



## HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

Document Title	Historic Environment Desk-based Assessment
Prepared for	Conwy County Borough Council
Prepared by	TEP - Market Harborough
Document Ref	10295.004

Author	Stephenie Dalby
Date	March 2024
Checked	Franki Webb
Approved	Jason Clarke

Amendment History					
Version	Date	Modified by	Check / Approved by	Reason(s) issue	Status
1.0	25/03/24	SD	FW/AB/JC	Draft for client review	Draft



<b>CONTENTS</b>	<b>PAGE</b>
Executive Summary .....	1
Crynodeb Gweithredol .....	2
1.0 Introduction .....	3
2.0 Policy context and guidance .....	5
3.0 Method.....	9
4.0 Baseline Conditions .....	14
5.0 Known Historic Assets within the Study Area.....	25
6.0 Discussion and Conclusions .....	28
References .....	37

<b>TABLES</b>	<b>PAGE</b>
Table 1 Criteria for determining heritage significance .....	11
Table 2 Magnitude of Effect.....	12
Table 3 Significance of Effect .....	13
Table 4 Historic Map Regression.....	19

<b>FIGURES</b>	<b>PAGE</b>
Figure 1 View south-east of bridge from Church of St Michael .....	23
Figure 2 View looking west from A470 toward Sappers Bridge (NDHA30) and Church of St Michael (LB2) with Muriau Farm (NDHA13) in middle ground .....	23
Figure 3 View west of hedgerow adjacent to north of the public footpath showing ditch and bank. ....	24
Figure 4 View north-east of suspension bridge (NDHA37) from public footpath.....	29
Figure 5 Excerpt from David Rowell & Co Ltd Bridges catalogue. © Institution of Civil Engineers. ....	30
Figure 6 View east of Church of St Michael .....	32
Figure 7 View of proposed replacement bridge.....	33

<b>APPENDICES</b>	
APPENDIX A.....	Gazetteer of known historic assets
APPENDIX B.....	Ordnance Survey Historic Mapping

## Executive Summary

1. The Environment Partnership (TEP) Ltd have been commissioned to undertake a historic environment desk-based assessment to assess the potential impact of the replacement of Sappers Suspension Bridge at Betws-y-Coed, Conwy on the historic environment.
2. The proposed development site is located on the eastern edge of Betws-y-Coed, which has its origins in the medieval period, developing into a tourist destination, especially for artists, from the mid-19th century.
3. The proposed development site comprises the extant Sappers Suspension Bridge, an iron suspension bridge built in 1930 to replace a temporary bridge built during the First World War by a company of Royal Engineers, and land to the east with the public right of way (footpath) which connects the bridge to the modern A470. The public footpath crosses agricultural fields and is located to the north of a post medieval farmstead, Muriau Farm.
4. The proposal is to replace the existing bridge with a new wider bridge of similar style. The use of the bridge by foot and cycle users will not change, and there are no major changes proposed to the public right of way.
5. The replacement of the bridge will result in the total loss of the non-designated historic asset, which is assessed to be a low adverse significance of effect. It is recommended that the historic bridge is fully recorded to at least historic building recording level 3 requirements (as defined in Historic England guidance, 2016) before its removal.
6. The design of the new bridge is similar to the existing one, and therefore the significance of the effect on the surrounding designated historic assets of the Grade II\* listed Church of St Michael and the Betws-y-Coed Conservation Area is assessed to be negligible.

## Crynodeb Gweithredol

1. Mae The Environment Partnership (TEP) Ltd wedi cael eu comisiynu i gynnal asesiad desg amgylchedd hanesyddol er mwyn asesu effaith bosibl y gwaith o ddisodli Pont Grog Sappers Betws-y-coed, Conwy ar yr amgylchedd hanesyddol
2. Mae safle'r datblygiad arfaethedig wedi'i leoli ar ymylon dwyreiniol Betws-y-coed, mae'n tarddu o'r cyfnod canoloesol, ac wedi datblygu i fod yn gyrchfan i dwristiaid, yn arbennig artistiaid, ers canol y 19fed ganrif.
3. Mae safle'r datblygiad arfaethedig yn cynnwys Pont Grog Sappers, pont grog haearn a adeiladwyd ym 1930 i ddisodli pont dros dro a adeiladwyd yn ystod y Rhyfel Byd Cyntaf gan gwmni o Beirianwyr Brenhinol, a thir i'r dwyrain sydd â hawl dramwy gyhoeddus (llwybr troed) sy'n cysylltu'r bont â'r A470. Mae'r llwybr cyhoeddus yn croesi caeau amaethyddol ac wedi'i leoli i'r gogledd o'r fferm ôl-ganoloesol, Muriau.
4. Cynigir disodli'r bont bresennol gyda phont letach newydd sy'n debyg o ran ei harddull. Ni fydd y defnydd o'r bont gan gerddwyr a beicwyr yn newid, ac ni chynigir unrhyw newidiadau sylweddol i'r hawl dramwy gyhoeddus.
5. Bydd gosod pont newydd yn arwain at golli'r ased hanesyddol nad yw wedi'i ddynodi, ac mae asesiad wedi nodi bod yr effaith niweidiol gysylltiedig yn ansylweddol. Argymhellir y dylid cofnodi'r bont hanesyddol hon fel adeilad hanesyddol Lefel 3 (fel y diffinnir yng nghanllawiau Historic England, 2016) fel lleiafswm cyn ei gwaredu.
6. Mae cynllun y bont newydd yn debyg iawn i'r bont bresennol, ac felly aseswyd mai ychydig iawn o effaith a ragwelir ar yr asedau hanesyddol dynodedig cyfagos megis Eglwys Sant Mihangel sy'n adeilad rhestredig Gradd II\* ac Ardal Gadwraeth Betws-y-coed.

## 1.0 Introduction

- 1.1 This report provides a description of the historic environment baseline conditions for Sappers Bridge. It has been commissioned by Conwy County Borough Council (CCBC).
- 1.2 CCBC proposes the replacement of the existing suspension bridge as part of an active travel route.
- 1.3 The historic environment desk-based assessment has been undertaken in accordance with the written scheme of investigation (TEP, 2024), Chartered Institute for Archaeologists Standard and Guidance for historic environment desk-based assessment (CIfA, 2020) and Cadw's Heritage Impact Assessment in Wales (2017b).

### **Site Location**

- 1.4 Sappers Bridge is located at Old Church Road, Betws-y-Coed centred at approximately National Grid Reference SH 79625 56520 and covers an area of approximately 1.9 hectares. This is referred to throughout this report as the "proposed development site".
- 1.5 The proposed development site comprises an existing suspension bridge across the river and surrounding area for access. The suspension bridge crosses the Afon Conwy; its western end is located to the south of St Michaels Church on Old Church Road, and the eastern end is located in agricultural fields, onto a public footpath which leads to the A470.
- 1.6 The local planning authority is Eryri (Snowdonia) National Park Authority. The Historic Environment Record (HER) relevant to this site is held by the Historic Environment Team at Gwynedd Archaeological Trust.

### **Proposed Development**

- 1.7 The Proposed Development is to replace the existing footbridge spanning the river. The footbridge will be widened from 1.2m to 4m, which shall improve accessibility for a greater range of users, such as for people with wheelchairs, pushchairs and bicycles. There will also be a corresponding increase in height for the towers on either side of the river, increasing from approximately 7.1m in height to 8.9m.
- 1.8 The proposed replacement bridge will be of a similar design and construction to the existing suspension bridge, comprising ornate metalwork towers to the east and west of the River Conwy with metal cables suspending the footbridge deck. The bridge will be enclosed by metal fencing and affixed to new stone foundations beneath the towers. New foundations will extend to the east of the river to elevate the footpath and achieve Disability Discrimination Act compliant gradients which will improve both accessibility to

the bridge and usability of the footpath. The footbridge surface will comprise a timber deck to match the existing bridge.

### **Aims and Objectives**

1.9 The aim of this assessment is to provide:

- a description of the baseline historic environment conditions within the proposed development site,
- a description of the archaeological potential of the proposed development site, and
- an assessment of the significance of the known and potential historic assets, considering the contribution made by setting to that significance.

1.10 The specific aims of the assessment will be to provide:

- An assessment of the significance of the following historic assets considering the contribution made by setting to that significance:
  - existing suspension bridge (GAT HER ref 62342)
  - St Michael's Church Grade II\* listed building (Cadw reference 3229)
  - Betws y Coed Conservation Area
- an assessment of the likely effects of the proposed development on the known and potential historic assets.

1.11 This report includes conclusions and recommendations. The recommendations consider strategies to avoid, reduce or mitigate effects on historic assets that could arise from alteration or destruction of the historic assets, or development within their setting.



## 2.0 Policy context and guidance

### Statutory Legislation

2.1 The statutory legislation most relevant to this report comprises:

- **Historic Environment (Wales) Act, 2016:** This Act provides amendments to the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990 for the protection and management of the Welsh historic environment. It also contains new stand-alone provisions relating to historic place names, historic environment records and the establishment of the Advisory Panel for the Historic Environment in Wales. It is being replaced by the 2023 Act.
- **Historic Environment (Wales) Act, 2023:** This Act brings together the principal legislation for the conservation of the historic environment in Wales. Whilst it has received royal assent, it will not come into force until supporting secondary legislation, guidance and administrative documents have been made, revised, and updated. This is likely to be in late 2024.
- **Ancient Monuments and Archaeological Areas Act, 1979:** It is a criminal offence to carry out any works on or adjacent to a Scheduled Monument without Scheduled Monument Consent. This Act makes no reference to the setting of Scheduled Monuments.
- **Planning (Listed Buildings and Conservation Areas) Act, 1990:** In considering whether to grant planning permission for development which affects a Listed Building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting (section 66). Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area (section 72).
- **Hedgerow Regulations 1997:** A local authority can prohibit the removal of an 'important' hedgerow. Hedgerows can be considered important on grounds of historical or archaeological value or association.

### National Planning Policy

2.2 Planning Policy Wales (PPW) Edition 12 (2024) provides the national planning policy framework for the consideration of the historic environment and is supplemented by guidance in Technical Advice Note 24 and Cadw best practice guidance. The historic environment is discussed in Chapter 6: Distinctive and Natural Places, which recognises the importance of such areas and features to the Country.

2.3 Chapter 6 states that "[T]he special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own



right" (paragraph 6.0.2).

- 2.4 Section 6.1 deals specifically with **The Historic Environment** and includes the statement that "Any decision made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place" (paragraph 6.1.9).
- 2.5 PPW includes details for requirements of development proposals affecting Listed Buildings (paragraphs 6.1.10-13), Conservation Areas (paragraphs 6.1.14-17), Historic Parks and Gardens (paragraphs 6.1.18-19), Historic Landscapes (paragraphs 6.1.20-21), World Heritage Sites (paragraph 6.1.22) and Archaeological Remains (paragraphs 6.1.23-27).
- 2.6 PPW requires that a desk-based assessment (and/or field evaluation) is produced to support the planning application of a proposed development where archaeological remains have the potential to be affected (paragraph 6.1.26). This is to allow a full understanding of the impact of the proposed development on the significance of the historic asset.

### **Local Planning Policy**

#### Eryri Local Development Plan 2016-2031

- 2.7 The LDP for the National Park contains the **Strategic Policy Ff: Historic Environment** and five associated development policies (Policy 6-10). The strategic policy requires the historic landscape, historic assets and cultural heritage of the National Park to be conserved and enhanced, with particular protection to designated assets and their settings. Development will not be permitted which adversely affects designated historic assets or their settings and significant views, including conservation areas and listed buildings.
- 2.8 The policy of most relevance to this site is **Development Policy 8: Protection of Non Designated Sites**, which includes protection for those assets which are of archaeological interest or local heritage importance, states:

*Development which may adversely affect sites that are of archaeological interest or are acknowledged of local heritage importance including sites of industrial archaeology that are not scheduled will:*

- i. Be judged in terms of the intrinsic importance of the heritage asset and the potential extent of harm.*
- ii. Require where appropriate archaeological assessments and field evaluations before applications are determined.*

*Where proposals are acceptable but may have an adverse effect on a site a condition will be attached to the permission stating that no*

*development should take place until an agreed programme of archaeological work has taken place.*

## Guidance

- 2.9 Best practice guidance notes and standards relevant to the historic environment, and consulted in the production of this report comprise:
- Chartered Institute for Archaeologists (CIfA) *Code of Conduct* (2022),
  - CIfA, *Standard and Guidance for Historic Environment Desk-based Assessment* (2020),
  - IEMA, IHBC & CIfA, *Principles of Cultural Heritage Impact Assessment in the UK* (2021),
  - Planning Policy Wales Technical Advice Note 24 (TAN 24): the Historic Environment (2017),
  - Cadw, *Conservation Principles for the sustainable management of the historic environment in Wales* (2011), and
  - Cadw, *Setting of Historic Assets in Wales* (2017a), and
  - Cadw, *Heritage Impact Assessment in Wales* (2017b).
- 2.10 Technical Advice Note (TAN) 24: the historic environment (2017) provides guidance on how to consider the historic environment in development plans and planning decisions. It provides support for the policies in PPW.
- 2.11 Conservation Principles (Cadw, 2011) sets out Cadw's approach to understanding heritage significance, and describes four groups of heritage 'values', which are referred to below:
- **Evidential value:** the potential of a place to yield evidence about past human activity.
  - **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
  - **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
  - **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
- 2.12 Cadw's *Setting of Historic Assets in Wales* (2017a) recommends a staged approach to assessing effects on setting comprising the following steps:
- Stage 1: Identify the historic assets that might be affected by a proposed change or development.
  - Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.
  - Stage 3: Evaluate the potential impact of a proposed change or development on that significance.
  - Stage 4: If necessary, consider options to mitigate or improve the

---

potential impact of a proposed change or development on that significance.

- Stage 5: Document the assessment.

## 3.0 Method

### Study Area

- 3.1 Data was gathered for all designated historic assets within 500m of the proposed development site boundary. This allowed for the identification of the historic assets where the proposed development could affect the contribution of the historic asset's setting to its significance. This Study Area is proportionate to the scale of the proposed development and was informed by a preliminary appraisal of baseline data.
- 3.2 Data has also been gathered for all non-designated historic assets within the proposed development site boundary and a 500m buffer from the proposed site boundary. The Study Area has been designed to be fully inclusive of the proposed development site boundary to ensure that assets adjacent to the proposed development site but with the potential to extend into are captured in baseline data. The area of search also allows for assets with archaeological interest within or adjacent to the development site to be placed in context, and for the identification of trends that may help to predict archaeological potential within the proposed development site.

### Data Sources

- 3.3 The following sources were consulted:
- Cof Cymru - The National Historic Assets of Wales for current data on designated historic assets maintained by Cadw
  - The Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW), online historical photos, drawings, and reports
  - The Historic Environment Record (HER) maintained by Gwynedd Archaeological Trust (GAT)
  - Ordnance survey historic mapping provided by GroundSure (Appendix B)
  - National Library of Wales, Welsh Tithe Maps online resource
  - Archaeological Data Service for grey literature
  - Research Framework for the Archaeology of Wales
  - Gwynedd Historic Landscape Characterisation Project
  - Betws-y-Coed Conservation Area appraisal
  - Aerial photographs and satellite images
  - LiDAR data provided by ScalGo
  - British Geological Survey (BGS) online mapping
- 3.4 The Historic Environment Record was consulted on 13th February 2024.

### Site Visit

- 3.5 The proposed development site was visited on 6th February 2024. A pro-forma record sheet was completed that recorded the following data:
- Date of survey
  - Surveyor(s)

- Weather conditions
- Site description
- Known historic assets (noting presence or absence and condition)
- Archaeological potential
- Health and safety

3.6 A vantage point survey was also undertaken to determine those assets where the proposed development could affect the contribution made by setting to the asset's heritage significance. The survey was undertaken in accordance with the guidance in Setting of Historic Assets in Wales (Cadw, 2017a). The survey considered:

- The nature of the physical surroundings in which the historic assets are experienced (including visual and functional relationships with other historic assets, formal design, openness, integrity and change over time)
- The way the assets are appreciated, experienced and understood (including views, visual prominence, associative attributes and intentional intervisibility with other assets); and
- The location, form and appearance of the development.

### **Zone of Theoretical Visibility**

3.7 A Landscape and Visual Appraisal (LVA) identified designated historic assets of national importance within a 2km radius (TEP Report Reference 10295.002). As part of this assessment a Zone of Theoretical Visibility (ZTV) was created to identify any intervisibility between the proposed development site and any identified designated historic assets of national importance. Within the Study Area, it was identified that the only designated historic asset to experience intervisibility with the proposed development site is St Michaels Church (**LB2**).

### **Assessing Heritage Significance**

3.8 The significance of a historic asset is described in terms of the value of the historic asset because of its heritage interest (architectural, archaeological, artistic or historic), and is also described in relation to the asset's heritage values (evidential, historical, communal, and aesthetic) as defined in *Conservation Principles* (Cadw, 2011).

3.9 For designated assets (World Heritage Sites, Scheduled Monuments, some Listed Buildings and Registered Parks and Gardens, and Registered Battlefields), the importance is 'high' or 'very high' as these assets meet the national criteria for designation under the relevant legislation. Listed Buildings and Registered Parks and Gardens are graded (I, II\* and II) according to relative significance.

3.10 The relative significance of each non-designated historic asset within the historic environment baseline has also been determined to provide a framework for comparison. These categories do not reflect a definitive level

of significance or value of a historic asset, but a provisional one based on the asset's heritage values to provide an analytical tool that can inform later stages of assessment and the development of appropriate mitigation, where needed. Some non-designated assets can be of equivalent importance to designated historic assets. In these cases, their relative importance means that they are treated as if they are designated assets.

3.11 The methodology within this section has been developed with reference to the following guidance documents:

- IEMA, IHBC & ClfA (2021) *Cultural Heritage Impact Assessment in the UK*.
- Design Manual for Roads and Bridges (2020) LA 104 - *Environmental assessment and monitoring*.

*Table 1 Criteria for determining heritage significance*

Significance	Description
Very High	Internationally and nationally important resources: World Heritage Sites, Grade I Listed Buildings and Registered Parks and Gardens. Some Scheduled Monuments, especially those associated with a World Heritage Site.
High	Nationally important resources: Scheduled Monuments, Grade II* Listed Buildings, Grade II* Registered Parks and Gardens, Registered Battlefield.
Moderate	Regionally important resources: Grade II Listed Buildings, Conservation Areas, non-designated historic assets and landscape features with high or moderate evidential, historical, aesthetic and/or communal values
Low	Locally important resources: Non-designated historic assets and landscape features with low evidential, historical, aesthetic and/or communal values.
Negligible	Assets with very low or no evidential, historical, aesthetic and/ or communal values, or where remains are known to have been significantly altered or destroyed.
Unknown	Assets and structures of uncertain character, extent and/or date where the importance cannot be readily predicted.

### **Assessing the effects of the proposed development**

3.12 The effects of the proposed development have been determined by comparing the significance of the known historic assets (or potential for historic assets with archaeological interest) against the magnitude of likely effect. The significance of a historic asset can be harmed or lost by

alteration or destruction of the asset or development within its setting.

- 3.13 The conclusions in this report identify the overall significant effects of the proposed development on historic assets in accordance with the following scale:

- **None:** no discernible change to any historic asset, of any significance
- **Minor:** minor adverse changes to the significance of a historic asset of moderate or high heritage significance, or significant adverse changes or total loss of significance to a historic asset of low or negligible heritage significance
- **Moderate:** moderate adverse changes to the significance of a historic asset of low or moderate heritage significance.

#### Magnitude of Effect

- 3.14 Assessing the effect of the proposed development in relation to the historic environment baseline is then considered by comparing the relative significance of the historic asset against the predicted magnitude of effect. This includes the assessment of effects on the setting of historic assets to determine whether, and to what degree, the heritage significance of an asset may be harmed by development within its setting.
- 3.15 The descriptions of magnitude of effect, provided in the following table, relate to harm to or loss of significance of the asset (and not, where development only affects its setting, the degree of change within that setting).

*Table 2 Magnitude of Effect*

Magnitude	Definition
High	Total loss or substantial harm to key elements or features or characteristics of the baseline (pre-development) conditions such that post development character or composition, or attributes of baseline will be fundamentally lost or changed.
Moderate	Partial loss or harm to one or more important elements or features or characteristics of the baseline (pre-development) conditions such that post development character or composition, or attributes of baseline will be partially changed.
Low	Minor loss. Change arising from the loss or alteration will be discernible but underlying character or composition or attributes of the baseline condition will be similar to pre-development circumstances or patterns.
Negligible/ None	No loss or harm to heritage significance. Change barely distinguishable.



### Significance of Effect

- 3.16 Determining the overall significance of effect is then a professional judgement that compares the magnitude of effect against the relative sensitivity of the historic assets affected.

*Table 3 Significance of Effect*

Magnitude	Importance of Receptor				
	Very High	High	Moderate	Low	Negligible
High	Major	Major or Moderate	Moderate	Low	Negligible
Moderate	Major or Moderate	Moderate	Low	Low or Negligible	Negligible or None
Low	Moderate or Low	Low	Low or Negligible	Negligible	None
Negligible/ None	Negligible or None	None	None	None	None

- 3.17 The nature of an effect can be classified as adverse, negligible (or neutral) or beneficial:
- **Adverse:** negative or disadvantageous effects to a historic asset
  - **Negligible or Neutral:** imperceptible or no effects to a historic asset
  - **Beneficial:** positive or advantageous effects to a historic asset.

### **Limitations of this Assessment**

- 3.18 Monument data from the HER consists of secondary information derived from varied sources. This data, as well as that derived from other secondary sources, is generally accurate. There are however several limitations to the data set, generic to any historic environment assessment. For example, where the known archaeological data relates to chance finds, or cropmark evidence, the full extent, date and nature of the asset is often uncertain. Also, a number of records, especially older records such as antiquarian finds, excavations or observations often fail to accurately locate assets.
- 3.19 Due to these limitations, it is possible that previously unrecorded historic assets with archaeological interest could be present within the proposed area of development. Additionally, due to the buried and invisible nature of archaeological assets, there is often an element of uncertainty regarding the survival, condition, nature and extent of any such assets, which walk over survey, cannot always clarify.

