value of the data, and that this restriction on sharing should be based on simple, clear principles. This time period is expected to be six months from completion of the project however Aeon Archaeology reserves the right to extend this period without notice if primary data research dictates.

5.13 Restrictions or delays to sharing, with planned actions to limit such restrictions

Restriction to data sharing may be due to participant confidentiality or consent agreements. Strategies to limit restrictions will include data being anonymised or aggregated; gaining participant consent for data sharing; and gaining copyright permissions. For prospective studies, consent procedures will include provision for data sharing to maximise the value of the data for wider research use, while providing adequate safeguards for participants.

5.14 Regulation of responsibilities of users

External users of the data will be bound by data sharing agreements provided by the relevant organisation or directly through Aeon Archaeology.

5.15 Responsibilities

Responsibility for study-wide data management, metadata creation, data security and quality assurance of data will be through the Senior Archaeologist (Richard Cooke BA MA MCifA) at Aeon Archaeology when concerning data generation and early/mid-term storage. Upon deposition with digital depositories the study-wide data management, metadata creation, data security and quality assurance of data will be the responsibility of the specific organisations' themselves.

5.16 Organisational policies on data sharing and data security

The following Aeon Archaeology policies are relevant:

- Aeon Archaeology Archive Deposition Policy 2019
- Aeon Archaeology Quality Assurance Policy 2019
- Aeon Archaeology Conflict of Interest Policy 2019
- Aeon Archaeology Outreach Policy 2019
- Aeon Archaeology Digital Management Plan 2020

6.0 ARCHAEOLOGICAL AND TOPOGRAPHICAL BACKGROUND

6.1 Topographical Description

The proposed development includes a wooden garden room and decking platform measuring 122.28sqm and located at the southern corner of the rear garden to Abbey Lodge. The Site, laid to lawn with borders and paths of gravel, slopes gently downhill from 18m OD in the northeast to 14.0m in the southwest.

The Site is bordered to the northeast by Abbey Lodge, a newly constructed extensive dwelling, with Llys Helyg Drive lying to the northeast. To the southeast and northwest the Site is bounded by a residential property and a private mother and baby hospital respectively, with the coastline lying to the immediate southwest.

The bedrock is of the Loggerheads Limestone Formation, a sedimentary bedrock that formed approximately 331 to 337 million years ago in the Carboniferous Period when the local environment was dominated by shallow carbonate seas (British Geological Survey).

The historical development of the Site and the Gogarth Grange SM is covered in detail in GAT report 883 and need not be rehearsed here. However, in summary:

Prehistoric and Roman

The area that was to become the manor of Gogarth was intensively occupied in prehistoric times, probably associated with the substantial copper mining activity on the Great Orme. Excavation was carried out in the vicinity in 1939, when a possible hut floor was found, indeed the 'terraces at Gogarth were probably hut-sites, and shell layers may have been floors, laid down for drainage' (Davies 1948, 61-66). A Bronze axe was found just northwest of the Bishop's Palace (Gwynedd HER PRN 4590).

Medieval

The earliest references to the area refer to the 'Dark Age palace of Llys Helig' (Aris 1996), and suggest that the fertile Gogarth terrace may have 'had some role as part of the food producing lands which victualled the royal court in the era of the Welsh princes (ibid, 20). It has also been suggested that there may have been some form of early religious foundation in the area. If this is so, it may explain the 'large quantities of human bones' found in the early 19th century (Hall 1811, 54). At this time the terrace was probably considerably larger than it is today and a substantial amount of land may have been lost to erosion since that time. The remnants of strip fields shown on the 1840's tithe map suggest it was intensively cultivated in medieval times.

The land associated with Abbey Lodge formerly formed part of the garden of The Old Abbey, a house built following the sale of the land by the church in 1894. This land incorporated the remains of the medieval Bishop's Palace at Gogarth. The Palace was built in the 13th century and formed, with their palace at Bangor, one of the Bishop's two official residences. The ruins of the palace lie 50m to the north-west, and are in two blocks (Hague 1956). The earlier block (called Block A following its partial excavation in the 1950's) lies on the coast edge, and has largely fallen into the sea, though one wall remains standing. Block B is a suite of rooms, including hall and ancillary structures lying further from the coast edge. Block A was destroyed by fire, possibly c. 1400. The site appears to have been abandoned c. 1500, at about the time a new residence for the Bishops was being built in Bangor (see Berks et al, Davidson 2001 and Hague 1956 for further details of the history and former archaeology of the palace site).

Post-Medieval

Leyland writing in the 16th century said that the Bishop's Palace was in ruins (in Hughes and North 1924, 32), indicating that it had already fallen considerably into decay by then. From about 1550 until the 19th century the manor was leased from the Bishop of Bangor by the Mostyn family, with a short interruption between 1650 and 1660, when the manor was sequestered and sold to Col. John Jones of Maesygarnedd for £322 4s 3d (NLW Thorne MSS 271), but it was restored with other church lands at the restoration, and again leased to the Mostyn family.

Early-Modern/Modern

A map dated 1741 (NLW ECE/EL/B66,029ii; reproduced in Evans 2004, fig 4) shows the grounds enclosing the palace remains divided into two fields (labelled B9 and B10). The origin of these plots is unknown, but given that these two plots continued to be held by the church in distinction to the surrounding lands which were leased to the Mostyn Estate, it is possible they represent some reflection of the original area which was occupied by the precinct of the palace. A schedule of lands dated 1741 describes the plot B9, which includes the garden of Abbey Lodge, as 'Garth y Twr with the ruin of ye Abbey also a Barn at ye East end'. The location of the barn 'at ye east end' is not known, though Abbey Lodge garden lies at the east side of plot B9. The 1741 map does not show the location of the tithe barn. The available maps show no development within the present Abbey Lodge grounds until the construction of the lodge following the sale of the land by the church in 1894. To the south-east, however, in the grounds of Monks Barn, and on land leased to the Mostyn Estate, a farm developed at least as early as the mid-18th century.

6.2 Statutory and non-statutory designations

6.2.1 Non-designated monument points from the Gwynedd Historic Environment Record (figure 4)

The Gwynedd Historic Environment Record (HER) maintains a register of non-designated archaeological sites represented as single point data or as polygons. These are identified through their Primary Reference Number (PRN). These include sites which are of archaeological/historical interest, artefact find spots, documentary evidence, and locations of past events such as archaeological projects.

There are 45 non-designated monuments within 500m of the proposed scheme (see appendix I) with the following lying within the Site boundary:

- (1) The post-medieval *Shaft, Parc* (GAT PRN: 15,543);

The proposed scheme lies within 100.0m of the following:

- (1) Approximately 19.0m southwest of the post-medieval *Building, Former Site of, Marine Drive, Great Orme* (GAT PRN: 36,489);
- (2) Approximately 30.0m west of the unknown period *Quarry, Ffynnon Llygaid* (GAT PRN: 15,562);
- (3) Approximately 33.0m southwest of the post-medieval *Barn, Former Site of, Marine Drive, Great Orme* (GAT PRN: 36,488);
- (4) Approximately 52.0m southwest of the post-medieval *Green, Possible, Great Orme Golf Course* (GAT PRN: 15,541);

(5) Approximately 63.0m southeast of the medieval *Field Bank, S Great Orme* (GAT PRN: 15,244);

(6) Approximately 70.0m southwest of the post-medieval *Abbey Lodge, Former Site of, Llandudno* (GAT PRN: 29,977);

(7) Approximately 79.0m southeast of the medieval *Field Bank, Possible, Parc* (GAT PRN: 15,402).

6.2.2 National Monuments Record (figure 4)

The Royal Commission on the Ancient and Historic Monuments in Wales (RCAHMW) maintains the National Monuments Record (NMR) for Wales. This is a register of non-designated archaeological sites represented as single point data or as polygons. These are identified through their National Primary Reference Number (NPRN) and include sites which are of archaeological/historical interest, artefact find spots, documentary evidence, and locations of past events such as archaeological projects that are not statutorily protected.

There are 9 non-designated monument points within 500m of the proposed scheme (see appendix I) but none lie within the Site boundary.

The proposed scheme lies within 100.0m of the following:

(1) Approximately 59.0m north of the post-medieval *Abbey Lodge, Llys Helig Drive, Llandudno* (NPRN: 417,231) (NOTE: this NPRN monument point is incorrectly located within the GIS data supplied by the RCAHMW);

(2) Approximately 79.0m southeast of the post-medieval *Gogarth Abbey remains* (NPRN: 26,529).

