

# **Results of Archaeological Works at Wern Wen, Llangwstenin**

**NGR 281423 378180**



**Report Number CR165-2018**



**C.R Archaeology**

Compiled by Catherine Rees

On Behalf of Mr & Mrs Martin

**Results of Archaeological Works at  
Wern Wen, Llangwstenin**

<b>Planning Application Number:</b>	0/44770
<b>National Grid Reference:</b>	281423 378180
<b>Client:</b>	Mr & Mrs Martin
<b>Report Author:</b>	Catherine Rees
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## 1.0 Introduction

**1.0.1** C.R Archaeology were instructed by Mr and Mrs Martin to conduct archaeological works at Wern Wen, Llangwstenin in compliance with conditions placed on their planning application (Planning Application 0/44770).

**1.0.2** Wern Wen Farmhouse, (Figure 1) is situated in a rural setting between the urban areas of Llandudno Junction, Mochdre and Llandrillo-yn-Rhos in the county of Conwy. It occupies a slightly elevated position overlooking the Afon Ganol floodplain, and together with its outbuildings and the neighbouring property of Wern Goch and associated buildings, is part of a small farm complex.

**1.0.3** Wern Wen is a Grade II Listed Building (Cadw ID: 3282), listed for its “*special architectural interest as a farmhouse retaining definite C19 character, with earlier origins and integral farm ranges which retain traditional character*”. The building listing describes the house as “*North-east wing of C17 to mid C18 origin; roof possibly raised C19 at time of addition of South-west wing. North-east wing of two storeys. South-east elevation with pebbledash cladding and of two window bays; slate roof. Two segmentally headed sash windows without glazing bars and with horns on first floor and one to right hand on ground floor; to left hand on ground floor, doorway with slate canopy over six-panelled door with the top two panels glazed. Inside, ground front room, probably with double ceiling, with massive chamfered centre beam but with the cross-joists now hidden by a plaster ceiling; fireplace in North-east gable end. Later C19 wing to South-east. 2005: A 2-storey pebble-dashed house with white-brick quoins, slate roof behind coped brick gables, and white-brick end stacks. The 3-window front has a central round-headed panel door and overlight. Segmental-headed windows are replacements. The R gable end has similar replacement windows. A lower rear wing, with slight batter to the base, is also pebble-dashed and has a white-brick end stack. In its 2-window S wall facing the farmyard is a panel door to the L in a lean-to half-glazed porch. Windows are replacement in small earlier segmental-headed openings. The gable end has a small casement window upper R. On the N side is an outshut porch against the wing, with panel door incorporating an upper glazed panel*”.

**1.0.4** A specification was written with reference to a Brief for Archaeological Mitigation prepared by Development Control Archaeologist Jenny Emmett of GAPS as a methodology for a programme of works (document reference: D3234 dated 9<sup>th</sup> April 2018). It is included as Appendix A.

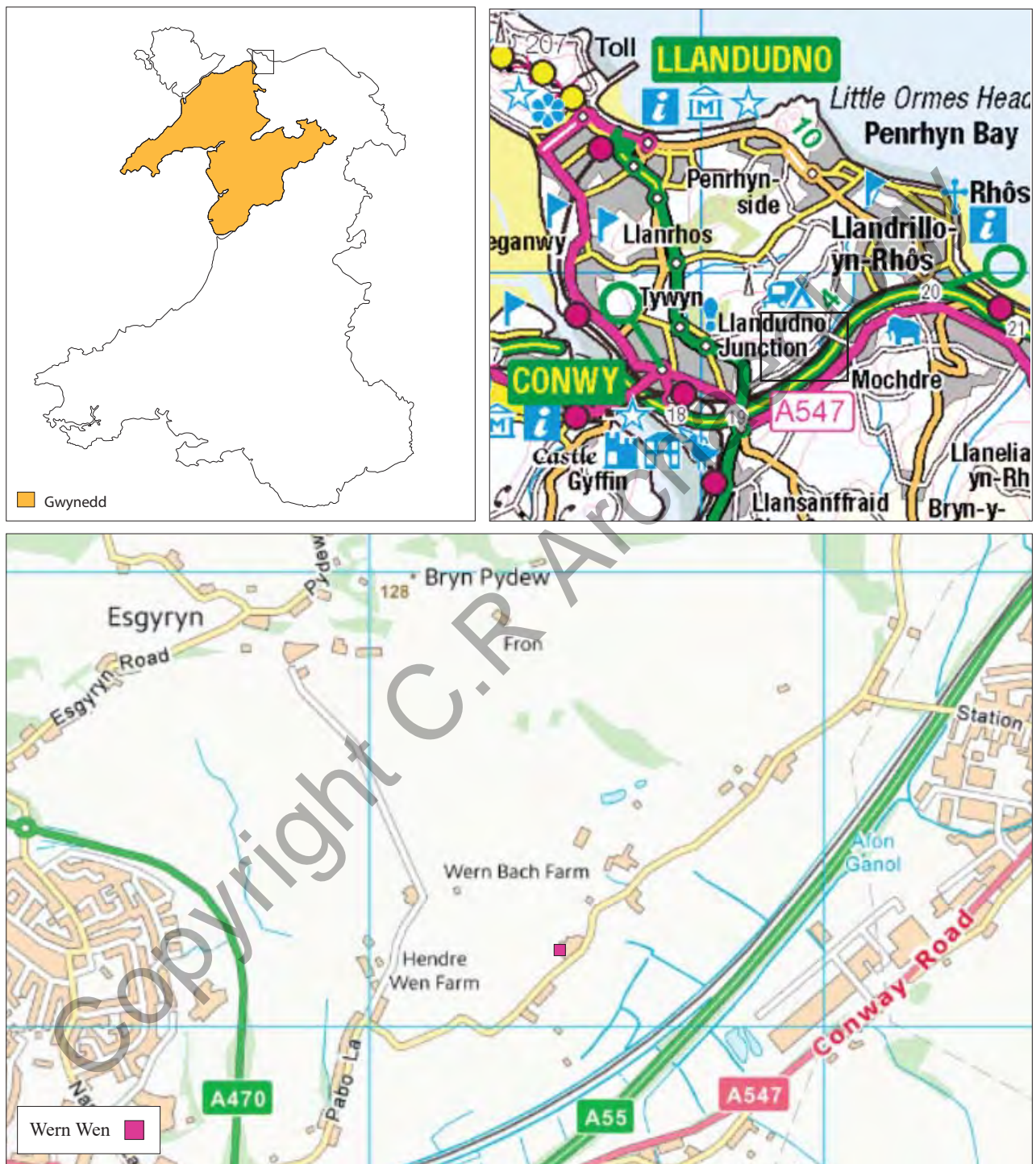
**1.0.5** The works to be carried out at the house are the erection of a utility room extension and conservatory and internal alterations. The proposed alterations are detailed in Appendix B.

**1.0.6** The mitigation works at Wern Wen were undertaken as a staged programme of archaeological works. This programme comprised historic building record, supporting desk-based research and the cleaning and recording of an area to the rear of the property which has been excavated to allow the removal of obsolete fuel tanks.

**1.0.7** Of particular note, the building recording phase uncovered a Welsh curse on one of the barn roof trusses which is believed to be of early nineteenth century date. No known parallels for this could be found.

**1.0.8** The area to the rear of the farmhouse yielded no evidence for earlier building phases, and no archaeological features were uncovered.





**Figure 1. Site Location Map** - Source: OS Open Data  
(Contains Ordnance Survey data © Crown copyright and database right 2018)

## 2.0 Project Aims & Objectives

**2.0.1** The aim of this programme of works was to create a Level 2/3 Building Record of Wern Wen farmhouse and stables prior to the recommencement of works.

**2.0.2** This scheme of works had originally aimed to monitor all exterior groundworks associated with the erection of an extension and conservatory in order to identify and assess the survival, character and date of any archaeological remains and to excavate/record any archaeological remains uncovered. A site visit was undertaken and the extent of damage caused by the removal of obsolete fuel tanks was found to be more extensive than first thought and covered the footprint of the proposed extensions. The aim was therefore modified and was to clean back and record all exposed sections and to record the area of disturbance at the property.

**2.0.3** It aimed to fulfil the mitigation criteria for undertaking an Archaeological Building Recording and an Archaeological Watching Brief as specified in the CIfA Standard and Guidance documents (Revised 2014).

**2.0.4** The objectives of the archaeological programme were to provide an archive record of the building; to increase understanding of the site's history, development and significance; to record any archaeological remains which may be exposed in the sections of the area excavated to the rear of the property and to establish and make available information about the archaeological resource existing on the site.

## 3.0 Scheme of Works - Methodology

**3.0.1** The proposed works were conducted in stages and each is detailed separately below.

### 3.1 Scheme of Works – Methodology for Building Recording

**3.1.1** The methodology employed conformed to the requirements of a Level 2/3 Building Record as specified in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006/Historic England 2017) and The Chartered Institute for Archaeologists: *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Revised 2014).

**3.1.2** The following points are detailed in *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2017).

**3.1.3** The record created for Wern Wen consisted of:

Written Account      Points 1-3, 5-8, 12, 18 & 22

Drawings              Points 2, 7-9

Photography        Points 1-9.

#### 3.1.1 Desk Based Research

**3.1.1.1** A complete and coherent history of the site was compiled utilising information sourced from Bangor University Archives & Conwy Archives. A full map progression was undertaken along with a search of estate records and general archival research. Web resources were also utilised.

**3.1.1.2** The works were conducted in accordance with the CIfA Standards and Guidance for Historic Environment Desk-based Assessment (CIfA revised 2014) and include the information required to fulfil points 1-3, 5-8, 12, 18 & 22 as specified in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006).

**3.1.1.3** This material forms the historical background for the archaeological report. The report also includes the results of the photographic survey and an additional compact disc containing all site images in Tiff format.

### **3.1.2 Drawn Survey**

**3.1.2.1** Architects drawings of the elevations and plans of the existing building had been produced by Parry Davies Architects Ltd and it was not felt necessary to replicate these existing works. Copies of these documents have been incorporated into and discussed in the text. These drawings have been annotated and amended to reflect the current building layout.

**3.1.2.2** These drawings fulfil point 2 as specified in “*Understanding Historic Buildings: A Guide to Good Recording Practice*” (English Heritage 2006). Location plans and historical material have been produced/sourced by C.R Archaeology to fulfil criteria 8-9 in the aforementioned document.

### **3.1.3 Photographic Survey**

**3.1.3.1** A photographic survey of Wern Wen was undertaken. This included:

- 1) A photographic survey of the exteriors of Wern Wen farmhouse and outbuildings including general shots of the site environs
- 2) A photographic survey of the interiors of Wern Wen farmhouse and outbuildings

**3.1.3.2** The methodology employed conformed to the requirements of photographic recording to the equivalent of a Level 3 Survey, as specified in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006) and includes works specified in points 1-9.

#### **3.1.3.1 Equipment**

**3.1.3.1.1** The photographic survey of Wern Wen was undertaken using a 20 mega-pixel Sony Alpha digital camera with a variety of standard and other lenses using a tripod where necessary. Images were captured in RAW format for later processing into high resolution JPG and TIFF files.

**3.1.3.1.2** Where possible all exterior and interior elevations of the building were photographed with scales from ground level. Additional photographs were taken detailing important architectural features and the general setting of the site.

### **3.2 Scheme of Works – Methodology for Archaeological Watching Brief**

**3.2.1** Initially it was stipulated that an intensive watching brief on all intrusive exterior groundworks related to the erection of the extension/conservatory at Wern Wen was to be undertaken. However, a site visit showed this to no longer be relevant due to the size of the area which has been excavated to remove obsolete fuel tanks. Further discussions were therefore conducted with Jenny Emmett of GAPS as to how best to proceed given this development.

**3.2.2** It was determined that the most appropriate course of action would be for the sections around the excavated area to be hand cleaned and recorded, along with the location and extent of the disturbed area. Provision was made that should pre-19<sup>th</sup> century remains be revealed in the section of the excavated area then it may then be necessary to excavate an evaluation trench to determine the character and date of these features. This was not necessary as no earlier features were identified.

**3.2.3** It was also proposed that an intermittent watching brief would be conducted on the interior of the farmhouse building during the stripping out and remodelling works. Due to the stage of works in



which C.R Archaeology were involved in the project. A second visit was however made to record a partially obscured inscription noted in the barn following it being uncovered in full.

**3.2.3** C.R Archaeology notified GAPS as the date of the commencement of works. Fieldwork was conducted by Matthew Jones and Catherine Rees of C.R Archaeology.

### **3.2.1 Recording**

**3.2.1.1** The record forms at C.R Archaeology are based on the English Heritage (now Historic England) system and full written, graphic and photographic records were made in accordance with the English Heritage *Field Recording Manual*. The written record comprises completed *pro-forma* record sheets.

**3.2.1.2** Plans, sections and elevations were produced on gridded, archive standard stable polyester film at scales of 1:10, 1:20 or 1:50, as appropriate. Representative measured sections will be prepared as appropriate showing the sequence and depths of deposits. All drawings will be numbered and listed in a drawing register, these drawing numbers being cross-referenced to written site records.

**3.2.1.3** A high-resolution 14.2mp Sony Alpha digital camera was used to create a photographic record of the site. This is comprised of photographs of archaeological features and appropriate groups of features and structures. Included in each photograph is an appropriate scale. All photographic records have been indexed and cross-referenced to written site records. Details concerning subject and direction of view are maintained in a photographic register, indexed by frame number. Images from photography will be stored in a loss-less digital format in this case '\*.TIF'.

### **3.2.2 Additional Mitigation/Contingency Measures**

**3.2.2.1** No additional mitigation/contingency measures were necessary. Due to the discovery of an interesting inscription on a roof truss in the barn at Wern Wen the relevant expert at the RCAHMW was consulted and made a site visit.

### **3.2.3 Recovery, Processing and Curation of Artefactual Material**

**3.2.3.1** No artefactual material was recovered during the works

**3.2.3.2** Due to the lack of artefactual material the digital/paper archives will be deposited at the RCAHMW.

**3.2.3.3** The works were carried out in accordance with The Chartered Institute for Archaeologists: *Standard and Guidance for Archaeological Watching Brief*.

### **3.2.4 Archive Compilation**

**3.2.4.1** All records created during the fieldwork will be checked for consistency and accuracy and will form part of the *Primary Site Archive (P1)* (EH 2006). The archive will contain all data collected, including records and other specialist materials. It will be ordered, indexed, adequately documented, internally consistent, secure, quantified, conforming to standards required by the archive repository and signposted appropriately to ensure future use in research, as detailed in the English Heritage *Management of Research Projects in the Historic Environment* (MoRPHE) methodology.

**3.2.4.2** The archive will be assembled in accordance with the guidelines published in, *Standards in the museum care of archaeological collections* (Museums & Galleries Commission 1994), *Guidelines for the preparation of excavation archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation* (AAF 2007).