## 4.0 Baseline Conditions

### Introduction

4.1 Drawings provided in support of the description of baseline conditions comprise:

- Drawing G10295.013: The location of known historic assets
- Appendix B - Ordnance Survey Historic Mapping

4.2 Time periods referenced in the text are as follows:

- Prehistoric
  - Palaeolithic: 500,000 -10,000 BC
  - Mesolithic: 10,000 – 4,000 BC
  - Neolithic: 4,000 – 2,500 BC
  - Bronze Age: 2,500 - 800 BC
  - Iron Age: 800 BC – AD 43
- Roman: 43 – 410
- Early Medieval: 410 - 1066
- Medieval: 1066 – 1540
- Post Medieval: 1540 - 1700
- 18th and 19th century: 1700 - 1900
- Modern: 1901 - present

4.3 Abbreviations used are as follows:

- SM – Scheduled Monument
- LB – Listed Building
- CA – Conservation Area
- NDHA – Non-designated historic asset

4.4 Bracketed number (e.g., **NDHA1**) reference the unique identifying number allocated to historic assets in the Gazetteer and shown on Drawing G10295.013 (Appendix A).

### Background and Context

#### Site Geology and Topography

4.5 The solid geology is recorded by the British Geological Survey (BGS) as Cwm Eigiau Formation - mudstone and siltstone, underlying superficial deposits of alluvium - clay, silt, sand and gravel.

4.6 The proposed development site slopes steeply west from the A470 to the Muriau farmstead, and then levels out at an elevation of approximately 17m above Ordnance Datum (aOD).

#### Archaeological and Historical Background

##### *Palaeolithic and Mesolithic*

4.7 During the Palaeolithic, the British Isles were subject to several Ice Ages in

which climatic conditions were not favourable for human occupation. During the intervening warmer periods groups of hunter-gatherers would have travelled across the country following herds of animals and making the most of any resources.

- 4.8 Archaeological evidence is rare for the earlier periods because of subsequent glaciations, the temporary nature of settlements resulting in ephemeral impacts on the landscape, and the use of natural materials which rarely survive in the archaeological record.
- 4.9 Following the melting of the glaciers at the end of the last Ice Age, in approximately 10,000 BC, communities could reoccupy Britain on a more permanent basis. The sea levels rose with the melting of the glaciers, separating Britain from the continent by approximately 6,000 BC.
- 4.10 The communities which lived here during the Mesolithic period were still following a hunter-gatherer lifestyle, moving around the landscape as the seasons changed to utilise the wider resources which were now available. The improving climate allowed for extensive woodland cover to grow. Settlements were temporary and/or seasonal. Stone tools, especially flint, are usually the only evidence which survives from these periods.
- 4.11 Much of the evidence from this period in north west Wales is found at cave sites or rock shelters, generally along the coast. The contents of these caves included worked flint and animal bone fragments. Later Mesolithic sites in north west Wales include scatters of worked flint also in coastal areas.
- 4.12 There is no evidence of these periods within the Study Area.

#### *Neolithic*

- 4.13 During the Neolithic period, nomadic hunter-gathering gave way to more settled forms of living and agriculture. Domesticated plants and animals were introduced, pottery began to be used, and the first more permanent settlements appeared. Flint and stone were still used for tool making. There is also increased evidence for communal funerary and ritual monuments from this period.
- 4.14 In north west Wales there is growing evidence of domestic sites, including rectangular timber buildings, and industrial stone axe production sites, as well as funerary and ritual sites.
- 4.15 Approximately 3km to the south-east of the proposed development site is the chambered long cairn of Capel Garmon (Cadw Scheduled Monument DE001). Cairns were foci for communal burial and ritual activities during the prehistoric period.
- 4.16 There is no evidence of this period within the Study Area.

#### *Bronze Age*

4.17 Copper and bronze weapons and tools began to be produced during this period, and there is also evidence for changing societal values, such as a change to individual burials, in contrast to earlier practices of communal burial sites. There is evidence for more intensive use of the land and increased population during the earlier parts of this period. However, during the late Bronze Age, a down-turn in climatic conditions resulted in the abandonment of many early Bronze Age settlements and agricultural systems on upland areas (Turney et. al., 2016).

4.18 There is no evidence of this period within the Study Area.

#### *Iron Age*

4.19 The introduction and use of iron weapons and tools becomes more prevalent during this period. The deterioration in the climate continued during the early Iron Age, which is likely to have driven populations from the uplands to the better draining and fertile lowlands (Ritchie, 2018). The hillforts and defended settlements in Wales are evidence of social and cultural changes, the origins of which began during the Bronze Age, resulting from the changes in climate and technology, impacting social organisation and settlement patterns (Ritchie, 2018).

4.20 The changes in climate led to increased competition over resources, and perhaps the development and consolidation of a tribal society (Ritchie, 2018).

4.21 By the end of this period, it is likely that the landscape was characterised by individual farmsteads and small hamlets, with enclosed fields, open grazing and woodland. There would have been existing trackways connecting local people and long-distance routeways.

4.22 There is no evidence of this period within the Study Area.

#### *Roman*

4.23 In Wales, the beginning of the Roman conquest was in AD 74, and the period ends with the withdrawal of the Roman administration in AD 410. In reality, Roman influences through trade began during the later Iron Age. Following the invasion in the south of Britain in AD 43, it took about 25 years for the area of Wales to become part of the Roman Empire.

4.24 A fort network was designed and constructed for the purpose of military conquest and rule. The Romans also reused and constructed many roads to connect the forts. The Bryn-y-Gefeiliu Roman Site (Cadw Scheduled Monument CN010) is located approximately 5km to the west of the proposed development site, which comprises a fort and annexe, and it is suggested that a road from here to the fort at Caerhun (**NDHA3**) crosses at a ford in Betws-y-Coed, which may have been on the site of later bridge crossings of either Pont-y-Pair or Miner's Bridge (Chambers Conservation Ltd, 2021: 11).

---

*Early Medieval*

- 4.25 The early medieval period is commonly given to begin in the time following the withdrawal of Roman troops from Britain. The kingdoms and language of Wales emerged during this time.
- 4.26 Christianity spread during this period, and it is thought that Betws-y-Coed developed from a monastery community in the sixth century (**NDHA4**), however no evidence of this has been recorded.
- 4.27 There is no evidence of this period within the Study Area.

*Medieval*

- 4.28 By the time of the Norman Conquest of England in 1066, Wales was fragmented into many kingdoms, with independent princes with a common language and laws. By the 13th century the princes of Gwynedd ruled the entire country but the campaigns by the English King Edward I in 1272, lead to the English monarchy ruling Wales.
- 4.29 During the medieval period, settlement and agriculture becomes more widespread throughout Wales, with upland areas being used more formally for agriculture. Settlement in Betws-y-Coed was initially located around the Church of St Michael (**LB2**), and in 1352 the township is recorded as belonging to descendants of 'Iddon' (Chambers Conservation Ltd, 2021:11).
- 4.30 The township of Betws-y-Coed (**NDHA4**) including the proposed development site was built on an agriculture economy until the development of the local lead mining industry in the post medieval period.

*Post Medieval*

- 4.31 The post medieval period is generally recognised to begin with the Dissolution of the Monasteries by King Henry VIII and covers a time of great change, including political, religious, economic and societal reformations and revolutions. The Dissolution of the monasteries saw the removal of key medieval institutions and the redistribution of a significant portion of the land in England and Wales (Stamper, 2009: 328). The early part of the period was defined by changing dynasties and religious counter- reformations.
- 4.32 From the mid-17th century, Britain established itself as an international power with its expanding empire and the Industrial and Agricultural Revolutions caused Britain to be once again subject to an economic and social transformation (Clark & Conlin Casella, 2009: 369).
- 4.33 Following the Act of Union with Ireland in 1801, the roads which connected London with Holyhead were subject to a scheme of improvement, which included the road through Betws-y-Coed. This enhancement included the construction of Waterloo Bridge (Cadw Grade I listed building references 121/ 17827), located approximately 820m to the south-east of the proposed development site.

- 4.34 Tourists interested in the picturesque landscape began arriving at Betws-y-Coed in the 18th century, leading to the development of the town as a tourist destination (Chambers Conservation Ltd, 2021:11).
- 4.35 Britain's first Artists' colony was established in Betws-y-Coed by the renowned English landscape painter David Cox from 1844. Plas Muriau (**LB8**) contains painted decoration by Florence artist Pietro Romoli, who was invited to Betws-y-Coed by the owner of the house William Drury-Lowe in 1864.
- 4.36 The railway was constructed in 1868, with the station (**NDHA28**) close to the Church of St Michaels (**LB2**) which resulted in a significant increase in building to cater for the new visitors and the community that developed here (Chambers Conservation Ltd, 2021: 13), including numerous hotels such as Gwydyr Hotel (**NDHA17**) and Royal Oak Hotel (**NDHA18**).

#### *Modern*

- 4.37 Despite the economic, cultural and societal changes experienced in the post medieval period, the 20th and 21st centuries have had arguably a greater impact on the landscape with the creation and expansion of the road networks, especially motorways, expanding settlements and creation of the power networks.
- 4.38 During the First World War, a company of Royal Engineers were in Betws-y-Coed, and they built a temporary footbridge behind the railway station, purportedly at the location of previous stepping stones, leading to the bridge name of Sappers Bridge. The temporary bridge was swept away in 1928 and was replaced in 1930 by the present suspension bridge (**NDHA37**).
- 4.39 Betws-y-Coed remains a popular tourist destination in the modern period, with its role as 'gateway to Snowdonia'.

#### Previous Archaeological Events

- 4.40 There have been no previous archaeological events which are related to the proposed development site.

#### Historic Map Regression

- 4.41 The available historic mapping shows that Betws-y-Coed grew following the construction of the railway, with the first crossing of the river at the location of the proposed development site shown on mapping in 1949.

Table 4 Historic Map Regression

Map	Description
Betws-y-Coed and Llanrwst Parish Tithe Maps, 1839-1841	<p>The River Conwy forms the parish boundary between Betws-y-Coed and Llanrwst. Field boundaries in both parishes are irregular, though there are some smaller regular plots shown. In Betws-y-Coed the plots are generally large and irregular. The plots in Llanrwst are generally smaller with a wider mix of regular and irregular plots.</p> <p>The proposed development site is mainly on the eastern side of the river, which is located in the Llanrwst parish. The proposed development site is located in plot 1507 Dol Fawr, plot 1506 Cae'r Sgubor, plot 1509 Cae'r Garnedd, and plot 1510 Cae'r Pant, all in arable use, which are occupied by William Pritchard of the Muriau Poethion farm (<b>NDHA13</b>) (plot 1503). The landowner is William Griffiths Esquire.</p> <p>The western side of the river is in the Betws-y-Coed parish, within plot 25 - Bettws Farm, occupied by Edward Roberts. The Churchyard (plot 26) surrounding the Church of St Michael (<b>LB2</b>) is adjacent to the north. Much of the land on the western side of the river is owned by Lord Willoughby De Eresby, the Right Honourable Peter Robert Drummond. The road/path to access the Church is from the west and runs to the north of the Church. No other buildings or roads are shown around the Church.</p> <p>Betws-y-Coed is shown as a few buildings near the Turnpike bridge crossing the River Lugwy.</p>
Ordnance Survey County Series, 1:10,560, 1875	<p>The large plot 1507 has been divided into two with the field boundary to the east (between plots 1509 and 1506) being extended to the bank of the river, to form the existing footpath. The farm is labelled as Muriau Farm (<b>NDHA13</b>).</p> <p>There are now areas of woodland shown to the east and south of the proposed development site.</p> <p>A set of stepping stones are shown to the north at Glan- y-rhŷd (<b>NDHA29</b>).</p>



Map	Description
Ordnance Survey County Series, 1:10,560, 1887	<p>The rail station (<b>NDHA28</b>) is shown to the west of the proposed development site, with the railway aligned approximately north-south and a number of sidings with an associated goods shed on the east of the main line. To the north of the station is a row of houses labelled 'Station Cottages' (<b>NDHA14</b>) and a building arranged around a central square courtyard is shown to the west of these.</p> <p>The road/path which originally led to the Church from the west has been re-routed to the south to the alignment of the present Old Church Road. Betws-y-Coed has expanded along the roads, with two hotels labelled (<b>NDHA17-8</b>) and a new Church (<b>LB3</b>). A Gas Works (<b>NDHA32</b>) is labelled to the north of the old Church (<b>LB2</b>).</p> <p>There are no changes to the proposed development site or surrounding area on the eastern side of the River Conwy.</p>
Ordnance Survey County Series, 1:2,500, 1890	No changes to the proposed development site. A 'Police Station' is labelled on the western bank of the river to the south of the proposed development site.
Ordnance Survey County Series, 1:10,560, 1899	No changes to the proposed development site and minor changes to the surrounding area, including the farm at the eastern end of the proposed development site now labelled as 'Myria Farm' ( <b>NDHA13</b> ).
Ordnance Survey County Series, 1:2,500, 1900	No changes to the proposed development site and the surrounding area.
Ordnance Survey County Series, 1:10,560, 1911	No changes to the proposed development site and minor changes to the surrounding area, including the farm at the eastern end of the proposed development site now labelled as 'Muriau' ( <b>NDHA13</b> ).
Ordnance Survey County Series, 1:2,500, 1913	No changes to the proposed development site and the surrounding area.
Ordnance Survey County Series, 1:10,560, 1915	No changes to the proposed development site and the surrounding area.

Ordnance Survey County Series, 1:10,560, 1949	The bridge ( <b>NDHA37</b> ) is now shown crossing the river in the proposed development site with the footpath leading to it. No changes to the surrounding area.
Ordnance Survey County Series, 1:10,560, 1959	No changes to the proposed development site and the surrounding area.
Ordnance Survey National Grid, 1:2,500, 1976	No changes to the proposed development site. In the surrounding area, the railway sidings and associated buildings have been removed, the police station is no longer labelled, and the gas works ( <b>NDHA32</b> ) to the north of the church ( <b>LB2</b> ) have been removed. There is now a camping ground labelled to the north of the church ( <b>LB2</b> ). An Electricity Sub Station is also shown to the west of Station Cottages ( <b>NDHA14</b> ).
Ordnance Survey National Grid, 1:10,000, 1976-8	No changes to the proposed development site. The Stepping Stones ( <b>NDHA29</b> ) to the north are also no longer shown.
Ordnance Survey National Grid, 1:2,500, 1986	No changes to the proposed development site. In the surrounding area, a railway museum and miniature railway have been built ( <b>NDHA36</b> ) in the area of the former sidings and goods shed. An Information Centre has been created from the square courtyard buildings to the west of Station Cottages, labelled Royal Oak Stables, with associated car parks to the north. To the north of the former gas works site, is a new Club House. A new dwelling has been built to the south-west of the proposed development site, 'Gwydyr Cottage'.
Ordnance Survey National Grid, 1:2,500, 1994	No changes to the proposed development site or surrounding area.

#### LiDAR and Aerial Imagery

- 4.42 No unknown features of archaeological interest can be seen on the available LiDAR and aerial imagery.

#### Important Hedgerows

- 4.43 Hedgerows within the proposed development site have been assessed against the criteria in Schedule 1, Part II of the Hedgerow Regulation 1997.
- 4.44 There is one hedgerow within the proposed development site, which is adjacent to the public footpath on the eastern side of the river. This hedgerow is only shown on mapping from 1875 and therefore does not meet the criteria to be considered 'important'.

#### Site Visit

- 4.45 The proposed development site was visited on 6th February 2024. The bridge (**NDHA37**) was closed due to safety concerns in 2021 and could not be accessed due to its current condition.
- 4.46 The bridge crosses the River Conwy to the south-east of the Grade II\* Listed Church of St Michael (**LB2**). The bridge could be seen from the south-east corner of the church (Figure 1) and in glimpsed views from the western entrance to the churchyard (Figure 6).
- 4.47 From the eastern side of the river, from the A470 and along the public footpath leading to the bridge, the bridge can be seen adjacent to the Church (Figure 2).
- 4.48 The hedgerow adjacent to the north of the public footpath, to the east of the bridge, has an associated ditch and bank on the opposite side of the hedgerow (Figure 3).
- 4.49 The bridge is not visible from within Betws-y-Coed due to intervening buildings and vegetation.



*Figure 1 View south-east of bridge from Church of St Michael.*



*Figure 2 View looking west from A470 toward Sappers Bridge (NDHA30) and Church of St Michael (LB2) with Muriau Farm (NDHA13) in middle ground.*





*Figure 3 View west of hedgerow adjacent to north of the public footpath showing ditch and bank.*

## 5.0 Known Historic Assets within the Study Area

### Designated historic assets within Study Area

- 5.1 There are 10 designated historic assets within the Study Area, comprising a scheduled monument, eight listed buildings and a conservation area.
- 5.2 There is one scheduled monument and with an associated Grade II\* listed building within the Study Area which is of high (national) heritage significance.
- **SM1** - Pont y Pair (Cadw Number CN032).
  - **LB1** - Pont-y-Pair (Cadw Number 3230).
- 5.3 There are two further Grade II\* listed buildings within the Study Area which are of high (national) heritage significance.
- **LB2** - St Michael's Church (Cadw Number 3229).
  - **LB3** - St. Mary's Church (Cadw Number 3640).
- 5.4 There are five Grade II listed buildings within the Study Area which are of moderate (regional) heritage significance.
- **LB4** - Bryn-y-Bont (Cadw Number 3231).
  - **LB5** - Lychgate to West of St. Michael's Church (Cadw Number 17826).
  - **LB6** - Milestone (Cadw Number 17828).
  - **LB7** - Beaver Grove House (Cadw Number 18779).
  - **LB8** - Plas Muriau (Cadw Number 18790).
- 5.5 There is one conservation area within the Study Area of moderate (regional) heritage significance.
- **CA1** - Betws y Coed, Conservation Area.

### Non-designated Historic Assets within Study Area

- 5.6 There are 41 non-designated historic assets within the Study Area.
- 5.7 There are three non-designated historic assets dated to the Roman period within the Study Area which are of low (local) heritage significance.
- **NDHA1** - Part of Roman Road, Canovium - Tomen y Mur.
  - **NDHA2** - Part of Roman Road, Canovium - Tomen y Mur.
  - **NDHA3** - Roman Road, Proposed, Caer Llugwy to Rug.
- 5.8 There are two non-designated historic assets dated to the Medieval period within the Study Area which are of low (local) heritage significance.
- **NDHA4** - Betws Medieval Township, Betws-y-Coed.
  - **NDHA5** - Military effigy, Gruffydd ap Dafydd Goch.
- 5.9 There are 29 non-designated historic assets dated to the Post Medieval period within the Study Area (**NDHA6-34**) which are largely comprised of

buildings and of low (local) or negligible heritage significance. Those within 100m of the proposed development site are as follows:

- **NDHA13** - Muriau Farm.
- **NDHA23** - Park Hill, Betws-y-Coed.
- **NDHA24** - Ty'n-y-fron, Betws-y-Coed.
- **NDHA25** - Bron-celyn, Betws-y-Coed.
- **NDHA26** - Bryn Bella, Betws-y-Coed.
- **NDHA28** - Betws-y-Coed Railway Station.

5.10 There are four non-designated historic assets dated to the Modern period within the Study Area which are of low (local) heritage significance.

- **NDHA35** - Our Lady of The Woods Catholic Church.
- **NDHA36** - Conwy Valley Railway Museum.
- **NDHA37** - Suspension Bridge, Betws y Coed.
- **NDHA38** - Memorial Hall, Betws-Y-Coed.

5.11 There are also three non-designated historic assets which are of unknown date recorded within the Study Area which are likely to be of negligible heritage significance.

- **NDHA39** - Square Feature, South of Muriau Farm.
- **NDHA40** - Rectangular Feature, South of Muriau Farm.
- **NDHA41** - Enclosure, Royal Oak Farm, Betws y Coed.

### Archaeological Potential

5.12 It is assessed that there is a low potential for unknown historic assets with archaeological interest to be present from the prehistoric periods within the proposed development site. Baseline data suggests that the focus of prehistoric activity is on the surrounding uplands. If any unknown prehistoric assets are present within the proposed development site these are likely to be individual stone tools which would be of low (local) heritage significance.

5.13 It is assessed that there is a low potential for unknown historic assets with archaeological interest to be present from the Roman period within the proposed development site. The proposed routes of Roman roads suggests that any associated evidence is likely to be located within Betws-y-Coed. If any unknown assets are present within the proposed development site these are likely to be associated with the agricultural use of the land such as field boundaries, which would be of low (local) heritage significance.

5.14 It is assessed that there is a low potential for unknown historic assets with archaeological interest to be present from the Early Medieval and Medieval periods within the proposed development site. The proximity of the medieval Church of St Michael (**LB2**) suggests there may be some associated settlement evidence on the western bank of the river, which would be of up to moderate (regional) heritage significance. If any unknown assets are present within the proposed development site on the eastern bank these are likely to be related to agricultural activity which would be of low (local)



---

heritage significance.

- 5.15 It is assessed that there is a low potential for unknown historic assets with archaeological interest to be present from the Post Medieval period within the proposed development site. Historic mapping suggests that this area has remained in agricultural use from this period. If any unknown assets are present within the proposed development site these are likely to be field boundaries or other evidence of agricultural activity which would be of low (local) heritage significance.
- 5.16 It is assessed that there is a low potential for unknown historic assets with archaeological interest to be present from the Modern period within the proposed development site. There may be further evidence of the company of Royal Engineers and their construction of a bridge here which would be of low (local) heritage significance. If any other unknown assets are present within the proposed development site these are likely to be field boundaries or other evidence of agricultural activity which would be of low (local) heritage significance.

