

**Results of Archaeological Works
(Building Recording) at**

Plas Llanfigael, Llanfigael, Anglesey



NGR SH3283 8285

Report Number CR76-2014



C.R Archaeology

Compiled by Catherine Rees

on Behalf of Miss Deborah Newbold

C.R Archaeology wish to thank the staff at Gwynedd Historic Environment Record, Gwynedd Archives, Caernarfon and Bangor University Archives for all their assistance during our research for this project.

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1.0 Introduction

C.R Archaeology have been instructed by Miss Deborah Newbold to conduct archaeological works at Plas Llanfigael in compliance with conditions placed on her planning application (Planning Application 27C95D/LB).

Plas Llanfigael, Llanfigael, (Figure 1) was believed to have been a former rectory situated in a rural setting near Llanfachraeth in north-west Anglesey. It is set back slightly from the road and is within the hamlet of Llanfigael. It is associated with the church of St. Figael and is located approximately 30m to the north-east of the current church building. The building is an integral component of a group of buildings which includes the aforementioned St. Figael's Church (Grade II Listed Building ID 5296) and Llanfigael farm (NPRN 15730), barn (NPRN 31072) and granary (NPRN 31089).

Plas Llanfigael is a Grade II Listed Building (Listed Building Reference 5297), listed as an example of “*a good late 18th Century rectory retaining many original features*”. Unfortunately a fire in April 2011 caused extensive damage including the destruction of the roof and the vast majority of the interior features. Planning permission has been granted for the rebuilding of the house with the addition of a single storey extension to the property which will house a conservatory/swimming pool. It is intended that the rebuild will incorporate/retain as much of the historic fabric of the building as possible (see Appendix A for proposed plans).

A specification (CR75-2014 included as Appendix B) was written with reference to correspondence from GAPS (Ref 0311je03/D1896 dated March 11th 2014) and following a discussion (August 6th 2014) with Development Control Archaeologist Jenny Emmett of GAPS as a methodology for a programme of works.

It was noted in correspondence from GAPS that St. Figael's Church has pre-1254 origins and the possibility was raised that the curvilinear northern boundary enclosing Plas Llanfigael may represent a former *llan* boundary. Concern was therefore expressed that should Plas Llanfigael be located within a medieval enclosure then there was the potential that medieval deposits might be encountered during ground works. It was also acknowledged that the boundary may not be of such considerable antiquity and related instead to landscaping associated with Plas Llanfigael. Archival research and on site recording has shown this curvilinear feature to be a ha-ha associated with the Georgian house but has highlighted the likelihood that there was an earlier, possibly late Medieval house which preceded the construction of Plas Llanfigael. A property known as Tyn Llan is recorded from at least 1745 and there is reasonable circumstantial evidence that the house may date from considerably before this.

It was proposed that works would be undertaken in two phases with the first phase being the creation of a Level 2/3 Building Record of the structure to record the building prior to works being undertaken. This phase included historic/archival research and the compilation of a comprehensive photographic record of Plas Llanfigael and its environs. The second phase of works will be an archaeological watching brief which is to be conducted on the groundworks associated with the planned rear building extension. This report records the results of the first phase of works and is a Level 3 record of the building.

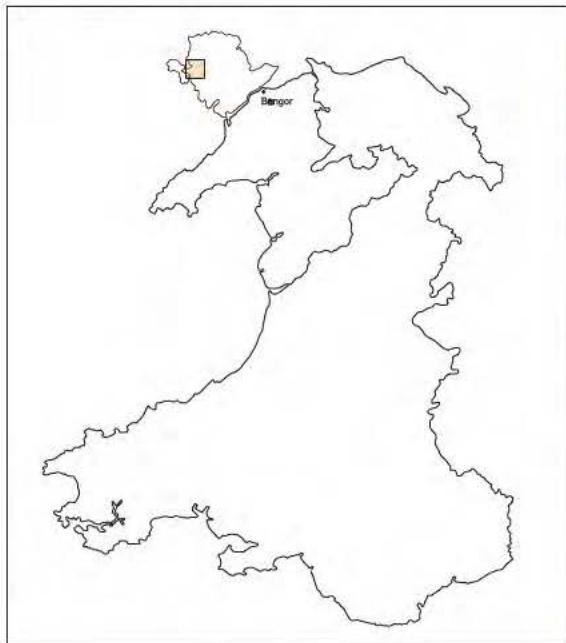


Figure 1. Plas Llanfihangel Location Map
(Source: OS Open Data Mapping Contains Ordnance Survey data
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2.0 Project Aims & Objectives

The aim of this phase of the programme of works was to create a Level 2/3 Building Record of Plas Llanfigael and to establish the origin of the curvilinear boundary to the north of the house.

It aimed to fulfil the mitigation criteria for undertaking an Archaeological Building Recording as specified in the IfA Standard and Guidance documents (1996 Revised 2008).

The objectives of this phase of archaeological works were to provide an archive record of the building and to increase understanding of the site's history, development and significance and to establish and make available information about the archaeological resource existing on the site.

3.0 Scheme of Works - Methodology

3.1 Scheme of Works – Methodology for Building Recording at Plas Llanfigael

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) and The Institute for Archaeologists: *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Revised 2008).

The following points are detailed in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006).

The record created for Plas Llanfigael consists of:

Written Account	Points 1-3, 5-8, 12, 18 & 22
Drawings	Points 2, 4, 7-9
Photography	Points 1-9.

3.1.1 Desk Based Research

A complete and coherent history of the site was compiled utilising information sourced from Bangor University Archives, Anglesey Archives & Gwynedd Archives. A full map progression was undertaken along with a search of estate, tithe, census records. Historic newspapers and web resources were also utilised.

The works were conducted in accordance with the IfA Standards and Guidance for Historic Environment Desk-based Assessment (IfA 2009) 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).

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

Drawings of the building elevations and plans were produced for the property by Russell-Hughes Architects (who retain the copyright for their work) 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 and to aid interpretation of building phasing.

These drawings fulfil points 2 & 4 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

A photographic survey of Plas Llanfigael was undertaken. This included:

- 1) A photographic survey of the exterior of Plas Llanfigael
- 2) A photographic survey of the interior of Plas Llanfigael

Due to the fire damage to the building some emergency works on site had commenced prior to the site visit by C.R Archaeology and some elevations of the building were partially obscured by scaffolding. Every effort was made to photograph all accessible areas.

When recording the building interior it was not possible to enter the upper floors of Plas Llanfigael to photograph the rooms as the floors were destroyed by fire. Wherever possible a record of the upper rooms was made from ground floor level.

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

A photographic survey of Plas Llanfigael was undertaken using a 14.2 mega-pixel Sony Alpha-350 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.

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.

3.2.0 Timetable for Proposed Works

Works at Plas Llanfigael commenced on 7th August. Initial site work took place over one day with further site visits when the groundworks for the new extension commence. Gwynedd Archaeological Planning Services were informed of the exact site days to allow monitoring of works.

3.2.1 Staffing

The project was managed by Catherine Rees (BA, MA, Pg Dip Historic Environment Conservation). All projects are carried out in accordance with IfA *Standard and Guidance* documents.

3.2.2 Monitoring

The project was subject to monitoring by Gwynedd Archaeological Planning Services. The monitor was given prior notice of the commencement of the fieldwork.

3.2.3 Health and Safety

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.

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)

All staff have passed at least a CITB health and safety test and will carry a Construction Related Organisation (CRO) White Card for Archaeological Technician (Code 5363).

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

3.2.4 The Report

The 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 a site plan showing the locations of photographs taken.

The report includes:

- A copy of the agreed specification
- A location plan
- A descriptive and interpretive written account of the building, building history and building phases
- Architects and historical plans and elevations
- A plan illustrating the location and direction of any photographs or drawings
- Full dimensional and descriptive detail, a full bibliography of sources consulted
- An archive compact disc

The report details the results of the Level 3 Building recording at Plas Llanfigael. A supplementary report will be produced detailing the results of the Archaeological Watching Brief on the groundworks associated with the new extension to the building.

Copies of the report 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.

3.2.4.1 Copyright

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

The site is located within the Parish of Llanfigael, a separate parish attached to Llanfachraeth within the hundred of Tal Y Bolion approximately 2.5 miles from Bodedern, Anglesey. The surrounding land use is predominantly agricultural.

Plas Llanfigael is situated within a small hamlet set back from a country lane. It is an integral element of a group of building which include Llanfigael church and farm. The Afon Alaw runs to the south and east of the site.

4.2 Geology

The bedrock geology at the site is described as “*New Harbour Group - Mica Schist And Psammite. Metamorphic Bedrock formed approximately 542 to 635 million years ago in the Ediacaran Period. Originally sedimentary rocks formed in deep seas. Later altered by low-grade metamorphism. These rocks were first deposited as graded clastic sediments or turbidites in the deep sea, and then later metamorphosed, though there is evidence of their sedimentary origin*”(www.bgs.ac.uk).

The site lies on the boundary of superficial geology strata. The first is described as “*Alluvium - Clay, Silt, Sand And Gravel. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by rivers. These rocks were formed from rivers depositing mainly sand and gravel detrital material in channels to form river terrace deposits, with fine silt and clay from overbank floods forming floodplain alluvium, and some bogs depositing peat; includes estuarine and coastal plain deposits mapped as alluvium*” whilst the second is 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. These rocks were formed in cold periods with Ice Age glaciers scouring the landscape and depositing moraines of till with outwash sand and gravel deposits from seasonal and post glacial meltwaters*” (www.bgs.ac.uk).

5.0 Historical Background

For ease of interpretation this section has been divided into a brief history of the known archaeological sites with the vicinity of Plas Llanfigael, followed by a more detailed section specific to the house and its immediate environs.

5.1 Results of Search of Historic Environment Record

The Gwynedd HER records for the area around Plas Llanfigael were explored and a search radius' of 500m examined. Within the 500m search area two results were returned – the record for Plas Llanfigael (PRN 11165) itself and that for the neighbouring Parish Church (assigned PRN's 2052 & 6996). Plas Llanfigael will be discussed in detail below.

The Parish Church is recorded as “*Llanfigael parish church is dedicated to St Figael and is located in the diocese of Bangor. It was listed in the 1254 Norwich taxation, but by the 18th century it was in ruins and subscriptions were collected to repair it.*

The stone-walled churchyard is rectilinear in form and is raised above the surrounding ground. It is bounded by a large corn barn to the south west and an 18th-century classical house, Plas Llanfigael, to the north. The entrance is to the north west.

The church was constructed of uncoursed local rubble and is of continuous nave and chancel. Although the west wall has been rebuilt, the remaining walls are probably medieval. No medieval openings remain. It is most likely that the church was rebuilt in the early 19th century, although work may have started in the 18th century.

The early 19th-century fittings are noteworthy and include the seating, the pulpit, the reading desk and the communion rails. The octagonal font dates to the 14th century”.

Archive research into the history of Plas Llanfigael allows us to confirm that the church was rebuilt in the 19th Century and it is recorded that the then owner/occupier of Plas Llanfigael, Mr Owen Owens, was responsible for the rebuilding of the church in 1841 (see below).

5.2 A History of Plas Llanfigael

The exact date of the construction of Plas Llanfigael could not be determined and it has been attributed various foundation dates between 1780 (Haslam et al 2009: 176) and 1795 (Cadw Listed Building Description/RCAHMW Database Record).

What is clear from archival research is that Plas Llanfigael had a predecessor and although we cannot be certain of its exact location the name of the property – Tyn Llan (or Ty y Llan), places it within the vicinity of the church and the current building. The earliest reference which mentioned Tyn Llan was “An appointment for the habitation of Parish of Llanfigael” dated 1745. It records an Owen Morris at Ty y Llan in 1745, 1753, 1768 and 1760 and a John Heinz as resident 1772-1773 (Anglesey Archives: WQT41)

The land on which the property is situated belonged to the family estate of Jane Morris (née Hughes born 1719), wife of William Morris. (William was controller of customs at Holyhead and was a botanist, antiquary and letter writer. Letters exchanged between William Morris and his brothers Lewis, Richard and John are a key source of social history for eighteenth century Anglesey (www.wbo.llgc.org.uk/en/s-MORR-WIL-1705.html)). Jane died in 1750 and her husband in 1763 when the Llanfigael Estate was inherited by their son Robert Morris.

It is interesting that in J.E Griffith's epic tome “Pedigrees of Anglesey and Caernarvonshire Families” (1914: 41) Jane is recorded as being born in Llanfigael as are the previous seven generations of her family. If we take an average generational gap to be 25 years then the family is potentially at Llanfigael from c.1544 then there is the possibility that the estate may be of late Medieval or early Post-Medieval date. We know from later records that the estate is sold as the demesne and lands of Tyn y Llan (Caernarfon Archives: Poole 3565) so this is presumably the family/manorial seat. As mentioned above the appearance or location of this house is unknown but it is occupied until at least 1797 when it is recorded as the residence of Jared Jackson (Anglesey Archives: WQT41).

Jared Jackson, an inn holder from Holyhead, purchased the Llanfigael Estate from Robert Morris in 1774 and the Indenture and Lease & Release associated with this sale are held in the Poole Papers, Caernarfon Archives (Caernarfon Archives Poole 3565). There is no description of the house but the indenture records the sale of the demesne and lands of the property named Tyn y Llan which is occupied by John Hind (likely to be the John Heinz recorded at the property in 1773) together with all *garden?* houses, outhouses, stables, gardens and meadows.

Jackson was an important figure in the affairs of late eighteenth century Holyhead. He held leases from the Penrhos Estate on Plas Croes, the “Eagle and Child” (an imposing English style inn bearing the Stanley crest built just before 1770) and Cae Ty Vychan (Williams 1950: 64). In the years leading up to the Act of Union with Ireland in 1801, inns in Holyhead were to prove lucrative businesses as Holyhead underwent rapid development, spurred on by improvements in transport networks - notably the turnpike roads of the mid-late nineteenth century. These improvements were begun between Oswestry and Froncysyllte in 1756 and in 1765 the road across Anglesey from Porthaethwy to Holyhead was turnpiked (Quartermaine, Trinder & Turner 2003: 10).