6.2.3 Listed Buildings

The Secretary of State for Culture, Media and Sport holds a List of Buildings of Special Architectural or Historic Interest, considered to be of national importance. Compiled under the Planning (Listed Buildings and Conservation Areas) Act 1990, the List includes structures from boundary walls and telephone boxes to cathedrals. Listing gives statutory protection and restrictions apply. Consent may be required for works to, or that affect the setting of, a Listed Building and the Local Planning Authority conservation officer should be consulted if in doubt.

There are no Listed Buildings within 500m of the proposed scheme (see appendix I).

6.2.4 Scheduled Monuments (figure 5)

Scheduled monuments are those considered to be monuments of national importance. The Ancient Monuments and Archaeological Areas Act 1979 supports a formal system of Scheduled Monument Consent (SMC) for any work to a designated monument. Any works within a Scheduled area will require SMC; this includes non-invasive techniques such as geophysics or field-walking.

There is 1 Scheduled Monuments within 500m of the proposed scheme (see appendix I) but it does not lie within the Site boundary.

The proposed scheme lies within 100.0m of the following:

(1) Approximately 43.0m southeast of the medieval *Gogarth Grange* Scheduled Monument (CN093).

6.2.5 Historic Landscape Character Areas (HLCAs) (figure 07)

Cadw, Natural Resource Wales (formerly the Countryside Council for Wales), and the International Council of Monuments and Sites (ICOMOS UK) compiled the two volume Register of Landscapes of Historic Interest in Wales. This includes 58 landscapes of outstanding or special historic interest, which are considered to be the best examples of different types of historic landscapes in Wales. The Register provides information to decision makers and landscape managers, to help ensure that the historic character of the landscape is sustained, and that where change is contemplated, it is well-informed.

Historic Landscape Characterisation takes a closer look at the historic landscape by showing the processes that have shaped the landscape over centuries of human activity, contributing to its present character. Detailed characterisation studies have been compiled by the four Welsh Archaeological Trusts for all 58 areas on the Register. They are used by local government and developers to help assess the impact of development proposals on the historic landscape.

The proposed development site lies within the following Historic Landscape Area (HLA):

(i) The *Creuddyn and Conwy Landscape of Outstanding Historic Interest* (HLW(Gw)5).

Historic Landscape Characterisation takes a closer look at the historic landscape by showing the processes that have shaped the landscape over centuries of human activity, contributing to its present character. Detailed characterisation studies have been compiled by the four Welsh Archaeological Trusts for all 58 areas on the Register. They are used by local government and developers to help assess the impact of development proposals on the historic landscape.

The Site lies within the following Historic Landscape Character Areas (HLCAs):

(1) The *Great Orme* Historic Landscape Character area (HLCA: 2000).

It is understood that an Assessment of the Significance of the Impact of Development on a Historic Landscape (ASIDOHL) can be required by the Welsh Government when a development is within a registered historic landscape or its setting, and there is potential for conflict with development plan policy. It is considered however that this development does not trigger the requirement for such an assessment.

6.2.6 Historic Parks and Gardens

Cadw holds a Register of Historic Parks and Gardens of Special Historic Interest. These Registered landscapes are graded I, II* or II, and include private gardens, public parks and other green spaces. They are valued for their design, diversity and historical importance. Inclusion on the Register brings no additional statutory controls, but there is a presumption in favour of conservation of the designated site. Local authorities are required to consult Cadw on applications affecting sites Registered as grade I or II* and the Garden History Society on sites of all grades.

There are no registered historic parks and gardens within 500m of the proposed scheme.

6.2.7 The Inventory of Historic Battlefields in Wales

Wales lacks the traditional large-scale battlefields that are characteristic of those on the registers and inventories of other UK home nations. If Wales were to adopt the same definition of a battlefield site used by these other countries, it is unlikely that many Welsh sites could be included on the Inventory. Consequently, the inventory adopted the following much broader and wide-ranging definition:

An area or location, terrestrial or marine, where a conflict occurred, involving military forces. All aspects of Wales's past should be considered for the identification of historic battlefield sites, which may include traditional battles, sieges, invasions, skirmishes, ambushes, massacres and sites of civil unrest.

This wider definition is compatible with the text of Section 35 of the Historic Environment (Wales) Act 2016 which uses a similarly wide-ranging definition of a conflict site: 'a battlefield or a site on which some other conflict involving military forces took place'.

There are no historic battlefields within 500m of the proposed scheme.

6.2.8 World Heritage Sites

World Heritage Sites are places that the World Heritage Committee of UNESCO has inscribed on a list of international sites because of their outstanding universal value, the importance of which is so great as to transcend national boundaries. Countries with world heritage sites are required to afford the highest level of protection to these places, which means not only looking after the sites themselves but also their setting. This inevitably results in some constraints upon development within or adjacent to world heritage sites.

There are no World Heritage Sites within 500m of the proposed scheme.

6.2.9 Events

The Site itself was included within a phase of archaeological evaluation by the Gwynedd Archaeological Trust (GAT) for Penrhyn Homes in 2010 (G2140 report 883). The report is summaries thusly:

The evaluation involved the initial excavation of five trenches lying east-west across the seaward terraced end of the development plot. This layout was modified as archaeology was uncovered, with cross-trenches excavated between trenches 1 and 2, and further supplemented with a long trench along the east perimeter boundary.

Within trench 1 the footings of a stone wall was found running parallel to the coast edge. The footings were most clearly defined within the eastern part of the trench. Within the western

part of the trench a stone platform was defined. This lacked the clear defined edges of the wall, though the stonework may incorporate remains of a wall within it. The wall and stone platform lie at a depth of 0.5m below the present ground surface. The wall has a similar appearance to the medieval walls excavated on the palace site, and it is possible it forms part of the perimeter wall which defined the precinct of the palace.

Overlying the wall and adjoining masonry was a layer of sand/silt soil which contained limestone rubble blocks, some of significant size (approx. 600mm long). This layer is interpreted as a demolition layer. They may have been associated with part of the medieval palace, which possibly included a tithe barn mentioned in an 18th century schedule. Further evidence for masonry structures was identified in Trench 6.

Further north, away from the coast, there was less surviving evidence for masonry structures, though there were pits cut into the ground noted in trenches 3 and 4. No finds other than animal bone and sea shell were made from these, and it is not presently possible to date them (Cooke and Evans, 2010. p4.).

This work was undertaken in tandem with a level 2 historic building record of the former Abbey Lodge building, now demolished, as well as a follow up watching brief during groundworks associated with the new Abbey Lodge building.

The Gogarth Grange (CN093) SM was first properly identified and recorded in 1924 by Hughes and North, who planned and described the site. This was followed by a description compiled by the RCHAMW in 1949. Douglas Hague of the RCHAMW conducted an excavation of the site in 1955 and 1956 in an attempt to characterise the two structures.

Later excavations at the Grange were carried out by GAT in 1997, 1998 and 2005 (G1865 report 674).

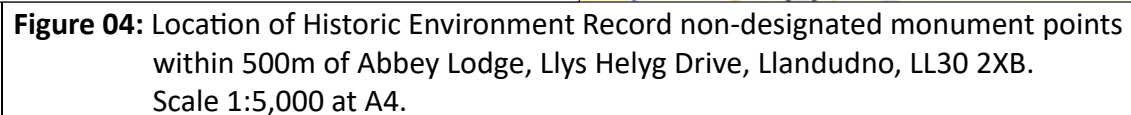
6.2.10 Aerial Photographs

A range of aerial photographs dating from 1946, 2006, 2009, 2011, 2015 and 2018 were obtained from The Central Register of Aerial Photography for Wales and examined for sites additional to those observed during the desk-top search and field visit. No additional sites were observed.