## 6.0 Discussion and Conclusions

### Summary of baseline conditions

- 6.1 The proposed development site is located on the eastern edge of Betws-y-Coed, which has its origins in the medieval period, developing into a tourist destination, especially for artists, from the mid-19th century. Before then the economy was largely agricultural with some lead mining industry from the 18th century in the hills surrounding the settlement.
- 6.2 The proposed development site comprises the extant Sappers Suspension Bridge (**NDHA37**), an iron suspension bridge built in 1930 to replace a temporary bridge built during the First World War by a company of Royal Engineers, and land to the east with the public right of way (footpath) which connects the bridge to the modern A470. The public footpath crosses agricultural fields and is located to the north of a post medieval farmstead, Muriau Farm (**NDHA13**).
- 6.3 There is one non-designated historic asset located within the proposed development site, the Sappers Suspension Bridge (**NDHA37**). Within the 500m Study Area there are eleven designated historic assets, and a further 40 non-designated historic assets.
- 6.4 The proposed development site is located within 100m of the following historic assets:
- **LB2** - Medieval St Michael's Church (Cadw Number 3229).
  - **LB5** - Post Medieval Lychgate to West of St. Michael's Church (Cadw Number 17826).
  - **NDHA5** - Medieval Military effigy, Gruffydd ap Dafydd Goch.
  - **NDHA13** - Post Medieval Muriau Farm.
  - **NDHA23** - Post Medieval Park Hill, house.
  - **NDHA24** - Post Medieval Ty'n-y-fron, house.
  - **NDHA25** - Post Medieval Bron-celyn, house.
  - **NDHA26** - Post Medieval Bryn Bella, house.
  - **NDHA28** - 19th century Betws-y-Coed Railway Station.
  - **NDHA36** - Modern Conwy Valley Railway Museum.
- 6.5 It has been assessed that the proposed development site holds a low potential for unknown historic assets of archaeological interest from any period. If any unknown assets are present within the proposed development site on the eastern side of the river, these are likely to be related to the agricultural use of the land and would be of low (local) heritage significance.
- 6.6 There is also a low potential for evidence related to the early medieval or medieval settlement or other activity on the western side of the river, which would be of up to moderate (regional) heritage significance.

### Identification of Impacted Historic Assets

- 6.7 In accordance with stage 1 of The Setting of Historic Assets in Wales (Cadw, 2017a), *"identify the historic assets that may be affected by a proposed change or development"*, this assessment considers that the proposed development site may have an impact upon the following historic assets:
- Sappers Bridge (NDHA37)
  - Church of St Michaels, Grade II\* Listed Building (LB2)
  - Betws-y-Coed Conservation Area (CA1)
- 6.8 No impacts are expected on any other known historic asset due to the distance between the asset and the proposed development site.

### **Assessment of Heritage Significance**

- 6.9 This section aims to outline the understanding of the form, materials and history of the affected historic assets, in order to understand its significance, in accordance with Heritage Impact Assessment in Wales (Cadw, 2017b).
- 6.10 This section also follows the Setting of Historic Assets in Wales (Cadw, 2017a) stage 2: *"Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced"*.

#### **Sappers Bridge, non-designated historic asset**

- 6.11 The current bridge is an iron suspension bridge, with lattice steel towers at each end supporting the wires which hold a timber floor. The bridge was closed due to safety concerns in 2021. The towers are painted white, whilst all other materials are unpainted (Figure 1 and Figure 4).



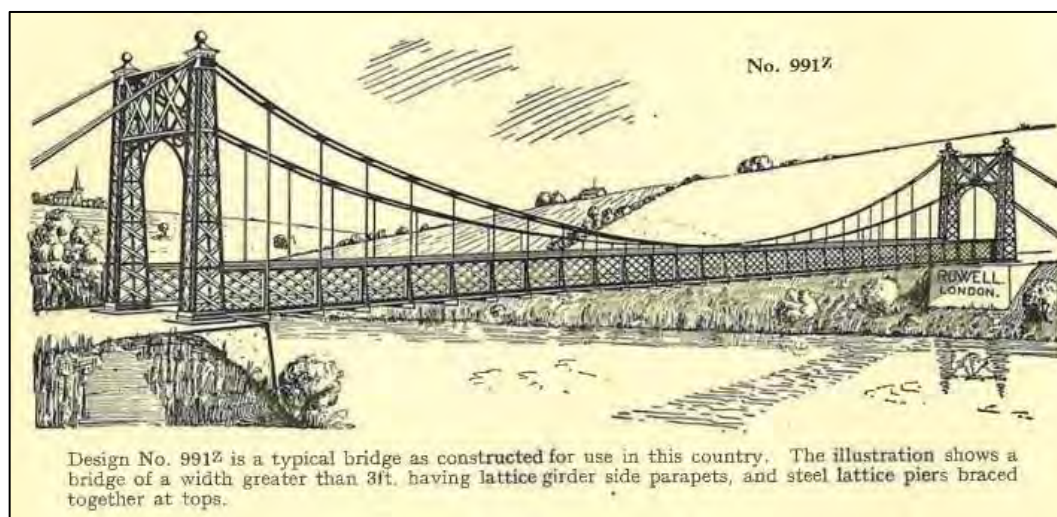
*Figure 4 View north-east of suspension bridge (NDHA37) from public footpath.*



- 6.12 A Company of Royal Engineers were in Betws-y-Coed during the First World War, and they built a temporary footbridge behind the railway station, purportedly at the location of previous stepping stones, leading to the bridge name of Sappers Bridge. The temporary bridge was swept away in 1928 and was replaced in 1930 by the present suspension bridge built by D. Rowell and Co. Ltd (Figure 1, Figure 2 and Figure 4).
- 6.13 David Rowell and Co. Ltd was founded in 1855 and provided suspension bridges across the United Kingdom and the world. The company specialised in iron products, producing iron wire and warren trusses, along with bridges, fencing and roofing.
- 6.14 An abridged catalogue for David Rowell & Co., Ltd., held by the Institution of Civil Engineers Archive, suggests that the Betws-y-Coed bridge was of standard type design 991z (Figure 5). Notes written on 29th September 1933 state:

*Suspension Bridge 156'0" c/c Lattice Steel Towers x 4'0" clear  
width Live Load of Foot Passengers      Erected Bettws-y-  
Coed July 1930 Lattice Wire Parapets. Timber floor.*

- 6.15 The notes then provide a list of all the materials used for the bridge, associated drawing numbers, measurements, the estimated cost, and actual cost. The notes show that the bridge cost £325 15s 10d.



*Figure 5 Excerpt from David Rowell & Co Ltd Bridges catalogue. © Institution of Civil Engineers.*

- 6.16 The bridge is assessed to be of low (local) heritage significance. This is derived from its historic and aesthetic values, due to its association with the company of Royal Engineers who were in Betws-y-Coed during the First

World War, its association with a company which produced products for locations around the world, and its location on the river at the edge of the village, and is supported by its evidential and communal values. Its evidential value derives from its construction in the 1930s, and the potential for any archaeological evidence which may survive relating to earlier crossings at this point. Its communal value derives from its location in a popular tourist destination and on public right of way

- 6.17 The immediate setting of the bridge is the river, the agricultural land on the eastern side of the river and the Church of St Michaels (**LB2**) with its associated churchyard to the north-east of the bridge. The wider setting is Betws-y-Coed village and Conservation Area (**CA1**). This rural setting makes a positive contribution to the heritage significance of the bridge as it provides an aesthetic backdrop. .

Church of St Michaels, Grade II\* Listed Building

- 6.18 This is a small late medieval church, likely built on the site of an older Christian site. The present nave and chancel were built in the 14th century and formed a single-cell church without any internal structural divisions. The church was extended and restored in 1843, which added a large transept and a small vestry, as well as renewing the windows in an eccentric Gothic style.
- 6.19 St Marys Church (**LB3**) was built on the main road through Betws-y-Coed in 1873 as the congregation of the parish had grown too large for St Michaels. Since then, St Michaels has remained as a subsidiary to the larger St Marys.
- 6.20 The Church is assessed to be of high (national) heritage significance having evidential and aesthetic value from its surviving 14th century fabric, and historic and communal value from its use as a church.
- 6.21 The immediate setting of the church is its churchyard, the river, and Betws-y-Coed station with the wider rural setting from its location on the edge of the village, which all make a positive contribution to its heritage significance. The proposed development site is located within the setting of this designated asset but does not contribute to the heritage significance of the Church.



*Figure 6 View east of Church of St Michael.*

#### Betws-y-Coed Conservation Area

- 6.22 The conservation area was designated in 1974 and covers the historic core of the village. The development of the village is the result of Victorian tourism to the area.
- 6.23 The conservation area is assessed to be of moderate (regional) heritage significance. The conservation area was designated for its historic and aesthetic values, and the "landscape setting of the village is essential to its special interest" (Chambers Conservation Ltd, 2021: 9). The evidential value of the conservation area is related to the early settlement, which was likely focused around the area of St Michaels Church (**LB2**). The communal value derives from its tourism roots and the role of the village as the 'gateway to Snowdonia'.
- 6.24 The conservation area appraisal (Chambers Conservation Ltd, 2021) identifies a key view from the conservation area across the bridge. The proposed development site lies within the identified character area 4 - St Michael's Church and the Station.
- 6.25 The majority of the proposed development is located within the setting of the conservation area, with the western end of the proposed development site being located within the conservation area. The proposed development site positively contributes to the heritage significance of the conservation area, providing evidence for the history of the village and as part of the landscape



setting.

### Assessment and Significance of Effects

- 6.26 This part of the assessment is in accordance with stage 3: *"Evaluate the potential impact of a proposed change or development on that significance"* (Cadw, 2017a).

#### Development Proposals

- 6.27 The proposed development site includes the existing bridge and public right of way to the east of the river. The proposal is to replace the existing bridge with a new wider bridge of similar style (Figure 7).
- 6.28 The footbridge will be widened from 1.2m to 4m, which shall improve accessibility for a greater range of users, such as for people with wheelchairs, pushchairs and bicycles. There will also be a corresponding increase in height for the towers on either side of the river, increasing from approximately 7.1m in height to 8.9m.
- 6.29 The proposed replacement bridge will be of a similar design and construction to the existing suspension bridge, comprising ornate metalwork towers to the east and west of the River Conwy with metal cables suspending the footbridge deck. The bridge will be enclosed by metal fencing and affixed to new stone foundations beneath the towers. New foundations will extend to the east of the river to elevate the footpath and achieve Disability Discrimination Act compliant gradients which will improve both accessibility to the bridge and usability of the footpath. The footbridge surface will comprise a timber deck to match the existing bridge.



*Figure 7 View of proposed replacement bridge.*



### Direct Effects

- 6.30 Direct effects of the proposed development will arise from the removal of the existing bridge and the construction of the new wider bridge.

#### *Sappers Bridge*

- 6.31 It is proposed to remove the existing bridge and replace it with a new bridge (Figure 7). This results in the total loss of this iron suspension bridge which was built in 1930.
- 6.32 The magnitude of direct effect on the non-designated historic asset is **high**.

#### *Church of St Michaels*

- 6.33 No direct impacts are expected from the proposed development on the Church due to the distance from the proposed development to the designated asset. The magnitude of direct effect is therefore **none**.

#### *Betws-y-Coed Conservation Area*

- 6.34 The magnitude of the direct effect will be **low** on the conservation area due to most of the works being undertaken outside of the conservation area. There may be some direct effects on the archaeological evidence within the conservation area.

#### *Archaeology*

- 6.35 Construction activities are likely to result in direct effects on archaeology where intrusive ground works interact with known or potential archaeological deposits. There are no known historic assets with archaeological interest within the proposed development site.
- 6.36 It has been assessed that there is low potential for unknown historic assets with archaeological interest within the proposed development site. If there are any historic assets with archaeological interest present within the proposed development site, the magnitude of effect upon this would likely be up to **low**.

### Indirect Effects

- 6.37 The indirect effects of the proposed development are the impacts upon the setting of historic assets, in other words, how the development impacts upon the way the landscape and the historic assets are experienced.

#### *Sappers Bridge*

- 6.38 There are no expected indirect effects on the bridge as the proposals are for the removal of the asset.

#### *Church of St Michaels*

- 6.39 The current bridge is within the setting of the Church, which provides a positive contribution to its heritage significance. The replacement of the

bridge with a bridge of similar design, though wider and higher than the existing, will have a **negligible to low** magnitude of effect on the setting of the Church.

#### *Betws-y-Coed Conservation Area*

- 6.40 The bridge is located on the eastern boundary of the conservation area and is within its setting. The removal and construction of the bridge may have temporary noise impacts within the conservation area. Similarly, the replacement of the bridge with a bridge of similar design, though wider and higher than the existing, will have a **negligible to low** magnitude of effect on the setting of the Conservation Area.

#### *Archaeology*

- 6.41 There are no expected indirect effects on known historic assets with archaeological interest.

#### **Significance of Effects**

- 6.42 The significance of effect has been determined by comparing the magnitude of effect against the relative sensitivity of the historic asset affected, as per Table 3 of this document.

#### *Sappers Bridge*

- 6.43 The removal of the bridge is a high magnitude of effect on a historic asset of low (local) heritage significance. This results in **low adverse** significance of effect.

#### *Church of St Michaels*

- 6.44 The magnitude of effect on the Church of high (national) heritage significance has been assessed to be negligible to low, which results in a **negligible** significance of effect.

#### *Betws-y-Coed Conservation Area*

- 6.45 The magnitude of effect on the Conservation Area of moderate (regional) heritage significance has been assessed to be low for direct effects and negligible to low for indirect effects, which results in a **negligible** significance of effect.

#### *Archaeology*

- 6.46 Unknown historic assets of archaeological interest have been assessed to be of low (local) heritage significance, with an up to moderate magnitude of effect. Therefore, the significance of effect is **low adverse**.

#### **Mitigation or Recommendation**

- 6.47 The final step of the assessment is to *"consider options to mitigate or improve the potential impact of a proposed change or development on that*

---

*significance"* (Cadw, 2017a).

- 6.48 It is recommended that a programme of building recording is undertaken prior to the removal of the existing bridge. This should include a full photographic and measured record of the bridge and full archival research, including newspaper articles. This equates to historic building recording level 3, as defined by Historic England (2016).
- 6.49 Comments received from consultation with the Senior Planning Archaeologist at Gwynedd Archaeological Trust, undertaken in February 2024, highlighted the requirement for a comprehensive archive element to any recording due to the impact on the historic structure.
- 6.50 The recommended mitigation fulfils the requirements of Development Policy 8 of the Eryri Local Development Plan (2016-2031).
- 6.51 The assessment has also shown that there will not be any adverse effects to any designated historic asset, in accordance with national and local planning policies.

#### **Archive**

- 6.52 This report will be archived with the GAT HER within 6 months of completion, unless otherwise instructed by the client.

## References

### Data Sources

Archaeological Data Services:

<http://archaeologydataservice.ac.uk/archsearch> Archwilio, Historic

Environment Records of Wales: <https://archwilio.org.uk/wp/>

British Geological Survey, Geology of Britain Viewer:

<https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>

Cadw, Cof Cymru - National Historic Assets of Wales:

<https://cadw.gov.wales/advice-support/cof-cymru/search-cadw-records>

Darvill, T. (2003) *Oxford Concise Dictionary of Archaeology*, Oxford: Oxford University Press

Domesday Book:

<https://opendomesday.org/> Gwynedd

Historic Environment Record Institution of

Civil Engineers Archive

Lock, G. and Ralston, I. (2017) *Atlas of Hillforts of Britain and Ireland*.

[ONLINE] Available at: <https://hillforts.arch.ox.ac.uk>

Mills, A.D. (2011) *A Dictionary of British Place Names*, Oxford: Oxford University Press

National Library of Scotland, Map Images:

<https://maps.nls.uk/index.html> National Library of Wales, Tithe Maps

of Wales: <https://places.library.wales/>

Research Framework for the Archaeology of Wales:

<https://www.archaeoleg.org.uk/intro.html>

Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW): <https://rcahmw.gov.uk/>

RCAHMW, Coflein: <https://coflein.gov.uk/en/>

### Legislation and Policy

Ancient Monuments and Archaeological Areas Act, 1979

Hedgerow Regulations, 1997

Historic Environment (Wales) Act, 2016

Historic Environment (Wales) Act, 2023

Planning (Listed Buildings and Conservation Areas) Act,

1990 Planning Policy Wales, Edition 12, February 2024

Snowdonia National Park, *Eryri Local Development Plan 2016-2031*,  
Adopted Version

## Best Practice and Guidance

Cadw (2011) *Conservation Principles for the sustainable management of the historic environment in Wales*, Cardiff: Cadw

Cadw (2017a) *Setting of Historic Assets in Wales*, Cardiff:

Cadw Cadw (2017b) *Heritage Impact Assessment in Wales*,  
Cardiff: Cadw

CIfA (2022) *Code of conduct: professional ethics in archaeology*,  
Reading: Chartered Institute for Archaeologists

CIfA (2020) *Standard and guidance for Historic Environment Desk-Based Assessment*, Reading: Chartered Institute for Archaeologists

Design Manual for Roads and Bridges (2020) *LA 104 - Environmental assessment and monitoring*, Highways England

Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*, Swindon: Historic England

IEMA, IHBC & CIfA (2021) *Principles of Cultural Heritage Impact Assessment in the UK*, Lincoln: IEMA

Planning Policy Wales, Technical Advice Note 24: The Historic Environment,  
May 2017

## Other sources

Archwilio, *GAT HER, Suspension Bridge, Betws y Coed*, Available at:  
<https://archwilio.org.uk/her/chi3/report/page.php?watprn=GAT62342&dbname=gat&tname=core&sessid=CHI3kcydfck&queryid=Q940225001705330983>  
(Accessed January 2024)

Chambers Conservation Ltd (2021) *Betws-y-Coed: Conservation Area Appraisal and Management Plan*, Tattenhall: Chambers Conservation Ltd

Clark, K. and Conlin Casella, E. (2009) 'The Workshop of the World: The industrial revolution', in Hunter, J. and Ralston, I. (eds.) *The Archaeology of Britain: An Introduction from Earliest Times to the Twenty-First Century, Second Edition*, Abingdon: Routledge, pp. 368-389

Grace's Guide to British Industrial History, *David Rowell and Co*, Available at:  
[https://www.gracesguide.co.uk/David Rowell and Co](https://www.gracesguide.co.uk/David_Rowell_and_Co) (Accessed 08/02/2024)

Kenney, J. (2017) *First World War Military Sites: Infrastructure and Support, Report and Gazetteer*, Report Number 1370, Bangor: Gwynedd Archaeological Trust

Ritchie, M. (2018) 'A Brief Introduction to Iron Age Settlement in Wales', *Internet Archaeology* 48: <https://doi.org/10.11141/ia.48.2>

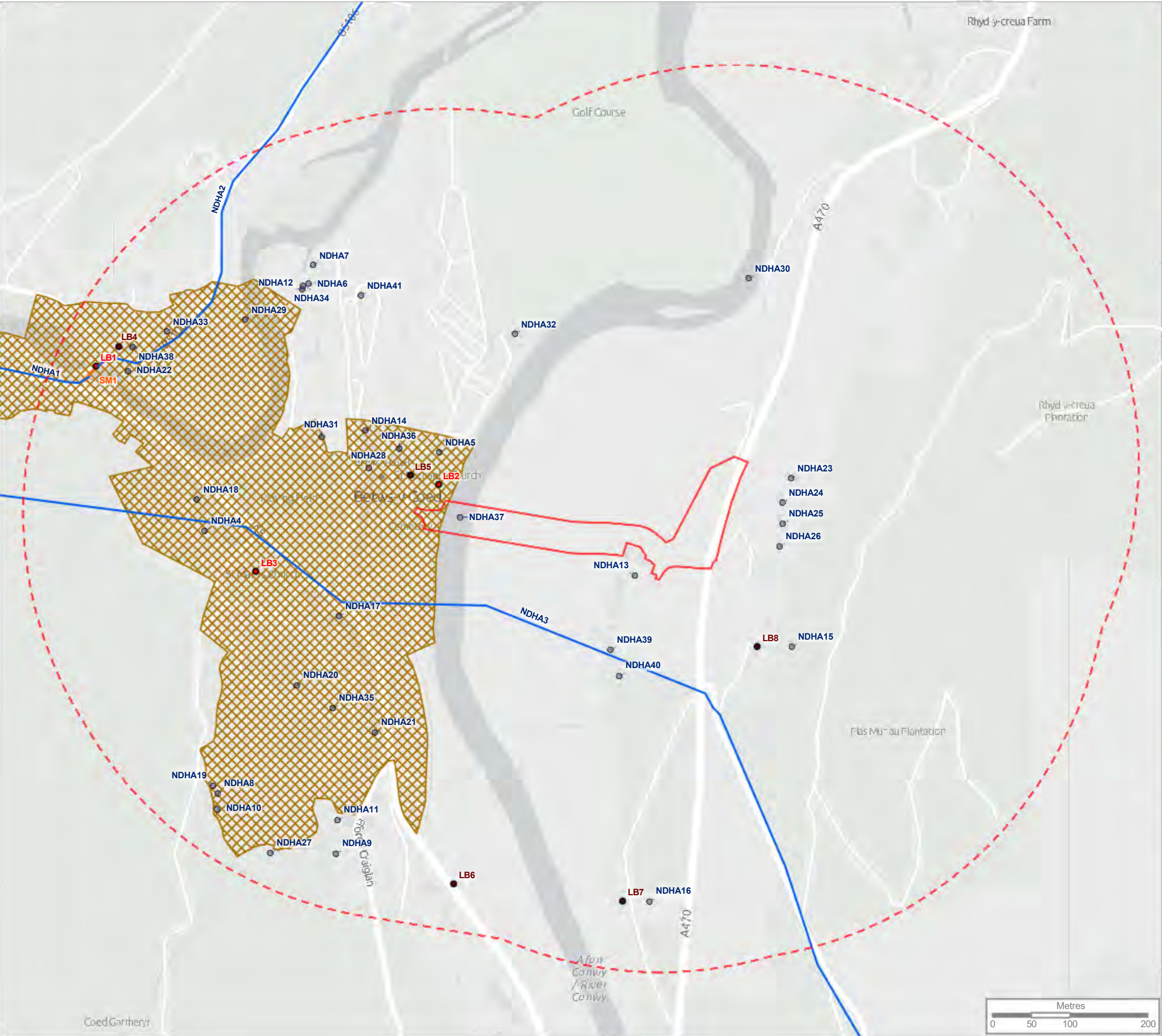
Stamper, P. (2009) 'Landscapes of the Middle Ages: Rural settlement and manors', in Hunter, J. and Ralston, I. (eds.) *The Archaeology of Britain: An Introduction from Earliest Times to the Twenty-First Century, Second Edition*, Abingdon: Routledge, pp. 328-347

TEP (2024) *Heritage Impact Assessment, Sappers Bridge, Betws-y-Coed: Written Scheme of Investigation*, Document Ref 10295.003, Market Harborough: The Environment Partnership (TEP) Ltd

Turney, C.S.M., Jones, R.T., Thomas, Z.A., Palmer, J.G., and Brown, D. (2016) 'Extreme Wet Conditions Coincident with Bronze Age Abandonment of Upland Areas in Britain', *Anthropocene*, 13, pp. 69-79, <https://doi.org/10.1016/j.ancene.2016.02.002>



## **APPENDIX A: Gazetteer of known historic assets**



**KEY**

- Site boundary
- Site boundary - 500m buffer

**Designated Heritage Assets**

- Scheduled monument
- Grade II\* listed building
- Grade II listed building
- Conservation area

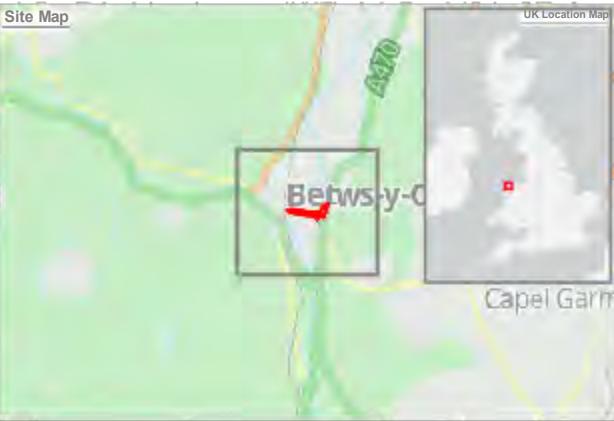
**Non-designated Heritage Assets**

- NDHA point
- NDHA polyline

**Note**

This map contains data from the following sources:  
- The Welsh Historic Environment Service (Cadw) [2024]  
- Gwynedd Historic Environment Record from the Gwynedd Archaeological Trust [2024]  
- Coflein from RCAHMW [2024]

Reproduced by permission of Ordnance Survey on behalf of HMSO.  
Contains OS data © Crown Copyright and database right 2024. All rights reserved.  
Contains data from OS Zoomstack, Designated Historic Asset GIS Data,  
The Welsh Historic Environment Service (Cadw) 2024.  
Gwynedd Historic Environment Record © Gwynedd Archaeological Trust  
Coflein © RCAHMW.  
Contains public sector information licensed under the Open Government Licence v3.0.