**3.2.4.3** All materials contained within the *Primary Site Archive (P1)* that are subsequently identified by the *Assessment Report (P2)* as appropriate for analysis will be processed by suitable specialists and the resultant *Research Archive (P3)* will be checked and ordered according to *MoRPHE* criteria.

**3.2.4.4** RCAHMW will be notified in advance of the proposed work and the deposition of any archive created by this archaeological project and archive material will be deposited in accordance with the organisation's terms and conditions for archive deposition.

### **3.3.0 Timetable for Proposed Works**

**3.3.0.1** Works at Wern Wen commenced on 12<sup>th</sup> April 2018. Initial site work (building recording) took place over one day with a further day to clean the sections of the disturbed area and to take additional photographs in the barn. Gwynedd Archaeological Planning Services were informed of the exact site days to allow monitoring of works.

### **3.3.1 Staffing**

**3.3.1.1** The project was managed by Catherine Rees (MCIfA, BA, MA, PgDip HEC). All staff have a skill set equivalent to at least the CIfA ACIfA level.

**3.3.1.2** All projects are carried out in accordance with CIfA *Standard and Guidance* documents.

### **3.3.2 Monitoring**

**3.3.2.1** The project was subject to monitoring by Gwynedd Archaeological Planning Services. The monitor was given prior notice of the commencement of the fieldwork. GAPS were notified of the commencement dates for archaeological site work.

### **3.3.3 Health and Safety**

**3.3.3.1** A risk assessment was conducted prior to the commencement of works and site staff were familiarised with its contents. A first aid kit was located in the site vehicle.

**3.3.3.2** All staff were issued with appropriate Personal Protective Equipment (PPE) for the site work. This consisted of:

- Safety Helmets (EN397)
- Hi-visibility vests (EN471)
- Safety footwear – steel toecap and mid-sole boots and Wellingtons (EN345-47)

**3.3.3.3** All staff will have passed at least a CITB health and safety test at least operative level.

**3.3.3.4** C.R Archaeology staff also comply with any Health and Safety Policy or specific on-site instructions provided by the client or their appointed Principal contractor or H&S coordinator.

### **3.3.4 The Report**

**3.3.4.1** This report clearly, and accurately incorporates information gained from the programme of archaeological works. It presents the documentary evidence gathered in such a way as to create a clear and coherent record. The report contains site plans showing the locations of photographs taken.

**3.3.4.2** The report includes:

- a copy of the design brief and agreed specification
- a location plan based on current OS mapping at an appropriate scale
- the nature, extent and degree of survival of archaeological features, structures or deposits within the site
- the significance of any remains in their context both regionally and nationally
- if applicable, assessment of the environmental potential of the archaeological deposits
- if applicable, assessment of the faunal potential of the archaeological deposits
- if applicable, assessment of the artefactual potential of the archaeological deposits
- sufficient historical and archaeological detail to allow interpretation of the results and to support assessment of significance
- all identified features and significant finds plotted on appropriately scaled site plan(s)
- full dimensional and descriptive detail of all identified features and significant finds including grid reference and where possible, period
- a full bibliography of sources consulted
- an archive compact disc

**3.3.4.3** Copies of the reports in Adobe PDF format will be sent to the appropriate monitoring archaeologist for approval before formal submission. A bound paper copy and PDF digital copy of the report will be submitted as part of the formal submission. A digital Adobe PDF version and a bound paper copy of the final report and will be lodged with the Gwynedd Historic Environment Record within six months of completion of fieldwork.

**3.3.4.4** A summary of the work will be published in the Archaeology in Wales Journal with additional publications dependant on the results of the field work.

#### **3.3.4.1 Copyright**

**3.3.4.1.1** C.R Archaeology and sub-contractors shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides a licence to the client and the local authority for the use of the report by the client and the local authority in all matters directly relating to the project as described in the Project Specification.

## 4.0 Geographical and Geological Context

### 4.1 Topography

**4.1.1** Wern Wen Farmhouse is situated in a rural setting between the urban areas of Llandudno Junction, Mochdre and Llandrillo-yn-Rhos in the county of Conwy. It occupies a slightly elevated position overlooking the Afon Ganol floodplain, and together with its outbuildings and the neighbouring property of Wern Goch and associated buildings, is part of a small farm complex.

### 4.2 Geology

**4.2.1** The bedrock is recorded as “*Elwy Formation - Mudstone, Siltstone and Sandstone. Sedimentary Bedrock formed approximately 424 to 427 million years ago in the Silurian Period. Local environment previously dominated by deep seas. These sedimentary rocks are marine in origin. They are detrital and comprise coarse- to fine-grained slurries of debris from the continental shelf flowing into a deep-sea environment, forming distinctively graded beds*”.

**4.2.2** The superficial deposits are recorded as “*Till, Devensian - Diamicton. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by ice age conditions (U). These sedimentary deposits are glacial in origin. They are detrital, created by the action of ice and meltwater, they can form a wide range of deposits and geomorphologies associated with glacial and inter-glacial periods during the Quaternary*” ([www.mapapps.bgs.ac.uk/geologyofbritain/home.html](http://www.mapapps.bgs.ac.uk/geologyofbritain/home.html)).

## 5.0 Historical Background

**5.0.1** The following text has been taken from the Cadw Listed Building description of the property:

**5.0.2** “A C17 house, part of which became the rear wing of an enlarged house of the late C19, which is shown on the 1890 Ordnance Survey.

**5.0.3** North-east wing of C17 to mid C18 origin; roof possibly raised C19 at time of addition of South-west wing. North-east wing of two storeys. South-east elevation with pebbledash cladding and of two window bays; slate roof. Two segmentally headed sash windows without glazing bars and with horns on first floor and one to right hand on ground floor; to left hand on ground floor, doorway with slate canopy over six-panelled door with the top two panels glazed. Inside, ground front room, probably with double ceiling, with massive chamfered centre beam but with the cross-joists now hidden by a plaster ceiling; fireplace in North-east gable end. Later C19 wing to South-east. 2005: A 2-storey pebble-dashed house with white-brick quoins, slate roof behind coped brick gables, and white-brick end stacks. The 3-window front has a central round-headed panel door and overlight. Segmental-headed windows are replacements. The R gable end has similar replacement windows. A lower rear wing, with slight batter to the base, is also pebble-dashed and has a white-brick end stack. In its 2-window S wall facing the farmyard is a panel door to the L in a lean-to half-glazed porch. Windows are replacement in small earlier segmental-headed openings. The gable end has a small casement window upper R. On the N side is an outshut porch against the wing, with panel door incorporating an upper glazed panel.

**5.0.4** Listed for its special architectural interest as a farmhouse retaining definite C19 character, with earlier origins and integral farm ranges which retain traditional character”.

**5.0.5** The documentary record which could be sourced for Wern Wen was limited and nothing predating the 1841 Tithe Map of the area could be sourced (figure 2) which directly related to the property.

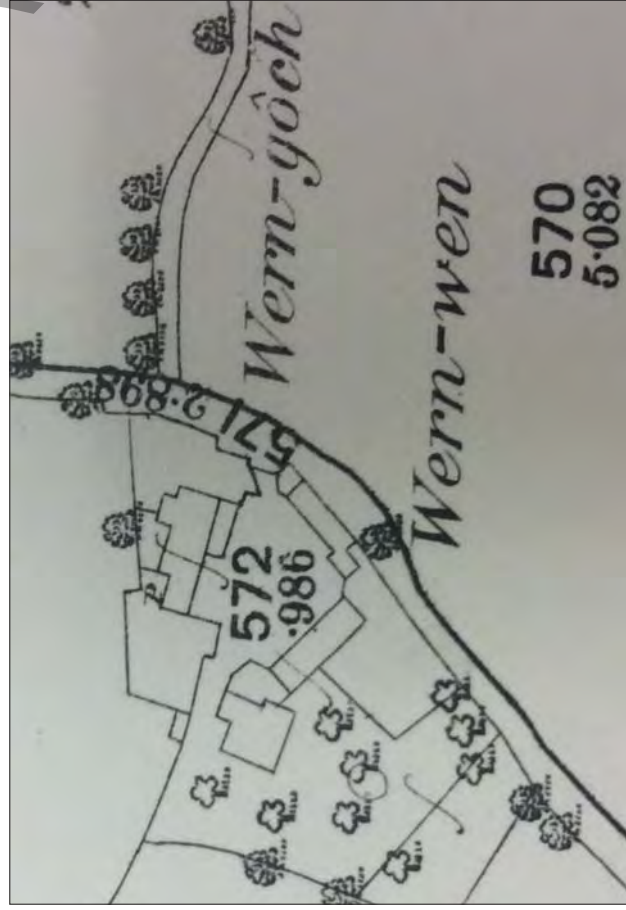




**Figure 2.** 1841 Tithe Map Showing Wern Wen  
(Source: Conwy Archives)



**Figure 3.** 1852 Estate Map Showing Wern Wen  
(Source: Conwy Archives)



**Figure 4.** 1890 Ordnance Survey Map Showing  
Wern Wen (Source: Conwy Archives)



**Figure 5.** 1913 Ordnance Survey Map Showing  
Wern Wen (Source: Conwy Archives)



**5.0.6** An entry in Samuel Lewis Topographical Directory of Wales dated 1834 does however give a description of the general character of the parish.

**5.0.7** *“A parish in the hundred of Creuddyn, county of Carnarvon, North Wales, on the road from Chester to Holyhead, 2 miles (E. N. E.) from Aberconway, containing 643 inhabitants. This parish is pleasantly situated at the entrance to the Vale of Conway, and on the eastern bank of that river, near its mouth : it is of small extent, and contains no village ; the houses, which are few in number, lying scattered over its surface : formerly it was divided into the two townships of Tre Iorwerth and Llanwdden, which, on account of the small value of the tithes at that time were united, and their boundaries are not now accurately known. Indications of copper-ore exist in several parts, and spirited efforts are now in progress for obtaining it, which are likely to produce a successful result.*

**5.0.8** *The living is a perpetual curacy, in the archdeaconry and diocese of St. Asaph, endowed with £400 royal bounty, and £1000 parliamentary grant, and in the patronage of the Bishop of St. Asaph. The church, dedicated to St. Constantine, is a small plain structure, situated in a pleasing valley close to the boundary line between the counties of Carnarvon and Denbigh, and said to be the first Christian church erected in Wales: it is conjectured to have been founded by Constantine the Great, who died in the year 330. Henry III. was commanded by the pope to do penance in this church, but was subsequently absolved, on payment of a fine of five hundred marks of silver. There are places of worship for Baptists and Calvinistic Methodists. Llangwstenyn participates, in conjunction with the parishes of Aberconway, Eglwys-Rhos, and Llandudno, in the gift of Lewis Owen, Esq who, by will dated September 4th, 1623, assigned the rectorial tithes of the parish of Aberconway, in trust, to be equally divided between the vicar of that parish and the poor of all the four. The amount resulting to this parish, in the year 1830, was £16, which was distributed in money and clothes to the poor on St. Thomas' day. The average annual expenditure for the maintenance of the poor is £181. 3”.*

**5.0.9** The tithe map of 1840 shows Wern Wen as an inverted L-shaped building with two detached outbuildings corresponding to the current stables and barn. It is recorded in the schedule as Wern, with the neighbouring property named as Wern Goch. Both properties are owned by Robert Parry Evans and Wern is tenanted by Abel Evans. The surrounding fields were predominantly in use as arable land with some meadows and pasture.

**5.0.10** There is no entry for Abel Evans in the 1841 census and Wern Goch is recorded as Wern with the same occupant (Edward Williams, Maltster) as in the tithe. Abel Evans does appear in the 1851 census, and Wern Wen is on this occasion recorded as Wern Fawr and Wern Goch as Wern.

**5.0.11** In 1851 Abel Evans is 42 years of age and his occupation is recorded as a farmer of 28 acres, and as an employer. He lives at the property with his wife Mary (age 40), their three children – Margret (7), Edward (5) and Jane (3). Also recorded at the property is a lodger (David Roberts, 49, clergyman) and two servants – John Williams (19 farm servant) and Anne Roberts (20 house servant).

**5.0.12** It is between 1841 and 1852 the combined “Wern” farmstead as owned by Robert Parry Evans is drastically altered and a considerable investment is made in both Wern Wen and Wern Goch. This is evidenced by a map dated 1852 (figure 3) shows that by this date the farmhouse had been modified. Neighbouring Wern Goch is also enlarged at this time and a continuity of building design/style is evidenced when at the property.

**5.0.13** No record of Abel could be found in the 1861 census but by the time of the 1871 census the family has moved to Flintshire and are recorded as farming 60 acres so it would seem reasonable to assume that the family had been highly successful in their endeavours.

**5.0.14** In 1871 Wern Wen (again recorded as Wern) is occupied by William Williams. The farm has decreased in size and he is recorded as employing 2 men. Williams is age 54 and a widower. He lived at the property with his 10 year old daughter Annie and three servants. Jane Williams (age 60, widow) was a domestic servant, John Jones (age 79, widower) was a maltster and Hugh Evans (age 49, widower) was a brewer. It seems likely that the brewing activity previously undertaken at Wern Goch is now being carried out at Wern Wen.

**5.0.15** There is no entry for Wern Wen in the 1881 census and by 1891 the property is recorded as Wern Wen once more. It is occupied by farmer Edward Roberts (52), his wife Anne (45), their 7-year-old niece Edith Anne and John Roberts a 64 year old farm labourer.

**5.0.16** By the time of the 1901 census Anne has been widowed but has retained the property and is recorded as a farmer. Her niece, now age 17, remains at the property and they have one servant Evan Davies (44) who is employed as a general labourer.

**5.0.17** The last available census (1911) shows that Anne who is now recorded as age 66 remains at the property and is a farmer and an employer. She has two servants – the aforementioned Evan Davies who is employed as the farm bailiff and 16 year old Katie Roberts who is employed as a domestic servant.

**5.0.18** Anne appears to have died soon after and, in a will dated September 1911 names her nieces Edith Ellis, Catherine Jane Thompson, Catherine Roberts, Mary Griffiths and Eliza Roberts as the beneficiaries (Conwy Archives CD4/8/128).

**5.0.19** A second will dated 1922 is of John Foulkes of Wern Wen, Llangwstennin, Llandudno Junction, farmer is also held by Conwy Archives and names his brother Jeffrey Foulkes as the beneficiary (Conwy Archives CD4/8/237).

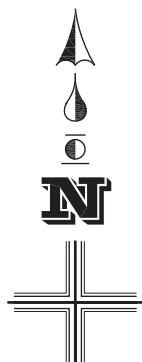
**5.0.20** During this period there are few changes to the property shown on the cartographic sources. The First Edition Ordnance Survey Map (figure 4) of the area shows that an outbuilding to the north-west of the main house which is shown on the 1852 map has been demolished and an extension to the stable block has been added. Between 1900 and 1913 (figure 5) a rear porch is added to the farmhouse. No further changes were noted on the latest available historic map edition (1949).