An account written in 1770 records three good inns in Holyhead – “*The Eagle and Child or English House, The Welsh Head or Irish House, kept by the widow Arthur, and remarkably neat, and Lord Boston's Arms or the Welsh House. These houses, although by the names they seem to be appropriated to particular people, divide the business between them, especially the two first*” (Unknown 1783: 18). The inn was the principle terminus for stage and mail coaches on-route between London and Dublin and the stagecoaches began a regular service from Chester to Holyhead in 1785 with the journey taking 3 days (Merrigan 2013: 15). This effectively gave Jackson control of the local posting interests of his time (Williams 1950: 64).

As mentioned above Jared Jackson was recorded in entries for “*An appointment for the habitation of Parish of Llanfigael: Ty y Llan*” as the occupier and proprietor (owner) of the property for the years 1788 – 1797. 1797 is the latest mention of the house by that name and on an estate map of 1808 drawn by Richard Owen we have the earliest record of the current Plas Llanfigael building (figure 2). The entry is simply labelled “house” and there are no individual descriptions included which allow us to identify the functions of the individual outbuildings. The associated garden, orchard and plantation plots are however labelled. It is quite possible that one of the buildings shown may be the previous house or that it was demolished when the current building was erected.

What is clear is that this house is not built as a rectory, and indeed no evidence could be found that it was ever utilised for that purpose. A single reference to the property being in the possession of a member of the clergy was found in the listing description for Bodior, Rhoscolyn (Cadw ID 5330) which mentioned that “one heiress married Rev. Lewis of Plas Llanfigael” but the date is not included and no individual by that name was found during research and presumably he leased the house from one of the owners listed below. We know from a later source that at the time when Plas Llanfigael was built the church was a ruin and would therefore have had no need of a rectory. In his “*Topographical Dictionary of Wales*” (written 1849) Samuel Lewis writes that “*the church, situated on the margin of the rivulet that flows through the parish, after being in ruins for about forty years, was rebuilt in 1841*”. The same source also records that the living for Llanfigael “*is a perpetual curacy, annexed to the rectory of Llanvachreth*” (Lewis 1849: 128) and therefore there was no need of a rectory at Llanfigael.

Plas Llanfigael was built for Jared Jackson as the principle residence for his newly acquired estate and is part of a range of associated buildings, many of which pre-date the house itself. It is very much a modest Georgian Villa residence, built as a family home by a wealthy and successful innkeeper from Holyhead.

The exact date that Plas Llanfigael was built could not be determined but it has been attributed to the architect John Cooper (Mapp 1983: 44-45). Cooper came to Anglesey in 1776 as an assistant and clerk of works to the eminent architect Samuel Wyatt who was commissioned by Lord Bulkley to remodel Baron Hill. Following the completion of this project in 1779, Cooper was to undertake his first commission as an architect in his own right when he was engaged by Owen Meyrick to design and build Bodorgan Hall. During this period Cooper was to marry and settle in Beaumaris where further commissions on Anglesey were to keep him for the next decade (ibid 46).

In his examination of the extensive and meticulous Bodorgan Hall records Mapp identified a design for large tripartite windows under arches which were produced by Cooper and rejected by Meyrick. Mapp suggests that it is this design (figure 3) which it utilised at Plas Llanfigael (ibid 48). There are clear stylistic similarities between Llanfigael house and known examples of Coopers work, and he was known to be working on Anglesey during the period when the house was constructed and it is the opinion of the author that the house was most probably built by him.



21	Ty liottyn	9 0 28
22	Garden	0 1 33
23	Orchard	0 1 18
24	Plantation	1 2 39
25	House &c	2 2 9
26	Church	0 1 6

Figure 2. 1808 Map of Llanfigael Estate
(Source: Bangor University Archives
Caerau Papers 21)

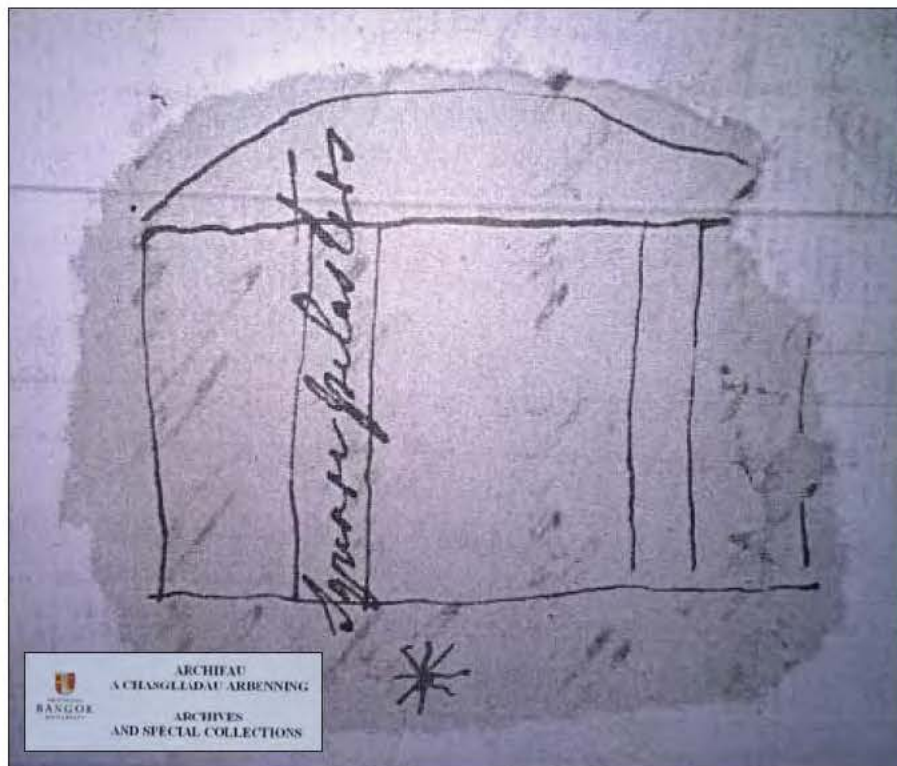
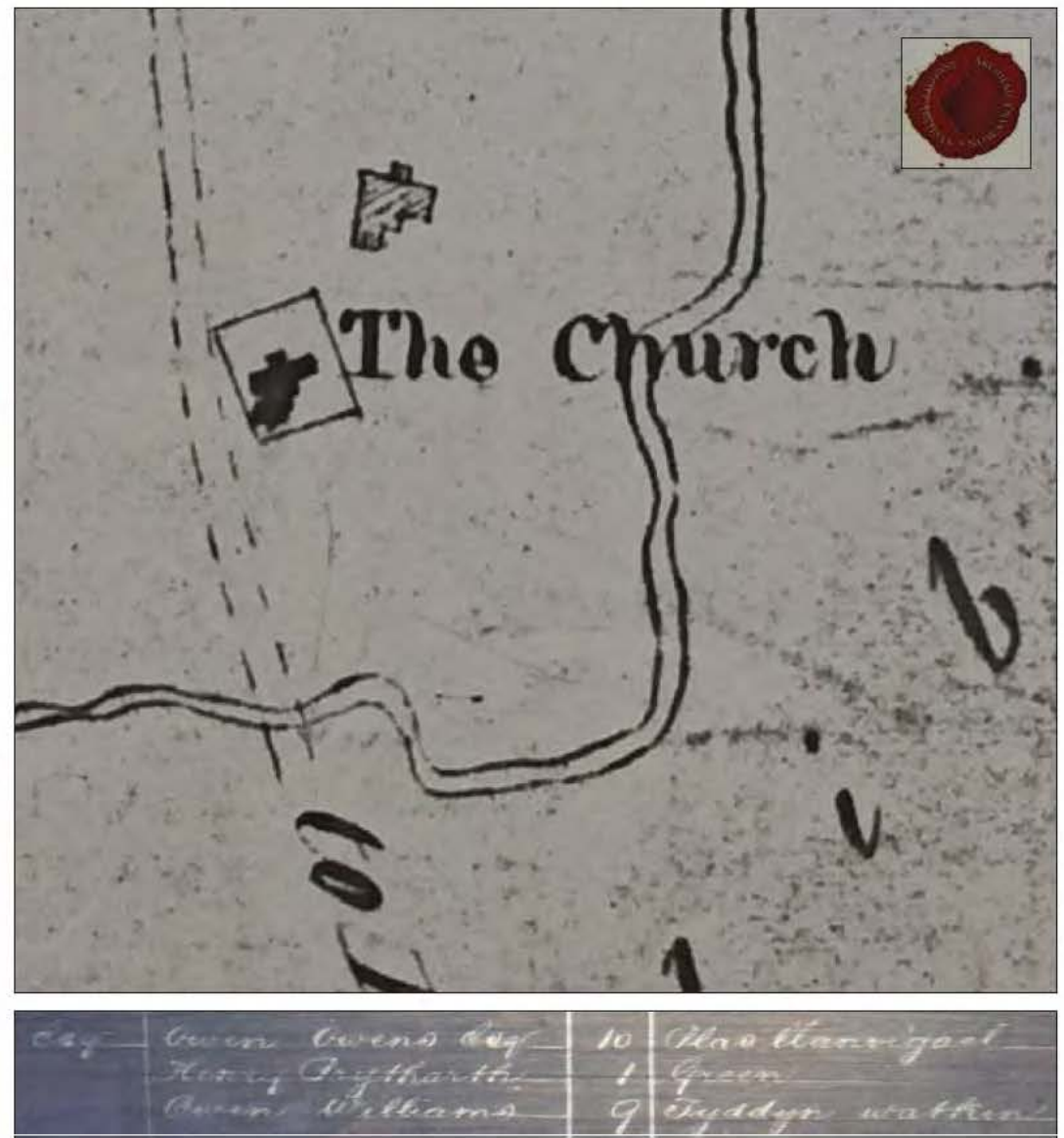


Figure 3. Sketch of Window Design by John Cooper.
Rejected for Bodorgan Hall but Thought to Have Been Used
At Plas Llanfigael (Source: Bangor Archives - Bodorgan 1364)

Figure 4. Extract from the 1845 Tithe Map and Schedule
(Source: Anglesey Archives)



There is a link between Owen Putland Meyrick, who commissioned Bodorgan Hall, and Jared Jackson and they would have certainly known each other. In 1784 Meyrick stood for election as the Member of Parliament and as an element of his electioneering collected freeholders from all over Anglesey and entertained them lavishly at inns on the island. Amongst the bills of expenditure submitted to scrutineers was a chit for £210.14s.4d owed to Jarett Jackson of Holyhead. This bill included the provision of horses, chaise and coach horses (Ramange 1987: 275-6).

Jared Jackson died in 1802 and his wife Elizabeth in 1810 and a plaque commemorating them was placed in St Cybi's Church, Holyhead by their children. Jared was succeeded by his son, also named Jared Jackson who takes residence of the property. Jared Jackson Jr continued the strong association with the affairs of the nearby town of Holyhead which was begun by his father and in 1806, along with the captains of the packets, promoted a subscription collection to buy a lifeboat at Holyhead (Williams 1950: 64). The Chester Chronicle of 1813 records the birth of his son and heir at Llanfigael in 1813. In 1825 the house and estate is advertised for sale in the Chester, Cheshire & North Wales Advertiser. This gives the first detailed description of the property which could be sourced:

“Lot 1 – All the Capital Mansion called Llanfigael House, with forecourt neatly laid out, and carriage approach, and all necessary and convenient outbuildings and offices, for farming and family purposes: kitchen and walled pleasure gardens, and orchard, thriving plantations, together with 141 Acres or thereabouts of excellent arable, meadow, and pasture land, situate in the parish of Llanfigael in the said county of Anglesey, late in the occupation of Jared Jackson Esq but now of Mr John Stevens and others as tenants at will.

This elegant mansion, Llanfigael is of a uniform and modern structure, and a desirable residence for a family of distinction, comprising on the ground floor, a vestibule, approaching to a drawing-room, dining room and breakfast room, together with kitchen and suitable closets and offices, on the principle floor, five cheerful bedrooms and servants rooms over the offices, excellent cellars and laundry detached brew-house, bake-house and wash-house with men servants sleeping-rooms over them.

The lands are in high cultivation bordering on good roads, well situated for carrying manure to them, and particularly worthy the attention of graziers and farmers. The whole at nearly equal distances from the market towns of Holyhead, Llangefni, and Llanerchymedd, and within two miles of the sea, and three miles of Holyhead Bay and the buildings in excellent repair” (Chester, Cheshire & North Wales Advertiser Sept 2nd 1825).

The reason behind the sale of the house and estate was found in a document held at the National Library of Wales, Aberystwyth (Ref No: 2025) which was the record of a case in 1824 examining whether the trustees of Jared Jackson can sell his estate without securing the authority of the Insolvent Debtors Court or Mr. Jackson's simple contract creditors, by public auction or private contract. The document records that Jackson is a bankrupt.

The deeds list for the Caerau Estate records that Owen Owens purchased the Plas Llanfigael Estate in 1827 (Bangor University Caerau Papers 21). Owens and his family were to remain here until his death in 1847 and there are a number of sources during this period which record his occupancy of the property. The North Wales Chronicle November 19th 1828 documents Owen Owens' nomination for Sheriff of anglesey in 1828 and gives his residence as Plas Llanfigael, as does the record of him as Sheriff of Anglesey in 1831.

The Tithe map and schedule of 1845 (figure 4) records Owen Owens as resident at Plas Llanfigael. The map does not show any of the outbuildings associated with Plas Llanfigael but we know from the earlier map that they are on site prior to this date. There does not appear to have been any modification of the rear of Plas Llanfigael between the production of this map and that drawn in 1808.

Owen Owens appears to have taken an active interest in the local community and was a patron of the neighbouring parish church. Samuel Davies' Topographical Directory of Wales written in 1849 records that Owen Owens rebuilt Llanfigael Church after it had stood in ruins for 40 years (Lewis 1849: 128).

Following the death of Owen Owens in 1847 the property is let and an advertisement placed in the North Wales Chronicle. The description is as follows:

*“Desirable Residence To be Let
From Year to Year; or for a Term of Years, and entered upon immediately,*

*THE MANSION CALLED
PLAS LLANFIGAEL
Near Holyhead*

With the Outbuildings, Offices, Kitchen and Walled Garden and Orchard thereto belonging, situate in the Parish of Llanfigael in the County of Anglesey.