Rev	Description	Drawn	Approved	Date



**THE ENVIRONMENT PARTNERSHIP**

The Reynard Suite - First Floor Offices,  
Bowden Inn Farm, Market Harborough, LE16 7SA  
Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

Project  
Conwy Valley LUF Sappers Bridge

Title  
Location of Known Heritage Assets

Drawing Number  
G10295.013

Drawn	Checked	Approved	Scale	Date
ET	AR	SD	1:5,000 @ A3	25/03/2024

TEP ID	HE R ID	NPRN	HE Number	Name and Description	Grade	Type	Date	Significance
SM1	4660	23829	CN032	Pont y Pair. Late 15th century bridge, with present fabric from 17th century, widened and rebuilt in late 18th/19th century. It carried the old road to Llanrwst and Conway across the Afon Llugwy.		Schedule d Monume nt	Medieval to Post Medieval	High
LB1	4660		3230	Pont-y-Pair. Late 15th century bridge, with present fabric from 17th century, widened and rebuilt in late 18th/19th century. Ascribed to Howell Saer (fl. 1468) by Edward Lhwyd writing in 1699. The bridge was described by Sir Richard Colt-Hoare in 1797 as the 'romantic bridge over the River Llugwy,' and was described in its present form by Richard Fenton in 1810.	II*	Listed Building	Medieval to Post Medieval	High

LB2	6908	43655	3229	St Michael's Church. Small late Medieval church on probable ancient site. The present nave and chancel are probably early-14th century and formed a single- cell church without internal structural division and of customary simple, rectangular plan. The church was extended and restored in 1843 under the patronage of Lord Willoughby De Eresby of Gwydir Castle. Constructed of rubble, with a boulder plinth to the south side, with a slatestone roof.	II*	Listed Building	Medieval	High
-----	------	-------	------	---	-----	-----------------	----------	------



TEP ID	HE R ID	NPRN	HE Number	Name and Description	Grade	Type	Date	Significance
LB3	65972	406681 / 43764	3640	St. Mary's Church. Built in 1873 to replace the medieval church of St Michael, which had become too small for the parish. Tower was completed in 1907. Designed by E G Paley and J H Auston, architects of Lancaster and was built by O Gethin D Jones, building contractor of Penmachno; the land and some of the building stone were given by Lord Willoughby De Eresby of Gwydir Castle.	II*	Listed Building	Post Medieval	High
LB4	11983	26133	3231	Bryn-y-Bont. One of a number of Gwydir estate cottages built by Lord Willoughby De Eresby c.1845 in a stylised pseudo- vernacular style, ultimately dependant on the Ty-Hyll, or 'Ugly House', near Capel Curig. Single-storey rubble-built cottage on natural rock foundations; modern slate roof with deep verges and eaves.	II	Listed Building	Post Medieval	Moderate

TEP ID	HE R ID	NPRN	HE Number	Name and Description	Grade	Type	Date	Significance
LB5	65974		17826	Lychgate to West of St. Michael's Church. Simple rubble lychgate with east and west gables and old slatestone roof. There are simple openings at both ends with exposed timber lintels; that to the west (outer) is replaced, though its inner lintel is stopped-chamfered and bears the inscribed initials: RR RW, together with the date 1756 and some later, unconnected graffiti. Wide 19th century boarded door with plain hinges. The east opening has an original, though un- inscribed outer lintel. Small rubble wall benches to sides; softwood purlins and rafters, some replaced, concreted floor.	II	Listed Building	Post Medieval	Moderate



TEP ID	HE R ID	NPRN	HE Number	Name and Description	Grade	Type	Date	Significance
LB6	65977	23507	17828	Milestone. Located on Thomas Telford's road from London to Holyhead, made to a standard design from Anglesey limestone and with a cast-iron plate. Following the Act of Union in 1801, a programme to improve the roads between the two capital cities of London and Dublin was initiated. In 1811 Thomas Telford was commissioned to undertake a survey of the roads between London and Holyhead and in 1817 began work on the northern stretch of the road at Shrewsbury. As well as overseeing the work, Thomas Telford also designed every detail of the road, and this milestone is one of a number designed for it. Milestones between Bangor and Cernioge were erected in the period between 1825 and February 1827.	II	Listed Building	Post Medieval	Moderate
LB7		408574	18779	Beaver Grove House. Regency villa of c1820 with later 19th century porch addition and modern addition to south; the site was originally called Aled Ddu.	II	Listed Building	Post Medieval	Moderate

TEP ID	HE R ID	NPRN	HE Number	Name and Description	Grade	Type	Date	Significance
LB8	66054	96570	18790	Plas Muriau. Plas Muriau was built soon after 1845 by George Popkin who initially lived at nearby Castell Pwt. He left the area in 1860 and the house was bought by William Drury-Lowe who laid out the extensive grounds. Built in a Tudor-Gothic style, it is a mid-Victorian 2-storey, 3-bay small country house. Built of local slate stone with slate roof and large stone chimney stacks.	II	Listed Building	Post Medieval	Moderate
CA1	62461			Betws y Coed, Conservation Area. Designated in 1974, the Conservation Area covers the historical core of the village, which is a result of the Victorian tourism to the area and its subsequent development.		Conservation Area	Post Medieval	Moderate
NDHA1	17699			Part of Roman Road, Canovium - Tomen y Mur. Road turns west for 3/4 mile at Betws-y-coed and then south-west as a narrow lane from Pentre-du to Pont-y- pant. No trace of Roman road.		Road	Roman	Low
NDHA2	17700			Part of Roman Road, Canovium - Tomen y Mur. Exact line of Roman road unknown.		Road	Roman	Low

TEP ID	HE R ID	NPRN	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA3	17820			Roman Road, Proposed, Caer Llugwy to Rug. Route traced from the east gate of the fort at Bryn y Gefeiliau, largely along the line of PRN 17709, to a possible ford at Betws y Coed. A route is suggested following various features towards Moel yr Iwrch.		Road	Roman	Low
NDHA4	6829	33007		Betws Medieval Township, Betws-y-Coed. Founded around a monastery in the late sixth century. The local economy was based on agriculture until the development of the local lead mining industry. In 1815, the Waterloo Bridge was built in Betws-y-Coed by Thomas Telford to carry the A5 road across the River Conwy and through the village, enroute to Holyhead.		Township	Medieval	Low

TEP ID	HE R ID	NPRN	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA5	32009			<p>Military effigy, Gruffydd ap Dafydd Goch. The effigy is located at the parish church of St Michael, set in a shallow niche under a plain pointed arch which forms part of the north wall of the Chancel, possibly built in the 14th century. It is now roughly raised on stone blocks, and part of the slab has been cut away at each inner corner to fit it to the size of the niche, which is too shallow and too short for it.</p> <p>The monument is thus probably not in its intended position, but it was designed to be set against the north wall of the church. There is an inscription in raised Lombardic capitals in one line along the chamfered dexter edge of the slab, 'Here lies Gruffydd ap Dafydd Goch. Lamb of God have pity on me'.</p>		Inscribed Stone	Medieval	Low
NDHA6	56552			Building 1, north-east of Royal Oak Farmhouse. Site identified using early Ordnance Survey Maps.		Building	Post Medieval	Low

**Sappers Bridge**  
**Betws-y-Coed**  
**Historic Environment Desk-based**  
**Assessment**



NDHA7	56553			Building 2, north-east of Royal Oak Farmhouse. Site identified using early Ordnance Survey Maps.		Building	Post Medieval	Low
-------	-------	--	--	--	--	----------	---------------	-----

TEP ID	HE R ID	NPRN	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA8	56562			Building, south of Trawsafon. Site identified using early Ordnance Survey Maps.		Building	Post Medieval	Low
NDHA9	56563			Building, to the rear of Vesey House. Site identified using early Ordnance Survey Maps.		Building	Post Medieval	Low
NDHA10	56560			Buildings and Enclosures, south of Trawsafon. Site identified using early Ordnance Survey Maps.		Building Complex	Post Medieval	Low
NDHA11	56565			Enclosure, Swyn-y-Nant. Site identified using early Ordnance Survey Maps.		Enclosure	Post Medieval	Low
NDHA12	56551			Royal Oak Farmhouse, Betws-y-Coed. Site identified using early Ordnance Survey Maps.		Farmhouse	Post Medieval	Low
NDHA13				Muriau Farm. Shown on Llanrwst parish Tithe Map 1839 as 'Muriau Poethion'. Shown on Ordnance Survey maps. Still extant.		Farmstead	Post Medieval	Low
NDHA14				Station Cottages. Shown on 1887 Ordnance Survey map and still extant		Cottages	Post Medieval	Low



TEP ID	HE R ID	NPRN	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA15	35167	266363		Plas Muriau Garden. A garden and woodland present on the OS 25inch 1st and 2nd edition maps (OS Map 1875 and 1900).		Garden	Post Medieval	Low
NDHA16		266362		Beaver Grove Garden. This garden is depicted on the Second Edition Ordnance Survey 25-inch map of Caernarvonshire XXIV, sheet 1 (1900). Its main elements on that map include walled garden, woodland, river, carriage drive and orchard.		Garden	Post Medieval	Low
NDHA17		411440		Gwydyr Hotel. Substantial 2-storey and attics building, shown on early postcards, and labelled on 1890 Ordnance Survey.		Hotel	Post Medieval	Low
NDHA18		16819		Royal Oak Hotel. 3-storey building situated on the banks of the River Llugwy.		Hotel	Post Medieval	Low
NDHA19	56561			Trawsafon, Betws-y-Coed. Site identified using early Ordnance Survey Maps.		House	Post Medieval	Low

**Sappers Bridge  
Betws-y-Coed  
Historic Environment Desk-based  
Assessment**



NDHA20		411354		Bryn Conwy. Bryn Conwy is one of a pair of 2-storey and attics slate houses with dormer attic windows and front 2-storey bays. In use as tearooms in the early 20th century.		House	Post Medieval	Low
--------	--	--------	--	--	--	-------	---------------	-----

TEP ID	HE R ID	NPRN	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA21		411355		Maelgwyn. Maelgwyn, Betws-y-Coed, is one of a pair of substantial 2-storey and attic slate houses. Now in use as a hotel.		House	Post Medieval	Low
NDHA22		411437		Bryn Afon. Bryn Afon is situated beside the river Llugwy at Betws-y-Coed. It is a 2-storey and attics substantial stone house, with slate gabled roofs.		House	Post Medieval	Low
NDHA23	90365			Park Hill, Betws-y-Coed. Identified on Ordnance Survey first edition map of 1889.		Dwelling	Post Medieval	Low
NDHA24	90366			Ty'n-y-fron, Betws-y-Coed. Identified on Ordnance Survey first edition map of 1889.		Dwelling	Post Medieval	Low
NDHA25	90367			Bron-celyn, Betws-y-Coed. Identified on Ordnance Survey first edition map of 1889.		Dwelling	Post Medieval	Low
NDHA26	90368			Bryn Bella, Betws-y-Coed. Identified on Ordnance Survey first edition map of 1889.		Dwelling	Post Medieval	Low
NDHA27	56564			Pond, south-east of Trawsafon. Site identified using early Ordnance Survey Maps.		Pond	Post Medieval	Low

TEP ID	HE R ID	NPRN	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA28		41466		Betws-y-Coed Railway Station. Betws-y-coed Railway Station (Bettws-y-coed until 1953), dates from 1868 when it was the terminus of the London and North Western Railway line from Llandudno Junction, until the route was extended to Blaenau Ffestiniog eleven years later. In 1996, the station building was recorded as being in fairly good condition; it lies on the operational Conwy Valley Line (NPRN 415673).		Railway Station	Post Medieval	Low
NDHA29	90364	413294		Stepping Stones, North West of Glan Rhyd, Betws-y-Coed. Identified on Ordnance Survey first edition map of 1889.		Stepping Stones	Post Medieval	Low
NDHA30	3461			Well, Stablau, Betws-y-coed. Well in courtyard of stables, uncovered by work to re-pave area. 6.6m deep and c.1m wide, stone-built. No funnelling, straight vertical sides. No sign of depth its sunk from. Now top is c.0.75m below ground level. Large un-dressed boulders. Granite and slate, with small stones packing. Found after removal of large slate slab.		Well	Post Medieval	Low

TEP ID	HE R ID	NPRN	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA31	30696			Footbridge, East of Tan-y-bryn. A footbridge labelled on the Ordnance Survey 1st Edition Map of 1889 but not present on the Ordnance Survey 2009 Mastermap Digital Map.		Footbridge	Post Medieval	Negligible
NDHA32		710096		Betws-y-Coed Gas Works. The gasworks were visible on the 1887 to 1959 OS maps.		Gas Works	Post Medieval	Negligible
NDHA33	34567	24657		Albert Roller Mill, Betws Y Coed. Labelled 'Albert Roller Mill (Corn)' on 1st ed, 2nd ed and 3rd ed OS maps and 'Y Felin' on Mastermap. Building still present on Mastermap, although dimensions don't match those on early maps exactly. Mill race to east present on all 3 early maps and labelled on the 3rd ed. Water still represented in sections of the mill race on Mastermap. Mill race to W present on all 3 early maps and labelled on the 2nd ed. It is not represented on Mastermap.		Corn Mill	Post Medieval	Negligible



TEP ID	HE R ID	NPRN	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA34		423097		Unnamed Site Close to Railway Station. The 1st, 2nd and 3rd editions of the historic 25-inch O. S. maps, published in 1875, 1900 and 1913 respectively, depict a weir diverting water from the Afon Llugwy into a short (50 metres) leat to the west gable of a building. A sluice close to the building opened a by-pass channel to a tailrace, the leat and tailrace cutting across a bend of the river. This is evidence that there was a waterwheel at this site, possibly a farm wheel in the earliest period, but then possibly becoming an electricity generating station. The building is unnamed, as is the group of buildings 75 metres to the south. Aerial photographs reveal that there is still a building on this site, although the water channels are no longer extant.		Water Mill	Post Medieval	Negligible
NDHA35		411874		Our Lady of The Woods Catholic Church. Built in 1961. It was converted for domestic use in 2002. A statue of the Virgin is now in St Mary's church.		Church	Modern	Low

TEP ID	HE R ID	NPRN	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA36		415848		Conwy Valley Railway Museum. Conwy Valley Railway Museum was established in the early 1970s in two coaches standing on a siding in the former goods yard at Betws-y-coed railway station (NPRN 41466). One coach contained an exhibition and the other housed a cafe. A museum building was later erected and passenger-carrying miniature railways of 15-inch gauge and 7-inch gauge were laid out.		Miniature Railway	Modern	Low
NDHA37	62342	43081		Suspension Bridge, Betws y Coed. Llandudno Record Office has a photograph taken from the suspension bridge (CP395/19/33). The catalogue entry for this has the following information about the bridge "This position of the river was originally crossed by stepping stones. The First World War brought a Company of Royal Engineers to Betws-yCoed and they built a temporary footbridge behind the Railway Station (Sapper's Bridge). By 1928 the bridge had been swept away during heavy flooding and it was replaced in 1930 by the present		Suspension Bridge	Modern	Low

**Sappers Bridge  
Betws-y-Coed  
Historic Environment Desk-based  
Assessment**



				suspension bridge built by D. Rowell and Co. Ltd."				
--	--	--	--	--	--	--	--	--

TEP ID	HE R ID	NPRN	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA38	58705			Memorial Hall, Betws-Y-Coed. The Memorial Hall was built in 1927 by public subscription as a lasting memorial to the citizens of the community who had fallen in the Great War. The substantial stone building occupies a prominent elevated central location in the village of Betws-y-Coed on the northern side of the river Llugwy. It consists of a large hall, stage, balcony seating, toilets, kitchen and ancillary rooms. Designed as public amenity for the local community which it has fulfilled for the last 80 years it continues to be an important facility to local organisations.		War Memorial	Modern	Low
NDHA39	28088			Square Feature, South of Muriau Farm. A square feature present on the Ordnance Survey 1st Edition Map of 1875-6, 2nd Edition Map of 1900 and 3rd Edition Map of 1913 but not present on the 2007 Ordnance Survey Landline Digital Map.		Archaeological Feature	Unknown	Negligible

TEP ID	HE R ID	NPRN	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA40	28089			Rectangular Feature, South of Muriau Farm. A rectangular feature present on the Ordnance Survey 1st Edition Map of 1875-6, 2nd Edition Map of 1900 and 3rd Edition Map of 1913 but not present on the 2007 Ordnance Survey Landline Digital Map.		Archaeological Feature	Unknown	Negligible
NDHA41	5034	301058		Enclosure, Royal Oak Farm, Betws y Coed. Field work undertaken in advance of possible car park development, revealed traces of a large and substantial earthwork enclosure. The bank takes the form of a N facing scarp with possible traces of a ditch outside it. Within the earthwork, the area is a level platform. Excavations revealed that the visible earthworks on the site were not a Roman fort as had been supposed, but part of a series of gravel river terraces associated with the two rivers. No archaeological deposits were found.		Enclosure	Unknown	Negligible



## **APPENDIX B: Ordnance Survey Historic Mapping**

#### Site Details:

279814.3564376857,356504.88  
95261353

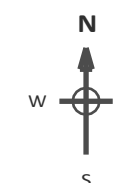
Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_1\_1  
Grid Ref: 279468, 356515

Map Name: County Series

Map date: **1876**

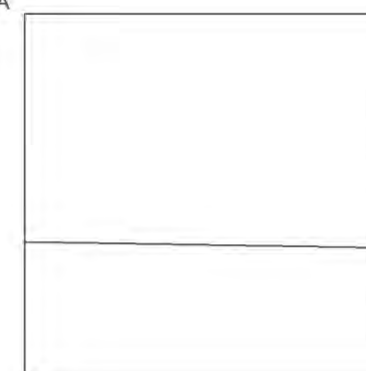
Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1876  
Revised 1876  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1876  
Revised 1876  
Edition N/A  
Copyright N/A  
Levelled N/A



Surveyed 1876  
Revised 1876  
Edition N/A  
Copyright N/A  
Levelled N/A

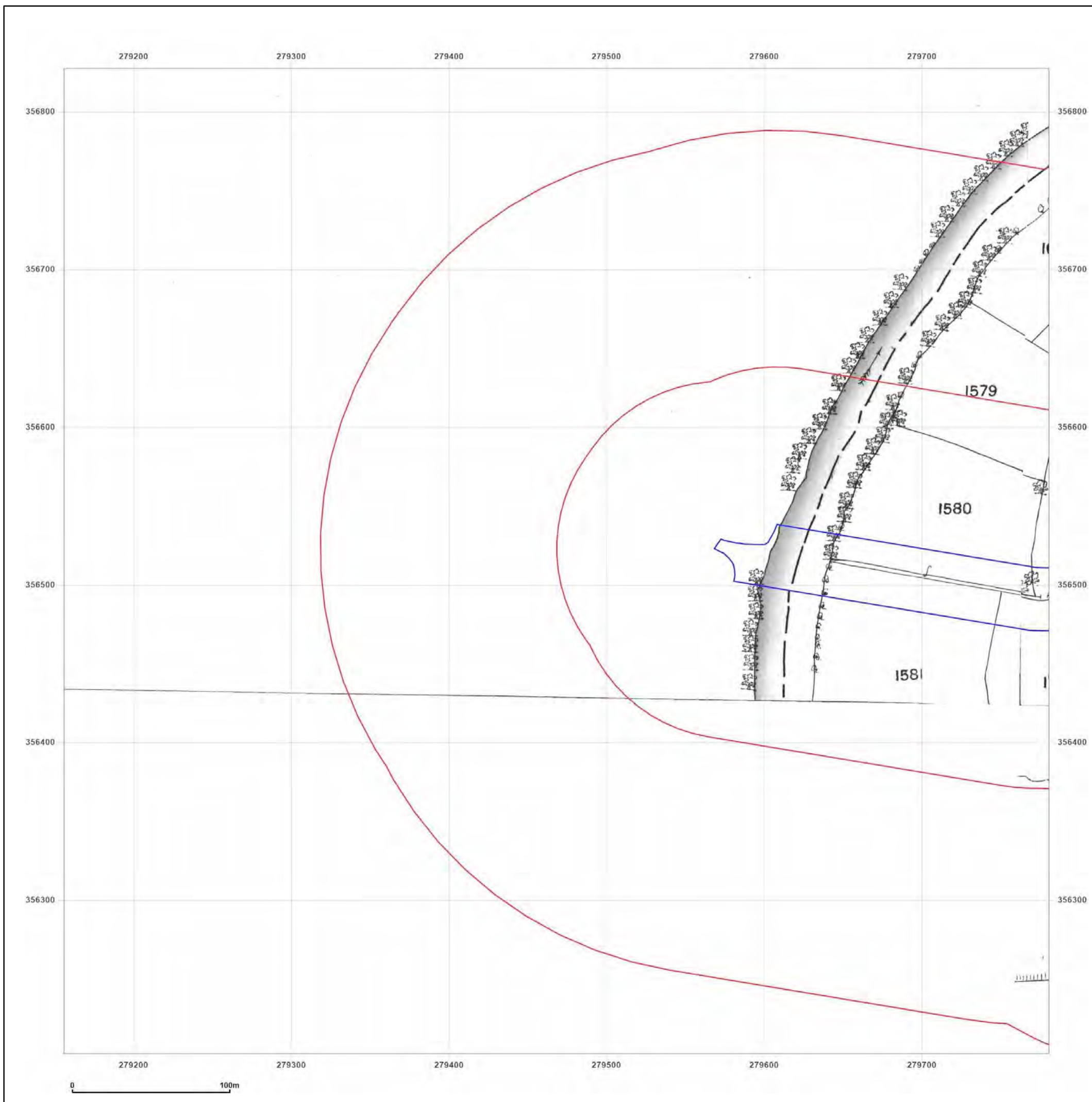


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

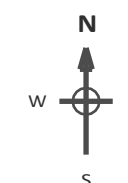
Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_1\_1  
Grid Ref: 279468, 356515