## **6.0 Results of Archaeological Works**

**6.0.1** The following section has been divided into two sections – the building recording and the watching brief/excavation of the extension area to the rear of the building. The locations and directions of the photographic plates are included as Appendix C. Figures 6 - 8 are architect's drawings of the site and the farmhouse. These have been modified to show the building layout during the site visit.

### **6.1 Building Recording of the Farmstead**

**6.1.1** For ease of discussion the building recording at Wern Wen has been subdivided into areas and buildings. Plates 1 – 8 are general shots of the farmstead. Each individual building was then recorded, and photographs taken which detail each exterior elevation and all interior spaces where it was possible to gain access.



Existing Block Plan

Existing access into agricultural field

Wern Wen

Wern Goch

Current vehicular access

Garth Road

\*\*\* FOR PLANNING PURPOSES ONLY \*\*\*

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Parry Davies Architects.

Chartered Architects.

PROJECT TITLE  
Wern Wen, Garth Road, Llangwstenin, Llandudno Junction LL31 9JF

DATE  
December 2017

SCALE  
1:1250 / 500 @ A3

DRWN  
KEG

CHK  
A

DRWG. TITLE  
Location Plan

DRWG. NO.  
17.5818/1

Studio 55:20, North Wales Business Park, Abergele LL22 8LJ

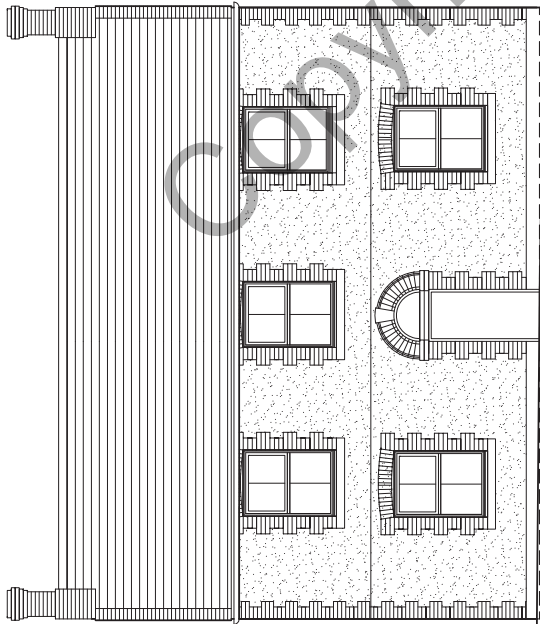
Tel: 01745 585517 E-mail: PDPArchitects@aol.com

Figure 6. Farm Layout

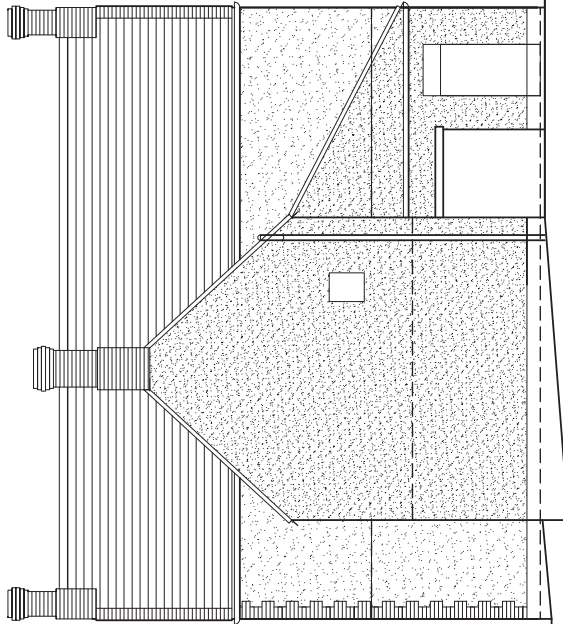


PDP Architects. Chartered Architects.				PROJECT TITLE Wern Wen, Garth Road, Llangwstenin, Llandudno Junction LL31 9JF		DRAWG. TITLE Existing elevations	
CHK	DRWN	SCALE	DATE	DATE	SCALE	DRWG. NO.	REV
		1:100 @ A3	October 2017			17.5818/3	
Tel: 01745 585317 E-mail: PDPArchitects@aol.com							

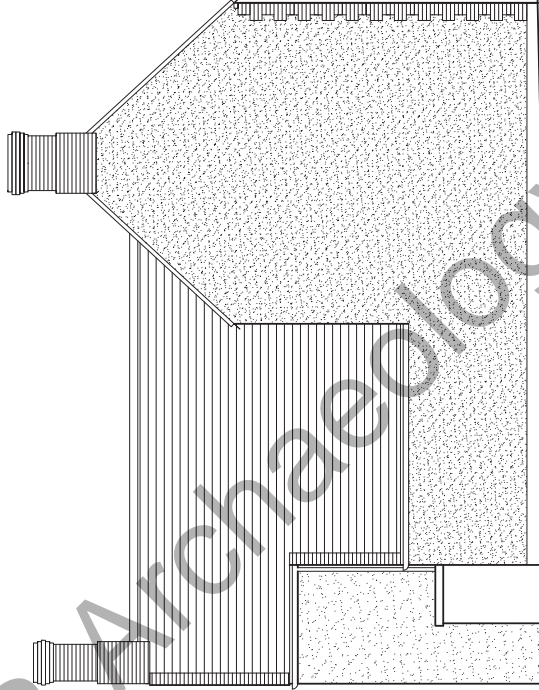
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Front elevation - south - west

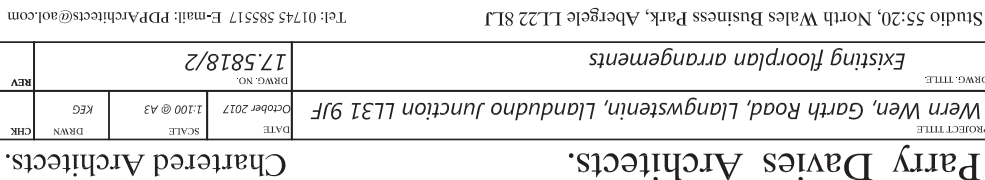


Rear elevation - north-east

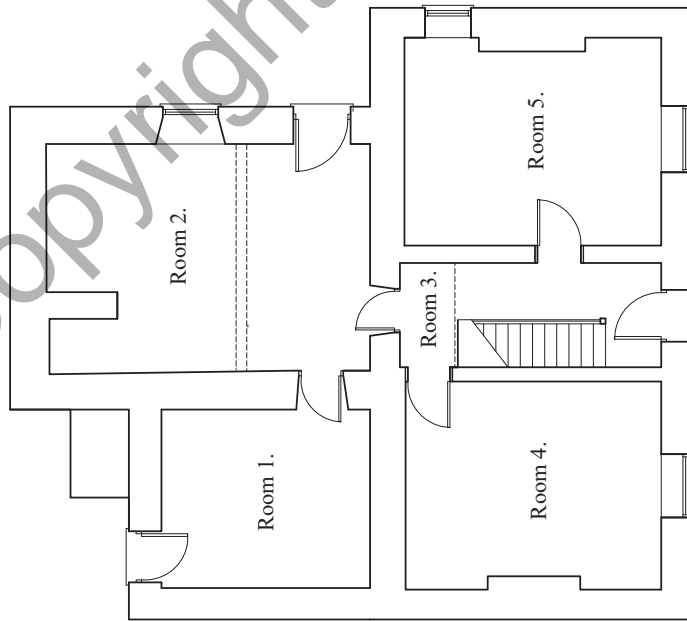


Side elevation - north-west

Figure 7. Farmhouse - Existing Elevations



Existing first floor layout plan



*Existing ground floor layout plan*



**Figure 8.** Existing Floor Plan of Farm House



### **6.1.1 Exterior General Shots (Plates 1-8)**

**6.1.1.1** The Wern Wen farmstead consisted of four buildings – the stable block (including and extension), the barn (later used as a cow house), the main farm house and a large modern barn. The buildings are arranged in a rough line and together with Wern Goch appear to have originally formed a single nucleated farmstead with a courtyard area between the different blocks.

### **6.1.2 Stable Block (Plates 9 – 16)**

**6.1.2.1** The stable block is located immediately to the left of the site entrance. The south-eastern elevation runs along the road and forms part of the property boundary. It was not possible to safely photograph this elevation.

**6.1.2.2** The stable block is believed to be of late eighteenth or early nineteenth century date. It is stone built with a slate roof. The building is believed to have had four stables at ground floor level and a loft on the first floor which is accessed via stone steps outside the south-western gable. It was not possible to gain entry to the building interior at ground floor level. The first-floor loft was used to store harnesses for the working horses. This space was remarkably intact, appearing untouched since the 1950's – 1960's with horse equipment still in place (plates 15 – 16) along with a late nineteenth century Buckley vessel. It is likely that in the nineteenth century this loft would also have functioned as servant accommodation and feed storage space. The loft appears to run the length of the building, but the doorway had been blocked and it was not possible to investigate further.

**6.1.2.3** There were two later modifications to the stable – a single stall extension to the south-west which was built between 1852 and 1890 and a mid-twentieth loading platform.

### **6.1.3 Barn (Most Recently in use as a Cow House) (Plates 17 – 58 & 131 – 134)**

**6.1.3.1** The barn at Wern Wen is contemporary with the stable block. It is of stone construction with a slate roof. It is formed of two elements – the large open barn area (later converted to house cattle) and a cart house with loft above.

**6.1.3.2** There are large modern additions to the front and rear of the barn, and the front elevation is almost completely obscured by a breeze block construction. It was however possible to examine the interiors of the later additions to characterise the barn.

**6.1.3.3** The barn area had an asymmetric threshing floor flanked by two large wooden doors, one of which has been blocked at the lower level with breeze blocks. The width of the door in the front elevation had been reduced with later infill (see plate 31). An original smaller additional doorway was also present in the front elevation. The long and gable elevations all contain opposing double ventilation slits, the majority of which have been blocked. The south-eastern elevation had been heavily modified to allow for the insertion of a double door. It had been largely rebuilt although there are surviving elements of the ventilation slits which presumably mirrored those in the north-western elevation.

**6.1.3.4** Within the main barn area itself the roof structure is of particular interest. There are “*pegged tie-beam trusses flanking the threshing floor which have raking struts and purlins supported by cleats. There is no ridge and the common rafters are (presumably) pegged at the apex. The roof of small slates is torched*” (quoted from communication with Richard Suggett RCAHMW).

**6.1.3.5** During the initial site visit carving was noted on the tie beam of the southern truss, although it was obscured by boarding added to support the roof structure (plate 35). It was recognised as being of significance and a return visit was made to study and record this carving once the boarding was



**Plate 1.** Wern Wen Farmyard - General Shot



**Plate 2.** Wern Wen Farmyard - General Shot



**Plate 3.** Wern Wen Farmyard - General Shot



**Plate 4.** Wern Wen Farmhouse - General Landscape Shot





**Plate 5.** Wern Wen Farmhouse & Yard - General Shot



**Plate 6.** Wern Wen Farmhouse & Yard - General Shot



**Plate 7.** Wern Wen Farmyard Showing Adjacent Property Wern Goch



**Plate 8.** Wern Goch Property on Boundary of Wern Wen Farmyard





**Plate 9.** Wern Wen Stable Block Gable End



**Plate 10.** Wern Wen Stable Block Gable End and Ramp



**Plate 11.** Wern Wen Stable Block Front Elevation



**Plate 12.** Wern Wen Stable Block Later Extension

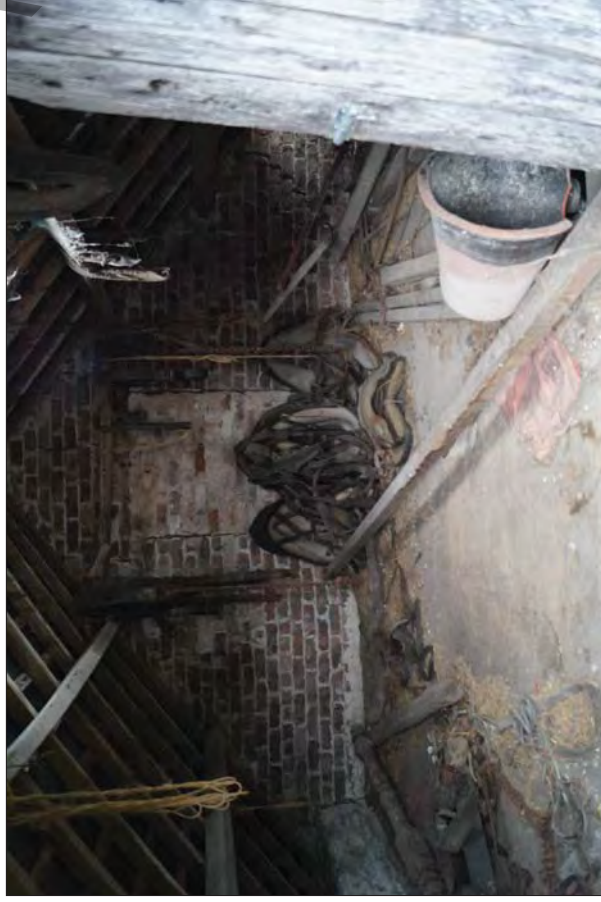




**Plate 13.** Wern Wen Stable Block with Extension



**Plate 14.** Wern Wen Stable Block Gable End Showing Extension



**Plate 15.** Tack Room - First Floor Stable Block



**Plate 16.** Horse Harnesses in Stable Tack Room



removed (plates 131 – 134). Due to the importance of the inscription uncovered the RCAHMW building's expert Richard Suggett was consulted and made a site visit.

**6.1.3.6** His interpretation of the carving is as follows “*The recent removal of boarding from the tie-beam of the S truss has revealed a remarkable inscription which must have been hidden for many years. The inscription reads: MELLDIGEDIG + FYDDO + LLE+ HWN + AMEN which must translate as ‘May this place be cursed’ or ‘Cursed be this place. Amen.’ The inscription was carved with the tie-beam in situ and includes an upside down F. The style of the lettering, with serifs and + between words, is archaic. However the truss is c. 1800+ and the inscription is presumably a little later. An early C19th date for this curse is quite appropriate as there was much interest and consternation about the cursing well at Llanelian (some five miles away) in the first half of the C19th (see Suggett, A History of Magic and Witchcraft in Wales (2008))*”.

**6.1.3.7** The cart house and loft were positioned at the north-western end of the building (plates 20 – 21, 27 – 29, 51 – 58). The entrance to the cart house appeared to have been enlarged and a brick archway added. At first floor level the loft is entered via a doorway in the north-western gable end, opposite the door of the house. The loft interior had been divided into two rooms.

**6.1.3.8** There is a possibility that the north-western end of the building was a slightly later addition as indicated by the ventilation slits between the barn and loft area. It was not possible to examine the join between the elements in detail, so this remains unproven. Due to the schematic nature of the tithe map although it appears that the barn was originally shorter it is by no means certain.