This Mansion is of an uniform and modern structure comprising a Vestibule, Drawing room, Dining-room, Breakfast-room, together with a Kitchen, suitable Closets and Offices, five cheerful Bed-rooms, and Servants' Rooms, over the Offices, excellent Cellars, Laundry, Brew-house, Bake-house and Wash-house, with men servants sleeping Rooms over them.

It is situated within about a mile of the Post Town of Bodedern, 5 from the intended Valley Station of the Chester and Holyhead Railway, and about 7 of Holyhead.

The Garden and Orchard are well stocked with choice fruit trees. A pack of Harriers is kept in the neighbourhood, and part of the Land is bounded by a river which affords good sport to those who are fond of the amusement of angling. The Tenant may be accommodated with some rich pasture Land to follow the House at All Saints next” (North Wales Chronicle May 16th 1848).

The description of the house and grounds differs very little from the description of 1825 and there does not appear to have been any modification made to the property. Plas Llanfigael struggled to find a new occupant and the property was still being advertised to rent in the North Wales Chronicle of April 23rd 1850. It was occupied once more by the time of the Census of 1851 when it is recorded as being the residence of John George Collins, a “landed proprietor” and family, along with three house servants (figure 5). The Collins family remain at Llanfigael until at least March 31st 1855 when the Chester Chronicle records a J. Collins of Plas Llanfigael as serving on the Grand Jury.

Parish or Township of	Electoral District of	City or Borough of	Town of	Village of			
Name of Street, Place, or Road, and Name or No. of House	Name and Surname of each Person who abode in the tenement on the Night of the 30th March, 1851	Relation to Head of Family	Condition	Age of	Rank, Profession, or Occupation	Where Born	Married since last Census
				Years			
47 Plas Llanfigael	John George Collins	Head	Married	36	Lantern Repainter Repainter	Penarth, Glam.	✓
	Harriet A. Collins	Wife	Married	27		Penarth	✓
	John 20	Son	Single	12		Penarth	✓
	Joseph Elizabeth 25	Daughter	Single	10		Penarth	✓
	Elizabeth Brown	Servant	Single	18		Penarth	✓
	James Williams	Servant	Single	20	House Servant	Penarth	✓
	Ellen Edwards	Daughter	Single	12	Do Do	Penarth	✓
	Elizabeth Hughes	Daughter	Single	10	Do Do	Penarth	✓

Figure 5. 1851 Census Return for Plas Llanfigael

By 1860 the property has been let to a Thomas Haden Esq and the North Wales Chronicle of November 3rd 1860 records the sale of the household furniture and “outdoor effects following his vacating the premises. The list of items recorded for sale offers a unique insight into the interior furnishing of the house at this time.

*“ATTRACTIVE SALE OF ELEGANT
HOUSEHOLD FURNITURE*

Horses, Cows, Pigs, Carriages, Harness, &c.,

AT PLAS LLANFIGAEL, ANGLESEY

Distant about 3 miles from the Valley Station, on the Chester and Holyhead Railway.

MR. WM. DEW

Has received instructions from Thomas Haden, Esq. (who is about to change his residence) to dispose of by Public Auction, at the above named MANSION, on Tuesday 6th November 1860 (commencing at 11 o'clock a.m., to the minute)

The whole of his truly handsome and costly HOUSEHOLD FURNITURE, &c., &c., of which the following forms a compendium: Rosewood double-headed couch, with spring seat and covered with Damask; Mahogany ditto; Mahogany Sofa; Rosewood Easy Chair with spring seat and covered with Damask; set of 6 single Rosewood single ditto, to match; elegant Rosewood Cheffoneer, with white marble slab, mirror back and front; Rosewood circular Loo Table; solid Mahogany ditto ditto; and Pembroke ditto; small Mahogany Bookcase, with glass front; Mahogany Hall Tables and Chairs; powerful Plate Electrifying Machine, complete; French and Half Tester Bedsteads; Iron ditto; prime Feather Beds; elegant Mahogany winged Wardrobe, with mirror centre 7ft 6in wide; Bedsteps; Commodes; Toilet; Chests of Drawers, and ditto Tables and Glasses; as well as the whole of the

OUT OF DOOR EFFECTS,

Comprising three Young Cows, newly calved; Bay Cart Colt rising four; Bay entire ditto, rising four; Grey Mare (adapted either for harness or agricultural purposes), and a promising Colt Foal; Black Harness Mare; Entire Grey Colt, rising four, 15 ½ hands high, goes quiet under the saddle; Celebrated Black Pony, 12 ¼ hands high, a noted fast trotter and quiet to ride and drive; three Open Sows; two Boars; one Store Pig and 18 young ditto.

A light Dog Cart, with patent axles, adapted for a pony; Cart and Frames; Iron Plough, by Howard; Richmond and Chandler's Chaff Cutter; Garden Tools and Rollers; Cart Gears, &c., &c. Also, four acres Swedes, and one acre Purple Top Turnips, in Lots to suit Purchasers”.

Following the departure of Thomas Haden from Plas Llanfigael the mansion becomes a boarding school for a period of approximately 7 years between 1861 and 1868 and there are a number of interesting sources dating from this period. A advertisement for pupils ran in the North Wales Chronicle throughout this period and an example from the 3rd August 1861 has been included below.

*“Anglesey Collegiate School,
Plas Llanfigael, Near Holyhead.
Patron – The Rev. D. Williams, Rector of Llanfachreth, Llanfigael, &c. &c.*

*CONDUCTED BY DR. F. WAYMOUTH
FOR BOARDERS ONLY*

Subjects of Study:

The truths and duties of Christianity, English, Greek, Latin, French, Writing and Book-keeping, Geography, Arithmetic and Mathematics, Mensuration, Commercial and Mental Calculation; History, Ancient and Modern, Elements of Philosophy and Mechanics, Drawing.

Vocal Music forms a course of study.

TERMS – PAYABLE QUARTERLY IN ADVANCE:

Forty to Fifty Guineas per Annum, all extras inclusive (except only repair of clothes).

Each Boarder has a separate Bed.

A Quarter's Notice required previous to the removal of a Pupil.

A Drilling Master attends the School.

Pupils prepared for Government Appointments, and the Oxford and Cambridge Middle Class Examination.

Five Exhibits at Oxford, value £40 each per annum.

Plas Llanfigael is delightfully situated, and noted for its salubrity. A Park of 18 acres in front of the House is devoted to the recreation of the Scholars. A yearly distribution of Prizes to those Pupils who have distinguished themselves in the various studies. References to Clergymen and Parents”.

The 1861 Census for Plas Llanfigael records Anne Hughes (aged 49) as the head of the house and she is recorded as living with her sister Margaret (aged 47) and her daughter and son-in-law Elenor (aged 19) and John Jones (aged 20).

Also resident are Dr Frederick Weamouth (aged 37), his wife Lisca (aged 27) their two children Harry (3) and Ed (4 ½) and Alfred Jennings (age 20) a teaching assistant. There are 11 boarders at the school at this time - Henry Conry (14), Johny Conry (16), Walter Conry (11), Caleb Barnes (16), Charles Bird (9), Florena Clerk (13), Edwin Cornish (9), Willie Dews (9), O L Hughes (14), E R Hughes (14) and James Salivan (12) also with 3 servants - Margaret Jones (30), Betsy Jones (22), Jane Williams (27) and Thomas Owens (50).

Of the boarders at the school approximately half were from Dublin, with other pupils from Liverpool and Bangor and the remainder from Anglesey. All pupils except for one, Miss Florena Clerk, were male.

The school enjoyed a deal of success and in 1862 four pupils from Anglesey Collegiate School sat the Oxford Local Examination at Liverpool to pass for the honorary degree of A.A and junior test. The four boys were recorded as sitting the tests early as all were under 15 rather than the 18 years of age which was the norm. The school is described as ranking highly among the educational institutions in the Principality. Plas Llanfigael is described thus *“the situation is beautiful, most salubrious, the mansion and play-grounds in the open air and under cover are admirably adapted*

for a boarding school, and the system of teaching and moral training is all that could be desired for pupils under 18 years of age” (North Wales Chronicle July 12th 1862).

An account of a prize giving at the school was reported in the local paper in 1864. Three pupils has passed the senior Oxford Local Examination, and one the junior examination and it is recorded that all pupils who attempted the examination passed. School prizes were awarded for Good conduct, French, Latin, English Literature, Scriptures, Mathematics, Natural philosophy, drawing, writing along with “Mrs. Waymouth's Prize for General Gentlemanly Behaviour” (North Wales Chronicle December 17th 1864).

Despite the clear success of the school in 1868 Plas Llanfigael is advertised to rent and the 1871 Census shows that Dr Waymouth has relocated his school to Llanfaes, Caernarfonshire. The advertisement placed in the local paper does not differ from that which was placed in 1860 other than the tenant may now be accommodated with 25 or 30 acres of rich pasture land (North Wales Chronicle May 23rd 1868). A Richard Owens is listed as occupying a freehold house and land at Plas Llanfigael from 1869-1873 but it appears that he does not own the house (Source: Anglesey Archives).

In 1870 the Llanfigael Estate is advertised for sale by Mr. Dew of Llangefni (see figures 6 & 7) and although the catalogue has not survived in its entirety there is a detailed plan of Plas Llanfigael. This plan clearly shows that a second wing has now been added to the rear of the property and that the gardens have been modified to include a formal carriage drive and additional pathways. The property along with 55 ½ acres is purchased for £41,000 by Mr Owen of Caera (Source: Bangor Archives Caera Paper 21).

Plas Llanfigael does not appear to have been purchased to be used as the family residence and it is rented out to a Dr Edwards. The exact dates that Edwards is at Plas Llanfigael is not known but he is recorded in the North Wales Chronicle of April 27th 1878 as living at Plas Llanfigael, with an article of January 10th 1880 also placing him at the property. He is described as a surgeon in this article but it is not clear as to whether he was practising out of Llanfigael although this would seem likely – particularly as his successor Dr. John Williams is recorded on the Parliamentary voting list of 1884 as having a surgery at Plas Llanfigael. As with Dr. Edwards it is not clear exactly when John Williams is at Plas Llanfigael but it is clear that he remains at the property until at least 1893 when he is mentioned in a newspaper article (Y Genedl Cymraeg September 19th 1893).

During this time the first edition Ordnance Survey Map of this area of Anglesey is produced and figure 8 shows the 1888 Edition. It is just possible to see in this edition that the two rear wings remain separated. The front garden layout has been simplified and the circular pathway to the east of the house removed. By the time of the 1901 edition (figure 9) the house is shown as a single block. The Ordnance Survey maps of 1926 (figure 10) and 1953 (figure 11) show no further changes to the property itself and the pathway which is shown on the 1888 and 1901 editions as running to the eastern area of the front garden is not shown on these later documents.

The 1911 Census (figure 12) shows new residents at Plas Llanfigael - a Mr Richard Pritchard (age 48), a retired steamship engineer, and his two nieces Suzanne and Margaret Chambers. When the house and estate is sold in 1920 Mr Pritchard continues to be recorded as the yearly tenant of the property. The house and farm are parcelled separately and the house is described as:

“Substantially constructed and situate close to the Main Road, contains:

SPACIOUS ENTRANCE HALL, DINING ROOM, DRAWING ROOM, BREAKFAST ROOM, Kitchen, Scullery, Pantries, &c., on the Ground Floor with NINE FAMILY AND GUEST

LLANFIGAEL ESTATE, NORTH WALES.

PARTICULARS AND PLANS
OF VERY VALUABLE AND

FERTILE FARMS,

IN THE
PARISHES OF LLANFIGAEL AND LLANFACHRETH,
IN THE COUNTY OF ANGLESEY,
And containing in the whole
220 ACRES
OF THE FINEST

PASTURE AND ARABLE LAND

IN THE COUNTY,
To be Sold by Auction,

BY MR. WM. DEW,

AT THE
BULL HOTEL, LLANGEFNI.
ON THURSDAY, THE 21ST DAY OF JULY, 1870.

The Tenants will kindly Show the Lots.

Lithographic Particulars and Plans, and any further information, may be obtained at any of the principal Hotels in the Counties of Anglesey and Carnarvon; from Messrs. OWEN and ROBERTS, Solicitors, Llangefni; and from the Auctioneers, Willford House, Bangor.

J. K. DOUGLAS, STEAM PRINTER, HIGH STREET, BANGOR.



Figures 6 & 7. 1870 Sale Catalogue and Plan of Llanfigael Estate
(Source: Bangor University Archive Caera Papers 21)



Figure 8. Ordnance Survey Map of Plas Llanfigael
Surveyed 1887 Published 1888

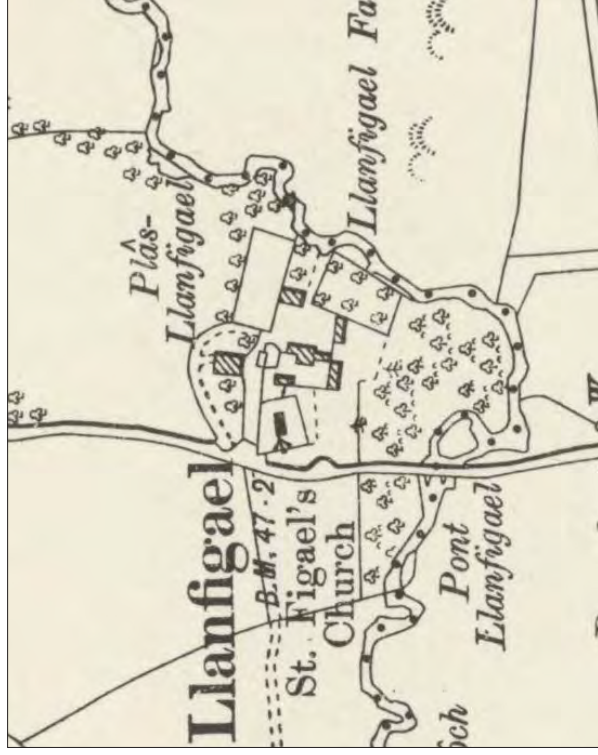


Figure 9. Ordnance Survey Map of Plas Llanfigael
Surveyed 1899 Published 1901



Figure 10. Ordnance Survey Map of Plas Llanfigael
Surveyed 1923 Published 1926



Figure 11. Ordnance Survey Map of Plas Llanfigael
Surveyed 1949 Published 1953

BEDROOMS on the First Floor.