6.2.11 Lidar

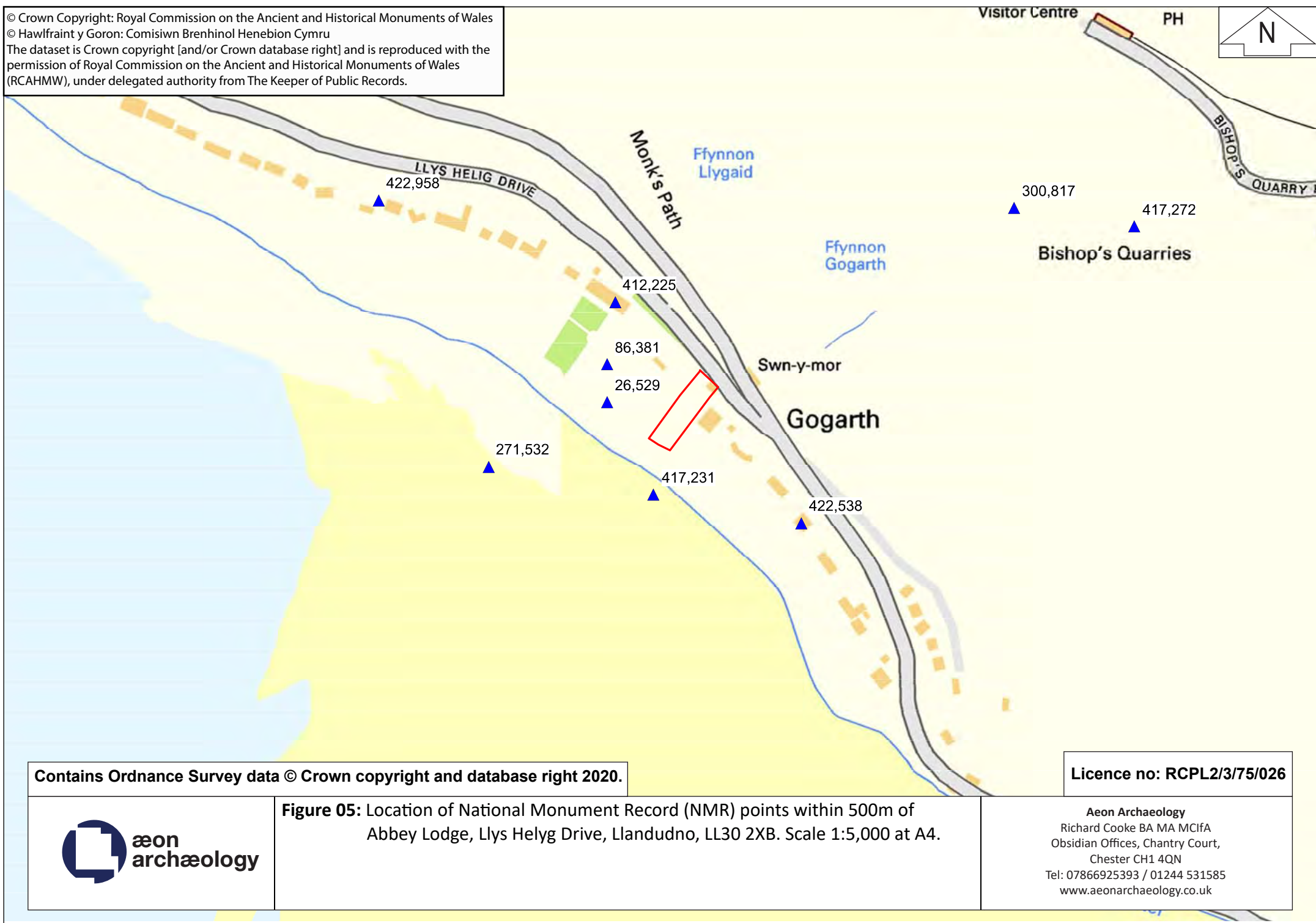
Light Detection and Ranging (LIDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed surface and terrain models to be generated at different spatial resolutions.

The Lidar coverage of the Site was examined for sites additional to the desk-top search and field visit, however none were observed.



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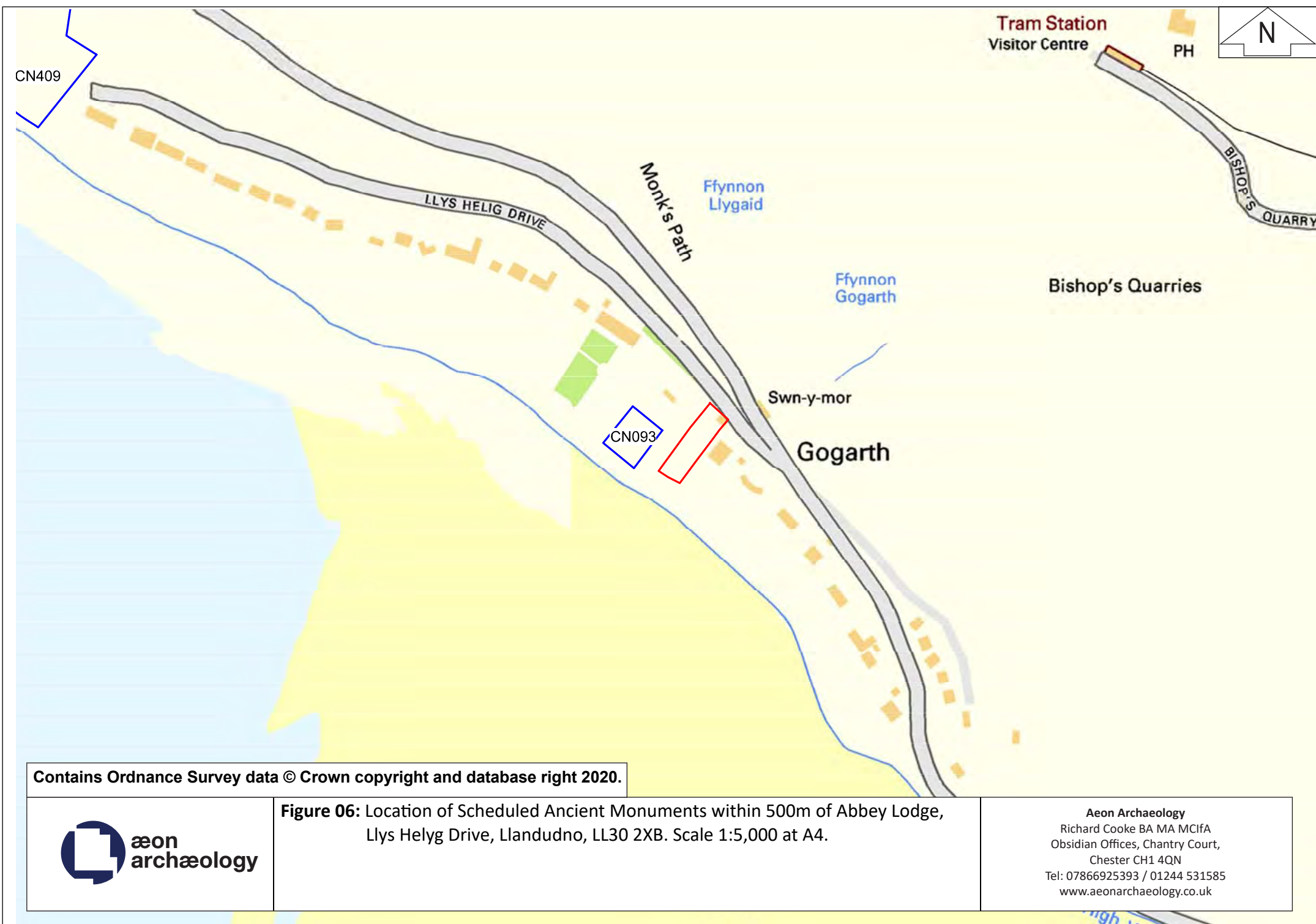
Contains Ordnance Survey data © Crown copyright and database right 2020.