#### **6.1.4 Farm House (Plates 59 – 130)**

**6.1.4.1** The farm house at Wern Wen has the overall appearance of a Victorian build, and considerable alterations were undertaken during this period. The structure is stone built with a slate roof and exterior elevations are all rendered with a pink tinted pebbledash. The front portion of the house (south-western and south-eastern wings) has yellow brick quoins and brick detailing around the windows, doorway and roof eaves. The chimney stacks have also been rebuilt in this material to give a unified appearance. With the exception of the kitchen wing and a later outside privy, the structure is two-storey.

**6.1.4.2** The results of the site visit very much echoed the findings of the Cadw Listed Building description. The north-eastern wing was confirmed as the oldest surviving building element as the long house structure evident on the tithe map had been demolished when the building was modified. There were no traces of this element found when the extension area was examined (see section 6.2). North-east wing of 17<sup>th</sup> to mid-18<sup>th</sup> century origin and the site visit was able to confirm the Cadw suggestion that the roof had be raised in the 19<sup>th</sup> century at time of addition of south-west wing. The south-east wing is believed to be later 19<sup>th</sup> century.

#### **6.1.4.1 Building Exterior (Plates 59 – 65)**

##### **6.1.4.1.1 South-Eastern Facing Elevation (Plates 59 – 60)**

**6.1.4.1.1.1** The south-east facing elevation is comprised of two building elements – the north-eastern building wing and the gable end of the south-eastern wing. The elevation of the north-eastern wing has two window bays which currently house UPVC windows – these are a relatively recent addition as the 2005 Cadw visit describes “*two segmentally headed sash windows without glazing bars and with horns on first floor and one to right hand on ground floor*”. The sash windows which had been removed were stored in the barn.



**Plate 17.** Wern Wen Barn - Front Elevation Entrance



**Plate 18.** Wern Wen Barn - Front Elevation (Obscured by Later Building)



**Plate 19.** Wern Wen Barn - Front Elevation (Obscured by Later Building)



**Plate 20.** Wern Wen Barn - Front Elevation Cart Entrance





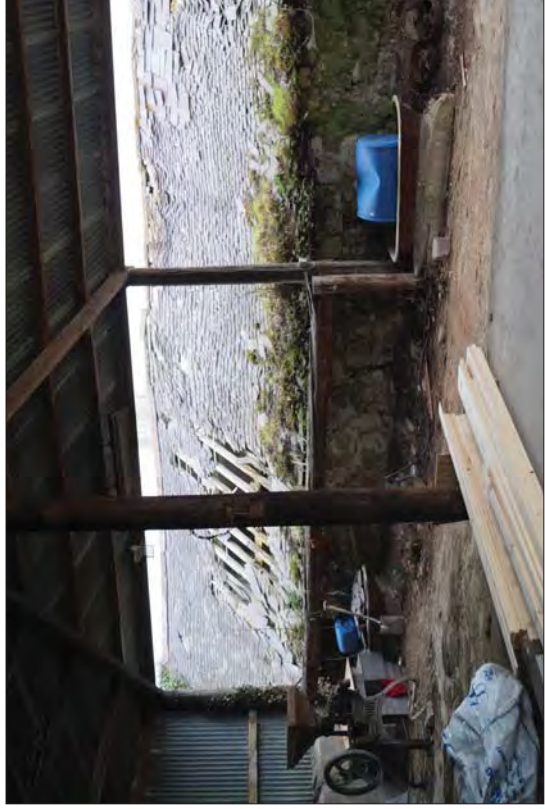
**Plate 21.** Wern Wen Barn  
Front Elevation Entrance



**Plate 22.** Wern Wen Barn - Gable Elevation Entrance



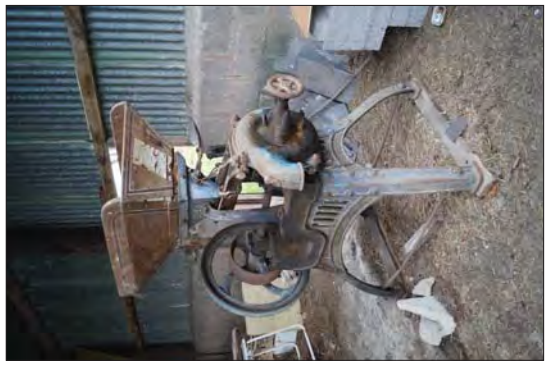
**Plate 23.** Wern Wen Barn -  
Rear Elevation (Partially Obscured by Later Building)



**Plate 24.** Wern Wen Barn - Rear Elevation  
(Partially Obscured by Later Building) Note Grain Hopper



**Plate 25.** Henry Bamford & Sons  
“Rapid Grinding Mill” Grain Hopper



**Plate 26.**  
“Rapid Grinding Mill”





**Plate 27.** Wern Wen Barn - Gable Elevation Entrance



**Plate 28.** Wern Wen Barn - Late Nineteenth/  
Early Twentieth Century Buckle Dairy Vessels



**Plate 29.** Wern Wen Barn Gable Elevation and Roof  
Taken from Main House



**Plate 30.** Wern Wen Barn - Roof Detail



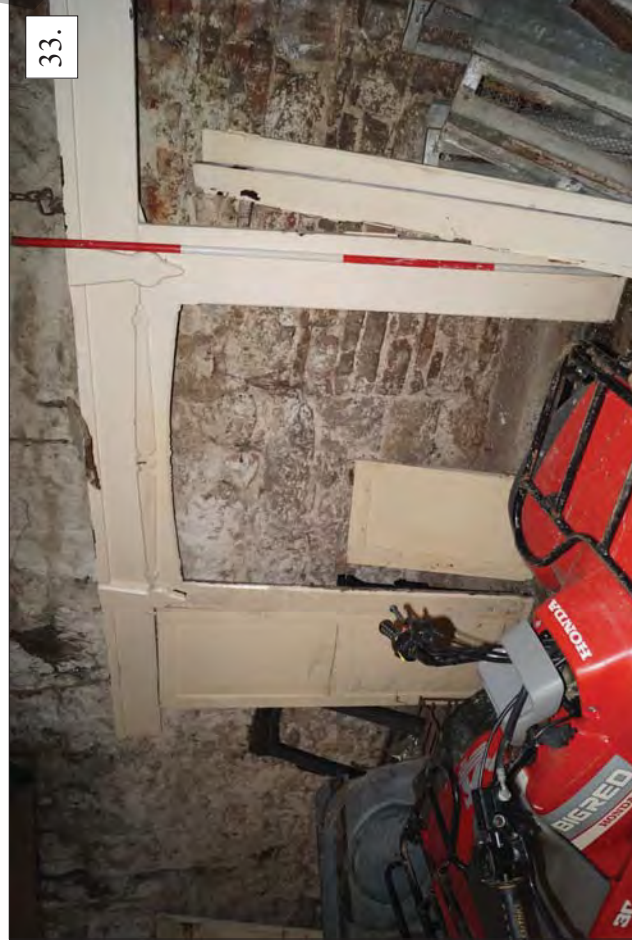
**Plate 31.** Wern Wen Barn Front  
Elevation Within Later Building



**Plate 33.** Wern Wen Barn -  
Fire Surround Removed from  
Within Main House



**Plate 34.** Wern Wen Barn Front  
Elevation Within Later Building







**Plate 35.** Wern Wen Barn Interior Facing North-West.  
Note Inscription on Roof Truss in Background



**Plate 36.** Wern Wen Barn Interior South-Western Elevation



**Plate 37.** Wern Wen Barn Interior Door in South-Western Elevation



**Plate 38.** Wern Wen Barn Interior South-Western Elevation





**Plate 39.** Wern Wen Barn Interior South-Western Elevation



**Plate 40.** Wern Wen Barn Interior South-Western Elevation



**Plate 41.** Wern Wen Barn Interior North-Western Elevation



**Plate 42.** Wern Wen Barn Interior North-Eastern Elevation





**Plate 43.** Wern Wen Barn Interior North-Eastern Elevation



**Plate 44.** Wern Wen Barn Interior North-Eastern Elevation



**Plate 45.** Wern Wen Barn Interior North-Eastern Elevation



**Plate 46.** Wern Wen Barn Interior Facing North-West Showing Roof Structure





**Plate 47.** Wern Wen Barn Roof Structure (Taken Facing South-East)



**Plate 48.** Wern Wen Barn Roof Structure Showing Pegged Joint



**Plate 49.** Wern Wen Barn Roof Structure Showing Pegged Joint



**Plate 50.** Wern Wen Barn Roof Structure Showing Lathe & Plaster





**Plate 51.** Wern Wen Barn First Floor  
Rooms at North-Western End



**Plate 52.** Wern Wen Barn First Floor  
Rooms Showing Roof Structure



**Plate 53.** Wern Wen Barn First Floor  
Door Between Rooms



**Plate 54.** Wern Wen Barn First Floor  
Exterior Door in North-Western Elevation





**Plate 55.** Wern Wen Barn First Floor Interior Showing Partition



**Plate 56.** Wern Wen Barn First Floor Interior Showing Shutters



**Plate 57.** Wern Wen Barn Interior First Floor Inner Room



**Plate 58.** Wern Wen Barn Interior First Floor Inner Room

**6.1.4.1.1.2** There is a slate canopied open porch with decorative wooden fascia and glazed side panel. The door is a green painted later 19<sup>th</sup> century six-panelled door with the top two panels glazed. The glazed panels are tri-colour stained glass with a red outline surrounding four green rectangles. The centre of the design is a yellow circle with a red circular border. The design is continued in the door in the front elevation.

**6.1.4.1.1.3** There are yellow brick chimney stacks with terracotta pots in both the north-eastern and south eastern wing elements. This brick element is continued along the roof eave of the north-eastern wing, and as quoins/around the two windows in the south-eastern wing.

#### **6.1.4.2 South-Western Facing Elevation (Plate 61)**

**6.1.4.1.2.1** The south-west facing elevation was the front elevation of the building and, rather than facing out over the farmstead, it overlooked an orchard. A central entrance led directly into the formal, public rooms at the front of the house, with the two other entrances leading into the kitchen and private/work areas at the rear.

**6.1.4.1.2.2** It is a two-storey, three-bay arrangement with two windows flanking a central door at ground floor level, and three windows at first floor level. The windows, door and quoins in this elevation are all yellow brick. There are yellow brick chimney stacks topped with terracotta pots at either gable end. The door is of similar design to that in the south-eastern elevation, with three rather than two glass panels. The design on the stained glass is the same as was previously described. The brick design around the door is arched and there is a semi-circular fanlight. It is plain glass and is likely to be a modern replacement. The windows in this elevation are all modern UPVC replacements of the original sashes.

#### **6.1.4.3 North-Western Facing Elevation (Plate 62)**

**6.1.4.1.3.1** The north-west facing elevation was made up of four elements – the gable end of the south-western wing, the kitchen and the long wall of the north-eastern wing where it protrudes past the kitchen. Also, on this elevation is the front of the outdoor privy added between 1890 and 1913.

**6.1.4.1.3.2** Other than the previously mentioned chimneys and brick coping there are no additional features of note in this elevation.

#### **6.1.4.4 North-Eastern Facing Elevation (Plates 63 – 65)**

**6.1.4.1.4.1** The north-eastern facing elevation contains two openings – a half glazed door with rectangular fanlight which leads directly into the kitchen, and a small casement window at first floor level in the north-eastern gable. The splaying at the base of the gable is also visible in this elevation.

**6.1.4.1.4.1** Other than the previously mentioned chimneys and brick coping, there are no additional features of note in this elevation.

#### **6.1.4.2 Building Interior (Plates 66 – 130)**

**6.1.4.2.1** The building has two storeys spread over three levels with a ground floor and a split first floor where the rooms within the north-eastern wing are at a lower level than those at the front of the building.

**6.1.4.2.2** For ease of explanation the building interior description has been divided by floor and then subdivided by individual room.





**Plate 59.** Wern Wen Farmhouse South-East Facing Elevation



**Plate 60.** Wern Wen Farmhouse South-East Facing Elevation



**Plate 61.** Wern Wen Farmhouse South-West Facing Elevation



**Plate 62.** Wern Wen Farmhouse North-West Facing Elevation





**Plate 63.** Wern Wen Farmhouse  
North-East Facing Elevation



**Plate 64.** Wern Wen Farmhouse  
North-East Facing Elevation



**Plate 65.** Wern Wen Farmhouse  
North-East Facing Elevation

#### **6.1.4.2.1 Ground Floor (Plates 66 – 101)**

**6.1.4.2.1.1** There are four rooms and a hallway with stairs to the first floor at this level. The downstairs has a very clear divide between the public, formal sitting/dining/entertaining rooms at the front of the house and the private, “dirty” farm spaces at the rear of the building. Each area had separate entrances and the activities related to the daily running of the farm could effectively be screened off from those of a prosperous land owner.

##### **6.1.4.2.1.1 Room 1 – Kitchen (Plates 66 – 71)**

**6.1.4.2.1.1.1** The kitchen was entered through a half-glazed doorway in the rear elevation. The room had been stripped prior to the site visit. Ceramic floor tiles with a slate threshold remained which would likely have been contemporary with the Victorian refurbishment which included the marble fireplaces in the front of the building. This room was an element of the work space for the house.

##### **6.1.4.2.1.2 Room 2 – Second Kitchen/Informal Sitting Room (70 – 85)**

**6.1.4.2.1.2.1** This space could be entered via the kitchen or through a separate entrance opposite the barn gable. This space had been stripped but several important features remained. The hallway between the room and the opposing kitchen and external doorway had been removed and a single large open space remained. An examination of the flooring in the room has shown this to have been a modern insertion of no architectural merit. A large wooden fireplace surround which was of Victorian date had been removed prior to the site visit although as it was stored in a barn it was possible to record this item (see plate 33 – 34).

**6.1.4.2.1.2.2** Behind the fireplace was a wide inglenook fireplace (plates 72 – 75) which is an original element of the oldest surviving wing of the house. There are slate and ceramic tile flooring materials used.

**6.1.4.2.1.2.3** There are some interesting earlier wallpaper fragments surviving around this fireplace which would have been concealed by the wooden fire surround. This fireplace would have been used for cooking and seating and this room would have provided an informal family living area, a servant’s eating area and a place for meeting with tradesmen/women. There is a large axial beam running across the room.

**6.1.4.2.1.2.4** The window opening is a later modification and has been enlarged during the Victorian refurbishment and the brick and slate construction materials are visible in plate 83. The sashes have been replaced with modern UPVC windows.