Map Name: County Series

Map date: 1890

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1890  
Revised 1890  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1890  
Revised 1890  
Edition N/A  
Copyright N/A  
Levelled N/A

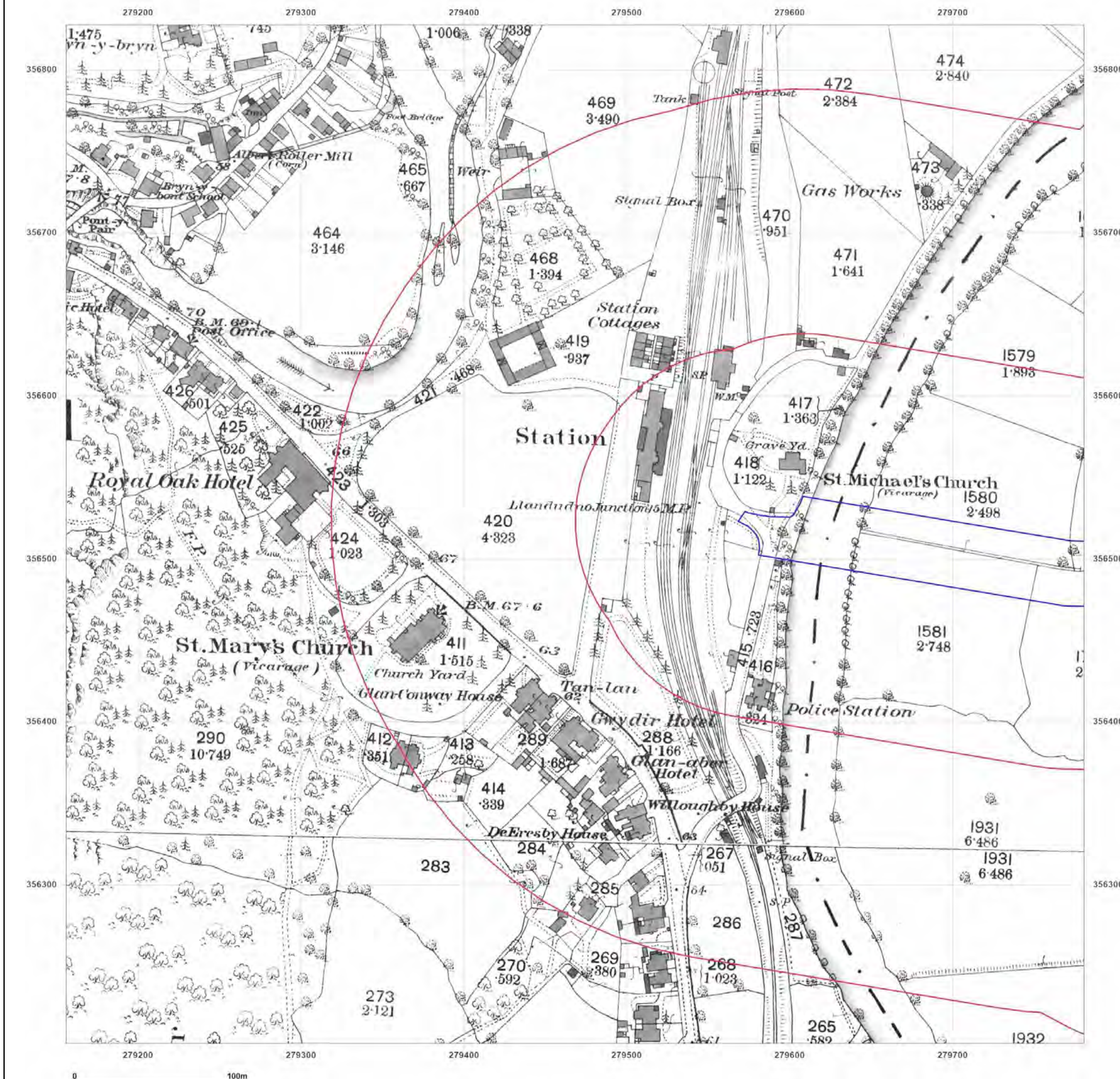


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

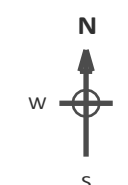
Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_1\_1  
Grid Ref: 279468, 356515

Map Name: County Series

Map date: 1900

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1900  
Revised 1900  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1900  
Revised 1900  
Edition N/A  
Copyright N/A  
Levelled N/A

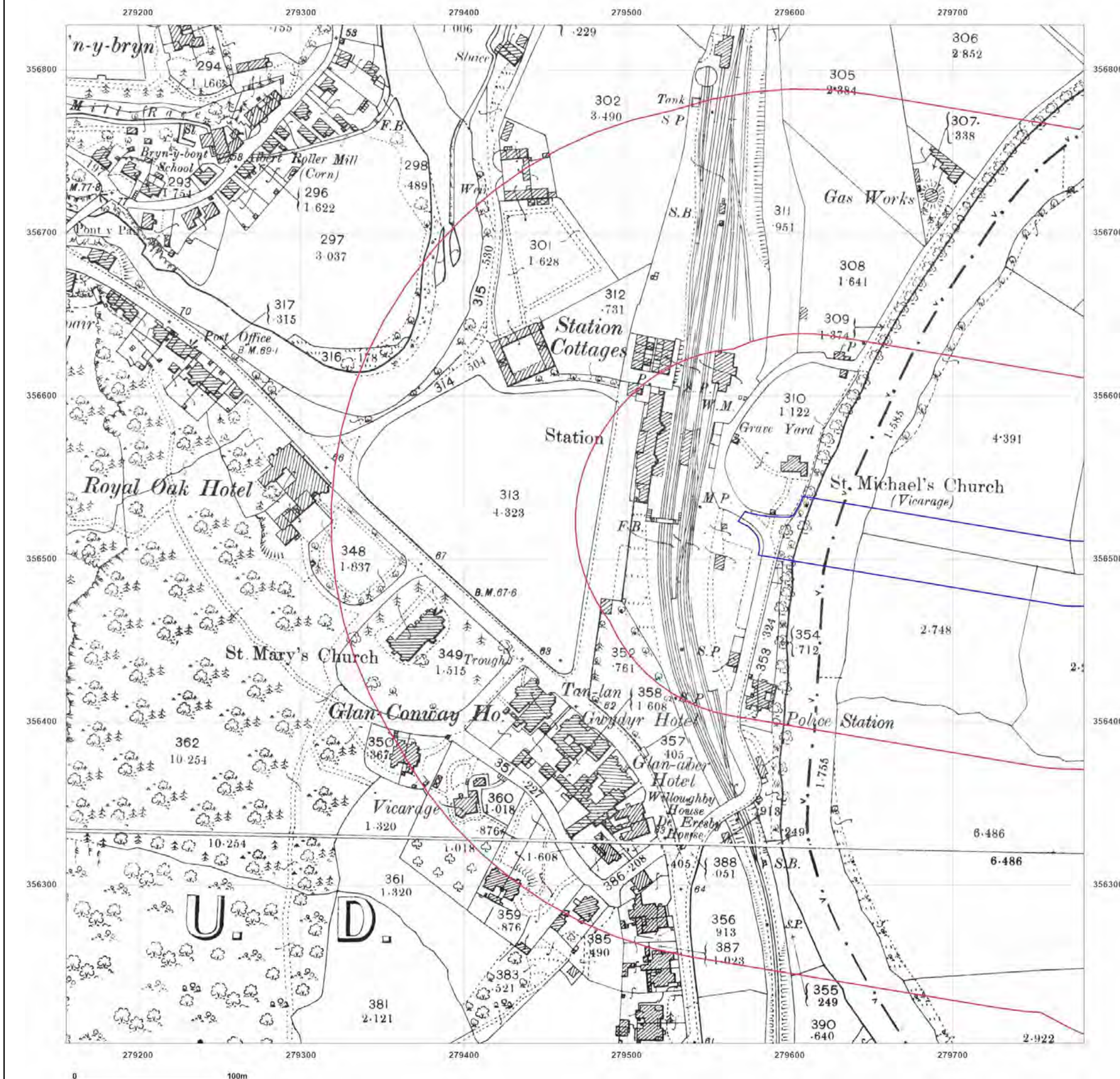


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

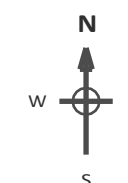
Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_1\_1  
Grid Ref: 279468, 356515

Map Name: County Series

Map date: 1900

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1900  
Revised 1900  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1900  
Revised 1900  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1900  
Revised 1900  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1900  
Revised 1900  
Edition N/A  
Copyright N/A  
Levelled N/A

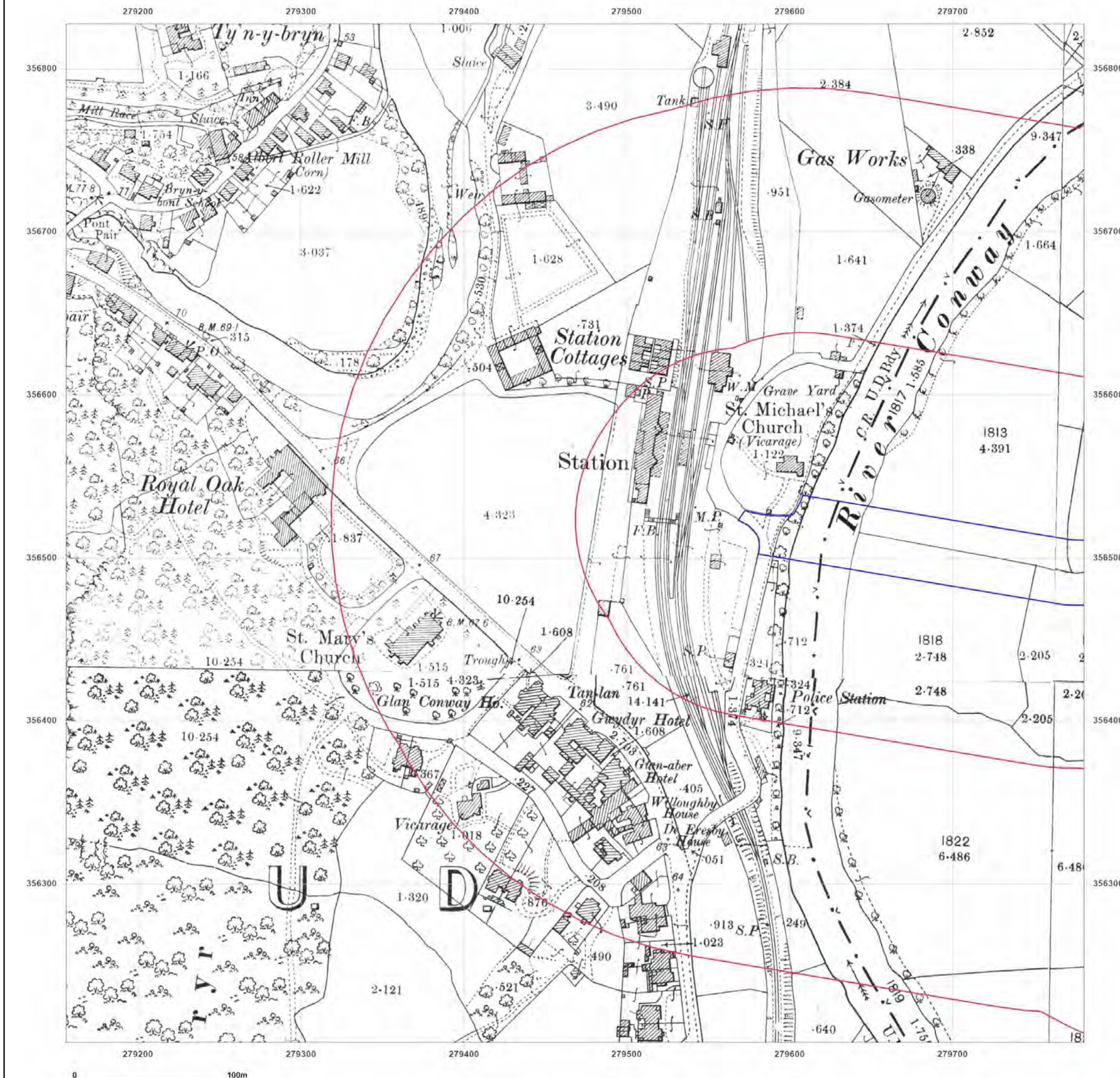


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

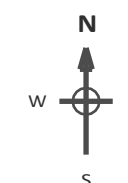
Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_1\_1  
Grid Ref: 279468, 356515

Map Name: County Series

Map date: **1913**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1913  
Revised 1913  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1913  
Revised 1913  
Edition N/A  
Copyright N/A  
Levelled N/A

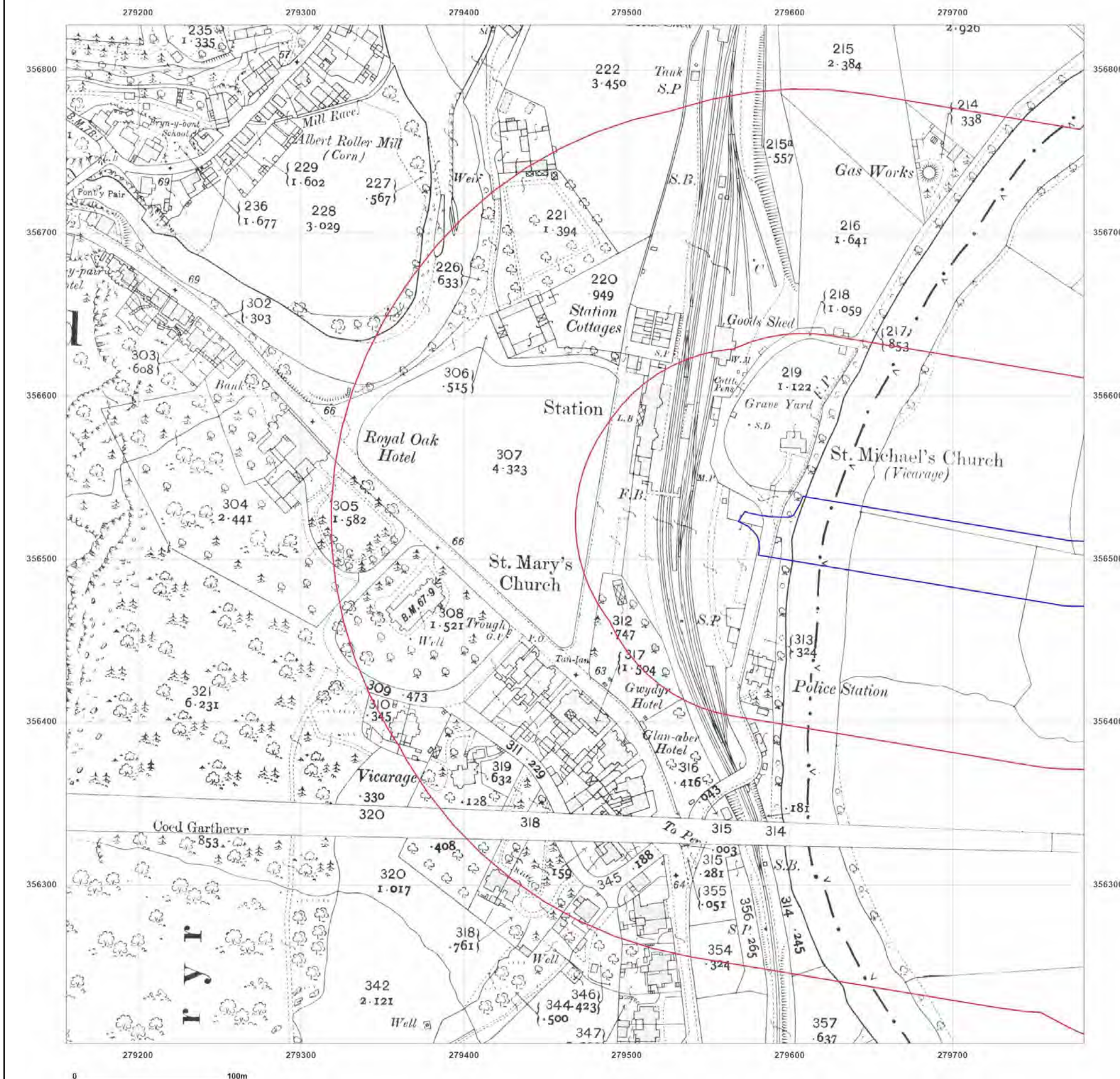


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_1\_1  
Grid Ref: 279468, 356515

Map Name: County Series

Map date: **1913**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1913  
Revised 1913  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1913  
Revised 1913  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1913  
Revised 1913  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1913  
Revised 1913  
Edition N/A  
Copyright N/A  
Levelled N/A

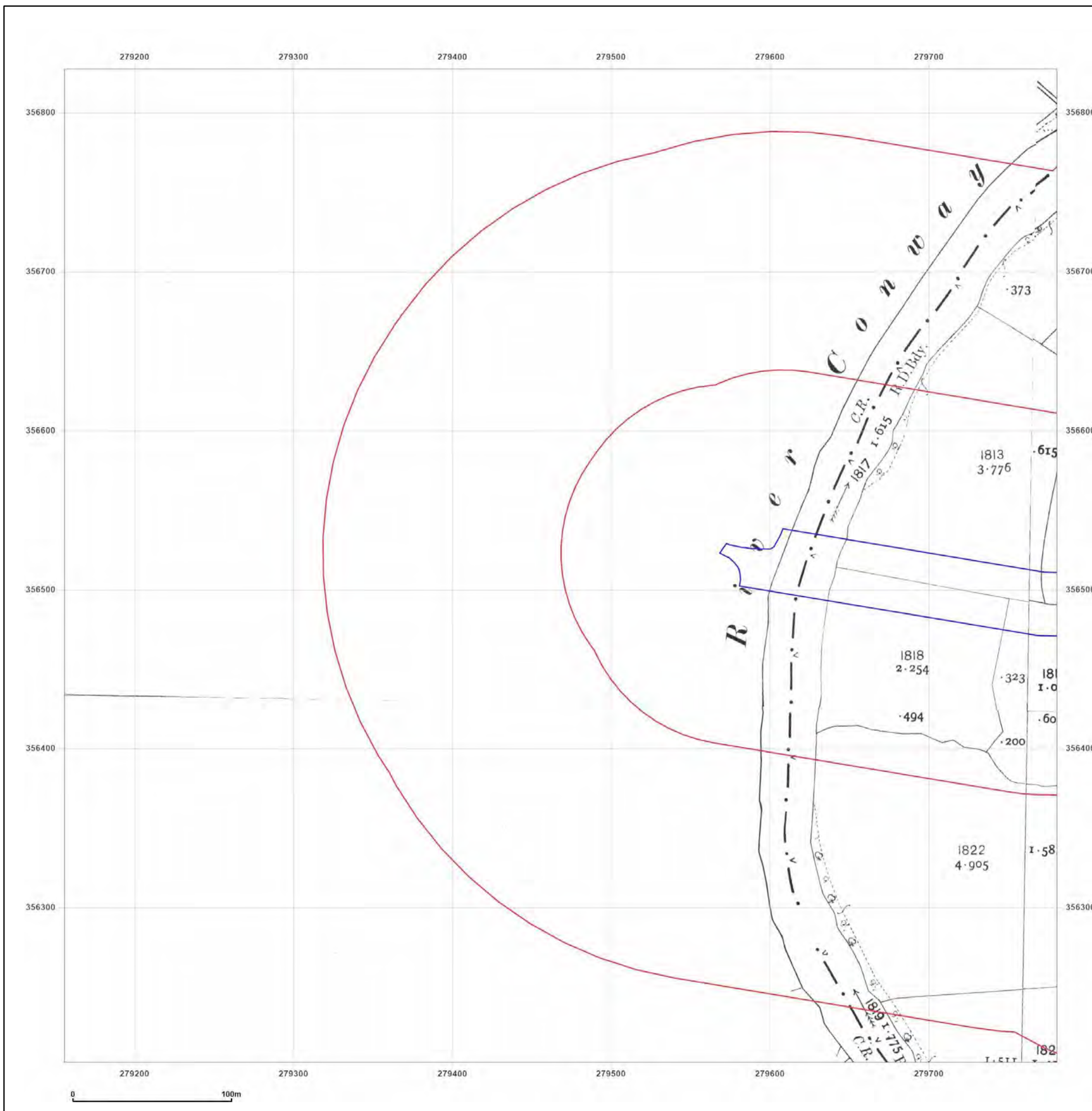


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_1\_1  
Grid Ref: 279468, 356515