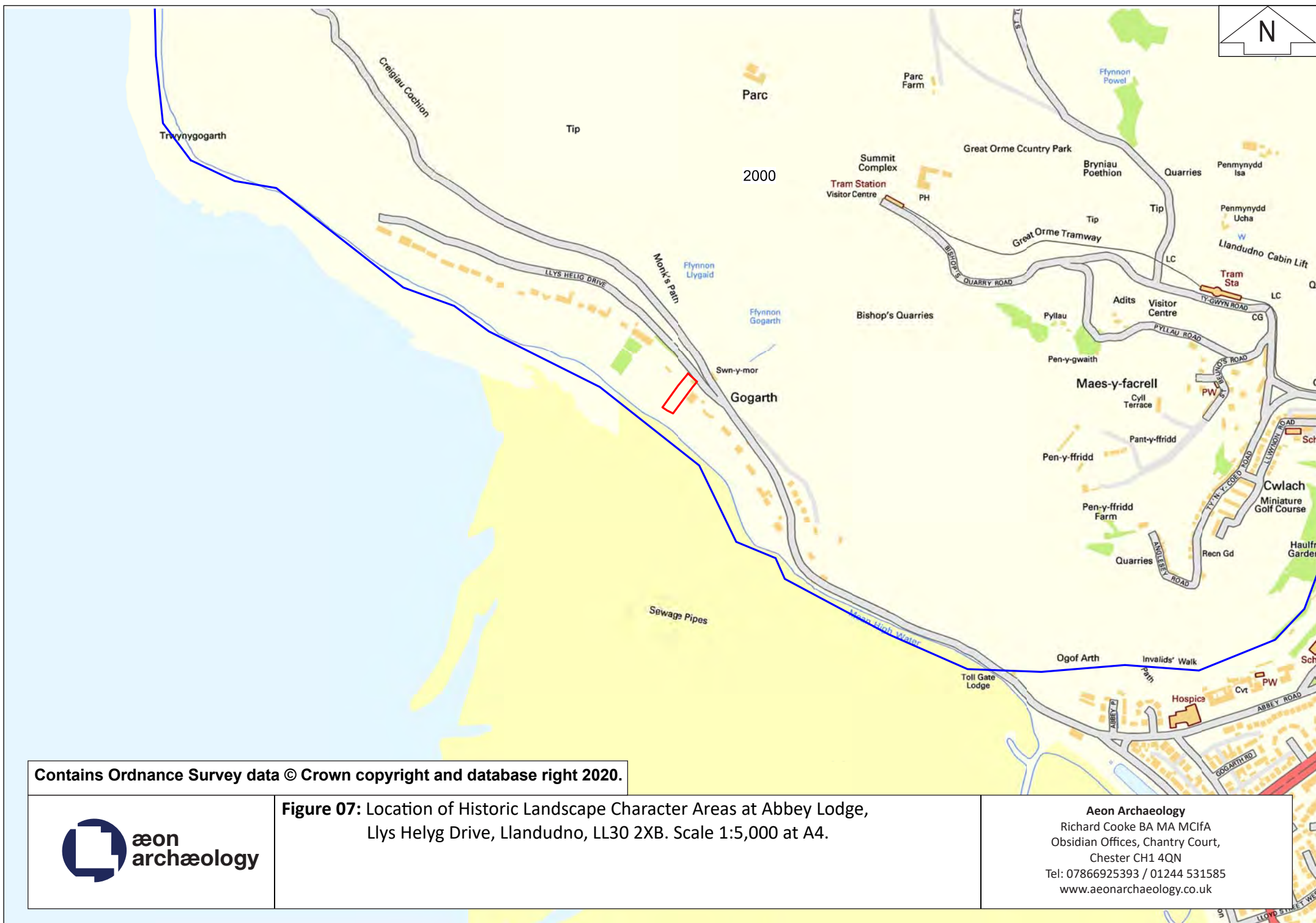
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Figure 05: Location of National Monument Record (NMR) points within 500m of Abbey Lodge, Llys Helyg Drive, Llandudno, LL30 2XB. Scale 1:5,000 at A4.

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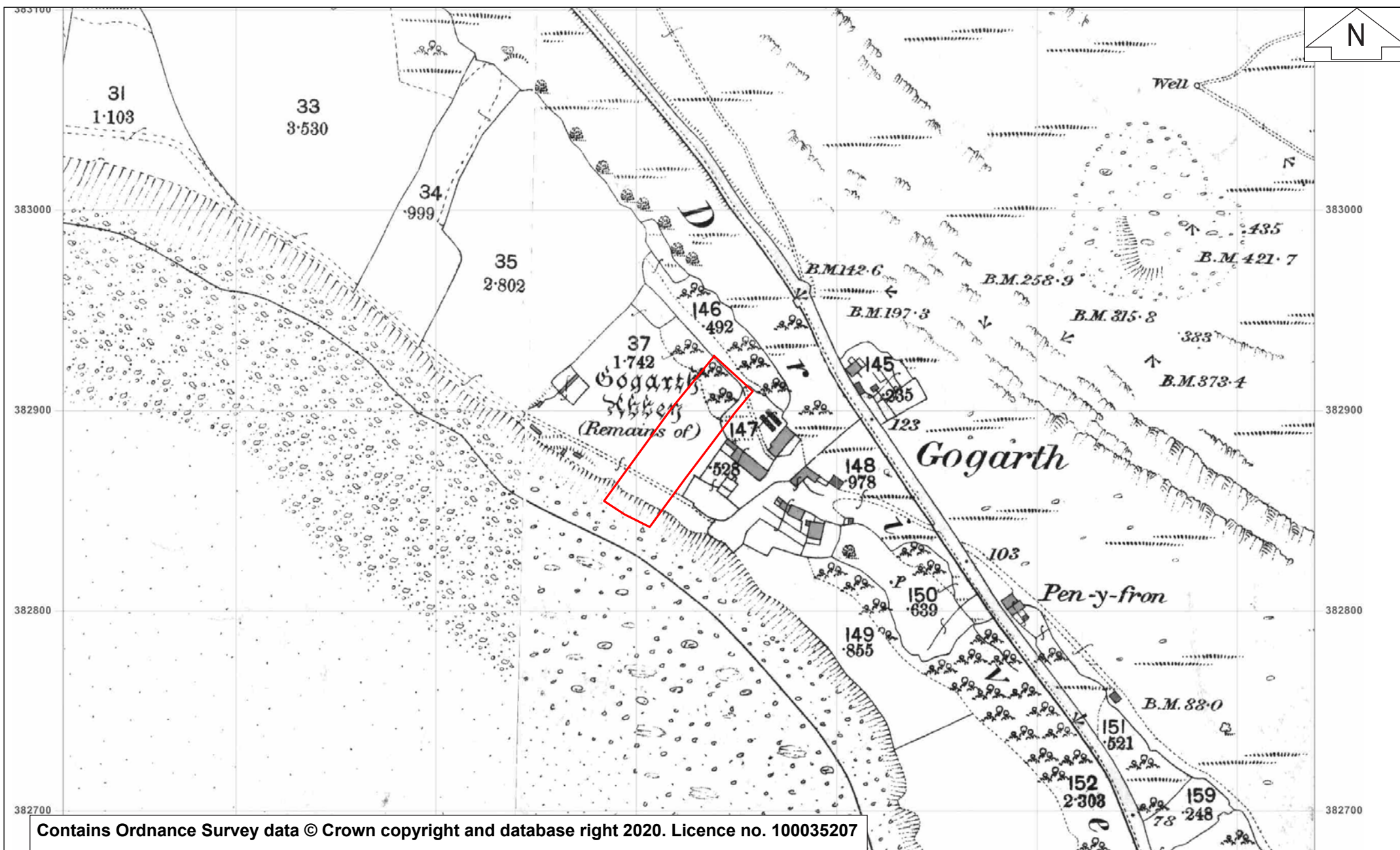


Figure 08: Site location on the Ordnance Survey 25 inch map of 1889.
Scale 1:2,500 at A4.

7.0 ASSESSMENT OF HISTORICAL ASSETS

7.1 Methodology for Assessment

The potential indirect physical and non-physical (visual) impacts of the proposed development on the historic assets and their setting(s) have been determined in the following section as required under The Historic Environment (Wales) Act 2016. This assessment is based upon the standards and guidance provided in Cadw's *Setting of Historic Assets in Wales* (2017) which provides four steps for assessment:

Step 1: Identify the historic assets that might be affected by a proposed change or development.

Step 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.

Step 3: Evaluate the potential impact of a proposed change or development on that significance.

Step 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.

The scope of this assessment report is limited to the potential impact of the proposed development at the Site upon the Gogarth Grange SM (CN093) including the heritage assets that contribute to its character.

7.2 Step 1: Identifying the heritage assets affected and their settings

In order to make the assessment a reasonable and manageable process certain assets can be excluded from the detailed assessment process as a consequence of an immediate realisation that the proposed development would have no direct or indirect impact on those assets. The realisation is clear on the basis that certain assets are beyond the boundaries of the Site and so cannot be directly impacted upon by development at the Site.

In addition, the Site, by means of separation distance and/or the characteristics of the built and natural environments does not contribute to the significance of certain assets and changes wrought to the Site by development could not impact upon the significances of those assets.

The historic asset identified as being potentially affected by the proposed development is the Gogarth Grange SM (CN093). This asset is statutorily protected as a Scheduled Monument. Figure 06 depicts the location of the SM and its scheduled polygon in position to that of the Site.

In the localised landscape the setting of the Gogarth Grange SM includes the landscape in which the former Bishop's Palace is located and surrounded, and which is now located within the gardens of the Old Abbey Private Maternity Hospital.