##### **6.1.4.2.1.3 Room 3 – Hallway and Stairs (Plates 86 – 89)**

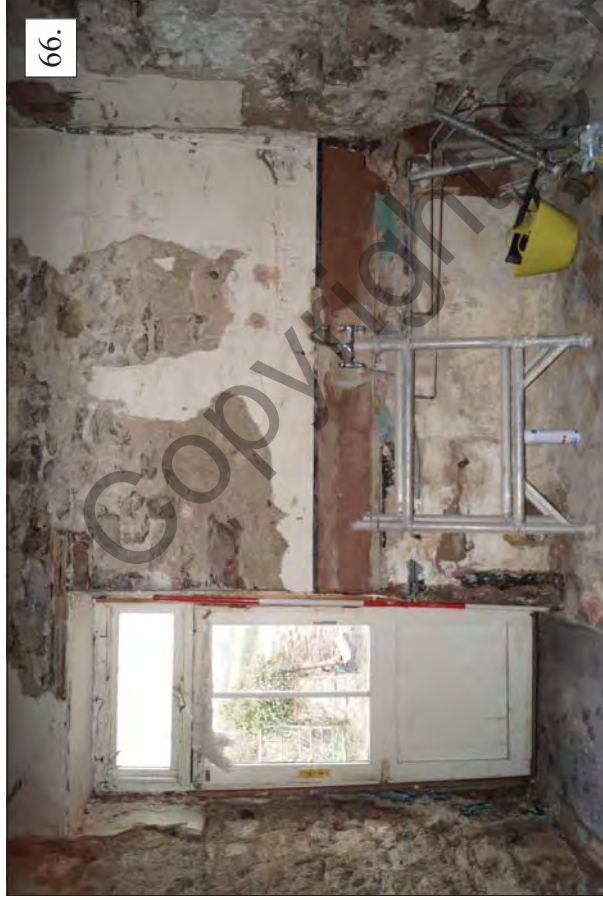
**6.1.4.2.1.3.1** The stairs and hallway are positioned in the centre of the front portion of the house. They are a Victorian modification and the stairs, banisters and balustrades are all of this date. There is a six-panel door to a under stairs cupboard which has been created using wooden panelling.

**6.1.4.2.1.3.2** As the render has been removed from the wall it is possible to see that the two internal north-east – south-west walls in this space are brick insertions.

##### **6.1.4.2.1.4 Room 4 – Sitting/Dining Room (Plates 90 – 95)**

**6.1.4.2.1.4.1** Room 4 is a formal sitting/dining room and has much higher ceilings and grander proportions than the rooms in the rear section of the building. The plaster ceiling coving has survived as has a Victorian fireplace and surround. The door is six-panel Victorian example of the same design as the under stairs cupboard, room 5 between rooms 2 and 3. The window is a modern UPVC replacement.





**Plates 66 69. Wern Wen Farmhouse - Ground Floor - Kitchen (Rm 1)**





**Plates 70 - 71.** Wern Wen Farmhouse - Ground Floor - Kitchen Floor & Roof Details (Rm 1)

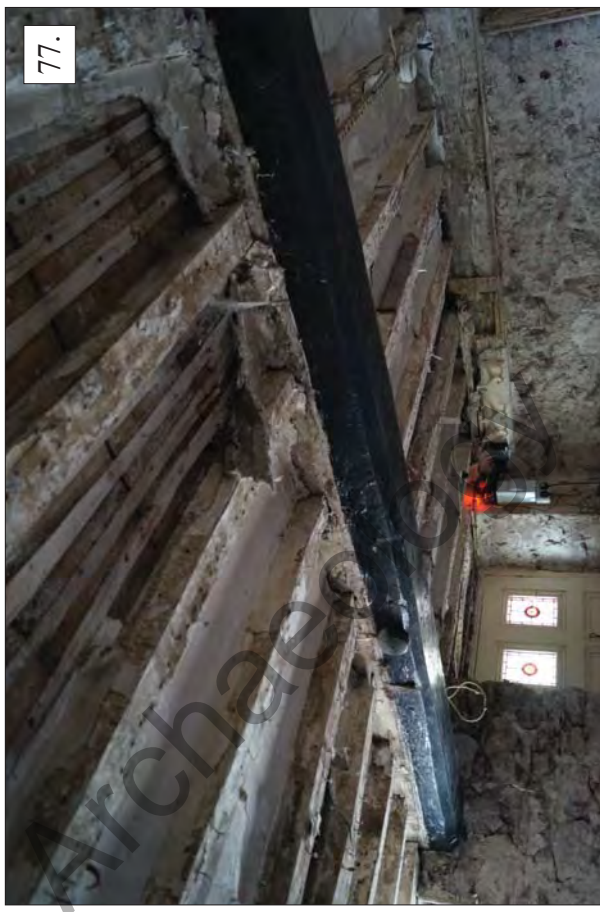


**Plates 72 - 73.** Wern Wen Farmhouse - Ground Floor - Living Room (Rm 2) Showing Large Inglenook Fireplace





**Plates 74 - 75. Wern Wen Farmhouse - Ground Floor - Living Room (Rm 2) Large Inglenook Fireplace Showing Flooring & Hook Rows**



**Plates 76 - 77. Wern Wen Farmhouse - Ground Floor - Living Room (Rm 2) Showing Early Handpainted Wallpaper and Axial Beam**





78.



79.



80.



81.

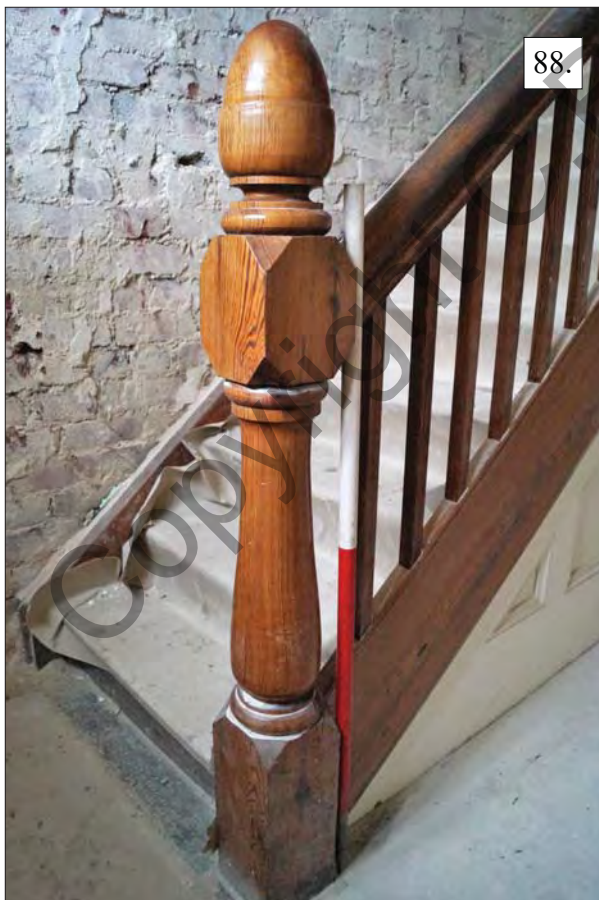
**Plates 78 - 81.** Wern Wen Farmhouse - Ground Floor - Living Room (Rm 2)  
Recess at Site of Fireplace, Victorian Wallpaper Fragment, Hooks within Fireplace





Plates 82 - 85. Wern Wen Farmhouse - Ground Floor - Living Room (Rm 2)





**Plates 86 - 89.** Wern Wen Farmhouse - Ground Floor - Hallway (Rm 3)  
Victorian Staircase and Brick Remodelling to Create Hallway, Storage Below Stairs





**Plate 90.** Farmhouse - Ground floor - Room 4



**Plate 91.** Farmhouse - Ground floor - Room 4 - Surviving Victorian Fireplace (Note Widening to Fit Fireplace)



**Plate 92.** Details of Fireplace & Ceiling Cornice



**Plate 93.** Details Of Fireplace Tiles



**Plate 94.** Farmhouse - Ground floor - Room 4 - Surviving Victorian Fireplace Detailed Shot



**Plate 95.** Farmhouse - Ground floor - Room 4 Later Brick Wall (South-Eastern Elevation)



#### **6.1.4.2.1.5 Room 5 – Sitting/Dining Room (Plates 96 – 101)**

**6.1.4.2.1.5.1** Room 5 is a second formal room and the layout largely mirrors that of room 4. There is an additional window opening in the south-eastern wall. Room 5 is a formal sitting/dining room and has much higher ceilings and grander proportions than the rooms in the rear section of the building. The plaster ceiling coving has survived but the fireplace had been removed by the previous owner. The door is Victorian, and the windows are modern UPVC replacements.

#### **6.1.4.2.2 First Floor (Plates 102 – 130)**

**6.1.4.2.2.1** There are three bedrooms and a hallway with stairs at this level. The rooms are split over two levels with room 6 set slightly lower than rooms 8 and 9 due to the differing heights of the different building elements.

##### **6.1.4.2.2.1 Room 6 – Bedroom (Plates 102 – 118)**

**6.1.4.2.2.1.1** Room 6 had been divided into two small bedrooms and a bathroom off a small corridor, but these divisions had been removed prior to the visit taking place. These divisions were however not original although they were likely, at least in part, to have been an element of the Victorian refurbishment.

**6.1.4.2.2.1.2** The room was dominated by the chimney breast from the large inglenook fireplace in the room below. Although the position was clearly visible the fireplace in this room had been blocked and the surround etc removed. The slate hearth survived *in situ*. There were two cupboards/recesses in the chimney breast for storage.

**6.1.4.2.2.1.3** There are three windows in this room – two modern UPVC replacements in the south-eastern wall and a small early casement window in the north-eastern.

**6.1.4.2.2.1.4** On examination of the roof space it was possible to confirm the suggestion made in the Listed Building description that the roof had been raised in this wing (see plate 117).

##### **6.1.4.2.1.2 Room 7 – Hallway and Stairs (Plates 119 – 122)**

**6.1.4.2.2.2.1** The Victorian features on the stairway continue from the floor below. There is a single window centrally positioned on the first-floor landing at the front of the building. The sash window has been replaced by a modern UPVC unit.

##### **6.1.4.2.1.3 Room 8 – Bedroom (123 – 126)**

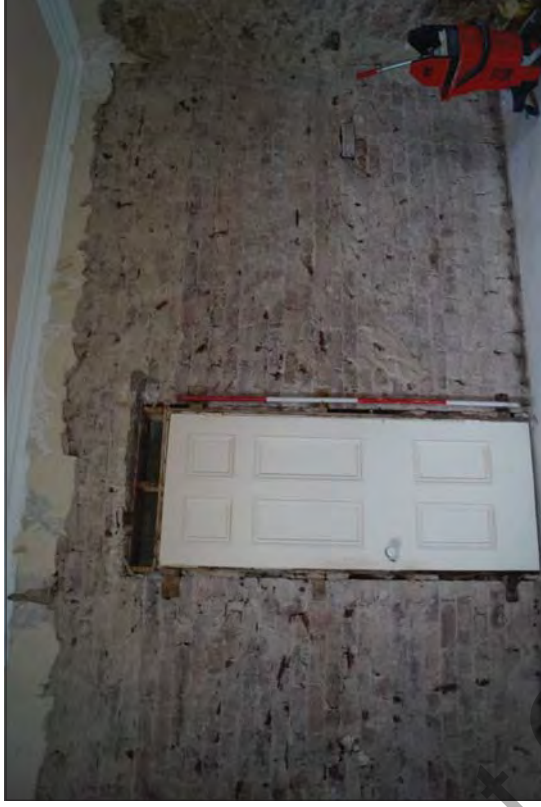
**6.1.4.2.2.3.1** The room had been stripped prior to the visit. This allowed the observation that the fire surround was contemporary with and of the same design as had been used on the ground floor. As observed at ground floor level this was not the original in this room, and the width of the chimney breast had been increased using lathe and plaster infill to accommodate the wider piece. The two windows in this room were modern UPVC replacements.

##### **6.1.4.2.1.4 Room 9 – Bedroom (127 – 130)**

**6.1.4.2.2.4.1** The room had been stripped prior to the visit. This allowed the observation that the fire surround was contemporary with and of the same design as had been used on the ground floor. As observed at ground floor level this was not the original in this room, and the width of the chimney breast had been increased using lathe and plaster infill to accommodate the wider piece. The window in this room was a modern UPVC replacement.



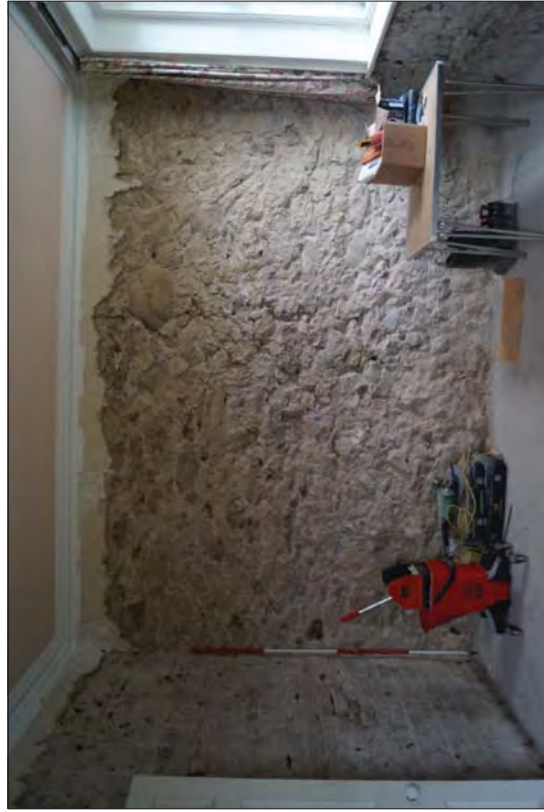
**Plate 96.** Farmhouse - Ground floor - Room 5  
South-Western Elevation



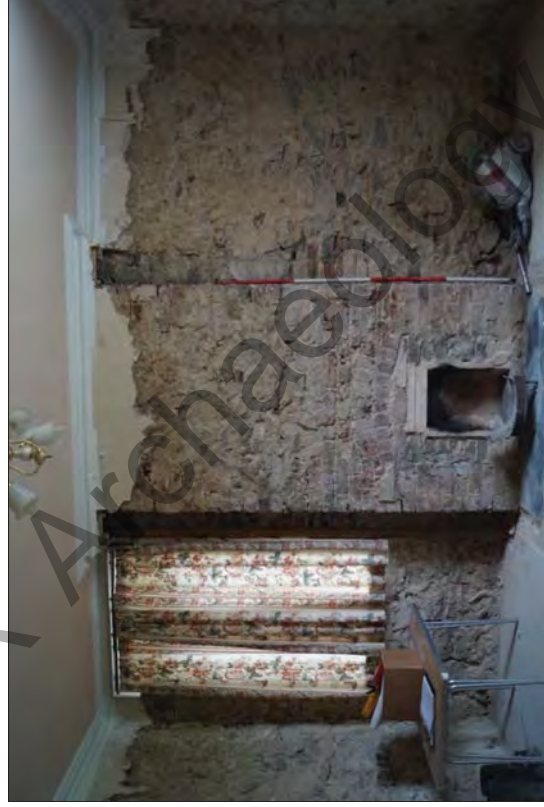
**Plate 97.** Farmhouse - Ground floor - Room 5 -  
North-Western Elevation. Surviving Victorian Door



**Plate 98.** Details of Join  
Between Brick & Stone



**Plate 99.** Farmhouse - Ground floor - Room 5 -  
North-Eastern Elevation



**Plate 100.** Farmhouse - Ground floor - Room 5  
Note Fireplace Modifications. South-Eastern Elevation



**Plate 101.** Fireplace  
Detailed Shot



# Wern Wen Farmhouse - First Floor Room 6



102.