The Shrubberies and Gardens attached should add to the attractions and form a useful adjunct to the property” (Source: Bangor Archives Caera Paper 21).

Relatively little information could be sourced about the more recent ownership of Plas Llanfigael although it was evident from the site visit that these owners had undertaken work at the property including the replacement of some of the original sash windows with modern double glazing and the rendering of the building with cement. It was later found that in 2010 an application for retrospective listed building consent was applied for in relation to the replacement of windows and the addition of a cement render (www.democratiaeth.ynysmon.gov.uk).

The house was sold in 2004 for £350,000 and a brief report on the property appeared in the Daily Post dated 12th July 2003 (see below). This is the most recent description of the property which could be sourced prior to the fire of 2011. The estate agents who sold the property were contacted to ascertain whether the sale particulars and accompanying photographs had been retained on file but unfortunately we were informed that text records are only stored for 8 years and photographs for 5 years.

“As Catherine Zeta Jones and Michael Douglas proved, privacy is worth fighting for. And if you add luxury and space to privacy, then you have a well sought-after combination. Plas Llanfigael, Llanfachraeth, on Anglesey is a rare property that enjoys all three and much more within its grade II listed walls. This seven-bedroom country house which dates back to the 1790s is surrounded by an acre of grounds guarded by a high stone wall. There are three reception rooms and two bathrooms which share stunning views of the surrounding countryside with most of the property's rooms.

The owner would have the option to split the house into two to make an annex of the rear part of the property, and there are also a range of outbuildings behind the house which could be converted into a garage or workshop.

Plas Llanfigael, Llanfachraeth, Anglesey is for sale with Williams and Goodwin of Llangefni (01248 751000) for £375,000.

The true size of the property is illustrated in the fact that in its previous incarnations it has been a bed and breakfast and a boarding school. So large is it in fact that there is even a dressing room separate from the six bedrooms on the first floor with two double fitted wardrobes. And in addition to the two bathrooms that sandwich the linen rooms upstairs, there is a downstairs shower room. The grounds are mainly lawned with a wealth of mature trees and established flower borders and a dramatic sweeping drive” (Daily Post 12th July 2003).

Two modern photographs of Plas Llanfigael (figures 14 & 15) have been sourced which show the house as an intact structure but no historic examples could be sourced. In the early hours of the morning on April 17th 2011 a fierce fire engulfed Plas Llanfigael and the building interior and roof were largely destroyed. The blaze was reported in the local and national press and a selection of photographs are included as figures 16 – 19 (Source: www.dailypost.co.uk).

In 2014 planning permission was granted to the current owners to rebuild and extend the property.



Figure 14. Plas Llanfigael Taken 2008 Before it was Damaged by Fire
(Source: Eric Jones www.geolocation.ws/v/E/1288890/plas-llanfigael/en)



Figure 15. Plas Llanfigael Taken 2009 Before it was Damaged by Fire
(Source: Eric Jones www.geolocation.ws/v/W/File%3APlas%20Llanfigael%20-%20geograph.org.uk%20-%20201288890.jpg/-en)



Figure 16. Plas Llanfigael Taken 2011 Following a Catastrophic Blaze
At the Property (Source: www.dailypost.co.uk)



Figure 17. Plas Llanfigael Taken 2011 Following a Catastrophic Blaze
At the Property (Source: www.dailypost.co.uk)



Figure 18. Plas Llanfigael Taken 2011 Following a Catastrophic Blaze
At the Property (Source: www.dailypost.co.uk)



Figure 19. Plas Llanfigael Taken 2011 Following a Catastrophic Blaze
At the Property (Source: www.dailypost.co.uk)

6.0 Results of Archaeological Works

Existing plans and elevations of the building were provided by the client and these are included as figures 20 - 21.

A photographic survey of Plas Llanfigael was conducted on Thursday 7th August 2014. The results of this survey have been subdivided by elevation, floor and room for ease of interpretation. The position of each plate is marked the plans provided by the client. These are included as Appendix C which also contains details of architectural features. Due to the fire damage at the property it was not safe/possible to access the first floor level of the building and all photographs are taken from ground floor level. The room descriptions therefore follow that of the corresponding ground floor space.

6.1 Exterior Boundaries (Plates 1 - 6)

Plas Llanfigael is positioned overlooking what was once estate land and the garden to the front of the property is enclosed within a stone built, semi-circular ha-ha with associated ditch (plate 1). This would once have created a barrier to livestock whilst allowing an uninterrupted view over the landscape but the boundary is currently overgrown and the vista obscured by trees. The ha-ha is an early feature and is shown on the 1808 Llanfigael Estate Map (figure 2) and is believed to either be contemporary with or even possibly slightly pre-date the current house.

There are two driveways to the property, one which allows access to the front of the house and one which provides access to the rear (plate 2). Historic maps show that this arrangement was in place by 1870 (as can be seen in figure 7) but on the 1808 Estate Map both the front and rear of the property are entered from the same point and the driveway splits into two. Carriages would have been able to drive to the front of Plas Llanfigael when transporting family members and important visitors and then continue around the building to the coach house and stables at the rear. Deliveries and lower class arrivals would have been channelled directly to the rear of Plas Llanfigael from where the outbuildings could be reached.

The current gateway to the house is divided into three, with a larger central vehicular opening and two side gates (plate 3). The pillars are stone built and covered with modern cement render and topped with plastic light fittings. The gates are wrought iron. Although not original, this feature could possibly be Victorian and it may have been put in place when the building was in use as a school.

The semi-circular shape of the formal gardens associated with Plas Llanfigael are evident from the earliest plan and this shape is retained by the current property, as is part of the coach road around the main house (plate 4). The gardens are currently lawn with a few trees planted. It is possible that buried garden features such as those shown on historic maps may be uncovered during the subsequent watching brief phase of site works.

The curved boundary wall to the rear of Plas Llanfigael is also shown on the 1808 plan as is the crenellated wall which now forms the outer wall of the rear extensions (plates 5-6). Presumably this was part of the original design and would have had a single opening through to the rear of the property, but as can be seen on the plan this arrangement was modified very early on in the life of the house and the western wing had already been added by 1808.

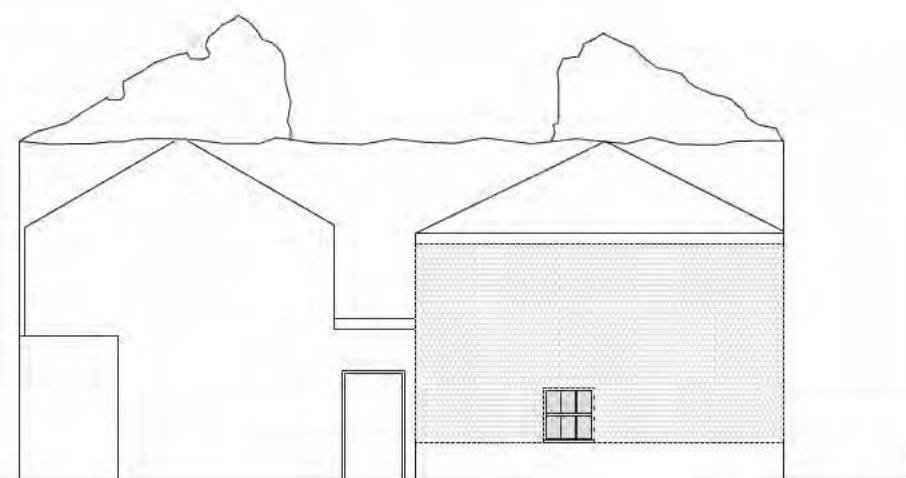
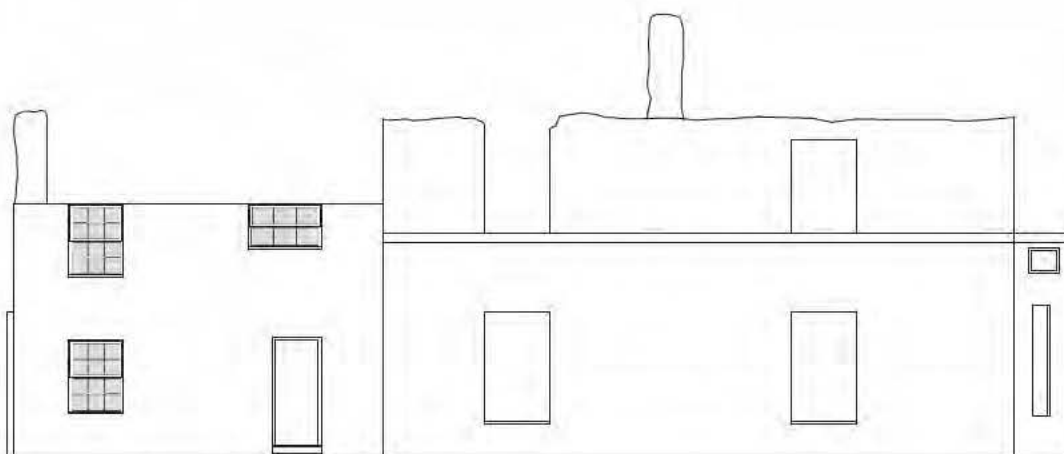
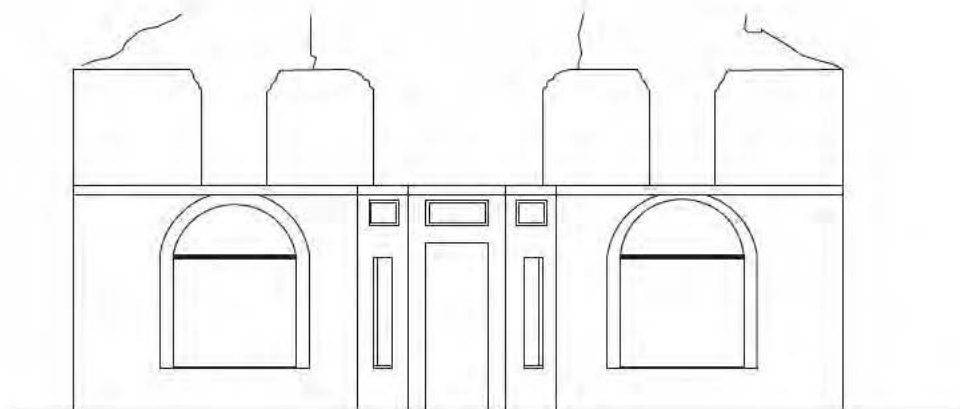
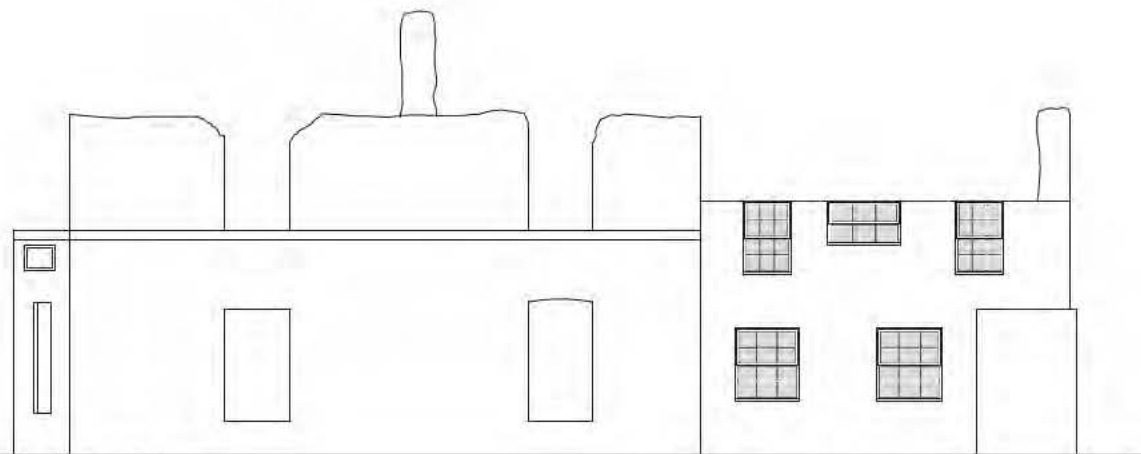


Figure 20. Plas Llanfigael - Existing Elevations

New! **1000** - Amendments

Cynllun - Job

PLAS LLANFIGAEL,
LLANFIGAEL

Dylund • Drawing

EXISTING ELEVATIONS

Relief Dykstra - Drawing No.

2136:13:5

Gradoña = Scale

191.00

Dyddiad - Date

October 13

russell-hughes cyf
penseiri/architects

56 Bridge Street,
Llangefni,
Ynys Môn
LL77 7HH

Tel: 01248 722333
Fax: 01248 750600
E-mail: info@russellhughes.co.uk



Plate 1. Ha-Ha Boundary at Front of Plas Llanfigael



Plate 2. Driveway to Rear of Property and Gateway to Front



Plate 3. Gateway with Central Larger Opening and Flanking
Pedestrian Entrances



Plate 4. Lawn and Trees in Area Around Plas Llanfigael



Plate 5. Remains of Curved Boundary Wall at
Rear of Plas Llanfigael



Plate 6. Crenellations of Previous Boundary Wall Later
Integrated into Rear Extension Wing



Plate 7. Large Brick Chimney Stacks (Rebuilt)



Plate 8. Front Elevation of Plas Llanfigael

6.2 House Exterior (Plates 7 - 23)

Due to the destabilising of the building following a fire in 2011, when the site visit was conducted scaffolding had already been erected partially obscuring certain elevations. All elevations were photographed in as much detail as possible with scales.

A description of the building exterior is provided by the Cadw listing document (Record Number: 5297).

“Two storey former rectory. Five windows including 3-window central splayed projection with pyramidal roof and two windows on return, and wing at rear. Rubble masonry with red brick slightly cambered heads to windows. Hipped roof of slates. First floor sill band. Massive twin red brick chimney stacks. Sash windows with glazing bars. Sunk panels above centre 3-windows at ground floor and wide window each side with arched tympanum. Lawned garden”.

As mentioned above, despite the proximity of the building to Llanfigael Church, Plas Llanfigael does not appear to actually have been built as a rectory but rather was a private family residence. It is built in a modest neoclassical style, most likely by John Cooper. There is a great deal of similarity between the design and proportions of this house and known examples of Cooper's work such as Bodorgan Hall, and it is believed that a rejected window design from Bodorgan was utilised at Llanfigael.