Map Name: National Grid

Map date: 1976

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright N/A  
Levelled N/A

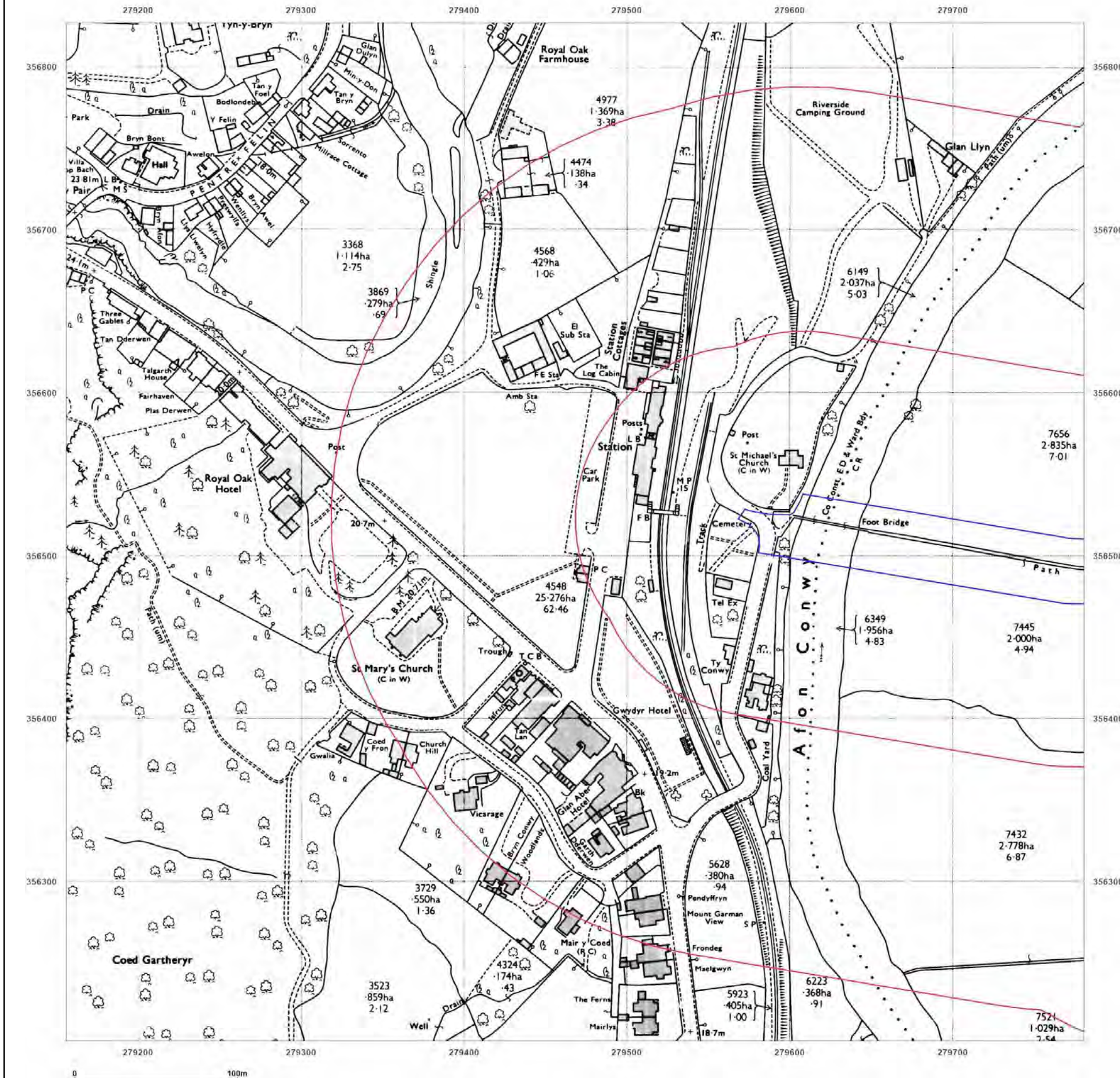


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_1\_1  
Grid Ref: 279468, 356515

Map Name: National Grid

Map date: 1986

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968  
Revised 1986  
Edition N/A  
Copyright 1986  
Levelled 1968

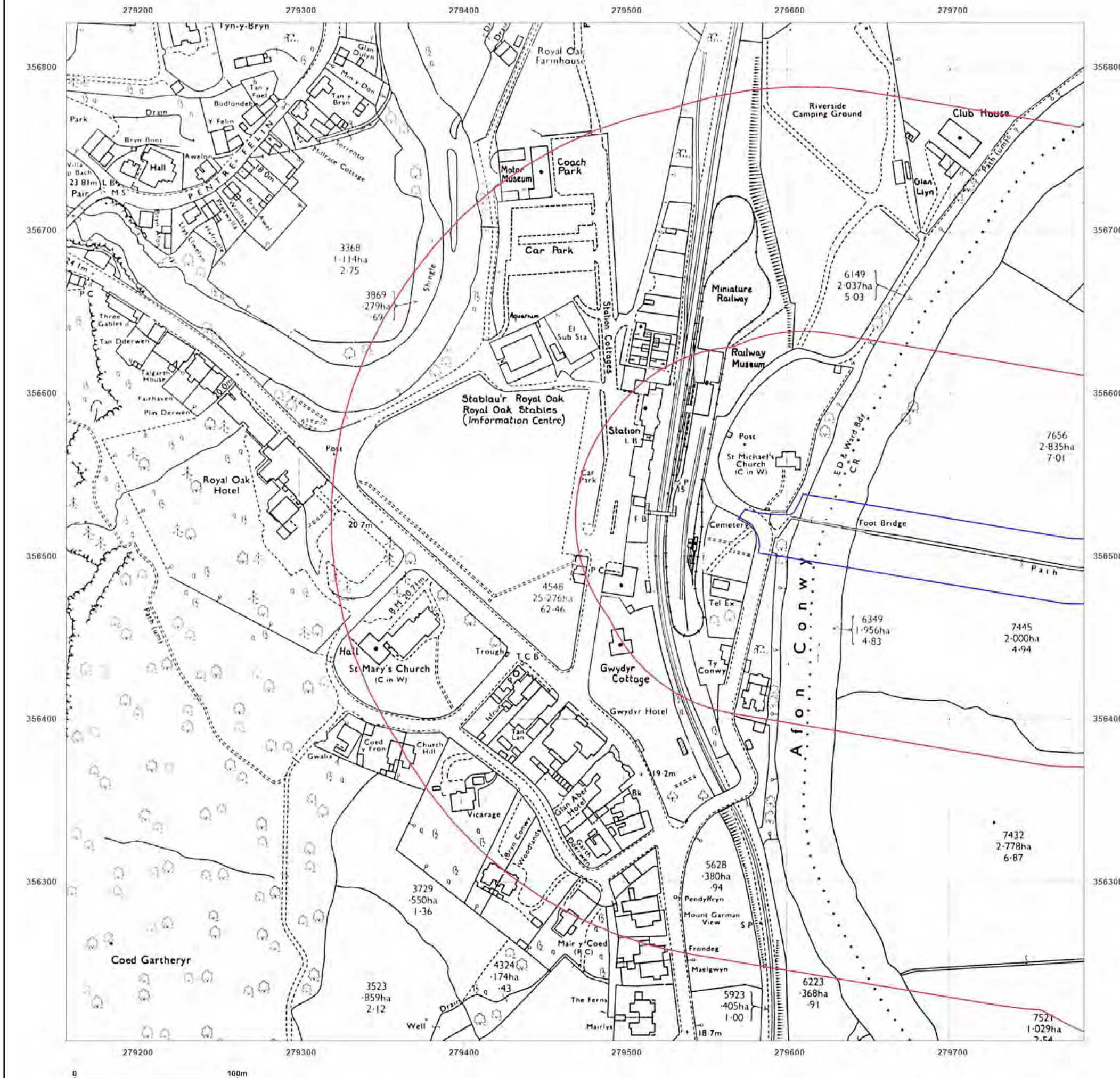


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_1\_1  
Grid Ref: 279468, 356515

Map Name: National Grid

Map date: **1994**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright 1994  
Levelled N/A

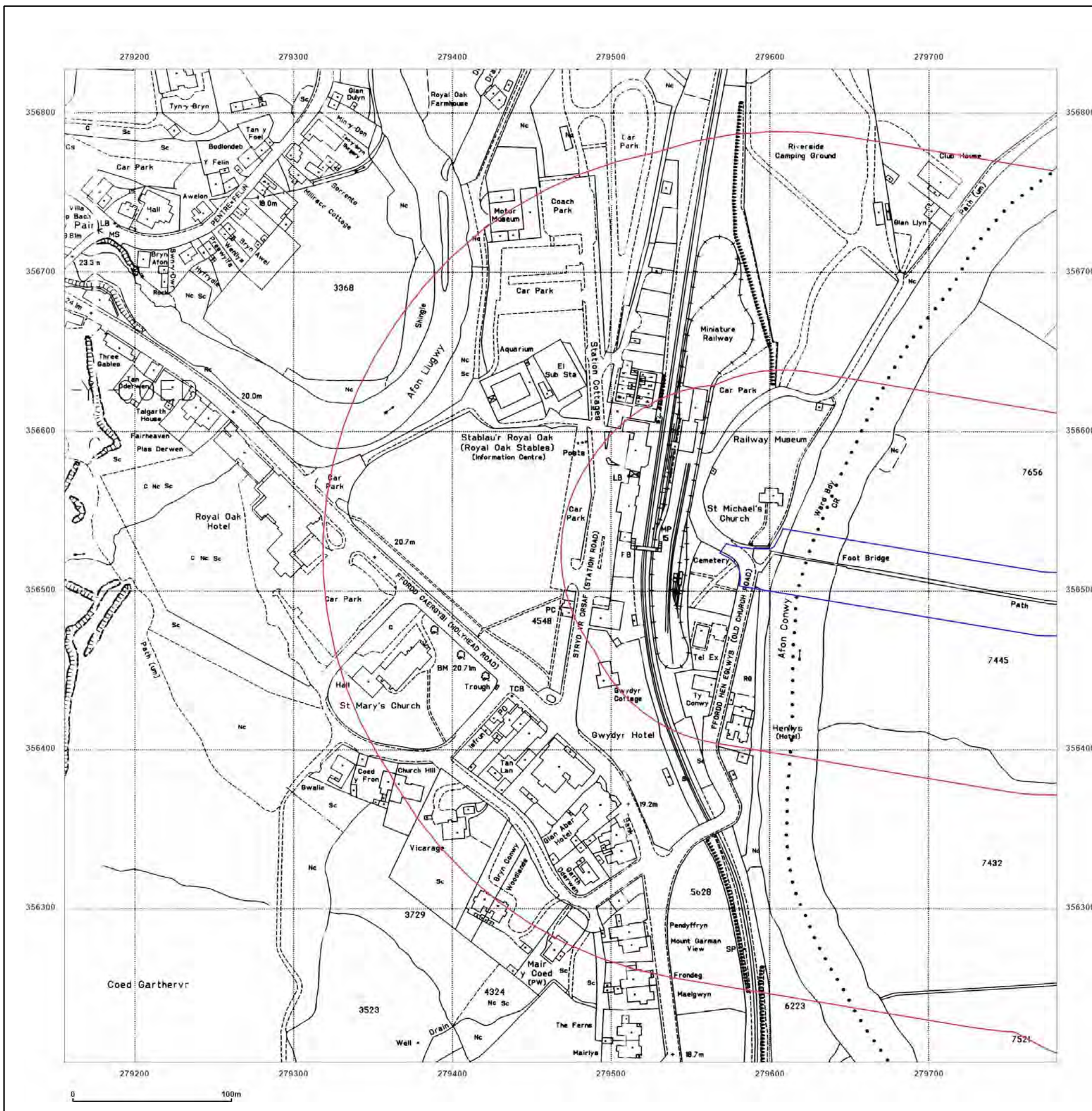


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_2\_1  
Grid Ref: 280093, 356515

Map Name: County Series

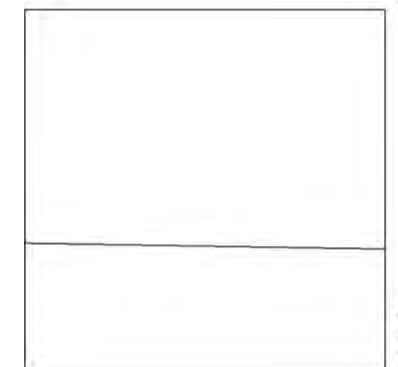
Map date: **1876**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1876  
Revised 1876  
Edition N/A  
Copyright N/A  
Levelled N/A



Surveyed 1876  
Revised 1876  
Edition N/A  
Copyright N/A  
Levelled N/A

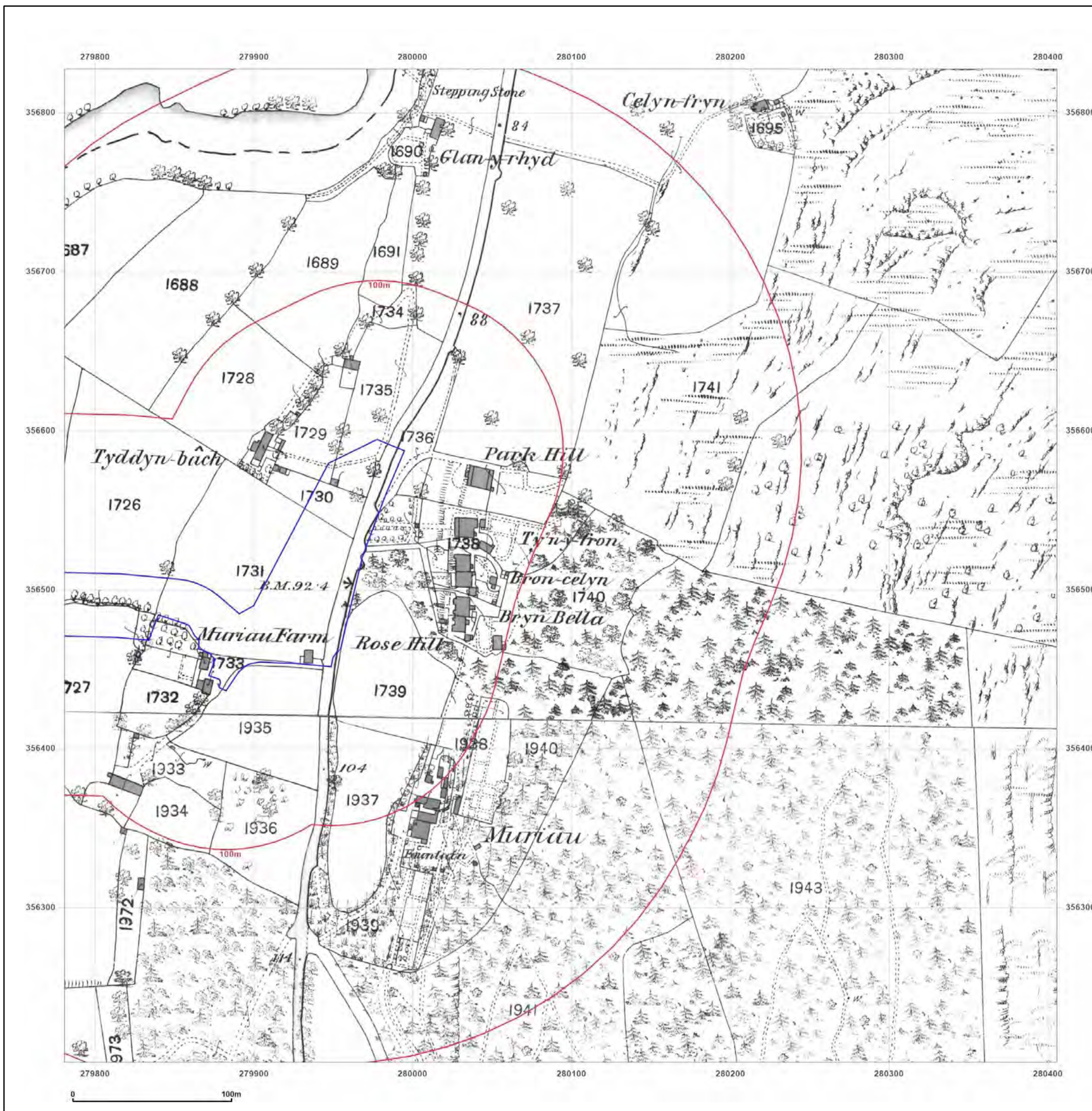


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)









#### Site Details:

279814.3564376857,356504.88  
95261353

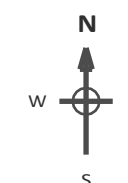
Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_2\_1  
Grid Ref: 280093, 356515

Map Name: County Series

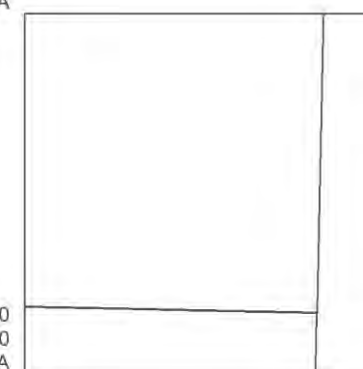
Map date: **1900**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1900  
Revised 1900  
Edition N/A  
Copyright N/A  
Levelled N/A



Surveyed 1900  
Revised 1900  
Edition N/A  
Copyright N/A  
Levelled N/A

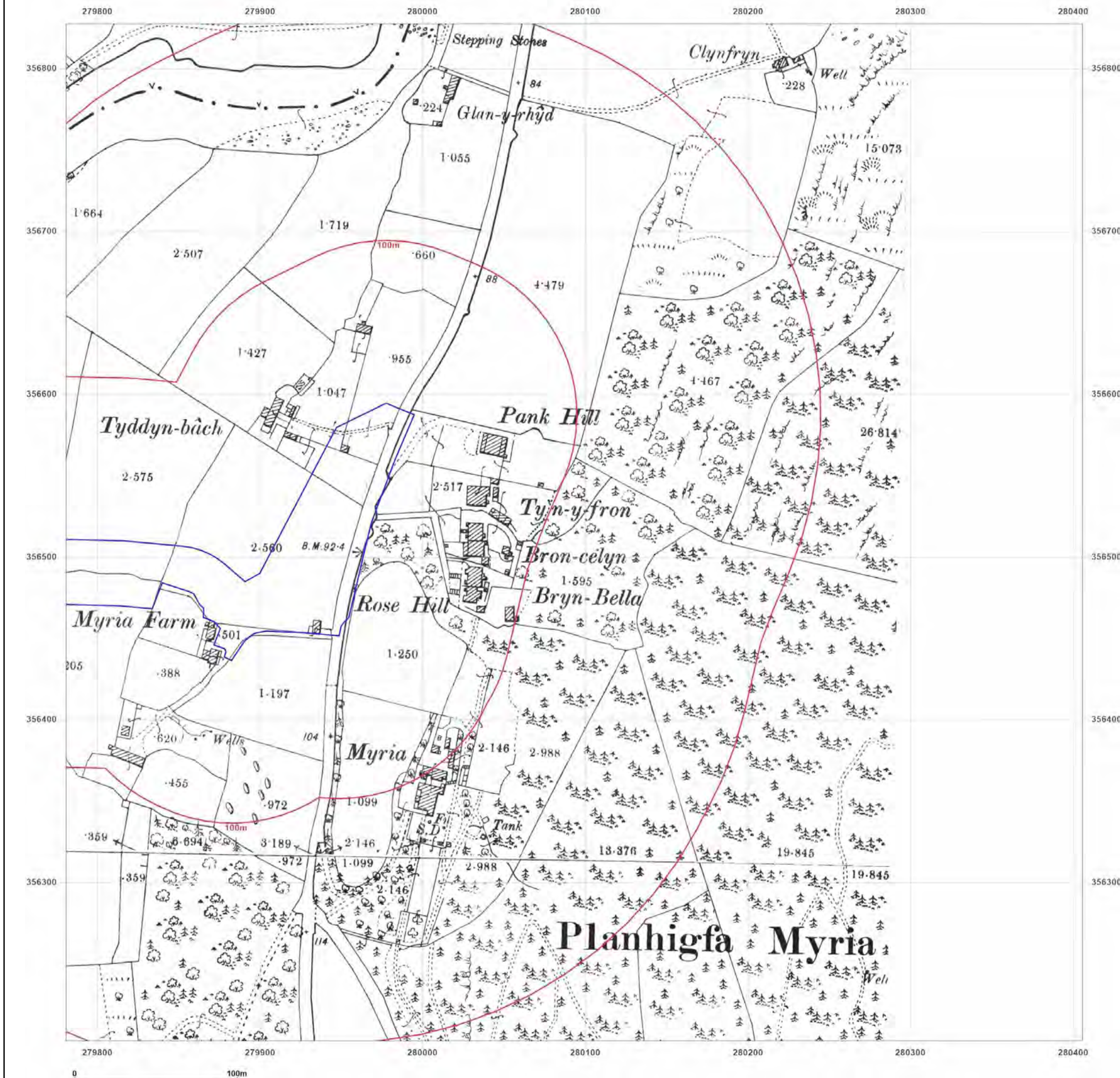


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

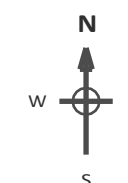
Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_2\_1  
Grid Ref: 280093, 356515

Map Name: County Series

Map date: 1900

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1900  
Revised 1900  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1900  
Revised 1900  
Edition N/A  
Copyright N/A  
Levelled N/A