103.



104.



105.



106.

**Plate 102.** North-Eastern Elevation

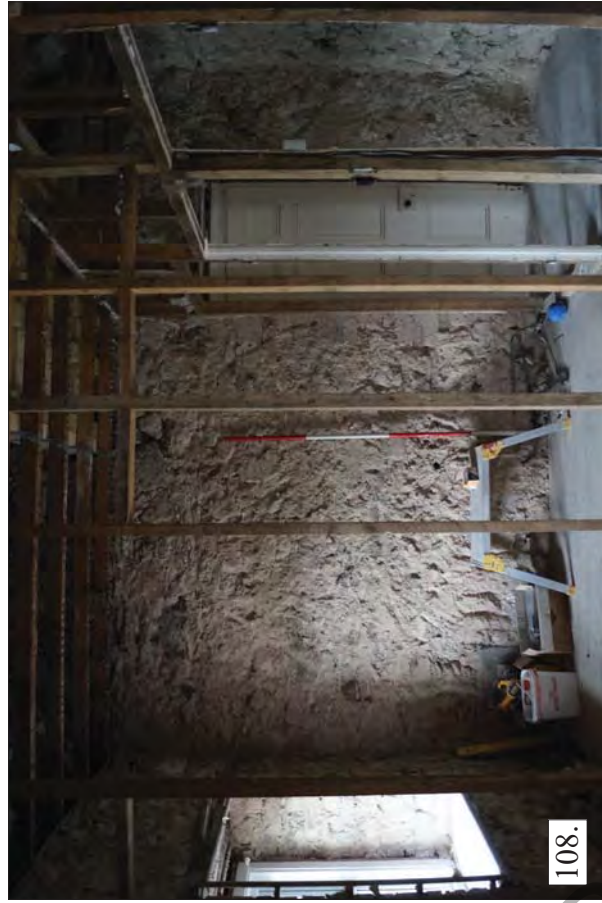
**Plate 103.** North-Eastern Elevation

**Plate 104.** Later Cupboard In Chimney Brest

**Plate 105.** North-Eastern Elevation - Later Fireplace Elevation - Later Fireplace Elevation & Cupboard

**Plate 106.** Slate Hearth





**Plate 107. Farmhouse - First Floor**  
- Room 6 - Roof Above Chimney

**Plates 108 - 110. Farmhouse**  
- First Floor - Room 6  
- South-Western Elevation





111.



112.



113.



114.

**Plate 111.** Farmhouse - First Floor  
- Room 6  
- North-Western Elevation

**Plate 112.** Farmhouse - First Floor  
- Room 6  
- South-Eastern Elevation

**Plates 113 - 114.** Farmhouse -  
First Floor - Room 6

Window Details in SE Elevation  
- Note Victorian Brick  
Modifications of Window Openings





**Plate 115.** Farmhouse - First Floor - Room 6 - Lathe & Plaster Roof



**Plate 116.** First Floor - Room 6 - Raised Roof Level



**Plate 117.** Farmhouse - First Floor - Room 6 - Roof Space



**Plate 118.** Farmhouse - First Floor - Room 6 - Roof Space





**Plates 119 - 122. Wern Wen Farmhouse - First Floor - Hallway (Room 7)**





**Plate 123.** Farmhouse - First Floor  
- Room 8 - South-Eastern Elevation



**Plate 124.** First Floor - Room 8 - Victorian Fireplace



**Plate 125.** Farmhouse - First Floor - Room 8  
- Roof Space - Note Raised Height



**Plate 126.** Farmhouse - First Floor  
- Room 8 - North-Eastern Elevation





**Plate 127.** Farmhouse - First Floor  
- Room 9 - North-Western Elevation



**Plate 128.** First Floor - Room 9 - Victorian Fireplace



**Plate 129.** Farmhouse - First Floor - Room 9  
- South-Western Elevation



**Plate 130.** Farmhouse - First Floor  
- Room 9 - North-Eastern Elevation

## **6.2 Archaeological Watching Brief/Excavation (Plates 135 – 138)**

**6.2.1** Initially it was stipulated that an intensive watching brief on all intrusive exterior groundworks related to the erection of the extension/conservatory at Wern Wen was to be undertaken. However, a site visit showed this to no longer be relevant due to the size of the area which has been excavated to remove obsolete fuel tanks. Further discussions were therefore conducted with Jenny Emmett of GAPS as to how best to proceed given this development.

**6.2.2** It was determined that the most appropriate course of action would be for the sections around the excavated area to be hand cleaned and recorded, along with the location and extent of the disturbed area. Provision was made that should pre-19<sup>th</sup> century remains be revealed in the section of the excavated area then it may then be necessary to excavate an evaluation trench to determine the character and date of these features. This was not necessary as no earlier features were identified.

## **7.0 Conclusion**

**7.0.1** The works at Wern Wen recorded several phases of building dating from the late 17<sup>th</sup> – mid 18<sup>th</sup> century onwards. It is likely that the farm house had earlier origins as a traditional Welsh long house although no traces of this structure were found.

**7.0.2** Of particular note, the building recording phase uncovered a Welsh curse on one of the barn roof trusses which is believed to be of early nineteenth century date. No known parallels for this could be found.

**7.0.3** The area to the rear of the farmhouse yielded no evidence for earlier building phases, and no archaeological features were uncovered.





Plates 131 - 134. Curse Inscription Uncovered in Barn





**Plates 135 - 138. Excavated Area for Extension at Rear of Farmhouse**



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[www.cadw.wales.gov.uk](http://www.cadw.wales.gov.uk)

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[www.coflein.gov.uk](http://www.coflein.gov.uk)

[www.gwynedd.gov.uk](http://www.gwynedd.gov.uk)

[www.historicwales.gov.uk/](http://www.historicwales.gov.uk/)

## **Appendix A.**

Agreed Specification for Archaeological Works

Copyright C.R Archaeology



**Specification for Archaeological Works at**

## **Wern Wen, Llangwstenin**

**NGR 281423 378180**

**Report Number CR165-2018**



**C.R Archaeology**

Compiled by Catherine Rees

On Behalf of Mr & Mrs Martin

**Specification for Archaeological Works at  
Wern Wen, Llangwstenin**

<b>Planning Application Number:</b>	0/44770
<b>National Grid Reference:</b>	281423 378180
<b>Client:</b>	Mr & Mrs Martin
<b>Report Author:</b>	Catherine Rees
<b>Report Number:</b>	CR165-2018
<b>Date:</b>	Updated 14/04/2018



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#### **Appendix A. Proposed Development Plans**

## 1.0 Introduction

C.R Archaeology have been instructed by Mr and Mrs Martin to conduct archaeological works at Wern Wen, Llangwstenin in compliance with conditions placed on their planning application (Planning Application 0/44770).

Wern Wen Farmhouse, (Figure 1) is situated in a rural setting between the urban areas of Llandudno Junction, Mochdre and Llandrillo-yn-Rhos in the county of Conwy. It occupies a slightly elevated position overlooking the Afon Ganol floodplain, and together with its outbuildings and the neighbouring property of Wern Goch and associated buildings, is part of a small farm complex.

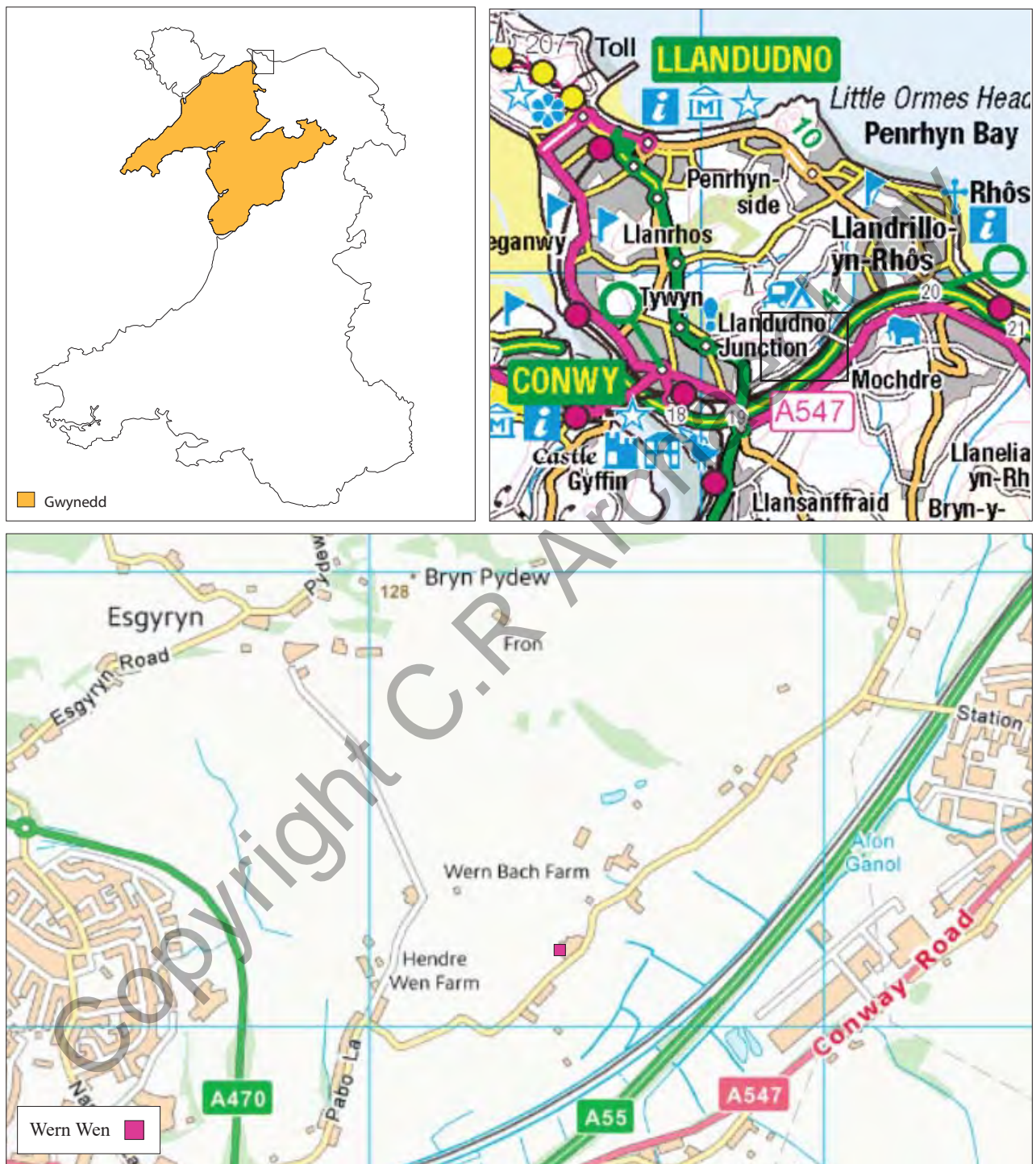
Wern Wen is a Grade II Listed Building (Cadw ID: 3282), listed for its “*special architectural interest as a farmhouse retaining definite C19 character, with earlier origins and integral farm ranges which retain traditional character*”. The building listing describes the house as “*North-east wing of C17 to mid C18 origin; roof possibly raised C19 at time of addition of South-west wing. North-east wing of two storeys. South-east elevation with pebbledash cladding and of two window bays; slate roof. Two segmentally headed sash windows without glazing bars and with horns on first floor and one to right hand on ground floor; to left hand on ground floor, doorway with slate canopy over six-panelled door with the top two panels glazed. Inside, ground front room, probably with double ceiling, with massive chamfered centre beam but with the cross-joists now hidden by a plaster ceiling; fireplace in North-east gable end. Later C19 wing to South-east. 2005: A 2-storey pebble-dashed house with white-brick quoins, slate roof behind coped brick gables, and white-brick end stacks. The 3-window front has a central round-headed panel door and overlight. Segmental-headed windows are replacements. The R gable end has similar replacement windows. A lower rear wing, with slight batter to the base, is also pebble-dashed and has a white-brick end stack. In its 2-window S wall facing the farmyard is a panel door to the L in a lean-to half-glazed porch. Windows are replacement in small earlier segmental-headed openings. The gable end has a small casement window upper R. On the N side is an outshut porch against the wing, with panel door incorporating an upper glazed panel*”.

The works to be carried out at the house are the erection of a utility room extension and conservatory and internal alterations. The proposed alterations are detailed in Appendix A.

This specification has been written with reference to a Brief for Archaeological Mitigation prepared by Development Control Archaeologist Jenny Emmett of GAPS as a methodology for a programme of works (document reference: D3234 dated 9<sup>th</sup> April 2018). The archaeological brief is stated as covering the entire site which is defined as comprising “*the whole of the farmhouse together with the associated land and outbuilding that are included in the consented development. The site is bounded on the eastern side by Cwstennin Road, on the north by Wern Goch, and to the south and west by pasture fields*”.

The mitigation works at Wern Wen will be undertaken as a staged programme of archaeological works. This programme will comprise historic building record, internal archaeological watching brief, supporting desk-based research and the cleaning and recording of an area to the rear of the property which has been excavated to allow the removal of obsolete fuel tanks. Should the cleaning of the area to the rear of the property yield a positive result, appropriate further works & post-excavation works on the discoveries made will be undertaken.





**Figure 1. Site Location Map** - Source: OS Open Data  
(Contains Ordnance Survey data © Crown copyright and database right 2018)

## 2.0 Project Aims & Objectives

The aim of this programme of works is to create a Level 2/3 Building Record of Wern Wen farmhouse and stables prior to the recommencement of works. This is to be supplemented by an additional record of the building interior following and further stripping out/remodelling works.

This scheme of works had originally aimed to monitor all exterior groundworks associated with the erection of an extension and conservatory in order to identify and assess the survival, character and date of any archaeological remains and to excavate/record any archaeological remains uncovered. A site visit was undertaken and due to the extent of damage caused by the removal of obsolete fuel tanks was more extensive than first thought and covers the footprint of the proposed extensions. The aim has therefore been modified to clean back and record all exposed sections and to record the area of disturbance at the property.

It aims to fulfil the mitigation criteria for undertaking an Archaeological Building Recording and an Archaeological Watching Brief as specified in the ClfA Standard and Guidance documents (Revised 2014).

The objectives of the archaeological programme are to provide an archive record of the building; to increase understanding of the site's history, development and significance; to record any archaeological remains which may be exposed in the sections of the area excavated to the rear of the property and to establish and make available information about the archaeological resource existing on the site.