As can be seen from figures 14 and 15 the roof was of a pyramidal, hipped design and slate covered. There were two massive red brick chimney stacks which have been stabilised and rebuilt following the fire of 2011 (plate 7).

The front elevation of Plas Llanfigael faces approximately north and is a three-bay, two storey design (plate 8 - 9). The central entrance bay is a 3-window projecting canted brick construction (plate 10) whilst the remainder of the building, with the exception of the areas around window/door openings, is built of local stone. The building is currently faced with a modern cement render but the original covering would have been a lime render presumably with a stucco finish.

At first floor level (plate 11) there are two flanking rectangular window openings which once housed nine pane (arranged 3-over-6) sash windows as can be seen on the side of the building in figures 14 & 15. The window at the centre of the brick bay was a nine pane sash window of the same design as those found in the side bays, whilst the two windows either side were of a narrow three pane design. There was a plain string course running around the building below the first floor windows.

At ground floor level a doorway is positioned in the centre of the brick bay. The remains of wooden frame and surround can be seen in figure 16. The doorway had a transom window and was flanked by two margin lights. The wooden frame had been removed by the time of the site visit and the door arch was seen to be flat and of brick construction (plates 10 & 11).

Arranged symmetrically either side of the door and beneath the corresponding windows at first floor level are two large window openings (plates 12 & 13). These can be seen to have once housed tripartite sash windows with the two margin windows each having four panes arranged vertically 2-over-2 and a larger central window with twelve panes arranged in the classic Georgian 6-over-6 design. The windows are crowned with an arched tympanum which contains decorative plaster mouldings (plate 14) - although it was not possible to examine these in detail to ascertain whether they were original or a later replacement. Further mouldings are housed in three sunken panels above the door and associated margin windows (plates 15 – 16).

The eastern elevation of the property shows the original building core with a later extension to the rear (plates 17 - 18). The erection of this range can be dated to between 1845 when it does not appear on the Tithe Map and the production of a map for a sale catalogue in 1870. The rear wall of the extension is believed to incorporate the boundary wall of the property as can be seen on the exposed elevation of the neighbouring western extension. This block appears to have had a hipped slate roof as can be seen in figures 18 & 19. Historic building descriptions describe this as a service wing with pantries and scullery and bedrooms above.

The original core of the building has four symmetrically arranged window openings, which prior to the fire of 2011 housed sash windows, and mirror those in the opposing western elevation. The windows at first floor level were smaller than those on the ground floor. The first floor windows had nine panes arranged 3-over-6 and the ground floor windows had twelve panes arranged 6-over-6. There is also a cellar light well which is just visible in plate 17 and which will be discussed in relation to the basement level. In order to provide clean lines for a precision finish when rendering the building the window openings are of brick construction and have flat arches as seen in the exposed brick of the doorway.

The modern cement render has been stripped from the building and as in the front elevation, this face would have originally have been lime rendered. There is evidence that the string course seen on the front and western facing elevation was continued on this elevation (see plate 17).

The rear (south facing) building elevation shows two north-south orientated extensions. These ranges are of different dates with the earlier, western building having been built relatively soon after the main house was erected as is shown on an estate map of 1808. Historic building descriptions show that this wing was erected as offices with servants quarters above. This structure is stone built and has a simple pitched slate roof (shown on figures 18 & 19). The rear (south facing elevation) was cement rendered and when this was removed it was revealed that the lower level of the wall was the crenellated property boundary wall which was built up and incorporated into the structure. There are no openings in this elevation of the wing (see plates 19 & 20).

The eastern wing is discussed above and the rear elevation of this range was covered with slate wall shingles and had a small window at ground floor level (plate 20). When the eastern wing was added there was no link between it and the western wing opposite, and there was an open passageway running the length of the extensions. The enclosing of this passageway by the adding of a doorway and flat roof was undertaken between 1887 and 1899 when the surveys of the property for Ordnance Survey editions were undertaken.

The west facing elevation (plates 21 – 23) shows the main building and the earlier western extension discussed above. The arrangement of windows in the main building mirrors that of the east facing elevation. The extension block (plate 23) has five window openings with modern replacement double glazed windows. The arrangement of these openings is not symmetrical due to the positioning of the stairway to the first floor against the south facing wall. The opening are believed to be in their original positions but access could not be safely gained to the first floor level. As with the north and east facing elevations the building is currently cement rendered.



Plate 9. Front Elevation of Plas Llanfigael



Plate 10. Remains of Canted Central Bay



Plate 11. Surviving Window Openings at First Floor Level



Plate 12. Ground Floor Window Opening (RHS) - Contained Tripartite Sash Windows Prior to Fire



Plate 13. Ground Floor Window Opening (RHS)



Plate 14. Moulding Detail on Window Tympanum



Plate 15. Plaster Detailing Above Door



Plate 16. Detailing Above Margin Windows



Plate 17. East Facing Elevation



Plate 18. East Facing Elevation - Rear Extension Wing



Plate 19. Rear Elevation Showing Crenelations



Plate 20. Rear Elevation Showing Eastern Extension Wing



Plate 21. Plas Llanfigael West Facing Elevation



Plate 22. Plas Llanfigael West Facing Elevation



Plate 23. Plas Llanfigael West Facing Elevation
Showing Extension - Office and Female Servants Quarters



Plate 24. Steps to Basement Rooms

6.3 House Interior (Plates 24 - 82)

The interior of Plas Llanfigael was very badly damaged following a catastrophic fire in 2011 and almost all of the historic interior has been destroyed. There are however some places where traces of the original fabric survive.

To date no photographs of the interior of the building have been sourced and there is limited information as to how it would have appeared. The Cadw Listed Building description provides a short passage on the subject.

“Interior – Delicate enriched cornices, oak stairs with cut string and gentle going, doors with 6 sunk panels. First floor fireplaces with hobgrates and marble linings to wood mantles”.

6.3.1 Basement (Plates 24 - 32)

There are three rooms at basement level situated beneath the front portion of the house. They are entered via a flight of slate steps and lead off a small corridor. The eastern (plates 25 & 26) and western (plates 27 & 28) basement rooms are lit via light wells although the covers/windows have not survived. These two rooms are stone built and are of the same ground plan as the drawing and dining rooms above. The rooms have ceramic tile floors and the walls show evidence of having been whitewashed. The eastern room has a fireplace and it is believed that this room would have originally been the housekeeper or cooks room, although the female servant's quarters were later moved to the rear extension wing. The western room would likely have functioned as a larder/pantry.

Between the two larger rooms and beneath the entrance vestibule was a brick built, barrel vaulted wine cellar (plates 29 – 32). The original brick and slate shelving in this room was intact.

6.3.2 Ground and First Floor (Plates 33 - 82)

Within the main building there were four rooms with an entrance vestibule and corridor at ground floor level and five rooms on the first floor. Within the extension wings the ground floor of the western extension wing had been subdivided into two rooms, although this division is believed to be a later modification and the area had been stripped out prior to the site visit. It is likely that there was an internal division within this wing but it may not have been in the location shown.

The eastern wing had been divided into four areas and, as with the western wing, these divisions are of modern origin. It is not known how the first floors of the extensions were divided as the area could not be safely accessed to photograph.

As previously mentioned it was not possible to enter the first floor of the building and for this reason the room descriptions will be of the first floor room, followed by a record of the room above. The ceilings/floors in the main building have almost all been destroyed allowing photographs to be taken from ground floor level.

The property is entered via a central front doorway which opens into a small vestibule and central corridor from which all rooms are accessed (plates 33 - 36). The oak staircase to the first floor was destroyed in the 2011 fire.

The drawing room (plates 39 – 41) is located on the right-hand-side when entering the building. As with the remainder of the ground floor of the main house, the floor was destroyed and has been replaced. The opening for the original fireplace survives but the grate and surround has not.



Plate 25. Eastern Basement Room



Plate 26. Eastern Basement Room



Plate 27. Western Basement Room



Plate 28. Western Basement Room



Plates 29 - 32. Barrel Vaulted Wine Cellar

This room and the bedroom above (plates 41 – 44) were once lined with lathe and plaster and the remains of the fixings and timber struts can be seen around the rooms. There are elements of the original interior which do survive including part of the plaster cornice above the ground floor side window (plate 40) and a piece of the timber shutter on the floor above (plate 44). A blocked doorway can be seen next to the first floor fireplace.

Directly opposite the drawing room is the dining room with a bedroom above (plates 45 - 52). Several interior features of historic interest have survived in these rooms. These features are a small fragment of wall plaster in the dining room (plate 45) and a much large panel in the room above (plates 48, 49, 51, 52). At the first floor level there is the single surviving original cast iron fireplace (plate 47).

The doorways at first floor level have been rebuilt but are of the original size and in their original position (see plate 48). The ground floor doorway between the dining room and the kitchen is a later addition and as can be seen from plate 45 which shows the flue for the bread oven in the wall section.

The kitchen (plates 53 – 58) is located behind the dining room and would have originally been entered via the central corridor. Part of the fireplace/oven has survived but the bread oven element has been removed to insert a doorway to the dining room. Further features of interest are the meat hooks in the ceiling of the room (plate 55) and surviving panelling at the base of the kitchen window (plate 57 – 58). Due to the survival of the ceiling in this room it was not possible to photograph the room above.

Opposite the kitchen is the breakfast room and a further bedroom above (plates 59 - 66). It is believed that a fifth upstairs room would have once been located at the end of the corridor next to this room. The breakfast room has a blocked doorway opposite the kitchen doorway and an adjacent second open doorway. There are two closets – presumably linen closet built either side of a central fireplace (plates 59, 65 & 66). The linking doorway between the first floor bedroom and the bedroom at the front of the house has been blocked (plate 60).

The two rear extensions (plates 67 – 82) were built at different times and only enclosed in the late nineteenth century. The earlier, western, wing was built prior to 1808. This wing had however been modified relatively recently and the outer windows (plate 72) are modern double glazed replacements inserted into the original openings. The door is also a modern replacement (plate 68 & 74) although the sash window facing the internal corridor is an original six-over-six design (plates 69, 70 & 76). The small panes and lack of window horns are characteristic of a pre-Victorian date. There is a blocked doorway (plate 74) at the north of the eastern elevation and presumably the space was originally divided into two rooms with separate entrances. Historic descriptions of the building tell us that the ground floor of this wing was used as offices with female servants sleeping quarters above. Due to the destruction of the stairs it was not possible to access the first floor but plaster panels were photographed from ground floor level (plate 75).

The eastern extension (plate 77 – 82) was built between 1845 and 1870 and served as a pantry/scullery with bedrooms above. There was a doorway created leading from the main house to the first floor of this wing which has been blocked (the base of which is visible in plate 80). There is a blocked window opening in the western elevation (plate 79) and modern internal divisions can be seen in plates 81 – 82. The surviving windows within this extension area all appear to be modern replacements as noted in the opposing wing.



Plate 33. Ground Floor Corridor Facing Front of Building Showing Position of Stairs



Plate 34. Ground Floor Corridor Facing Rear of Building Showing Steps to Basement



Plate 35. Brick Vestibule



Plate 36. Brick Vestibule & Stone Interior Wall



Plate 37. Drawing Room Showing Fireplace



Plate 38. Drawing Room Showing Remains of Original Plaster Cornice



Plate 39. Ground and First Floor Window Openings



Plate 40. Surviving Cornice Panel Over Window



Plate 41. Ground and First Floor Window Openings



Plate 42. First Floor Opening Above Doorway



Plate 43. First Floor Opening for Fireplace and Closet Which Appears To be Bricked Doorway. Note Timber Studs for Plasterwork



Plate 44. Surviving Remains Of Interior Timber Shutters



Plate 45. Ground Floor Dining Room Showing Plaster Fragment



Plate 46. First Floor Bedroom Above Dining Room



Plate 47. Single Surviving Cast Iron Fireplace in First Floor Bedroom



Plate 48. Plaster Panel in First Floor Bedroom



Plate 49. Dining Room and Bedroom Above
Showing Plaster Panel and Fireplace
Opening. Later Ground Floor Doorway

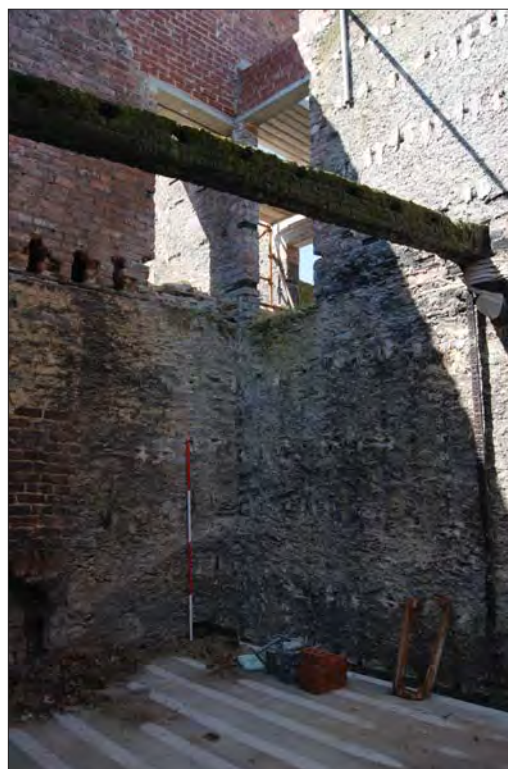


Plate 50. Dining Room and Bedroom Above
Showing Rebuilt Doorways



Plate 51. Plaster Panel Detailed Shot



Plate 52. Moulding on Plaster Panel



Plate 53. Fireplace/Oven
In Kitchen



Plate 54. Fireplace/Oven in Kitchen Showing Flue in Doorway



Plate 55. Kitchen Ceiling Showing Hooks for Hanging Meat



Plate 56. Fireplace/Oven
In Kitchen



Plate 57. Kitchen Window Showing Surviving Wooden Panel



Plate 58. Surviving Wooden Panel at Base of Kitchen Window



Plate 59. Closet Areas and Fireplace in Breakfast Room



Plate 60. Blocked Doorway and Fireplace in Bedroom Above



Plate 61. Bedroom Fireplace in Room Above Breakfast Room



Plate 62. Rear Wall of Breakfast and Bedroom



Plate 63. Breakfast Room Windows



Plate 64. Blocked Doorway



Plate 65. Breakfast Room Closet



Plate 66. Breakfast Room Closet



Plate 67. Corridor Between
Rear Extensions

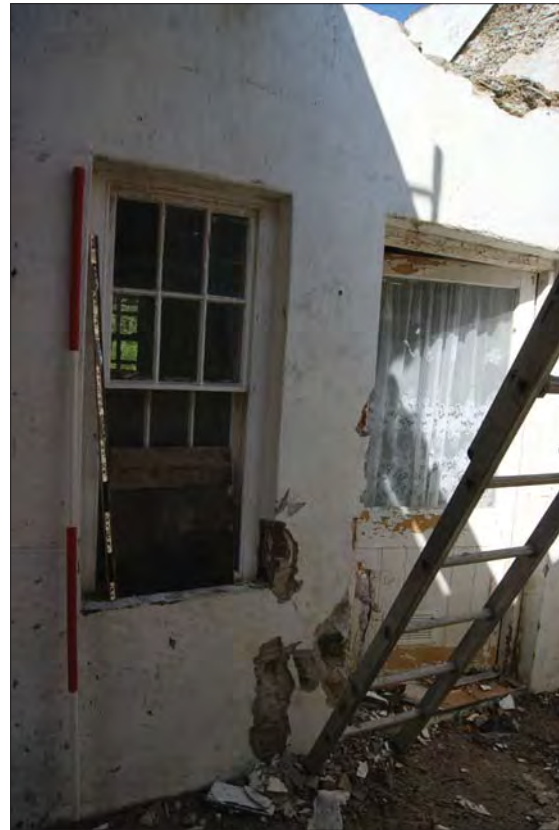


Plate 68. Sash Window & Modern Door
In Western Extension Range



Plate 69. Opening for Stairway
To First Floor



Plate 70. Surviving Original
Sash Window



Plate 71. Rear Wall of Western Extension



Plate 72. Western Extension Showing Modern Replacement Windows in Original Openings