The significances of the Gogarth Grange SM, is, to a certain degree recognised by designation and defined in the designation description. It is acknowledged that summary description and any reasons for designations as provided in the Cadw records are primarily an aid to identification, not a complete statement on the heritage significance of any given designated asset. However, they provide a useful launching point for an emanation of significance. The following extracts are from Cadw's summary descriptions <https://cadw.gov.wales/advice/support/cof-cymru/search-cadw-records>

The significance of the Gogarth Grange SM arises out of its recognition as a 'monument of national importance for its potential to enhance our knowledge of the medieval period. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. The structures themselves may be expected to contain archaeological information concerning chronology and building techniques. The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive.'

Designation as a scheduled monument confirms the historic asset's national importance to Wales. The scheduled monument is separated into two distinct areas (A and B) demarcating the layout of the former Bishop's Palace.

There are a number of different methodological approaches that can be used to reckon and understand the significance of historic assets, and the one used here proceeds on the basis that the significance is the sum of the cultural heritage values ascribed to the asset as defined in the Cadw document *Conservation Principles for the Sustainable Management of the Historic Environment in Wales* (2011). The cultural heritage significance, the sum of the four component values- aesthetic, communal, evidential and historical.

In the first instance it is prudent to define categories of significance:

Evidential Value - the extent to which the physical fabric tells how and when a heritage asset was built, how it was used and how it has changed over time.

Historical Value - the way a historic asset illustrates a particular past way of life or be associated with a specific person or event.

Aesthetic Value - the design, construction and craftsmanship of a historic asset. This can also include setting and views to and from the historic asset, which may have changed through time.

Communal value - the particular significance to people for the commemorative, symbolic or spiritual value of a historic asset, or for the part it has played in local cultural or public life.

Gogarth Grange SM (CN093)

Component Values

Evidential – The site of the former Bishop's Palace has an extremely high potential to yield evidence about past human activity and some of this potential has been realised by archaeological investigations, further amplifying the potential of those areas not yet investigated. The reservoir of evidence resides partly in archaeological remains and partly in the morphology of the monument. The ability to understand and interpret the evidential value is similarly high as the interpretation of the archaeological remains is relatively secure and there is corpus of primary data and synthesised interpretation and understanding built on a foundation of academic study. Much of this information is widely and freely accessible and there is ample access to interpretation with few barriers to understanding.

Historical – Gogarth Grange has very high illustrative value as past people, events and aspects of life can be connected through it to the present. The connection can be directly encountered and experienced but lack of accessibility at this location and lack of familiarity with structural remains of this type on the part of the casual observer depress the score of the monument as a former ecclesiastical site with a clear purpose. The immediate historical value is not easily and clearly available to the wider community at this location. There are no

tangible, easy opportunities for direct experience and appreciation of the asset due to its location on private land. Whilst Gogarth Grange is a particular monument there are other medieval ecclesiastical palaces in Wales – for example at Bangor. As such even though it is a well-investigated example of its type, it is not unique. Nevertheless, Gogarth Grange is a singular historic asset in the history of Conwy County Borough and Wales. The Palace site therefore, aids interpretation of the past through making connections with, and providing insights into, past communities and their activities. The history of the Bishop's Palace is writ in its physical form and in its archaeological resource and there is visible evidence of historic change, and therefore, authenticity, as a result of its existence. The Gogarth Grange SM has high and wide-ranging associative value related to historic and identifiable figures – for example having been reputedly bestowed on Anian, Bishop of Bangor by King Edward I in recognition of services rendered to the crown, notably the baptism of the first Norman Prince of Wales, newly born at Caernarfon, towards end of 13th century; and possibly destroyed by Owain Glyndwr at the beginning of the 15th century. The SM therefore provides insights into the personalities and motivations of historic individuals.

Aesthetic - Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place and in this respect the Gogarth Grange SM scores moderately. There was a clear, conscious hand of intent and design in the layout and form of the grange encompassing proportions and a formula for an enclosed ecclesiastical complex. The casual observer, however, would be hard pressed to see this in the current landscape and undergo an aesthetic response. The siting of the Bishop's Palace was deliberate and its location uses natural advantages, some of which may reveal themselves as aesthetic triggers. Much of the immediate and wider landscape has changed significantly and 20th and 21st century development along Llys Helyg Drive has been imposed on the setting of the SM. It is likely that there was an aesthetic principle concerned with the nature and appreciation of beauty in the layout of the Palace and there has been a clear frustration of this aesthetic through post-medieval development.

That the Gogarth Grange elicits intellectual stimulation is not denied, but there are vanishingly few visual queues to elicit a sensory stimulation and the aesthetic value scores poorly – partly through lack of public access but also through gradual erosion of the monument on its coastal edge and by the encroachment of vegetation within.

Communal - Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory and can be commemorative and/or symbolic. While the Gogarth Grange SM is of sufficient age to not persist directly in the memory of the local community and visitors, it does indeed persist through its well documented history and a site of ecclesiastical symbolism. It may not act as a prompt immediate evocation of past lives and events but it is a cypher for wider social, political and identity values.

Overall Significance – Gogarth Grange is a historic asset of very strong evidential, historic and communal values, but scores less well in its aesthetic value. In terms of ranking, the evidential, historic and communal values contribute compellingly to the significance reflected in the scheduled monument status, with aesthetic value scoring less well.

The proposed development

Development at the Site will involve the construction of a new garden building and decking platform measuring 122.28sqm and located at the southern corner of the rear garden to Abbey Lodge. The building will individually measure 4.2m in length by 3.0m in width and stand to 2.9m in height. The decking and the building will be of anthracite composite cladding.

7.3 Step 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.

The Cadw guidance advises that the setting of a historic asset is made up of:

- its current surroundings
- the present understanding and appreciation of the historic asset
- what (if anything) survives of its historic surroundings.

The Asset's physical surroundings

Topography

The Gogarth Grange SM occupies the coastal edge on the southwest side of the Great Orme, Llys Helyg Drive, Llandudno. The land and the monument are currently eroding into the sea at the southwest end, and the upstanding gable wall of building block A is precariously close to toppling into the sea. The remaining part of the monument is currently safe and is situated on a reasonably flat plateau before the land rises steeply to the summit of the Great Orme to the northeast.

Land Use

The SM and the Site are located within the rear gardens of two properties, the Old Abbey and Abbey Lodge respectively. Both properties are part of a ribbon of substantial dwellings constructed to the immediate south of Marine Drive and Llys Helyg Drive in the post-medieval period, with large gardens to the front and rear. These garden plots are demarcated by fence boundaries, brick and stone walls, and mature hedgerows.

Green space, trees and vegetation

The enclosed gardens of the properties along Llys Helyg Drive, by their very nature, provide a vista of green space, trees and vegetation which contributes to the original rural setting of the monument – although it must be acknowledged that this rural setting has already been frustrated by land use change from one of associated grounds, fields, and undeveloped land to the ribbon of post-medieval dwellings that currently occupy the coastal fringe west of the Great Orme.

Openness, enclosure and boundaries

The Gogarth Grange SM would have originally been an enclosed complex with associated buildings, paddocks and gardens, accessed via Llys Helyg Drive. The complex would have been self-contained and beyond which would have been a rural setting of strip fields and unimproved grassland. The complex would have been visible from all of Llys Helyg Drive and much of Marine Drive, which would have provided a sense of arrival upon approach.

The monument is now located within the enclosed rear garden to the Old Abbey, with the location of its associated fields / land lying to the northwest and southeast within the enclosed gardens of neighbouring properties. The post-medieval development along Llys Helyg Drive has resulted in a frustration of the openness of the monument, which is now not publically accessible and not visible for the majority of the length of Marine Drive and Llys Helyg Drive.

The current positioning of the monument within a garden helps retain a sense of its rural setting, which is vital to the understanding of the monument, but which is still far removed from its original unenclosed landscape setting.

History and degree of change over time

The area surrounding the monument has altered significantly since its construction. The monument, although now sited within a garden landscape, would have originally occupied a solitary location on the coastal edge with no development to detract from its landscape context. It now lies within an enclosed rear garden of a ribbon of post-medieval development.

Integrity

The integrity of the monument has been frustrated by the alteration of its original rural landscape setting as a solitary ecclesiastical complex, visible for much of the approach along Marine Drive and Llys Helyg Drive. The landscape has altered dramatically over time and the monument has been much removed from its original setting.