## 3.0 Historical Background

This section is through necessity brief and is intended merely to provide a basic outline of the building's history. The compilation of a more detailed history will form an integral part of the final report.

The following text has been taken from the Cadw Listed Building description of the property:

*“A C17 house, part of which became the rear wing of an enlarged house of the late C19, which is shown on the 1890 Ordnance Survey.*

*North-east wing of C17 to mid C18 origin; roof possibly raised C19 at time of addition of South-west wing. North-east wing of two storeys. South-east elevation with pebbledash cladding and of two window bays; slate roof. Two segmentally headed sash windows without glazing bars and with horns on first floor and one to right hand on ground floor; to left hand on ground floor, doorway with slate canopy over six-panelled door with the top two panels glazed. Inside, ground front room, probably with double ceiling, with massive chamfered centre beam but with the cross-joists now hidden by a plaster ceiling; fireplace in North-east gable end. Later C19 wing to South-east. 2005: A 2-storey pebble-dashed house with white-brick quoins, slate roof behind coped brick gables, and white-brick end stacks. The 3-window front has a central round-headed panel door and overlight. Segmental-headed windows are replacements. The R gable end has similar replacement windows. A lower rear wing, with slight batter to the base, is also pebble-dashed and has a white-brick end stack. In its 2-window S wall facing the farmyard is a panel door to the L in a lean-to half-glazed porch. Windows are replacement in small earlier segmental-headed openings. The gable end has a small casement window upper R. On the N side is an outshut porch against the wing, with panel door incorporating an upper glazed panel.*



*Listed for its special architectural interest as a farmhouse retaining definite C19 character, with earlier origins and integral farm ranges which retain traditional character”.*

The following further historical notes are included in the Brief for Archaeological Mitigation (reference D3234):

*“Wern Wen is shown on the 1840 tithe map as an inverted L-plan building, with a long north-western wing, and two detached outbuildings to the south-east, both of which are still standing. By the first edition Ordnance Survey map of 1889, the north-western wing had been demolished and the present south-western wing and lean-to kitchen had been constructed; the listing description suggests that the roof of the earlier wing was raised at this time as well, indicating a period of considerable remodelling of the property”.*

## **4.0 Geographical and Geological Context**

### **4.1 Topography**

Wern Wen Farmhouse, is situated in a rural setting between the urban areas of Llandudno Junction, Mochdre and Llandrillo-yn-Rhos in the county of Conwy. It occupies a slightly elevated position overlooking the Afon Ganol floodplain, and together with its outbuildings and the neighbouring property of Wern Goch and associated buildings, is part of a small farm complex.

### **4.2 Geology**

The bedrock is recorded as *“Elwy Formation - Mudstone, Siltstone and Sandstone. Sedimentary Bedrock formed approximately 424 to 427 million years ago in the Silurian Period. Local environment previously dominated by deep seas. These sedimentary rocks are marine in origin. They are detrital and comprise coarse- to fine-grained slurries of debris from the continental shelf flowing into a deep-sea environment, forming distinctively graded beds”.*

The superficial deposits are recorded as *“Till, Devensian - Diamicton. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by ice age conditions (U). These sedimentary deposits are glacial in origin. They are detrital, created by the action of ice and meltwater, they can form a wide range of deposits and geomorphologies associated with glacial and inter-glacial periods during the Quaternary”* ([www.mapapps.bgs.ac.uk/geologyofbritain/home.html](http://www.mapapps.bgs.ac.uk/geologyofbritain/home.html)).

## **5.0 Scheme of Works - Methodology**

The proposed works will be conducted in stages and each is detailed separately below.

### **5.1 Scheme of Works – Methodology for Building Recording**

The methodology employed will conform to the requirements of a Level 2/3 Building Record as specified in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006/Historic England 2017) and The Chartered Institute for Archaeologists: *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Revised 2014).

The following points are detailed in *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2017).

The record created for Wern Wen will consist of:

Written Account	Points 1-3, 5-8, 12, 18 & 22
Drawings	Points 2, 7-9
Photography	Points 1-9.

#### **5.1.1 Desk Based Research**

A complete and coherent history of the site will be compiled utilising information sourced from Bangor University Archives & Conwy Archives. A full map progression will be undertaken along with a search of estate records and general archival research. Web resources will also be utilised.

The works will be conducted in accordance with the CIfA Standards and Guidance for Historic Environment Desk-based Assessment (CIfA revised 2014) and will include the information required to fulfil points 1-3, 5-8, 12, 18 & 22 as specified in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006).

This material will form the historical background for the archaeological report. The report will also include the results of the photographic survey and an additional compact disc containing all site images in Tiff format.

#### **5.1.2 Drawn Survey**

Architects drawings of the elevations and plans of the existing building have been produced by Parry Davies Architects Ltd and it was not felt necessary to replicate these existing works. Copies of these documents will be incorporated into and discussed in the text. These drawings will be annotated and amended to reflect the current building layout and to aid interpretation of building phasing.

These drawings will fulfil point 2 as specified in “*Understanding Historic Buildings: A Guide to Good Recording Practice*” (English Heritage 2006). Location plans and historical material will be produced/sourced by C.R Archaeology to fulfil criteria 8-9 in the aforementioned document.

#### **5.1.3 Photographic Survey**

A photographic survey of Wern Wen will be undertaken. This will include:

- 1) A photographic survey of the exteriors of Wern Wen farmhouse and stables including general shots of the site environs
- 2) A photographic survey of the interiors of Wern Wen farmhouse and stables
- 3) A photographic record of the interiors of Wern Wen farmhouse and stables during/following the stripping out and remodelling of the interiors to illustrate any further historic features which may be revealed during the works

The methodology employed will conform to the requirements of photographic recording to the equivalent of a Level 3 Survey, as specified in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006) and will include works specified in points 1-9.

**Note:** In the event that either building is found to have significant structural or decorative detail that cannot be adequately recorded by photography alone, the record will be extended to include an additional drawn record.



### 5.1.3.1 Equipment

The photographic survey of Wern Wen will be undertaken using a 20 mega-pixel Sony Alpha digital camera with a variety of standard and other lenses using a tripod where necessary. Images will be captured in RAW format for later processing into high resolution JPG and TIFF files.

Where possible all exterior and interior elevations of the building will be photographed with scales from ground level. Additional photographs will be taken detailing important architectural features and the general setting of the site.

### 5.2 Scheme of Works – Methodology for Archaeological Watching Brief

Initially it was stipulated that an intensive watching brief on all intrusive exterior groundworks related to the erection of the extension/conservatory at Wern Wen was to be undertaken. A site visit has however shown this to no longer be relevant due to the size of the area which has been excavated to remove obsolete fuel tanks. Further discussions have therefore been conducted with Jenny Emmett of GAPS as to how best to proceed given this development.

It was determined that the most appropriate course of action would be for the sections around the excavated area to be hand cleaned and recorded, along with the location and extent of the disturbed area. Should pre-19<sup>th</sup> century remains be revealed in the section of the excavated area then it may then be necessary to excavate an evaluation trench to determine the character and date of these features. Jenny Emmett of GAPS will be informed of any such discovery and a site visit will be arranged. Should evaluation trenching be deemed necessary a separate Specification for Archaeological Works will be prepared.

An intermittent watching brief will be conducted on the interior of the farmhouse building during the stripping out and remodelling works. This will involve the inspection and recording of the roof, removal of the first floor flooring and mantle, removal of plaster and other internal works which reveal previously hidden architectural details.

In the event that either building is found to have significant structural or decorative detail that cannot be adequately recorded by photography alone, the record will be extended to include a drawn element.

C.R Archaeology will notify GAPS as the date of the commencement of works. A site visit will be arranged to allow for the inspection of works. In the event of a significant discovery GAPS will be informed of the discovery and a mitigation strategy agreed before works will progress.

Fieldwork is to be conducted by Matthew Jones or Catherine Rees of C.R Archaeology.

#### 5.2.1 Recording

The record forms at C.R Archaeology are based on the English Heritage (now Historic England) system and full written, graphic and photographic records will be made in accordance with the English Heritage *Field Recording Manual*. Sample forms can be provided on request. The written record shall comprise completed *pro-forma* record sheets.

Plans, sections and elevations will be produced on gridded, archive standard stable polyester film at scales of 1:10, 1:20 or 1:50, as appropriate. Representative measured sections will be prepared as appropriate showing the sequence and depths of deposits. A temporary benchmark (TBM) will be established on the site and plans, elevations and sections will contain grid and level information. All drawings will be numbered and listed in a drawing register, these drawing numbers being cross-referenced to written site records.

A high-resolution 14.2mp Sony Alpha digital camera will be used to create a photographic record of the site. This will be comprised of photographs of archaeological features and appropriate groups of features and structures. Included in each photograph will be an appropriate scale and north arrow. All photographic records will be indexed and cross-referenced to written site records. Details concerning subject and direction of view will be maintained in a photographic register, indexed by frame number. Images from photography will be stored in a loss-less digital format in this case '\*.TIF'.

A 'harris matrix' diagram will be constructed for the excavated area.

### **5.2.2 Additional Mitigation/Contingency Measures**

In the event of a significant or complex archaeological discovery being made during the excavation C.R Archaeology will immediately inform both the client and the development control archaeologist. Consultation will take place between C.R Archaeology, GAPS and the client with regards to the most suitable course of action.

As mentioned above further mitigation, most likely in the form of the excavation of an evaluation trench, may be required should there be pre-19<sup>th</sup> century archaeological features exposed following the cleaning of the sections of the disturbed exterior area.

In the event that human remains are encountered site work will cease with immediate effect. The coroner, client and monitoring body will be informed immediately. The company will abide by the requirements of Section 25 of the Burial Act 1857. Any arrangements regarding the discovery of human remains will be at the discretion of HM Coroner whose instruction/permission will be sought. All human remains are to be preserved *in situ*, covered and protected. They will only be removed in exceptional circumstances and with the appropriate Ministry of Justice licence, environmental health regulations, Coroner's permission and, if appropriate, in compliance with the Disused Burial Grounds (Amendment) Act 1981 or other local Act, with adequate security provided in such cases.

Any artefacts recovered that fall within the scope of the Treasure Act 1996 will be reported to the landowner, GAPS and to HM Coroner.

### **5.2.3 Recovery, Processing and Curation of Artefactual Material**

All recovered artefactual material will be retained, cleaned, labelled and stored according to *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials (CIfA 2014)* and *First Aid for Finds (Watkinson & Neal 2001)*. The aim will be to create a stable, ordered, well-documented, accessible material archive forming a resource for current and future research (CIfA 2014).

All artefactual material will be bagged and labelled with the site code and context number prior to their removal from site. The archive reference number will be clearly marked on all finds.

Each assemblage will be examined according to typological or chronological criteria and conservation needs identified. An assessment report of all post-medieval material will be produced by Matthew Jones and further specialists will be appointed as required. A list of specialists will be prepared prior to the post-excavation phase of works.

Specialist conservation will be undertaken by an approved conservator on advice provided by a suitable specialist. This will be conducted in accordance with guidelines issued by the Institute for Conservation.



Following analysis, it is hoped that all archaeological material recovered will be deposited with Llandudno Museum. However, the client has asked to reserve the right to retain ownership of any artefacts. Processed assemblages will be boxed according to issued guidelines and a register of contents compiled prior to deposition.

In the event of a negative result the digital/paper archives will be deposited at the RCAHMW.

The works will be carried out in accordance with The Chartered Institute for Archaeologists: *Standard and Guidance for Archaeological Watching Brief*.

#### **5.2.4 Archive Compilation**

All records created during the fieldwork will be checked for consistency and accuracy and will form part of the *Primary Site Archive (P1)* (EH 2006). The archive will contain all data collected, including records and other specialist materials. It will be ordered, indexed, adequately documented, internally consistent, secure, quantified, conforming to standards required by the archive repository and signposted appropriately to ensure future use in research, as detailed in the English Heritage *Management of Research Projects in the Historic Environment* (MoRPHE) methodology.

The archive will be assembled in accordance with the guidelines published in, *Standards in the museum care of archaeological collections* (Museums & Galleries Commission 1994), *Guidelines for the preparation of excavation archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation* (AAF 2007).

All materials contained within the *Primary Site Archive (P1)* that are subsequently identified by the *Assessment Report (P2)* as appropriate for analysis will be processed by suitable specialists and the resultant *Research Archive (P3)* will be checked and ordered according to MoRPHE criteria.

Llandudno Museum/RCAHMW will be notified in advance of the proposed work and the deposition of any archive created by this archaeological project and archive material will be deposited in accordance with the organisation's terms and conditions for archive deposition.

#### **5.3.0 Timetable for Proposed Works**

It is envisaged that works at Wern Wen will commence as soon as possible. Initial site work (building recording) is to take place over one day with further site visits to clean the sections of the disturbed area and following further stripping out works are undertaken. Gwynedd Archaeological Planning Services will be informed of the exact site days to allow monitoring of works.

#### **5.3.1 Staffing**

The project will be managed by Catherine Rees (MCIfA, BA, MA, PgDip HEC). All staff will have a skill set equivalent to at least the CIfA ACIfA level.

All projects are carried out in accordance with CIfA *Standard and Guidance* documents.

#### **5.3.2 Monitoring**

The project will be subject to monitoring by Gwynedd Archaeological Planning Services. The monitor will be given prior notice of the commencement of the fieldwork. A projected time-scale and copy of the risk assessment can be provided on request to the monitoring body prior to the commencement of works. GAPS will be notified in writing of the commencement dates for archaeological site work.

### **5.3.3 Health and Safety**

A risk assessment will be conducted prior to the commencement of works and site staff will be familiarised with its contents. A first aid kit will be located in the site vehicle.

All staff will be issued with appropriate Personal Protective Equipment (PPE) for the site work. Initially this is anticipated to consist of:

- Safety Helmets (EN397)
- Hi-visibility vests (EN471)
- Safety footwear – steel toecap and mid-sole boots and Wellingtons (EN345-47)

Any further PPE required will be provided by C.R Archaeology

All staff will have passed at least a CITB health and safety test at least operative level.

C.R Archaeology staff will also comply with any Health and Safety Policy or specific on-site instructions provided by the client or their appointed Principal contractor or H&S coordinator.

### **5.3.4 The Report**

The reports will clearly, and accurately incorporate information gained from the programme of archaeological works. They will present the documentary evidence gathered in such a way as to create a clear and coherent record. The reports will contain site plans showing the locations of photographs taken.