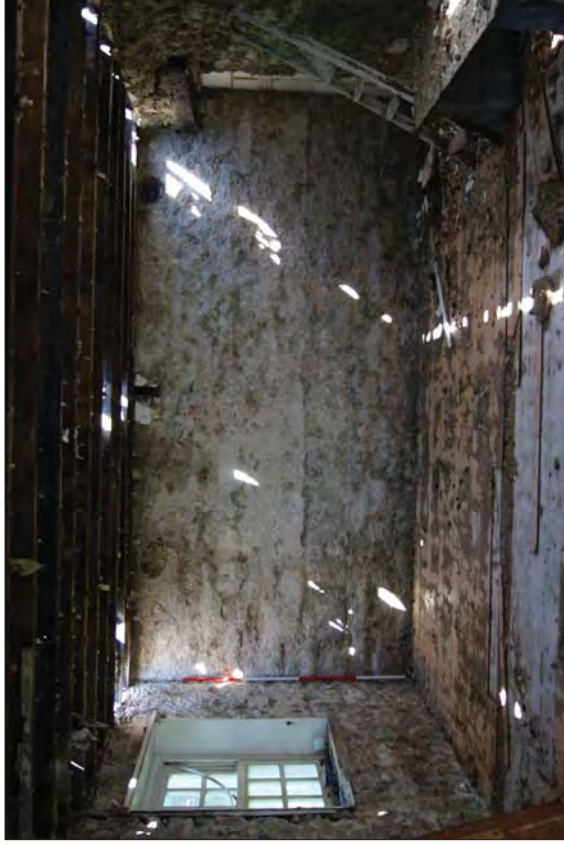


Plate 73. Northern Elevation of Western Extension



Plate 74. Blocked Doorway in Eastern Elevation



Plate 75. Surviving Plaster Panels,
First Floor Western Extension

Plate 76. Openings Ground Floor Rear Extension

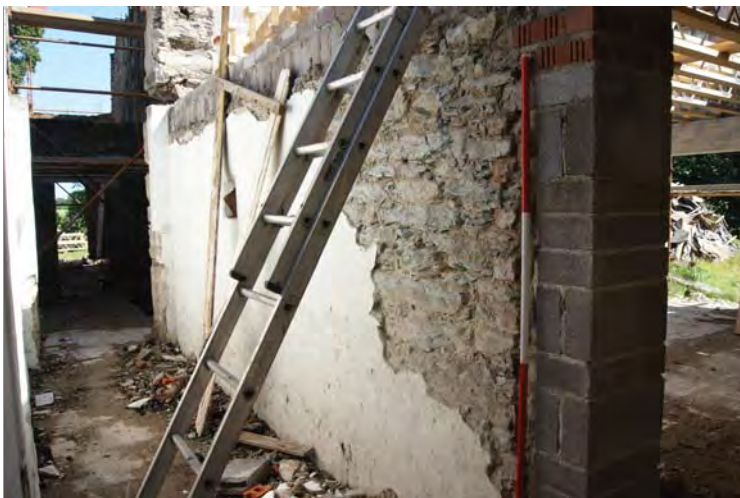


Plate 77. Corridor Between Rear Extensions

Plate 78. Eastern Extension First Floor Window

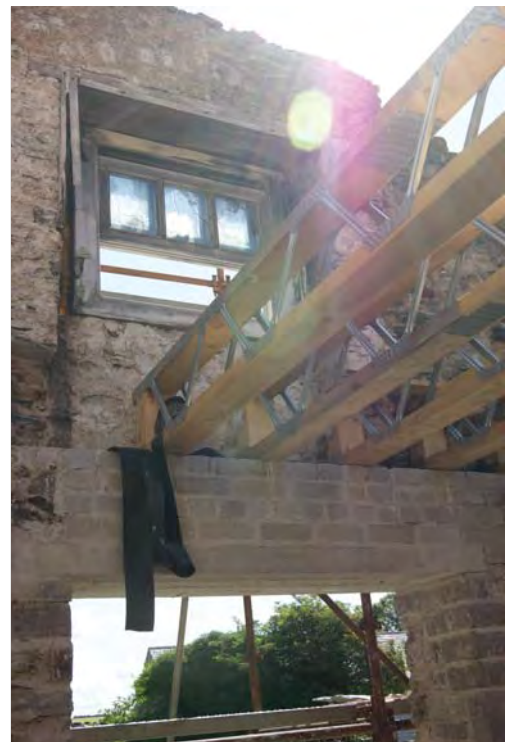




Plate 79. Eastern Extension Showing Blocked Window



Plate 80. Eastern Extension, Northern Elevation
Showing Doorway From Kitchen



Plate 81. Eastern Extension, Eastern Elevation



Plate 82. Eastern Extension, Southern Elevation Showing
Modern Internal Divisions

6.3.3 Attic Level

There may have once been an attic level at Plas Llanfigael but as the roof was destroyed in the 2011 fire there is no surviving evidence for this. No attic is mentioned in any of the historic property descriptions and the servants quarters are known to have been located elsewhere in the building and in the various estate outbuildings. It would therefore seem likely that the attic space was of low height and used only for storage.

7.0 Conclusion

Plas Llanfigael was believed to have been a former rectory situated in a rural setting near Llanfachraeth in north-west Anglesey. It is set back slightly from the road and is within the hamlet of Llanfigael. It is associated with the church of St. Figael and is located approximately 30m to the north-east of the current church building. The building is an integral component of a group of buildings which includes the aforementioned St. Figael's Church (Grade II Listed Building ID 5296) and Llanfigael farm (NPRN 15730), barn (NPRN 31072) and granary (NPRN 31089).

Plas Llanfigael is a Grade II Listed Building (Listed Building Reference 5297), listed as an example of *"a good late 18th Century rectory retaining many original features"*. Unfortunately a fire in April 2011 caused extensive damage including the destruction of the roof and the vast majority of the interior features.

A property known as Tyn Llan is recorded on the site from at least 1745 and there is reasonable circumstantial evidence that the house may date from considerably before this. The estate to which this house belonged was inherited by Jane Morris (Hughes) who was married to William Morris. The house and estate was sold in 1774 by their son Robert Morris and was purchased by local businessman Jared Jackson, the innkeeper at the Eagle and Child, Holyhead.

The house was found to have been commissioned by Jackson around 1797 and it is believed to have been built by John Cooper who designed and built nearby Bodorgan Hall. The property and estate was inherited by Jackson's son, also named Jared Jackson following his death and it remained the family residence for a number of years until bankruptcy forced a sale in 1825. It is evident that the house is not a rectory but rather a family home which is located near, but is not associated with the parish church.

It is clear from archival research that Plas Llanfigael house was the centre of a small estate and that the farm and other outbuildings which form part of the Llanfigael hamlet originally belonged to this main house. There were kitchen and pleasure gardens, along with pasture, meadow and arable lands.

Plas Llanfigael was sold to Owen Owens and he and his family reside at the house until his death in 1847. Following this the property is let for a number of years and for the period 1861 – 1868 functioned as a boarding school. Plas Llanfigael Estate was sold in 1870 and was purchased by Mr. Owen of Caera who lets the property for a number of years. During this time it is rented at various times by a retired engineer, a doctor and a surgeon. It is sold again in 1920 and the sales catalogue from this period survives.

Less is known of the later history of Plas Llanfigael although some unsympathetic works were carried out around 2010 without Listed Building Consent including the replacement of many original windows with modern double glazing. In 2011 a catastrophic fire destroyed the roof and the majority of the property's interior.

It was noted in correspondence from GAPS that St. Figael's Church has pre-1254 origins and the possibility was raised that the curvilinear northern boundary enclosing Plas Llanfigael may represent a former *llan* boundary. Concern was therefore expressed that should Plas Llanfigael be located within a medieval enclosure then there was the potential that medieval deposits might be encountered during ground works. Archival research and on site recording has shown this curvilinear feature to be a ha-ha associated with the Georgian house but has highlighted the likelihood that there was an earlier, possibly late Medieval house which preceded the construction of Plas Llanfigael.

Despite the extensive damage at the property and the loss of the historic interior, Plas Llanfigael retains much of its historic character and the elegant neoclassical proportions of the core building have survived the fire. Research has demonstrated a well documented and fascinating history, associating the property with key figures in Georgian and later Holyhead.

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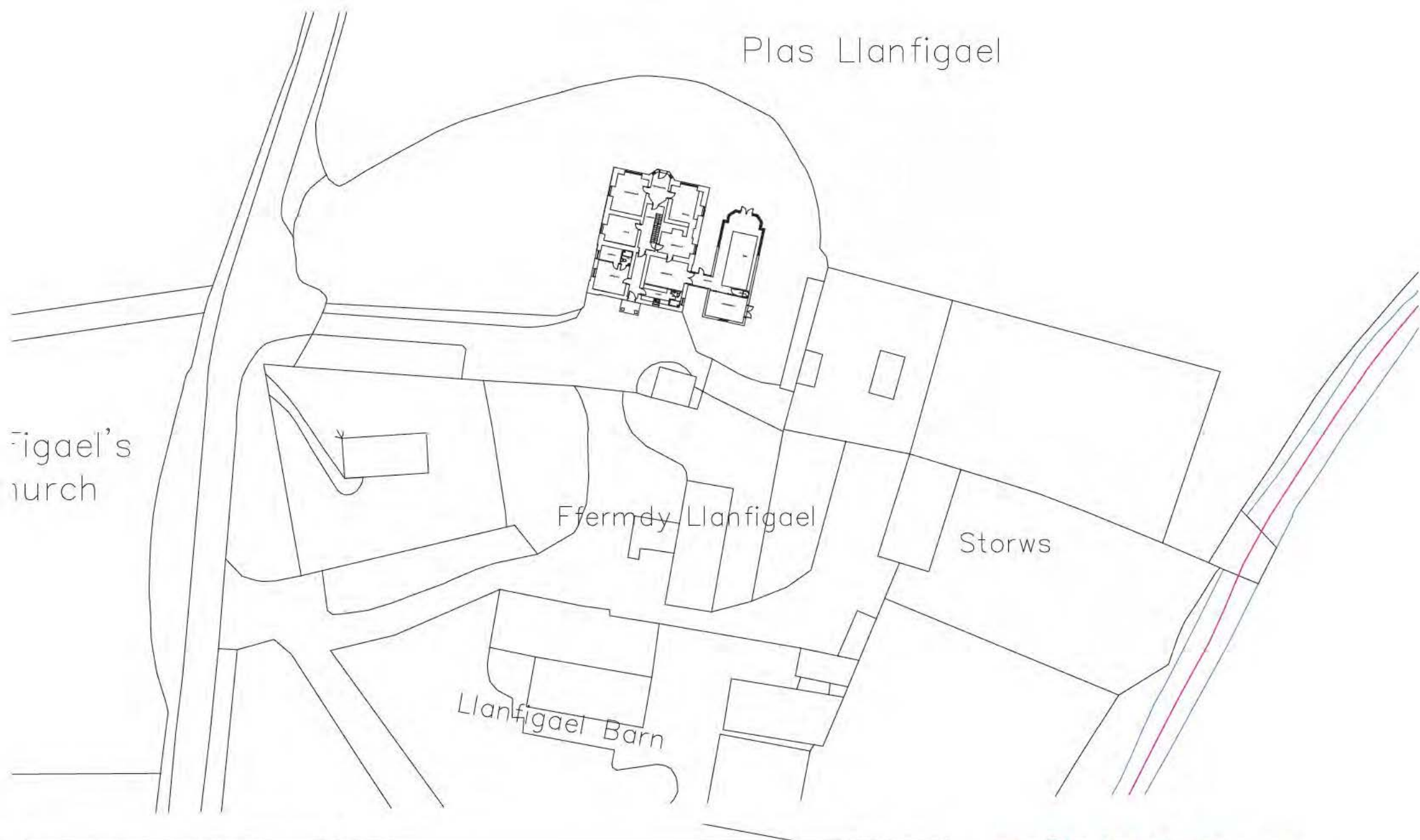
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Appendix A.

Proposed Development Plans



Paidiwrch a chymryd mesuriadau graddfa oddi ar y dyluniad hwn
Os yn amau - gofynnwch

Do not scale from this drawing
If in doubt - ask

Mae'r dyluniad hwn yn hawlfraint Penseiri Russell-Hughes ac ni
chaniateir ei gopïo neu ei atgynhyrchu heb ganiatod

This drawing is the copyright of Russell-Hughes architects and
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Cynllun - Job

**PLAS LLANFIGAEL,
LLANFIGAEL**

Dyluniad - Drawing

PROPOSED SITE PLAN

Rhif Dyluniad - Drawing No.