Experience of the Asset

Surrounding landscape

The post-medieval development along Marine Drive and Llys Helyg Drive has all but removed the monument from its landscape context and rural setting. The monument is now sited within the rear garden of a ribbon of development along the southwest edge of the Great Orme.

Views from, towards, through, across and including the asset (plates 1-7)

The SM would have originally been visible from much of Marine Drive and Llys Helyg Drive but this has been frustrated, and for the most part removed, by post-medieval development along both roads.

The view from the SM westward and out into the Conwy Estuary remains unaltered.

The view from the SM viewing eastward to the Great Orme has changed over time due to post-medieval development along Llys Helyg Drive, but is still retained to a moderate degree due to the elevated environs of the Great Orme.

The view southeast and northwest from the SM has altered dramatically due to post-medieval development along Llys Helyg Drive and associated enclosed rear gardens.

Noise, vibration and other pollutants and nuisances

Llys Helyg Drive is not accessible by public traffic and despite an increase in visitor numbers to the Great Orme there is not an intrusive amount of traffic noise.

The private maternity hospital at the Old Abbey was closed upon Site inspection due to Covid-19 restrictions, and as such the disturbance from associated traffic is unknown, but suspected to be minimal.

Tranquility, remoteness, wildness

The historic assets feel tranquil and remote due to the quiet setting of the enclosed garden and the Conwy Estuary to the immediate west. If development occurs at the Site, it is not expected that there will be any alteration to the tranquillity of the monument.

The asset's associative attributes

Cultural Associations and Traditions

The Gogarth Grange SM has high and wide-ranging cultural associations related to historic and identifiable figures – for example having been reputedly bestowed on Anian, Bishop of Bangor by King Edward I in recognition of services rendered to the crown, notably the baptism of the first Norman Prince of Wales, newly born at Caernarfon, towards end of 13th century; and possibly destroyed by Owain Glyndwr at the beginning of the 15th century.

Conclusion

The setting of the Gogarth Grange SM has been frustrated through the development of housing stock along Marine Drive and Llys Helyg Drive. This has removed the monument from its isolated, rural setting and placed it within an enclosed, inaccessible private garden. The site of the complex spans several garden boundaries which limits its interpretation.

It is however acknowledged that the tranquillity and green space of the private gardens helps to retain a hint of the original rural setting of the monument.

The view into, across and from the monument has been largely altered by development. The monument is now barely visible from marine Drive and Llys Helyg Drive, and the associated sense of arrival has been almost entirely removed. The view from and across the monument is retained when viewing westward into the Conwy Estuary but has been largely frustrated when viewing northwest and southeast, as the landscape has altered from a rural setting to enclosed gardens and large properties.

7.4 Step 3: Evaluate the potential impact of a proposed change or development on that significance.

Location and siting of development

Proximity to the asset

The north-western edge of the proposed decking platform lies 36.0m southeast of the Gogarth Grange SM with the garden room lying further to the southeast and 45.0m away from the monument.

Extent

The proposed development includes a wooden garden room and decking platform measuring 122.28sqm and located at the southern corner of the rear garden to Abbey Lodge.

Position in relation to landform (topography)

The Site, laid to lawn with borders and paths of gravel, slopes gently downhill from 18m OD in the northeast to 14.0m in the southwest. It lies on a plateau of land that runs northwest – southeast and which the Gogarth Grange SM also occupies, further to the northwest.

Degree to which location will physically or visually isolate asset

The proposed development is almost entirely screened from view by a mature hedgerow dividing the rear gardens of Abbey Lodge and the Old Abbey. There is no intervisibility between the monument and the decking area, and only a very limited view of the roof of the garden room when viewing southeast from the monument.

The historic landuse has already been frustrated through development of dwellings and their enclosed gardens along Llys Helyg Drive. It is not deemed that this frustration of the rural setting will be exacerbated through the construction of the garden room and decking due to its limited scale, position in the landscape, and its use as a temporary structure.

Position in relation to key views

Key Views

‘Key views’ are those taken to be the views of the heritage assets from vantage points in the locality as well as any views away from the heritage asset across the Site.

There is no publically available key view from the Site viewing northwest across the monument. This view, in any case is almost entirely screened by the existing hedgerow site boundary which divides the enclosed rear gardens of Abbey Lodge and the Old Abbey.

The key view from the monument was originally to the southeast along the coastline and to the southwest out into the Conwy Estuary. The former has already been frustrated and almost entirely removed by post-medieval development along Llys Helyg Drive and Marine Drive. The proposed development is almost entirely screened from view by the mature hedgerow dividing the monument and the Site and as such it is not expected that there will be an impact upon the key view southeast from the SM. Proposed development at the Site will not impact upon the key view southwest across the Conwy estuary.

The form and appearance of the development

Prominence, Dominance or Conspicuousness

The proposed development occupies a plateau of land on the same elevation as that of the Gogarth Grange SM. As such the garden room and decking does not occupy a prominent position in the landscape.

Competition with and distraction from the asset

Due to the existing detachment of the Site from the heritage asset by the fragmentation of the historic landscape by the post-medieval development along Llys Helyg Drive, coupled with the lack of intervisibility between the Site and the SM the distraction from the heritage asset is expected to be low.

Dimension, Scale and Massing

The proposed decking platform would be close to the ground and as such would sit low in the landscape. The proposed garden room itself is of reasonable proportions, given the size of the enclosed garden to the rear of Abbey Lodge, and is not considered excessive in scale.

Proportions

The proposed garden room and decking footprint would constitute an alteration of 8.5% of the total of the rear garden of Abbey Lodge.

Visual permeability (extent to which it can be seen through)

N/A

Materials (texture, colour, reflectiveness, etc)

The proposed decking and garden room would be clad in composite anthracite, of a mid to dark grey colour. This colour shade, although not seen elsewhere along the coastline, is not dissimilar from the rocky outcrops of the Great Orme and the coastline geology.

Architectural style or design

The garden building is restrained in style and resembles any temporary garden building, whether for utility or recreation.

Introduction of movement or activity

There will be no alteration to the number of visitors to Abbey Lodge and no increase in traffic by development at the Site.

Diurnal changes or seasonal changes

The viewpoints assessed as part of this report were photographed in high summer and as such it is acknowledged that there may be compositional changes within views from, to, and between the monument and the Site in winter once the leaves have fallen – although this is expected to be negligible as the majority of the green areas within the rear gardens along Llys Helyg Drive are of non-native evergreen shrubs and trees.

Other effects of any potential development

Change to built surroundings and spaces

N/A

Changes to skyline

The proposed development would not intrude upon the skyline due to its limited height, screening by hedgerows, and distant views of the Great Orme and mountains.

Noise, Odour, vibration, dust, etc

None

Lighting effects and 'light spill'

Negligible

Change to general character (eg suburbanising or industrialising)

Proposed development at the Site would be in keeping with temporary buildings associated with an enclosed garden and as such no alteration is envisaged.

Changes to public access, use or amenity

None

Change to land use and land cover: tree cover

There would be a change in land use from a lawned garden to a garden building and decking. This is however deemed in keeping with an enclosed garden.

Changes to archaeological context, soil chemistry, or hydrology

N/A

Changes to communication/accessibility/permeability

N/A

Permanence of the development

Anticipated lifetime/temporariness

It is anticipated that development would be temporary with a likely lifespan of 10-20 years.

Recurrence

N/A

Reversibility

The proposed development would have little physical impact and would be entirely reversible.

Longer term or consequential effects of the development

It is not expected that there will be any long term impacts after development.