The reports will include:

- a copy of the design brief and agreed specification
- a location plan based on current OS mapping at an appropriate scale
- the nature, extent and degree of survival of archaeological features, structures or deposits within the site
- the significance of any remains in their context both regionally and nationally
- if applicable, assessment of the environmental potential of the archaeological deposits
- if applicable, assessment of the faunal potential of the archaeological deposits
- if applicable, assessment of the artefactual potential of the archaeological deposits
- sufficient historical and archaeological detail to allow interpretation of the results and to support assessment of significance
- all identified features and significant finds plotted on appropriately scaled site plan(s)
- full dimensional and descriptive detail of all identified features and significant finds including grid reference and where possible, period
- a full bibliography of sources consulted
- an archive compact disc

Due to the phased nature of the programme of works at Wern Wen the reports will be also be phased and will detail the results of the works separately in accordance with the scheme of works on site.



It is planned that the first report will detail the results of the initial building recording and the cleaning and recording of the disturbed area to the rear of the property. A second report will record the results of any further stripping/clearing works at the property and, if necessary, a third report will report will detail the results should additional evaluation trenching be undertaken.

Copies of the reports in Adobe PDF format will be sent to the appropriate monitoring archaeologist for approval before formal submission. A bound paper copy and PDF digital copy of the report will be submitted as part of the formal submission. A digital Adobe PDF version and a bound paper copy of the final report and will be lodged with the Gwynedd Historic Environment Record within six months of completion of fieldwork.

A summary of the work will be published in the Archaeology in Wales Journal with additional publications dependant on the results of the field work.

#### **5.3.4.1 Copyright**

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Walker, K. 1990. *Guidelines for the preparation of excavation archives for long-term storage*. United Kingdom Institute for Conservation (UKIC) Archaeology Section

Watkinson, D. & Neal, V. 2001. *First Aid for Finds*. London. United Kingdom Institute for Conservation of Historic & Artistic Works

**Websites – all sites were visited 10/04/2018**

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[www.cadw.wales.gov.uk](http://www.cadw.wales.gov.uk)

[www.cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=3282](http://www.cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=3282)

[www.coflein.gov.uk](http://www.coflein.gov.uk)

[www.gwynedd.gov.uk](http://www.gwynedd.gov.uk)

[www.historicwales.gov.uk/](http://www.historicwales.gov.uk/)

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**Appendix B.**

Proposed Development Plans

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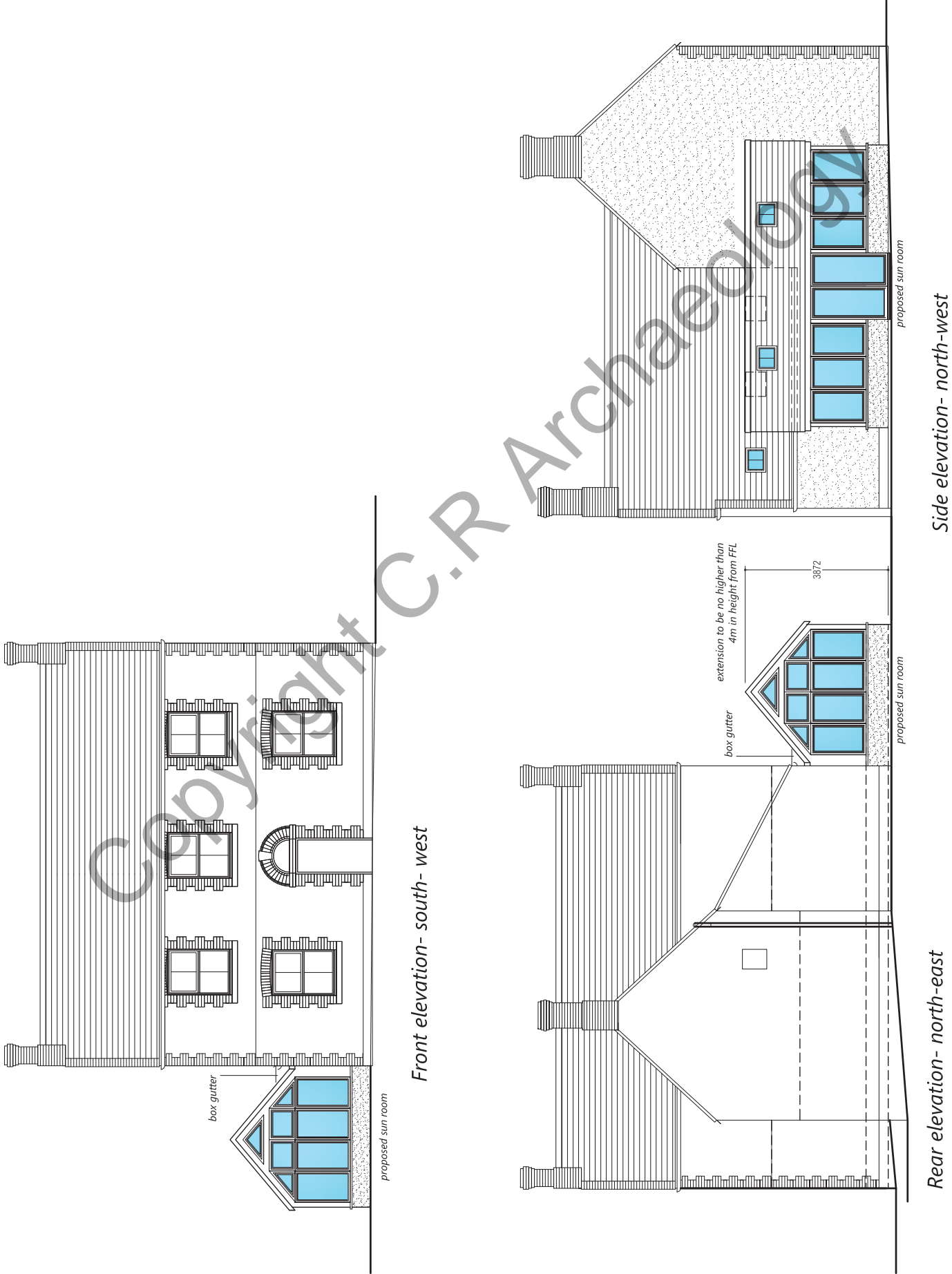






PDP Architects. Chartered Architects.				PROJECT TITLE Wern Wen, Garth Road, Llangwstenin, Llandudno Junction LL31 9JF			
DATE October 2017				DRAWING TITLE Proposed elevations			
SCALE 1:100 @ A3				DRAWG. NO. 17.5818/5			
CHK				REV A			
				Tel: 01745 585517 E-mail: PDPArchitects@aol.com			

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CHECK DIMENSIONS ON SITE. REPORT ANY ERRORS OR OMISSIONS TO ARCHITECT.



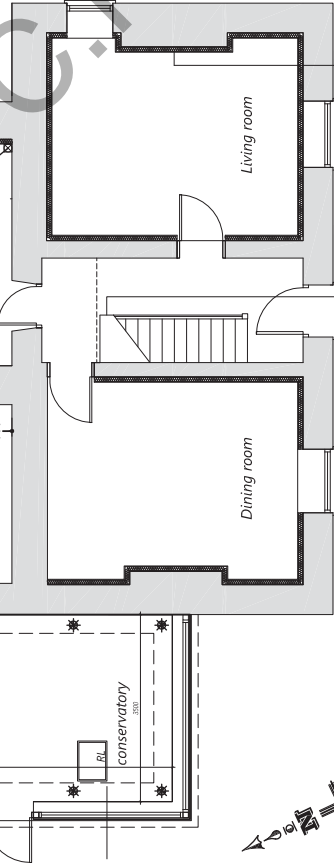
Materials:

Sun room:  
Walls to up 600mm above FFL to be masonry cavity construction with render finish.  
Windows and doors: timber double glazed units, see elevations for style  
Roof: Natural mineral roof slates to match main roof- sample to be submitted to Local Authority prior to installation

set back extension from main gable by 225mm to be subservient to existing structure

to create breakfast bar area within newly enlarged rooms the existing wall shall be removed floor level to wall plate, roof propped and rebuilt in blockwork as supporting the rubble to retain the upper section of walls would be ineffective

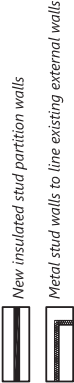
Drain from new soil pipe at corner to be taken beneath existing floor by means of carefully lifting the tiles, preparing a channel and then re-fixing the tiles in place.



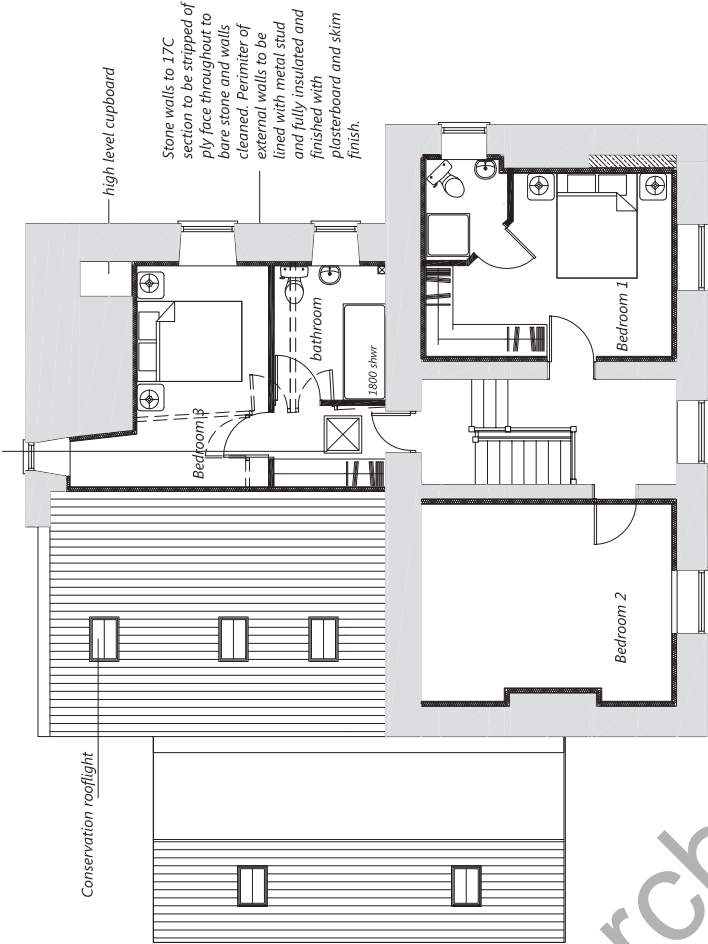
Proposed ground floor layout plan



KEY:



New roof access trap to be inserted into new ceiling (spacing of ceiling binders to be investigated to ensure trap is positioned between). Access to be provided in order to insulate the loft area



Proposed first floor layout plan

chimney recess to be studded out to create flat wall, Skirting section to match and marry into existing at chimney breasting and external wall

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Parry Davies Architects.

Chartered Architects.

PROJECT TITLE	DATE	SCALE	DRAWN	CHK
Wern Wen, Garth Road, Llangwstentin, Llandudno Junction LL31 9JF	October 2017	1:100 @ A3	KEG	
DRAWG. TITLE	DRAWG. NO	REV		
Proposed floorplan arrangements	17.5818/4			

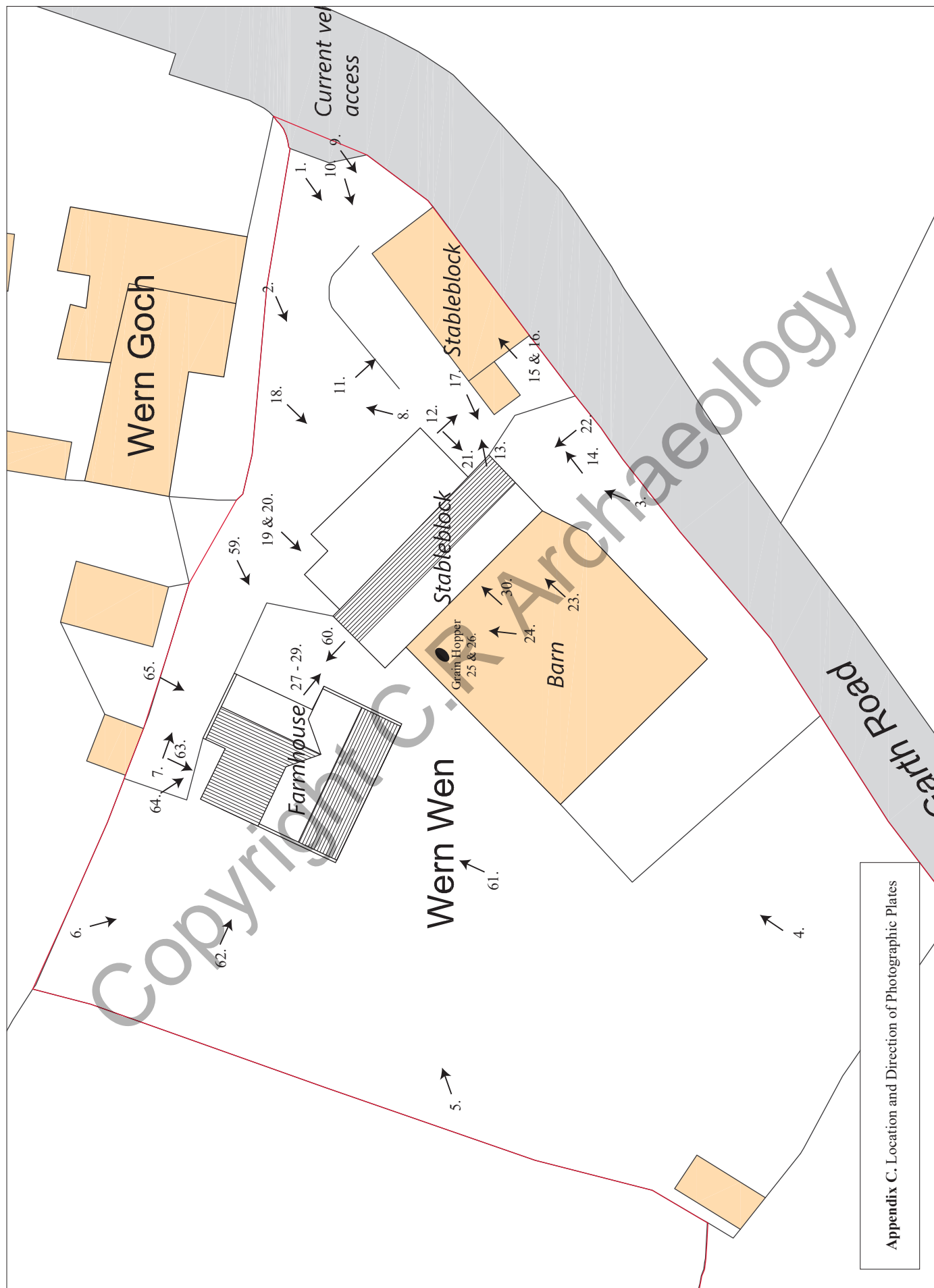
Studio 55:20, North Wales Business Park, Abergele LL22 8LJ  
Tel: 01745 585517 E-mail: PDPArchitects@aol.com



## **Appendix C.**

Location & Direction of Photographic Plates

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Appendix C. Location and Direction of Photographic Plates