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Graddfa - Scale

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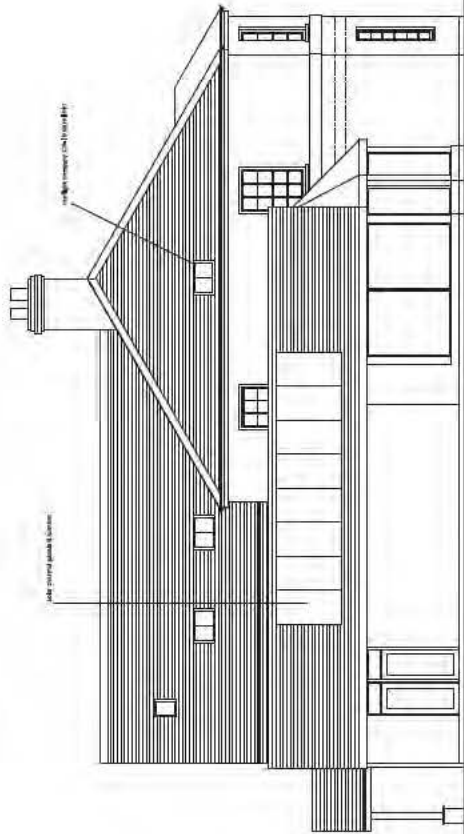
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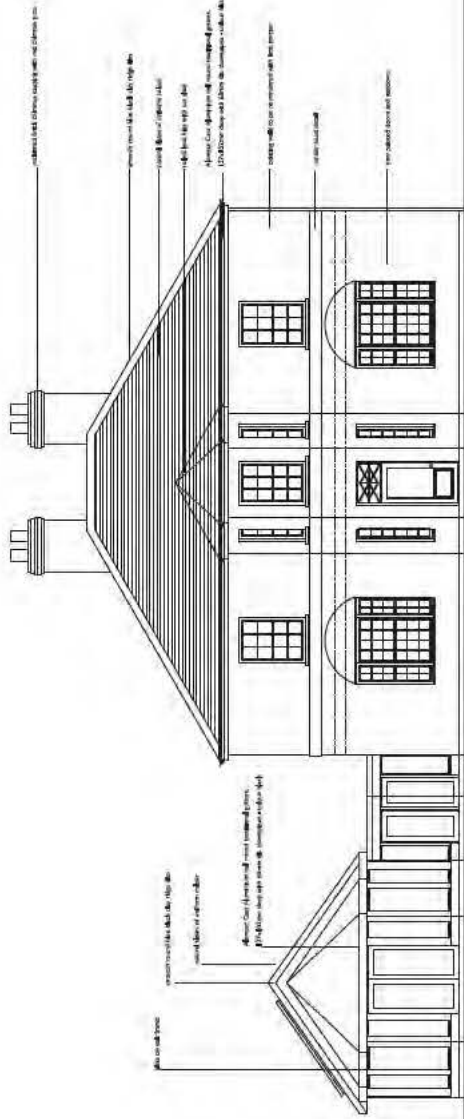
russell-hughes cyf
penseiri/architects

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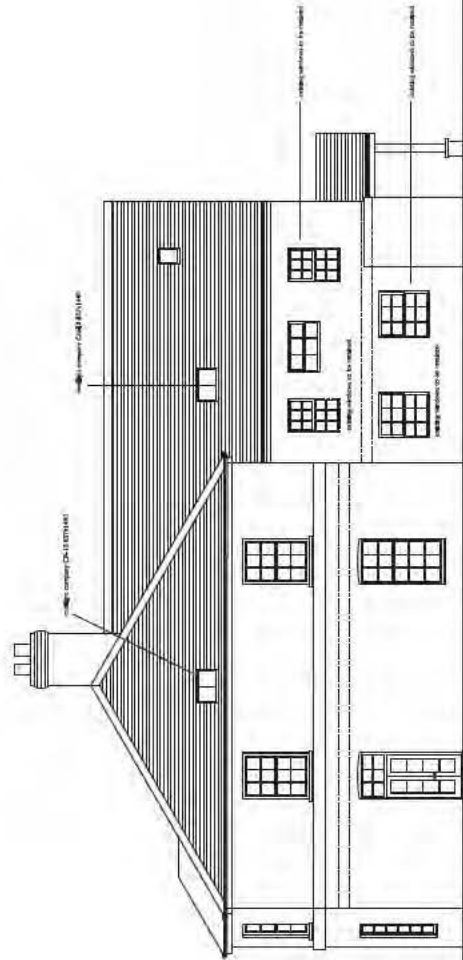
Tel: 01248 722333
Fax: 01248 750600
E-mail: info@russellhughes.co.uk



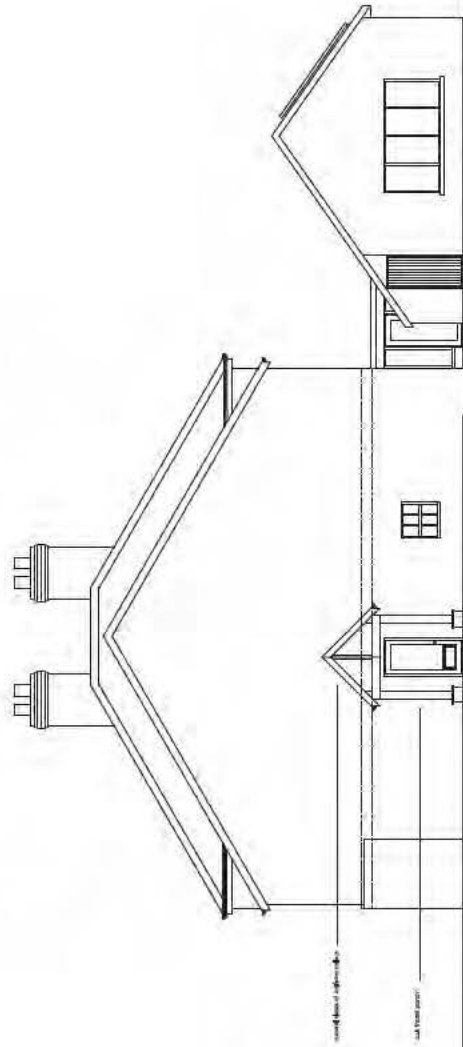
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

Plas Llanfigael is a proposed new building, the design is a preliminary design and is subject to change. The design is a preliminary design and is subject to change. The design is a preliminary design and is subject to change.

Plas Llanfigael
LLANDEULSANT.
SOMERSET

2136/13-6
1:100
October 13

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Appendix B.

Agreed Specification for Scheme of Works at Plas Llanfigael

Specification for Archaeological Works at
Plas Llanfigael, Llanfigael, Anglesey

NGR SH3283 8285

Report Number CR75-2014



C.R Archaeology

Compiled by Catherine Rees
on Behalf of Miss Deborah Newbold

Specification for Archaeological Works at Plas Llanfigael, Llanfigael

Planning Application Number:	27C95D/LB
National Grid Reference:	SH3283 8285
Client:	Miss Deborah Newbold
Report Author:	Catherine Rees
Report Number:	CR75-2014
Date:	06/08/2014

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- 2.0 Project Aims**
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Illustrations

Figure 1. Site Location Map

Appendices

Appendix A. Proposed Development Plans

1.0 Introduction

C.R Archaeology have been instructed by Miss Deborah Newbold to conduct archaeological works at Plas Llanfigael in compliance with conditions placed on her planning application (Planning Application 27C95D/LB).

Plas Llanfigael, Llanfigael, (Figure 1) is a former rectory situated in a rural setting near Llanfachraeth in north-west Anglesey. It is set back slightly from the road and is within the hamlet of Llanfigael. It is associated with the church of St. Figael and is located approximately 30m to the north-east of the current church building. The building is an integral component of a group of buildings which includes the aforementioned St. Figael's Church (Grade II Listed Building ID 5296) and Llanfigael farm (NPRN 15730), barn (NPRN 31072) and granary (NPRN 31089).

Plas Llanfigael is a Grade II Listed Building (Listed Building Reference 5297), listed as an example of “*a good late 18th Century rectory retaining many original features*”. Unfortunately a fire in April 2011 caused extensive damage including the destruction of the roof and the vast majority of the interior features. Planning permission has been granted for the rebuilding of the house with the addition of a single storey extension to the property which will house a conservatory/swimming pool. It is intended that the rebuild will incorporate/retain as much of the historic fabric of the building as possible (see Appendix A for proposed plans).

This specification has been written with reference to correspondence from GAPS (Ref 0311je03/D1896 dated March 11th 2014) and following a discussion (August 6th 2014) with Development Control Archaeologist Jenny Emmett of GAPS as a methodology for a programme of works.

It was noted in correspondence from GAPS that St. Figael's Church has pre-1254 origins and the possibility was raised that the curvilinear northern boundary enclosing Plas Llanfigael may represent a former *llan* boundary. Concern was therefore expressed that should Plas Llanfigael be located within a medieval enclosure then there was the potential that medieval deposits might be encountered during ground works. It is however also acknowledged that the boundary may not be of such considerable antiquity and may relate instead to landscaping associated with Plas Llanfigael. It is hoped that archive research will clarify the origin of the boundary.

Works will be undertaken in two phases - the first phase will be the creation of a Level 2/3 Building Record of the structure to record the building prior to works being undertaken. This phase will include historic/archival research and the compilation of a comprehensive photographic record of Plas Llanfigael and its environs. The second phase of works will be an archaeological watching brief which is to be conducted on the groundworks associated with the planned rear building extension.

2.0 Project Aims & Objectives

The aim of this programme of works is to create a Level 2/3 Building Record of Plas Llanfigael and to establish the origin of the curvilinear boundary to the north of the house.

This scheme of works also aims to monitor any groundworks which may be necessary to identify and assess the survival, character and date of any archaeological remains and to excavate/record any archaeological remains uncovered.

It aims to fulfil the mitigation criteria for undertaking an Archaeological Building Recording and an Archaeological Watching Brief as specified in the IfA Standard and Guidance documents (1996 Revised 2008 & 1994 Revised 2008).

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 excavate/record any archaeological remains uncovered 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 church at Llanfigael is mentioned in the 1254 Norwich Taxation records. Little survives of the medieval church other than the font and perhaps foundations and part of the walling. The present building is believed to be of early C19 date. In 1833 it was documented that "but a small portion of its ruins are remaining" (Source: Cadw Listed Building Description).

Plas Llanfigael was built around 1795 and is believed to have been designed by John Cooper, the architect also responsible for Bodorgan Hall. The RCAHMW Database records the building (NPRN 15817) and the Cadw Listed Building Description is as follows "*Exterior - Two storey former rectory. Five windows including 3-window central splayed projection with pyramidal roof and 2-window on return, and wing at rear. Rubble masonry with red brick slightly cambered heads to windows. Hipped roof of slates. First floor sill band. Massive twin red brick chimney stacks. Sash windows with glazing bars. Sunk panels above centre 3-windows at ground floor and a wide window each side with arched tympanum. Lawned garden. Interior – Delicate enriched cornices, oak stairs with cut string and gentle going, doors with 6 sunk panels. First floor fireplaces with hobgrates and marble linings to wood mantels. Listed as good late 18th Century rectory retaining many original features*".

In the early hours of the 17th April 2011 there was a catastrophic fire at Plas Llanfigael resulting in "the virtual total loss of the special character of the interior of the building and of the exterior. The roof and many other "features of interest" were completely destroyed" (www.dailypost.co.uk). Since 2011 the building has been uninhabited and remains in a derelict state

4.0 Geographical and Geological Context

4.1 Topography

The site is located within the Parish of Llanfigael, a separate parish attached to Llanfachraeth within the hundred of Tal Y Bolion approximately 2.5 miles from Bodedern, Anglesey. The surrounding land use is predominantly agricultural.

Plas Llanfigael is situated within a small hamlet set back from a country lane. It is an integral element of a group of building which include Llanfigael church and farm. The Afon Alaw runs to the south and east of the site.

4.2 Geology

The bedrock geology at the site is described as "*New Harbour Group - Mica Schist And Psammite. Metamorphic Bedrock formed approximately 542 to 635 million years ago in the Ediacaran Period.*"

Originally sedimentary rocks formed in deep seas. Later altered by low-grade metamorphism. These rocks were first deposited as graded clastic sediments or turbidites in the deep sea, and then later metamorphosed, though there is evidence of their sedimentary origin”(www.bgs.ac.uk).

The site lies on the boundary of superficial geology strata. The first is described as “*Alluvium - Clay, Silt, Sand And Gravel. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by rivers. These rocks were formed from rivers depositing mainly sand and gravel detrital material in channels to form river terrace deposits, with fine silt and clay from overbank floods forming floodplain alluvium, and some bogs depositing peat; includes estuarine and coastal plain deposits mapped as alluvium*” whilst the second is 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. These rocks were formed in cold periods with Ice Age glaciers scouring the landscape and depositing moraines of till with outwash sand and gravel deposits from seasonal and post glacial meltwaters*” (www.bgs.ac.uk).

5.0 Scheme of Works - Methodology

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

5.1 Scheme of Works – Methodology for Building Recording at Plas Llanfigael

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) and The Institute for Archaeologists: *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Revised 2008).

The following points are detailed in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006).

The record created for Plas Llanfigael will consist of:

Written Account	Points 1-3, 5-8, 12, 18 & 22
Drawings	Points 2, 4, 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 & Anglesey 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 IfA Standards and Guidance for Historic Environment Desk-based Assessment (IfA 2009) 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 Russell-Hughes Architects 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 points 2 & 4 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 Plas Llanfigael will be undertaken. This will include:

- 1) A photographic survey of the exterior of Plas Llanfigael including general shots of the site environs
- 2) If safe to do so a photographic survey of the interior of Plas Llanfigael but fire damage is believed to have made some of the building unsafe to enter

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.