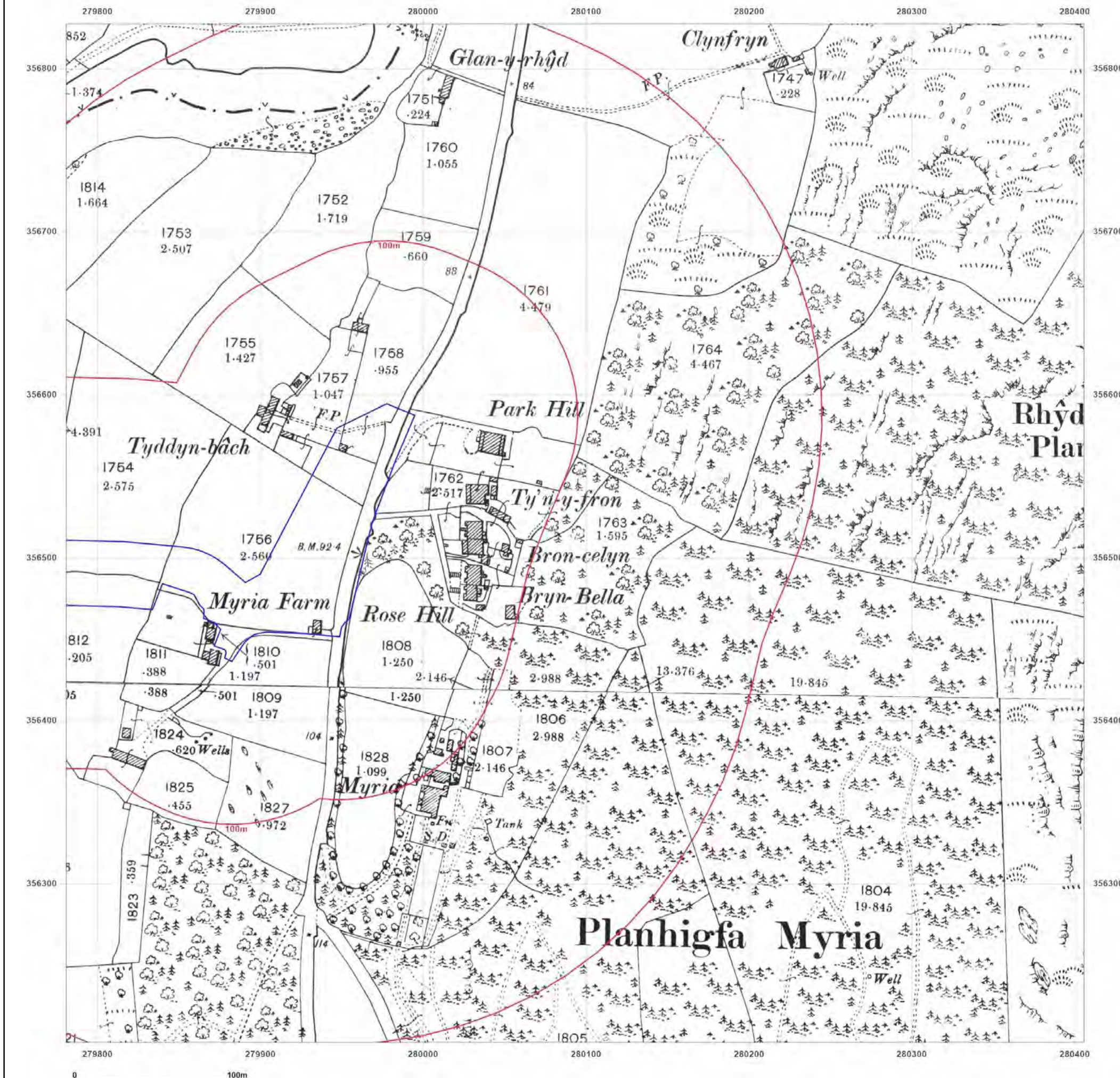


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

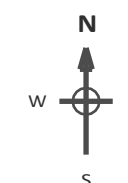
Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_2\_1  
Grid Ref: 280093, 356515

Map Name: County Series

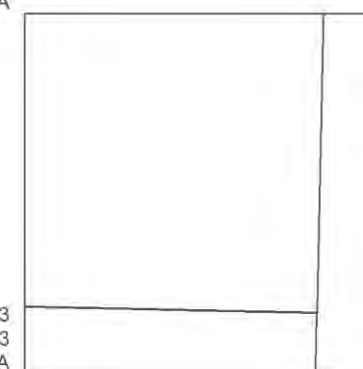
Map date: **1913**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1913  
Revised 1913  
Edition N/A  
Copyright N/A  
Levelled N/A



Surveyed 1913  
Revised 1913  
Edition N/A  
Copyright N/A  
Levelled N/A

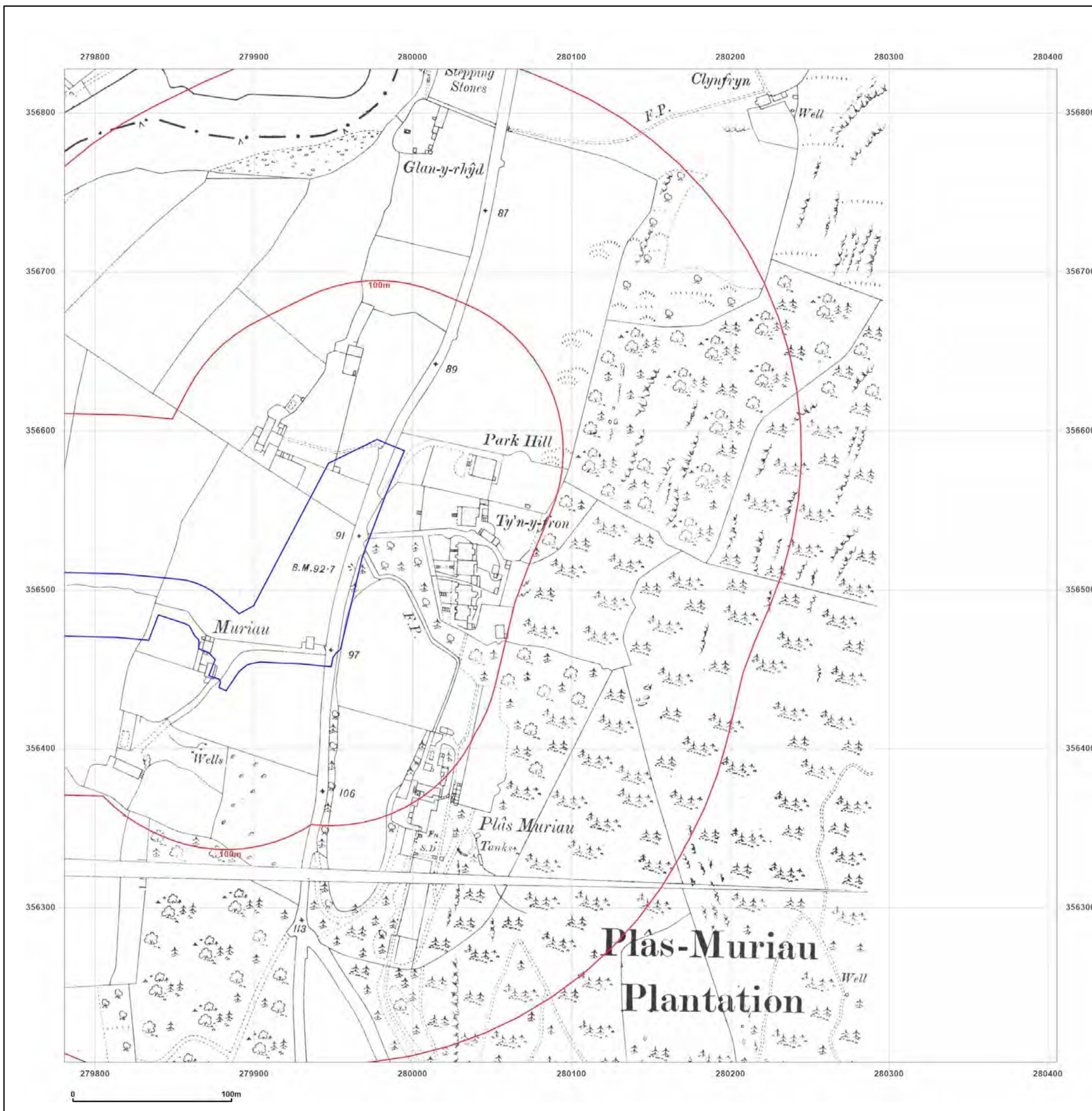


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

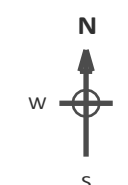
Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_2\_1  
Grid Ref: 280093, 356515

Map Name: County Series

Map date: **1913**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1913  
Revised 1913  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1913  
Revised 1913  
Edition N/A  
Copyright N/A  
Levelled N/A

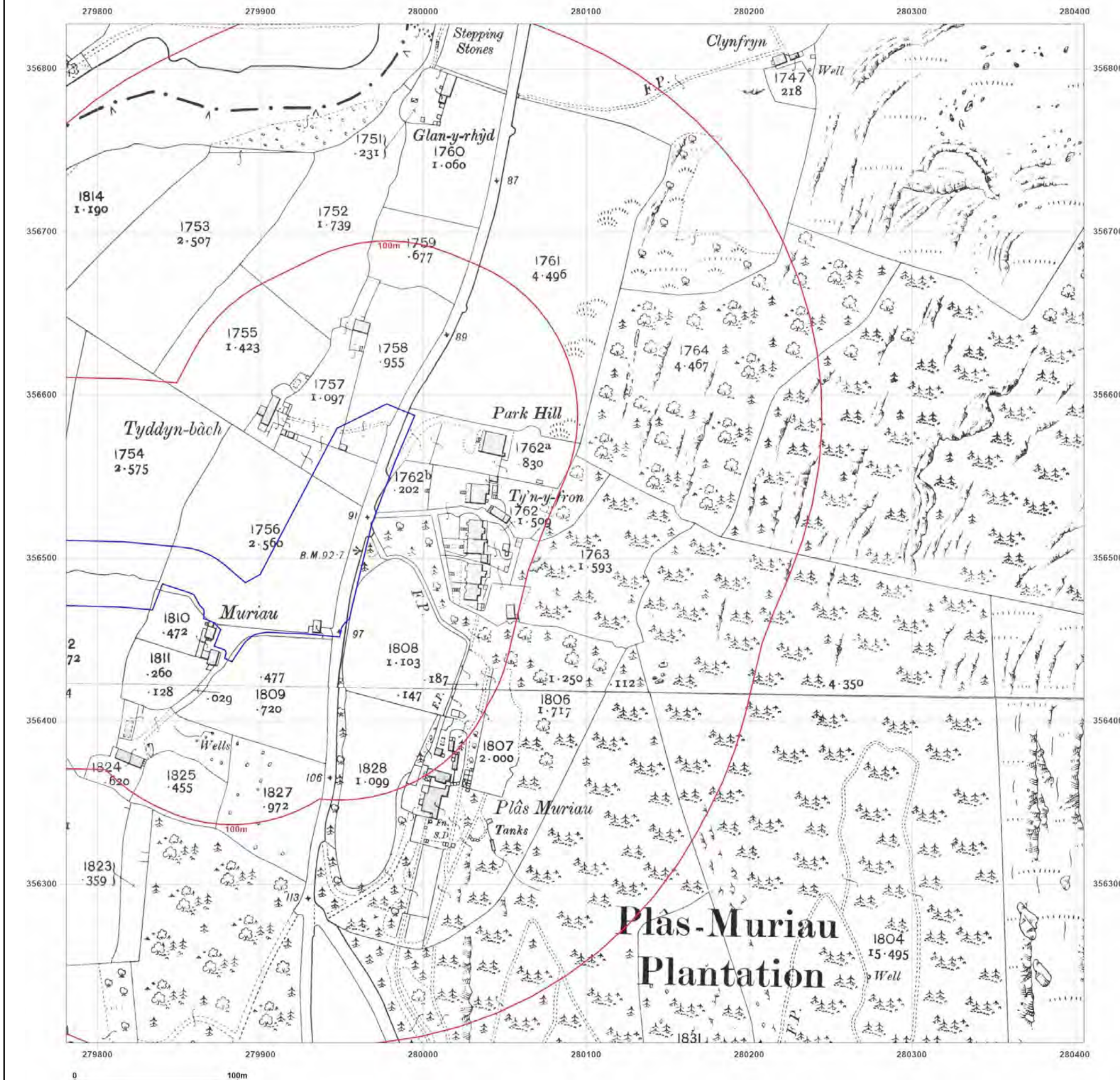


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)









#### Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_2\_1  
Grid Ref: 280093, 356515

Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright N/A  
Levelled N/A

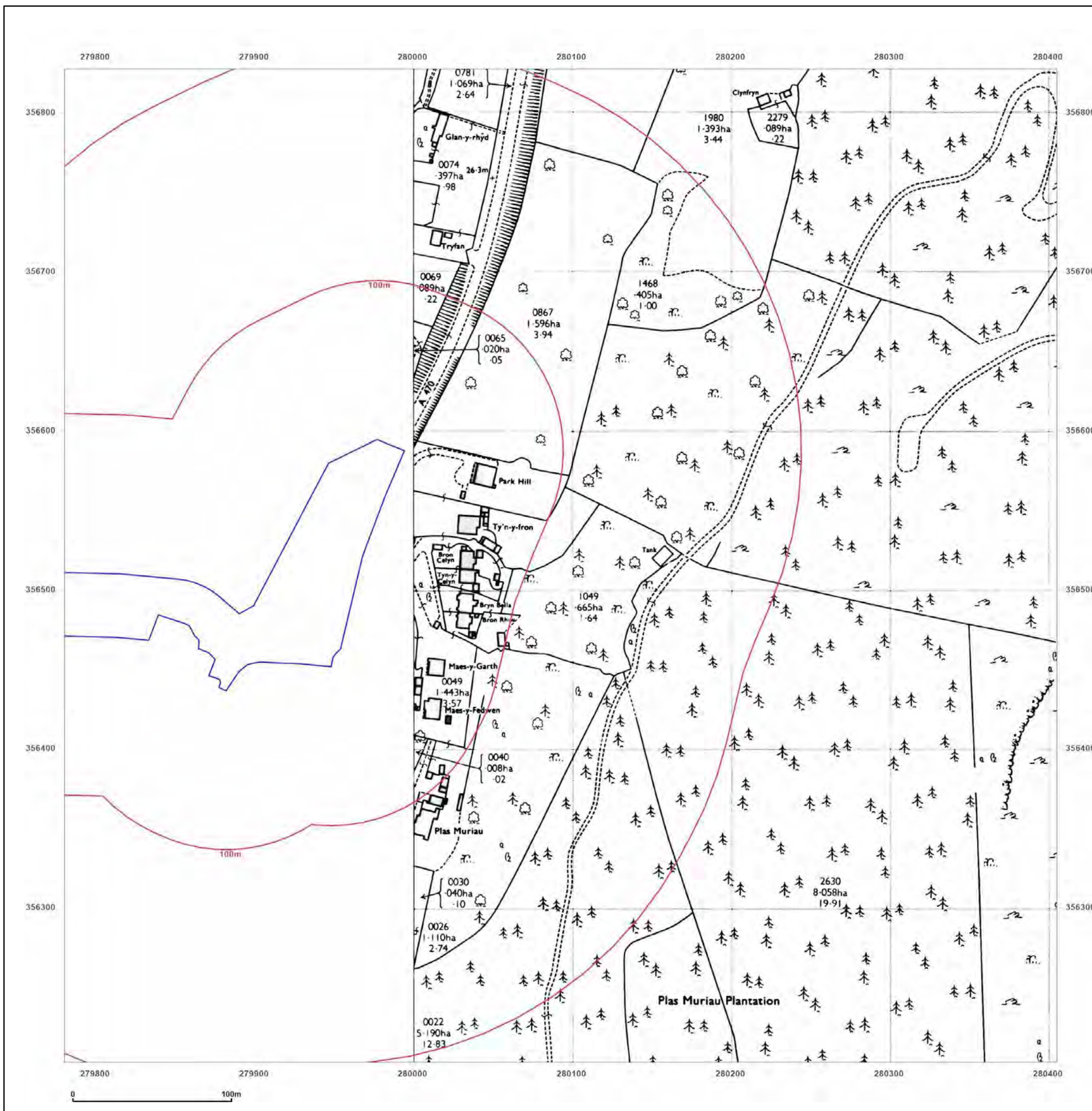


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_2\_1  
Grid Ref: 280093, 356515

Map Name: National Grid

Map date: **1986**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968  
Revised 1986  
Edition N/A  
Copyright 1986  
Levelled 1968

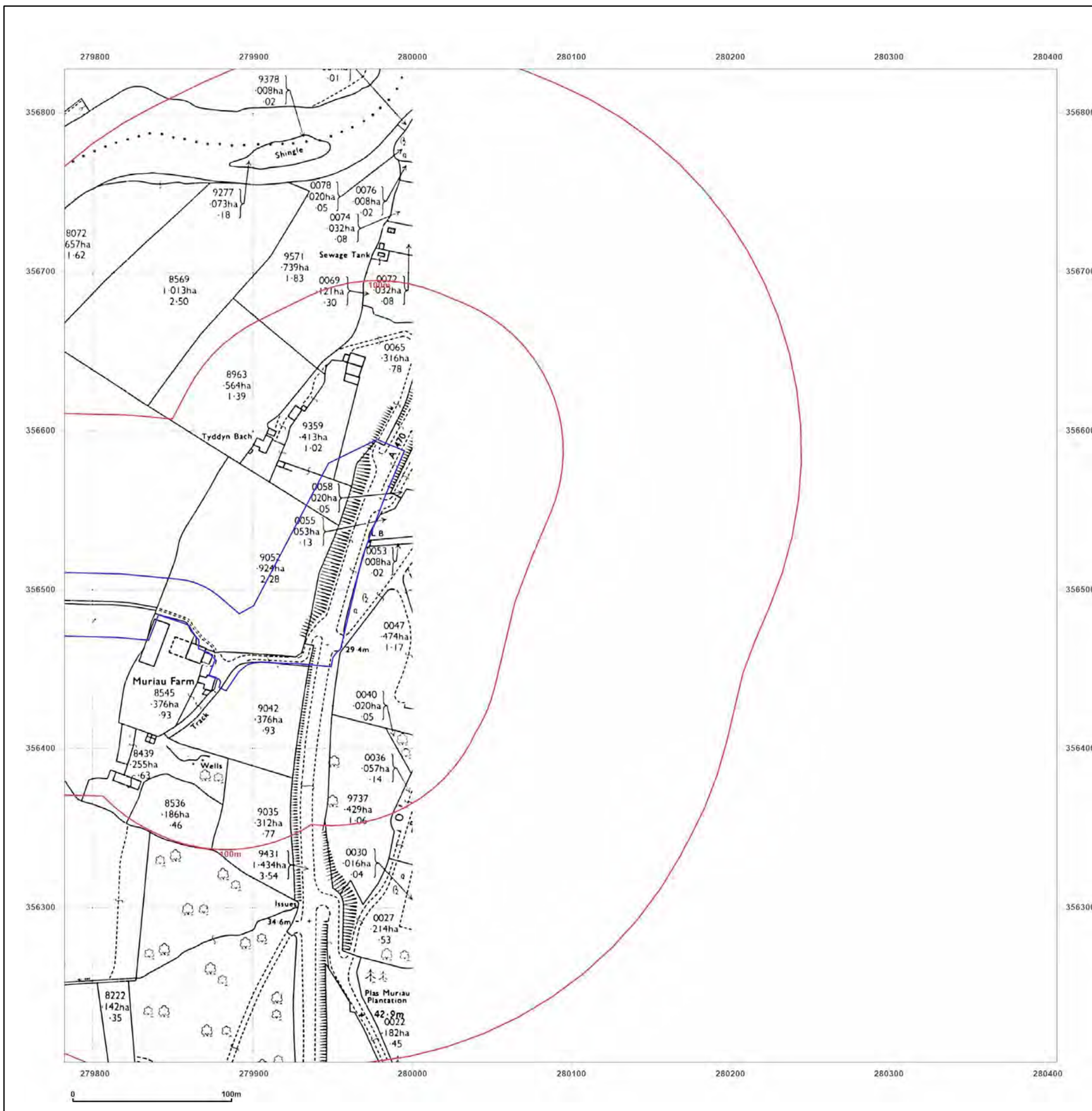


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH\_LS\_2\_1  
Grid Ref: 280093, 356515

Map Name: National Grid

Map date: **1994**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright 1994  
Levelled N/A

Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright 1994  
Levelled N/A

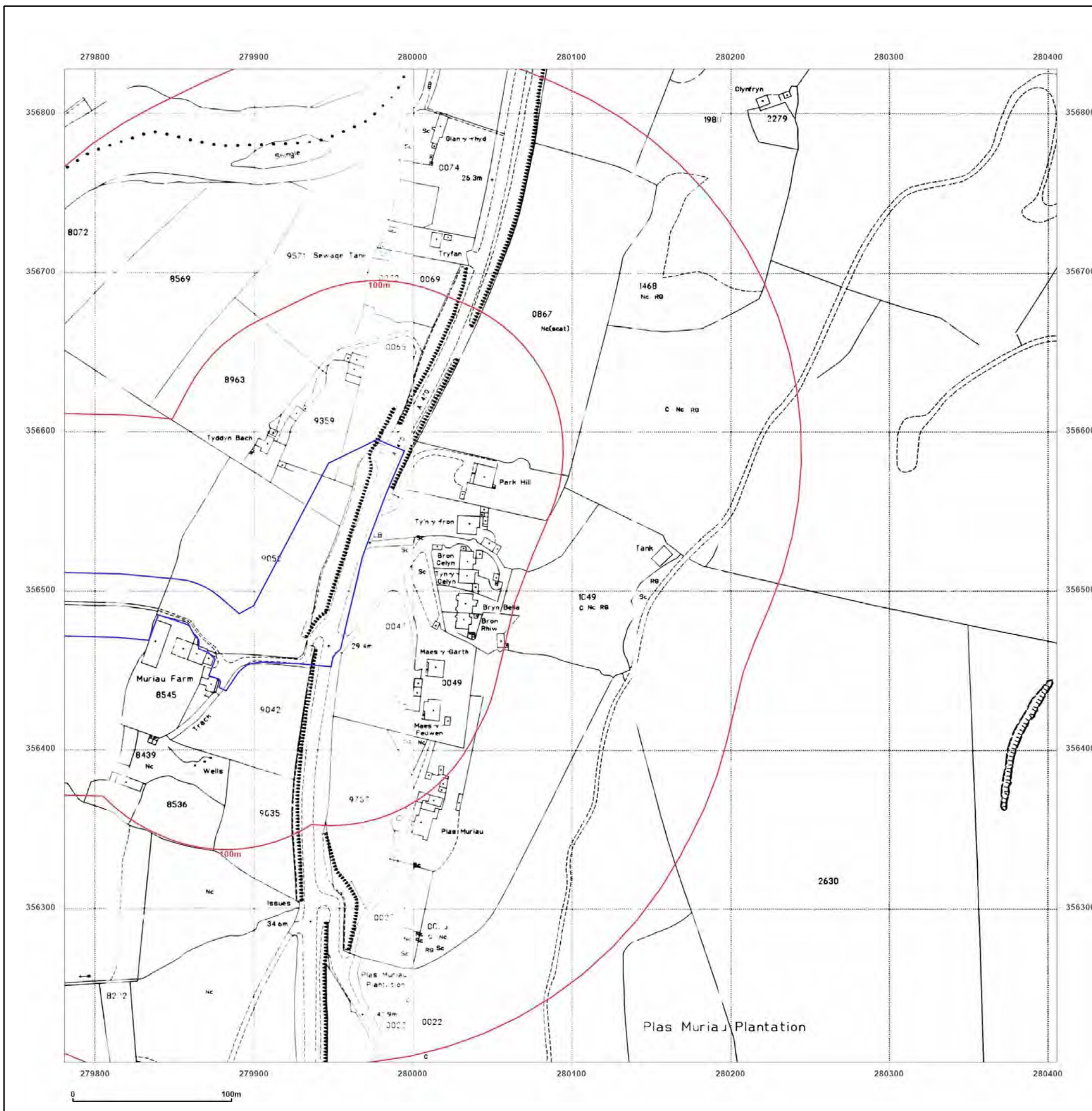


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH  
Grid Ref: 279781, 356515