7.5 Step 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.

Maximising enhancement

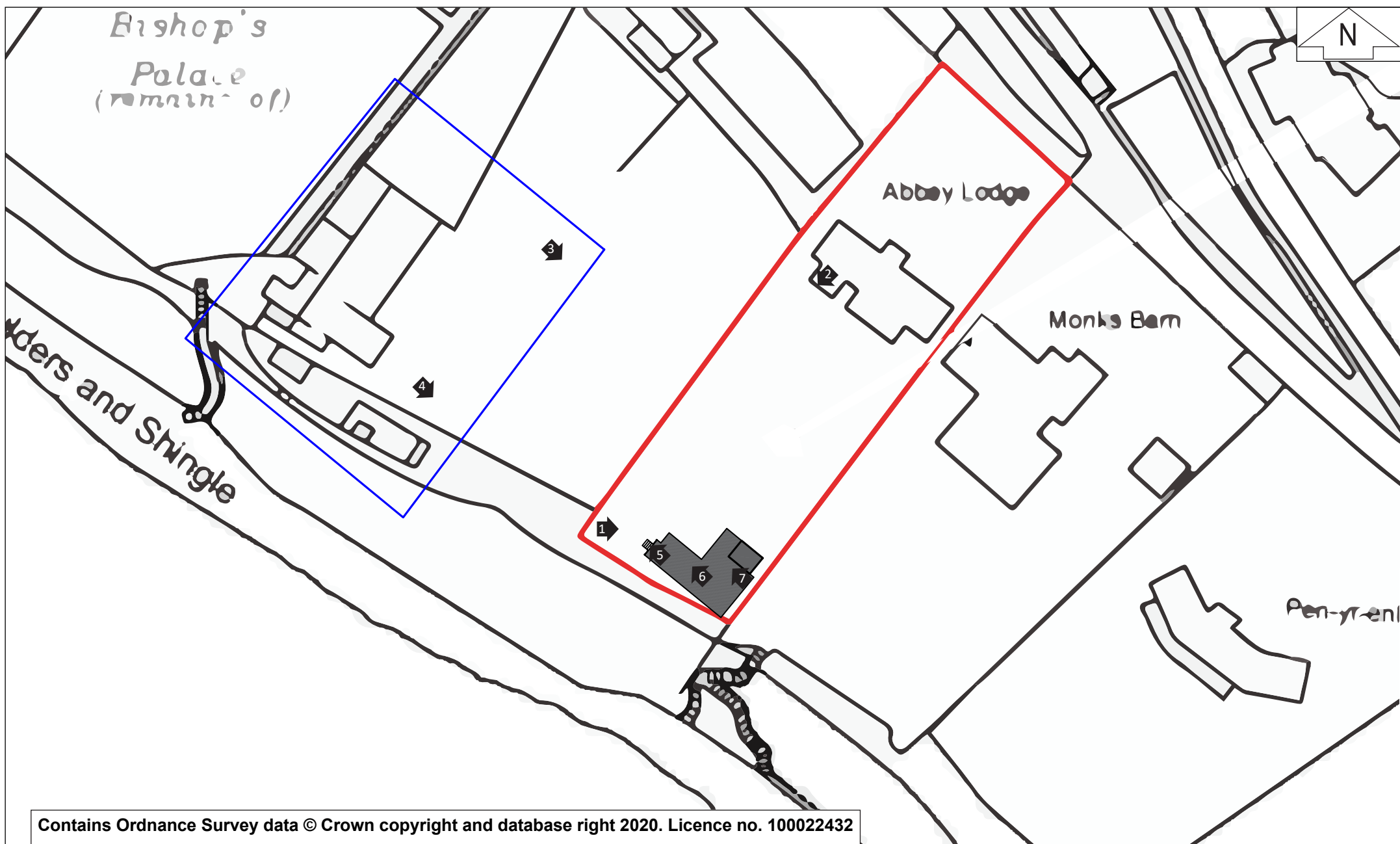
Enhancement may be achieved by actions including: removing or remodelling an intrusive building or feature; replacement of a detrimental feature by a new and more harmonious one; restoring or revealing a lost historic feature; introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or improving public access to, or interpretation of, the asset including its setting.

The proposed development would not enhance the significance of the monument.

Minimising harm

Options for reducing the harm arising from developments may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development.

There is no realistic alternative to the location of the proposed development within the applicant's garden, therefore a change within the setting of the SM arising from the proposed development is unavoidable, however this change has been shown to be very limited in its scope.



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Figure 09: Location and orientation of photographic plates. Scale 1:750 at A4.

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Plate 01: Garden Room and decking to the rear of Abbey Lodge, Llys Helig, Llandudno, from the west.



Plate 02: View of the Garden Room and decking to the rear of Abbey Lodge and the Gogarth Grange SAM, from the northeast.



Plate 03: View from the Gogarth Grange SAM towards the Garden Room and decking to the rear of Abbey Lodge, from the northwest (taken at 35mm focal length to simulate actual viewpoint).



Plate 03: View from the Gogarth Grange SAM towards the Garden Room and decking to the rear of Abbey Lodge, from the west (taken at 35mm focal length to simulate actual viewpoint).



Plate 05: View from the Garden Room decking at the rear of Abbey Lodge towards the Gogarth Grange SAM, from the southeast (taken at 35mm focal length to simulate actual viewpoint).

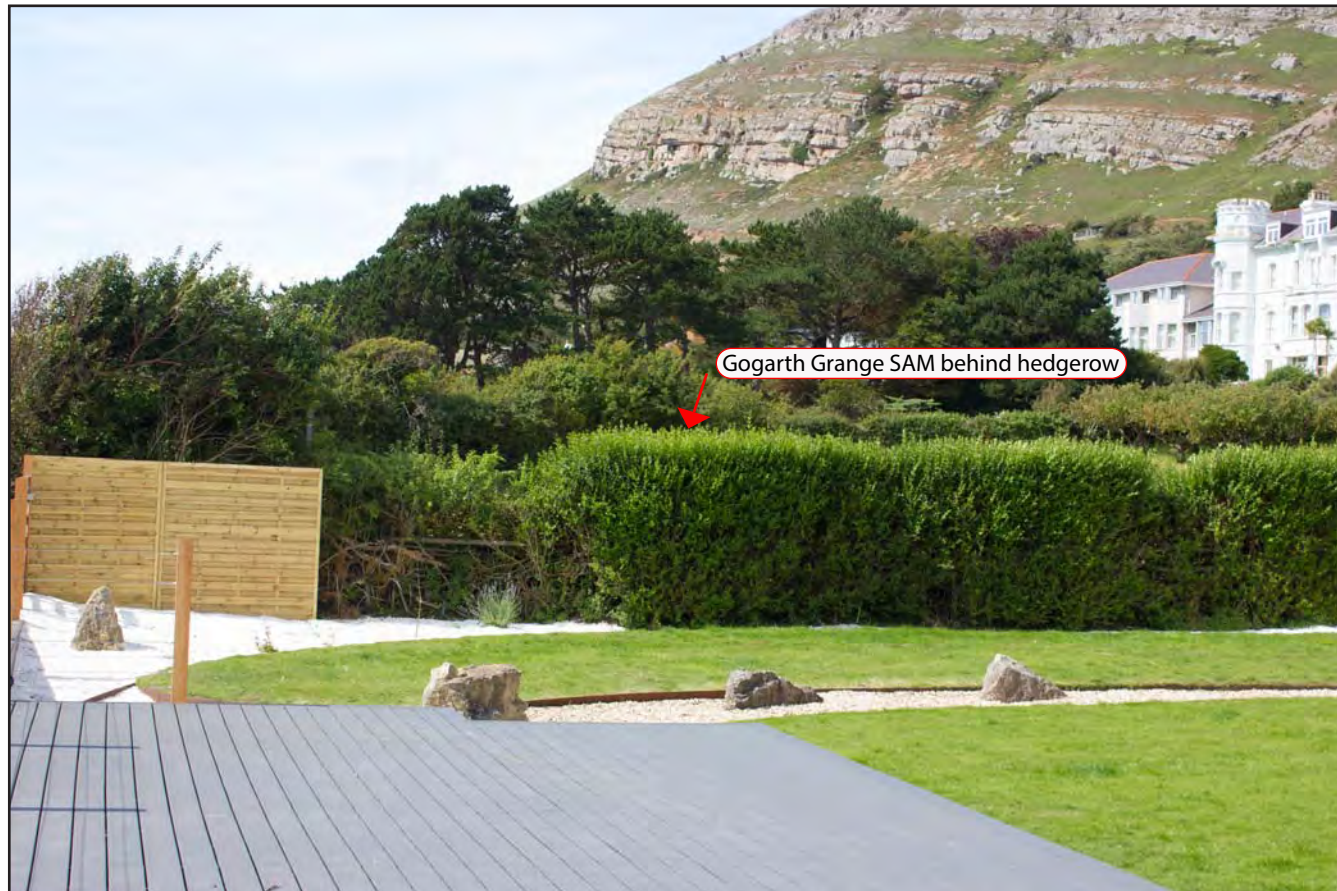


Plate 06: View from the Garden Room decking at the rear of Abbey Lodge towards the Gogarth Grange SAM, from the southeast (taken at 35mm focal length to simulate actual viewpoint).



Plate 07: View from the Garden Room at the rear of Abbey Lodge towards the Gogarth Grange SAM, from the southeast (taken at 35mm focal length to simulate actual viewpoint).