5.1.3.1 Equipment

A photographic survey of Plas Llanfigael will be undertaken using a 14.2 mega-pixel Sony Alpha-350 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 at Plas Llanfigael

All intrusive groundworks related to the erection of the extension at Plas Llanfigael are to be monitored by an archaeologist from C.R Archaeology. This work will be undertaken using a mechanical excavator fitted with a toothless ditching bucket. If archaeological remains are encountered then machine excavation will cease at this level until it is clear in plan that the full extent of any features have been uncovered within the development area. Should significant remains be uncovered or should archaeological deposits extend beyond the limits of the development area it may then be necessary to follow the procedures for Additional Mitigation/Contingency Measures.

All archaeological remains/ potential archaeological remains identified during the site works will be marked using spray paint and cordoned off to allow excavation by C.R Archaeology staff. Any archaeological features, structures or remains will be trowel cleaned by hand. Investigation of such features, structures or deposits will be sufficient to determine their character, date, significance and quality. If features yield suitable material for dating/environmental processing then samples will be taken for processing off site. The size of these samples will depend on the size of the feature but for smaller features a sample of up to 95% will be taken. For larger features a sample of up to 40 litres will be taken.

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. Both staff members are qualified, experienced archaeologists and cv's can be provided on request.

5.2.1 Recording

The record forms at C.R Archaeology are based on the English Heritage 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. Where possible this will be relative to OS data. 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 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.

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 (IfA 2008)* 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 (IfA 2008).

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 all archaeological material recovered will be deposited with Oriel Mon Museum. Processed assemblages will be boxed according to issued guidelines and a register of contents compiled prior to deposition.

The works will be carried out in accordance with The Institute for Archaeologists: Standard and Guidance for Archaeological Watching Brief (Revised 2008).

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.

Oriel Mon 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 museum's terms and conditions for archive deposition.

5.3.0 Timetable for Proposed Works

It is envisaged that works at Plas Llanfigael will commence as soon as possible. Initial site work (building recording) is to take place over one day with further site visits when groundworks 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 (BA, MA, PgDip HEC). All staff will have a skill set equivalent to at least the IfA AIfA level. C.Vs for all staff employed on the project can be provided on request.

All projects are carried out in accordance with IfA *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 and will carry a Construction Related Organisation (CRO) White Card for Archaeological Technician (Code 5363) or a Site Visitor card.

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 a site plan showing the locations of photographs taken.

The reports will include:

- A copy of the design brief and agreed specification
- A location plan
- A descriptive and interpretive written account of the building, building history and building phases
- Architects and historical plans and elevations (where possible)

- A plan illustrating the location and direction of any photographs or drawings
- Full dimensional and descriptive detail, a full bibliography of sources consulted
- An archive compact disc

The report will detail the results of the Level 2/3 Building recording at Plas Llanfigael. A supplementary report will be produced which will detail the results of the Archaeological Watching Brief.

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

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.

6.0 Bibliography

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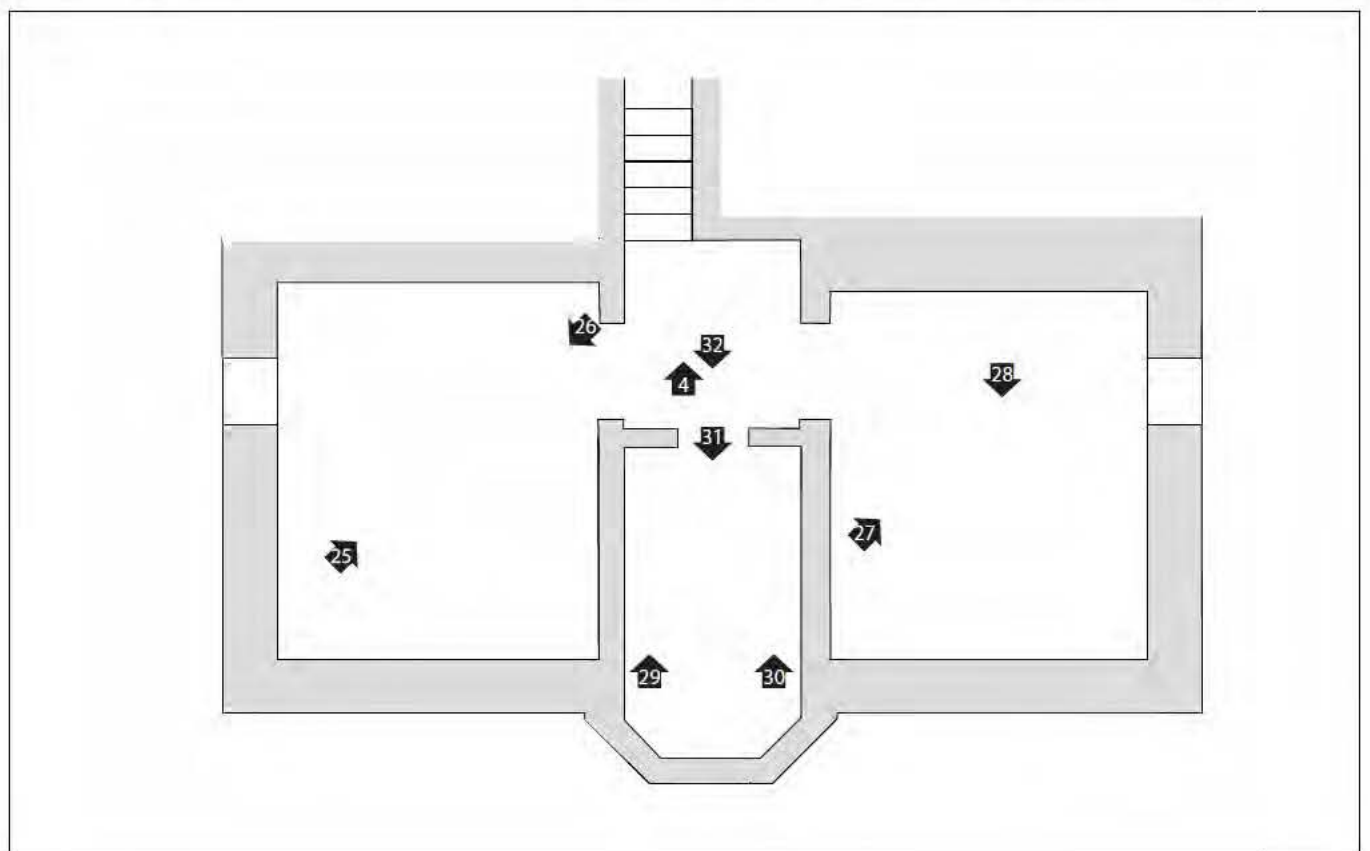
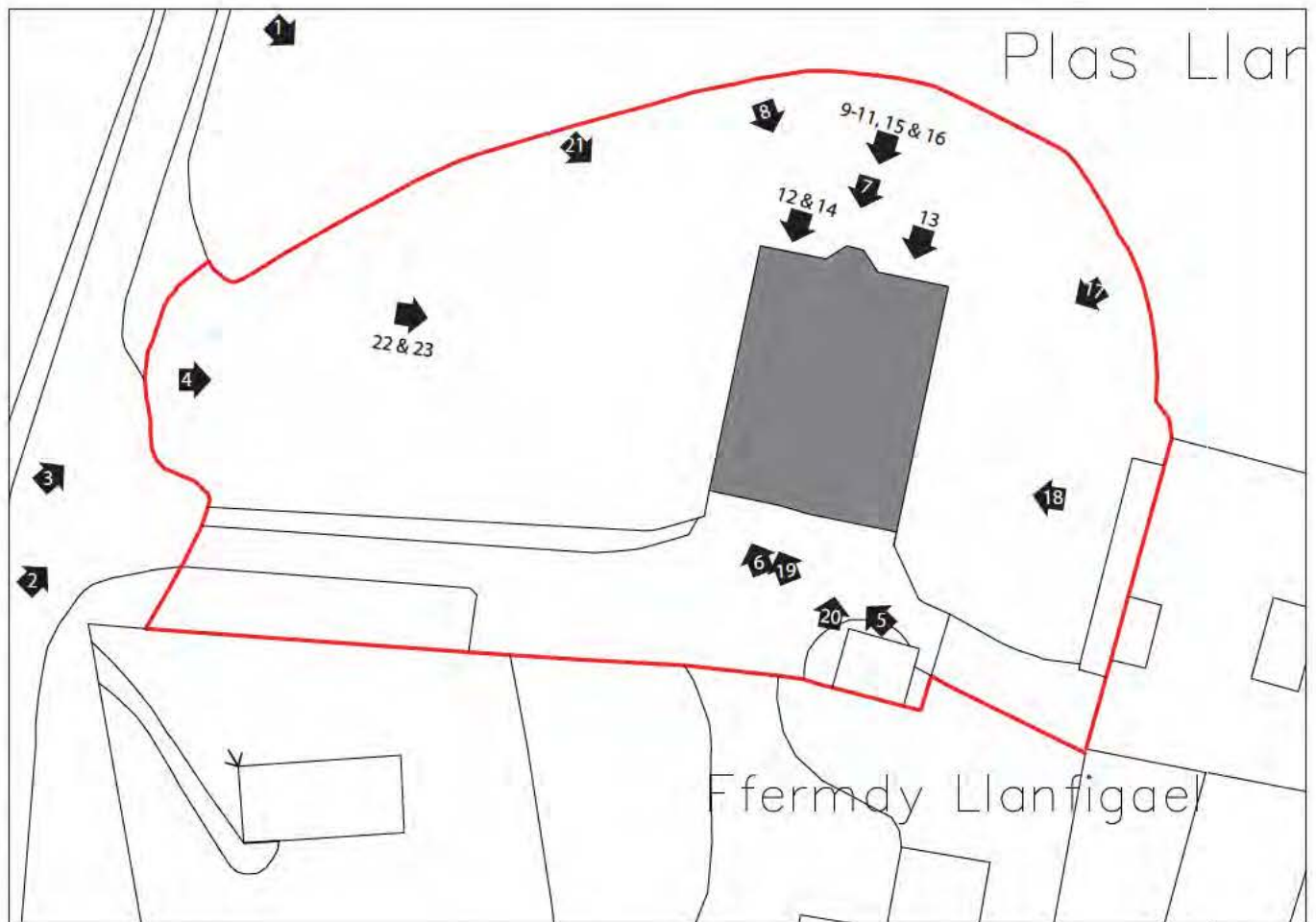
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<http://www.dailypost.co.uk/news/north-wales-news/anglesey-plas-llanfigael-rebuilding-approved--6909874>

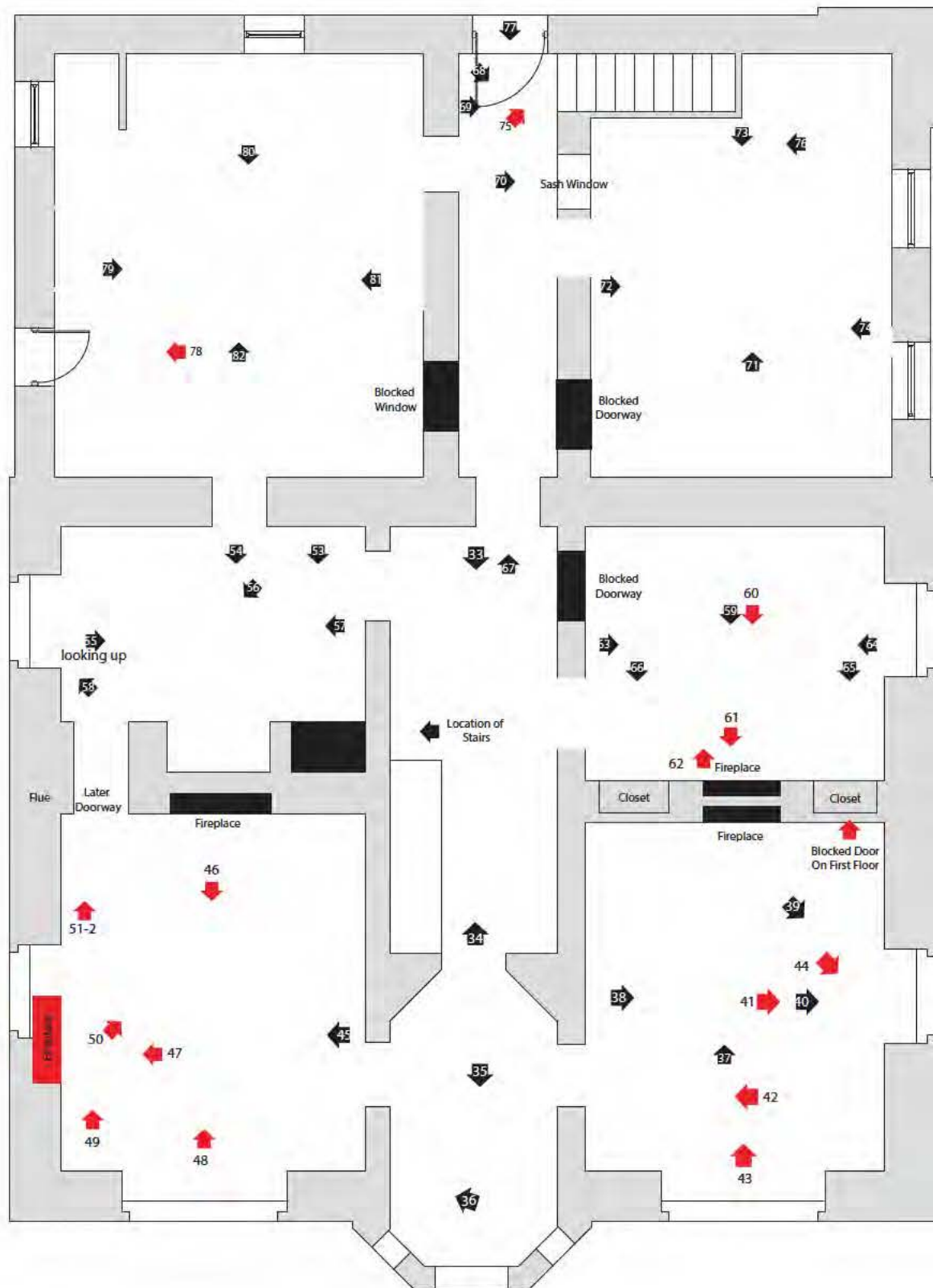
www.gwynedd.gov.uk

www.historicwales.gov.uk/

Appendix C - Location and Direction of Photographic Plates



Location of Exterior and Basement Level Plates



Location of Ground and First Floor Plates - Ground Floor Marked in Black, First Floor Marked in Red