8.0 CONCLUSION

The assessment has determined that one designated heritage asset will be impacted upon by the development of a proposed garden room and decking in the rear garden of Abbey Lodge, Llys Helyg Drive, Llandudno. This heritage asset is the Gogarth Grange Scheduled Monument (CN093). The significance of this heritage asset and the contribution its setting makes to its integrity has been outlined above using Cadw's *Heritage Impact Assessment in Wales* (2017) and Cadw's *Setting of Historic Assets in Wales* (2017).

Planning Policy Wales 2018 requires that any harm or loss to the significance of designated heritage assets requires clear and convincing justification. Substantial harm to or loss of designated assets of the highest significance should be wholly exceptional.

This assessment report has ascertained that the potential impact upon the setting of the Gogarth Grange SM by the development at the Site would be negligible. The development would not impact upon any significant views due to screening by a mature hedgerow dividing Abbey Lodge and the Old Abbey, and there is negligible intervisibility between the development site and the heritage asset.

The report ascertained that there has already been a frustration of the historic landuse of the monument by post-medieval housing development and enclosed gardens along Llys Helyg Drive, and that the proposed development is in keeping with a temporary structure associated with recreational use within an enclosed garden and which does not exacerbate this frustration.

Contrary to the Cadw consultation response the proposed development does not occupy an elevated position and is entirely in keeping in scale with a structure that requires access by people. Therefore, the size, scale and proportion of the proposed development will not adversely affect the setting of the SM and consequently will not harm its significance.

This document has carefully considered the potential for development at the Site to impact directly on undesignated historic (archaeological) assets within the Site and indirectly on the scheduled monument of Gogarth Grange SM by means of changes within its setting and whether any such impacts would harm the significances of historic assets.

The consideration has explored the evidential, historic, aesthetic and communal values of historic assets which may be impacted upon as a consequence of development. It has identified historic assets and their settings, the nature of any impact and therefore the harm or otherwise that may befall the significances of the assets.

The main issues have been identified in a manner proportionate to the characteristics of the development and in a manner relevant to the characteristics and distribution of known and potential historic assets. The document is therefore limited by sensible bounds and it is not necessary to identify any further assets simply to confirm that there would be no material impact upon them.

The document has addressed the aims and objectives adequately.

The Client is aware of its responsibilities with respect to the scheduled monument of Gogarth Grange under the Historic Environment (Wales) Act 2016 and nationally and locally applicable planning policy. It is concluded that the development of a garden room and decking at the Site would not lead to any direct harm to any known archaeological remains and not lead to any harm to the significance of the scheduled monument of Gogarth Grange, as no values contributing to its significance would be adversely impacted upon.

9.0 SOURCES

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APPENDIX 1: SCHEDULED AND NON-SCHEDULED SITES WITHIN 500m

Non-designated monuments within 500m of the Site as listed on the Gwynedd HER (figure 4)

Prn	Name	Type	Broadclass	Period
646	Hut Circle (Possible), W of Bishop's Quarries, Orme	Hut circle	Domestic	Roman
650	Ffynnon Llygaid, Great Orme	Well	Water Supply and Drainage	Unknown
798	Hut Circle, N of Bishop's Quarries, Great Orme			
813	Gogarth Grange Bishop's Palace, Remains of, Gt. Orme	Bishops palace	Domestic	Medieval
4437	Gogarth Grange Gardens, Llandudno	Garden	Gardens, Parks and Urban Spaces	Medieval
4590	Bronze Axe, Findspot, Nr. Gogarth Grange	Findspot	Object	Bronze age
5438	Ffynnon Gogarth, Great Orme			
5449	Banks/Earthwork Complex, S of Parc, Great Orme	Earthwork	Monument <By Form>	Unknown
5451	Monks' Path, Great Orme	Trackway	Transport	Unknown
15172	Cultivation Ridges, Parc	Ridge and furrow	Agriculture and Subsistence	Medieval
15174	Circular Depression, Parc	Feature	Monument <By Form>	Unknown
15243	Green (15th Hole), Great Orme Golf Course	Golf course	Recreational	Modern
15244	Field Bank, S Great Orme	Bank (earthwork)	Agriculture and Subsistence	Medieval
15245	Field Bank, S Great Orme	Bank (earthwork)	Agriculture and Subsistence	Medieval
15246	Field Bank, S Great Orme	Bank (earthwork)	Agriculture and Subsistence	Medieval
15248	Quarry/Trial, Possible, South Great Orme	Quarry	Industrial	Unknown
15400	Cultivation Ridges, Parc	Ridge and furrow	Agriculture and Subsistence	Medieval
15401	Cultivation Ridges, Parc	Cultivation ridge	Agriculture and Subsistence	Medieval
15402	Field Bank, Possible, Parc	Bank (earthwork)	Agriculture and Subsistence	Medieval
15450	Monk's Path Trial, Gogarth	Trial mine	Industrial	Post medieval
15451	Ffynnon Llygaid Trial, Llandudno	Trial mine	Industrial	Post medieval
15452	Miriam's Cave, Gogarth	Cave	Domestic	Post medieval

15453	Pen y Ffridd Goch Trial, Gogarth	Trial mine	Industrial	Post medieval
15514	Field Bank, Gogarth	Bank (earthwork)	Agriculture and Subsistence	Medieval
15541	Green, Possible, Great Orme Golf Course	Platform	Recreational	Modern
15543	Shaft, Parc	Shaft	Industrial	Post medieval
15544	Cultivation Ridges, Parc	Ridge and furrow	Agriculture and Subsistence	Medieval
15545	Field Bank, Parc	Bank (earthwork)	Agriculture and Subsistence	Medieval
15546	Field Bank, Parc	Bank (earthwork)	Agriculture and Subsistence	Medieval
15547	Cultivation Ridges, Parc	Ridge and furrow	Agriculture and Subsistence	Post medieval
15548	Cultivation Ridges, Parc	Ridge and furrow	Agriculture and Subsistence	Medieval
15549	Cultivation Ridges, Parc	Cultivation ridge	Agriculture and Subsistence	Medieval
15551	Cultivation Ridges, Bishop's Quarry	Cultivation ridge	Agriculture and Subsistence	Medieval
15561	Pit, W of Bishop's Quarry	Pit	Unassigned	Post medieval
15562	Quarry, Ffynnon Llygaid	Quarry	Industrial	Unknown
15563	Quarry, Monk's Path	Quarry	Industrial	Unknown
16031	Cultivation Ridges, Parc Farm, Great Orme	Ridge and furrow	Agriculture and Subsistence	Post medieval
20715	Brammock Rods, Site of, Great Orme Mines	Brammock rod pit	Industrial	Post medieval
20716	'Tom and Jerry' Engine, Great Orme	Engine house	Industrial	Post medieval
29977	Abbey Lodge, Former Site of, Llandudno	Lodge	Domestic	Post medieval
32536	Bank, Llandudno	Field boundary	Agriculture and subsistence	Unknown
36487	Monk's Barn House, Marine Drive, Great Orme	House	Domestic	Post medieval
36488	Barn, Former Site of, Marine Drive, Great Orme	Barn	Agriculture and Subsistence	Post medieval

36489	Building, Former Site of, Marine Drive, Great Orme	Building	Unassigned	Post medieval
68655	Pen-y-Fron Cottage, Great Orme	Cottage	Domestic	Post medieval

NMR Monument Points within 500m of the Site (figure 04)

NPRN	Name	Period	Broadclass	Type
26529	Gogarth abbey remains	Post medieval	Domestic	Bishops palace
86381	Gogarth abbey, garden, llandudno	Post medieval	Gardens parks and urban spaces	Country house garden
271532	Lady agnes	Post medieval	Maritime	Wreck
300817	Bishop's quarries hut circle	Prehistoric	Domestic	Hut circle (possible)
412225	Gogarth abbey	Post medieval	Domestic	Convalescent home, hotel, house
417231	Abbey lodge, llys helig drive, llandudno	19th century	Domestic	Dwelling
417272	Bishop's quarry, great orme, with hillside graffiti above	Post medieval	Industrial	Graffiti, limestone quarry
422538	Plas penmore;plas penmon, marine drive	20th century	Domestic	House
422958	Llys helyg drive, llandudno	Post medieval	Domestic	Road

Scheduled Monuments within 500m of the Site (figure 06)

Number	Name	Site type	Period	Broadclass
CN093	Gogarth Grange	Bishop's Palace	Medieval	Religious, Ritual and Funerary