Map Name: County Series

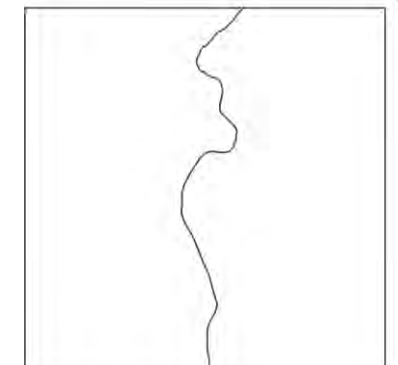
Map date: **1875**

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1875  
Revised 1875  
Edition N/A  
Copyright N/A  
Levelled N/A

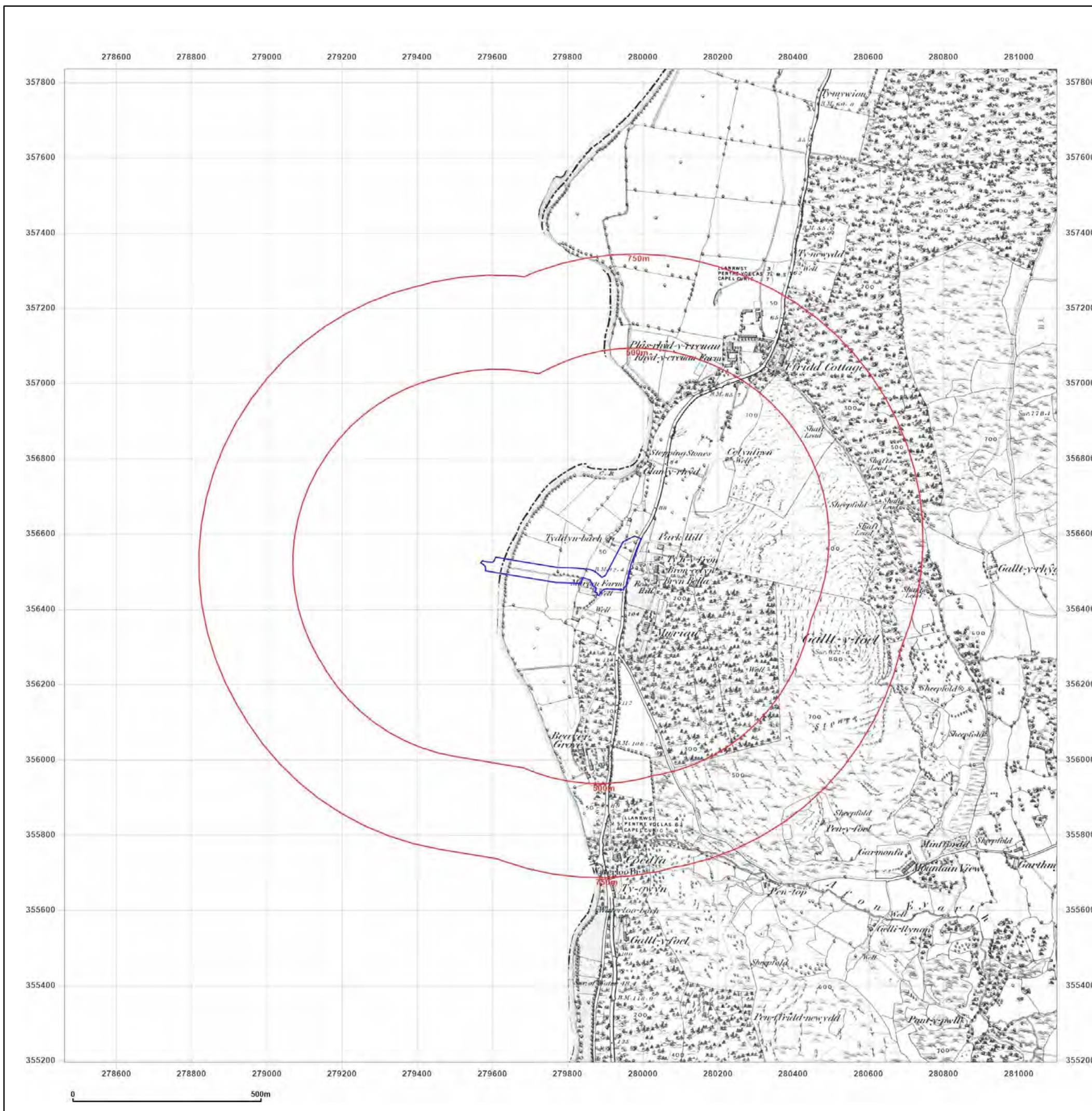


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH  
Grid Ref: 279781, 356515

Map Name: County Series

Map date: **1887**

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1887  
Revised 1887  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1887  
Revised 1887  
Edition N/A  
Copyright N/A  
Levelled N/A

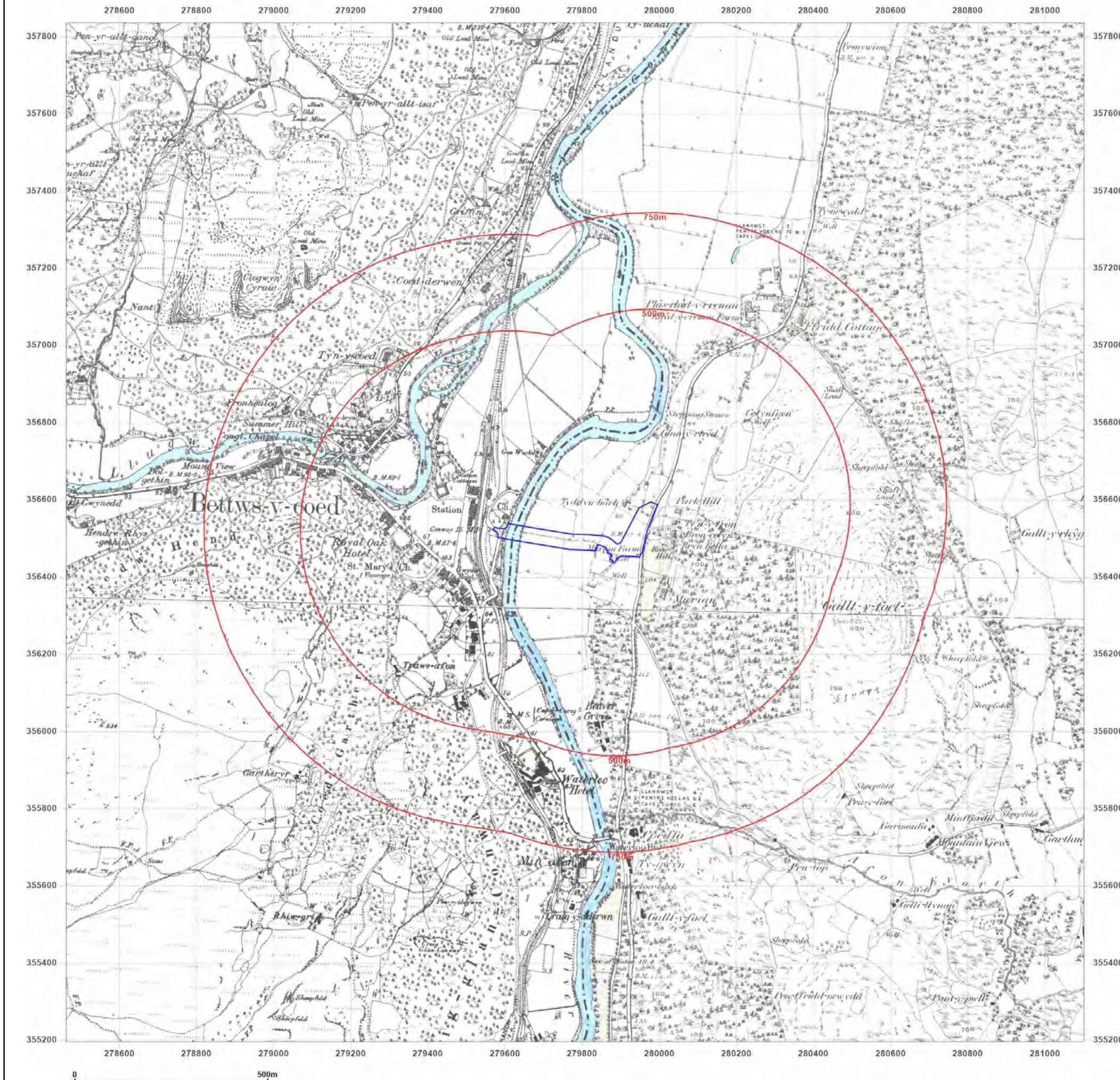


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH  
Grid Ref: 279781, 356515

Map Name: County Series

Map date: 1899

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1888  
Revised 1899  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1888  
Revised 1899  
Edition N/A  
Copyright N/A  
Levelled N/A

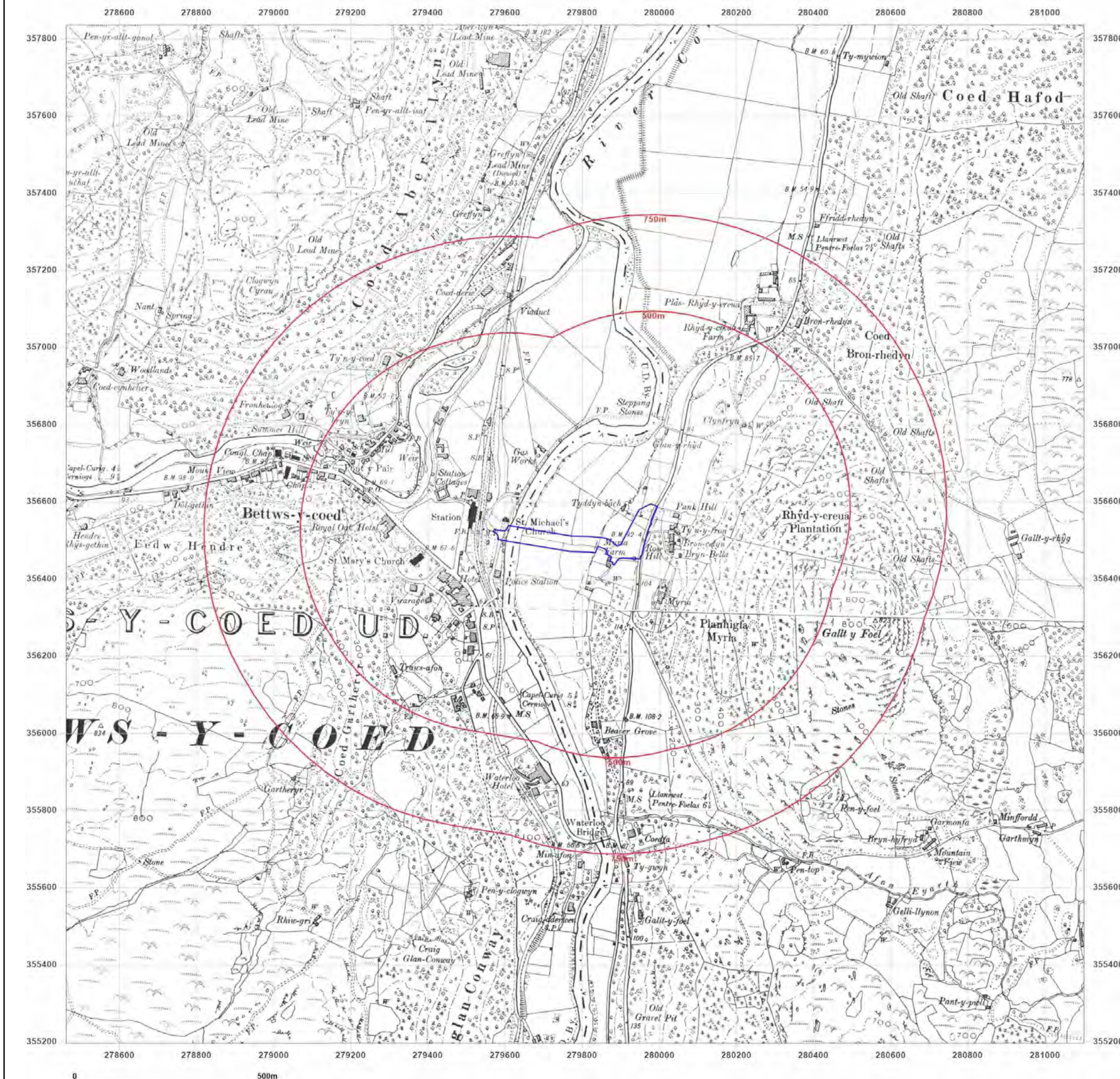


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH  
Grid Ref: 279781, 356515

Map Name: County Series

Map date: 1899

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1878  
Revised 1899  
Edition N/A  
Copyright N/A  
Levelled N/A

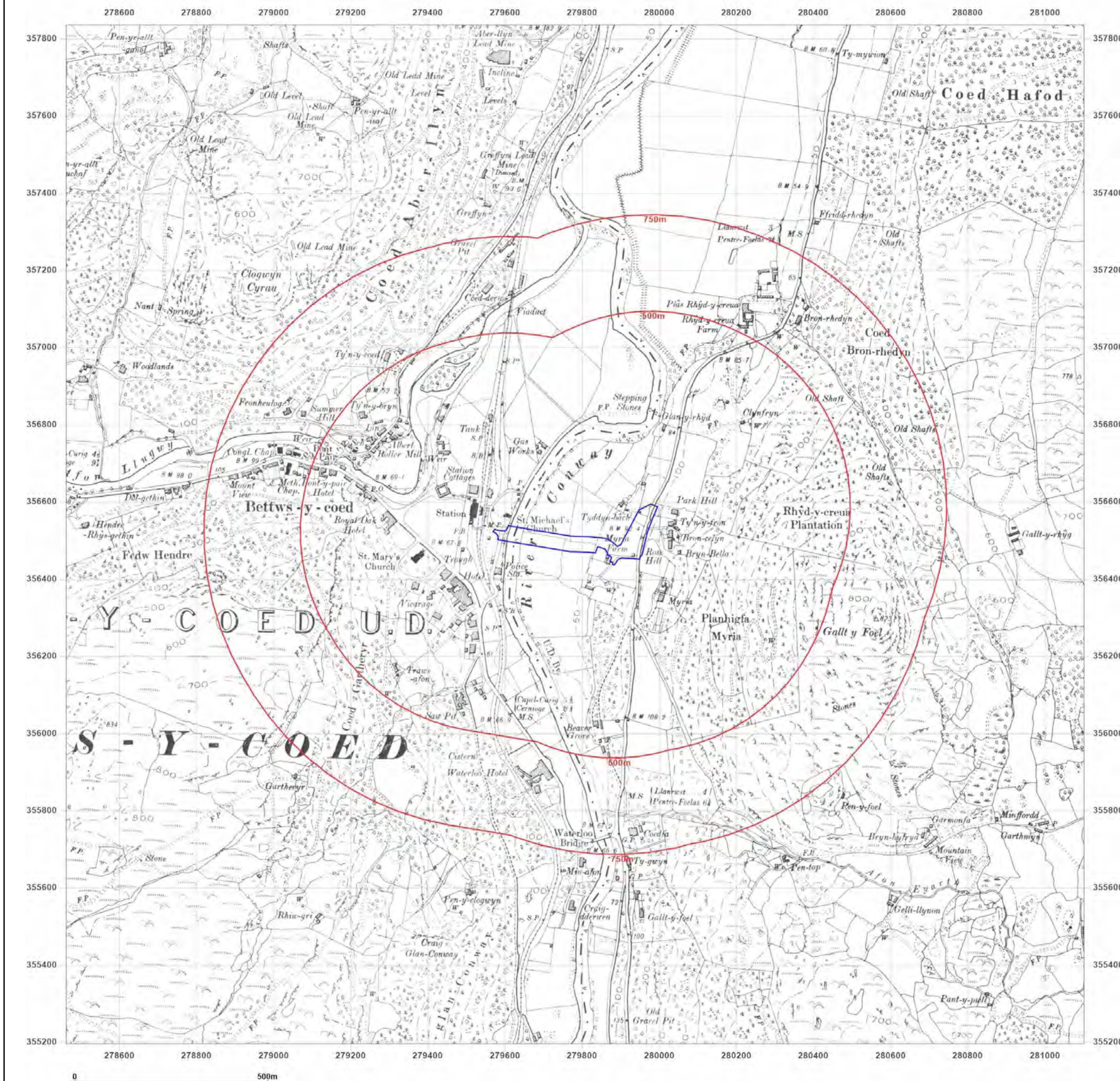


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH  
Grid Ref: 279781, 356515

Map Name: County Series

Map date: 1911

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1888  
Revised 1911  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1887  
Revised 1911  
Edition N/A  
Copyright N/A  
Levelled N/A

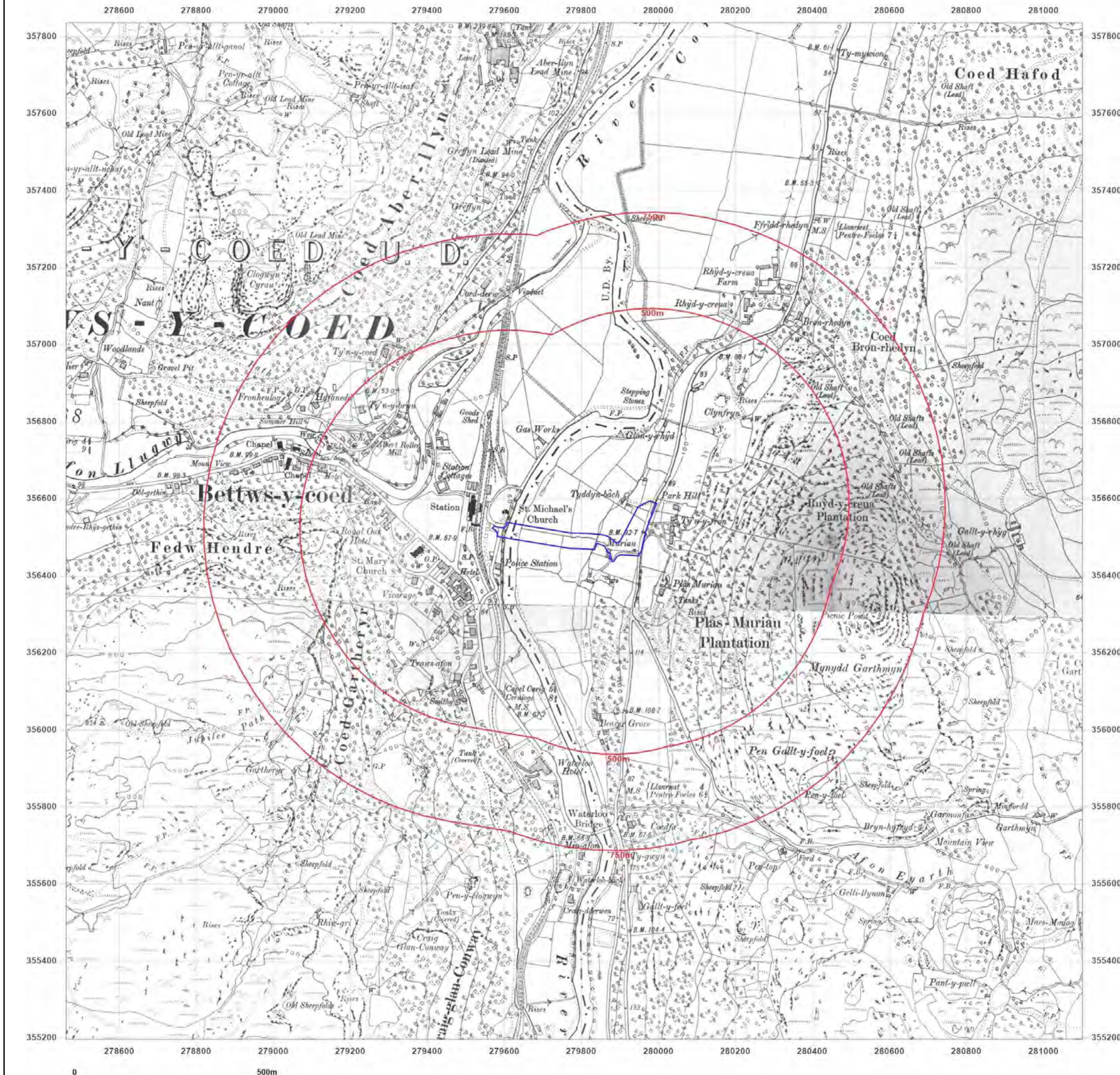


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH  
Grid Ref: 279781, 356515

Map Name: County Series

Map date: 1915

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874  
Revised 1915  
Edition 1915  
Copyright N/A  
Levelled N/A

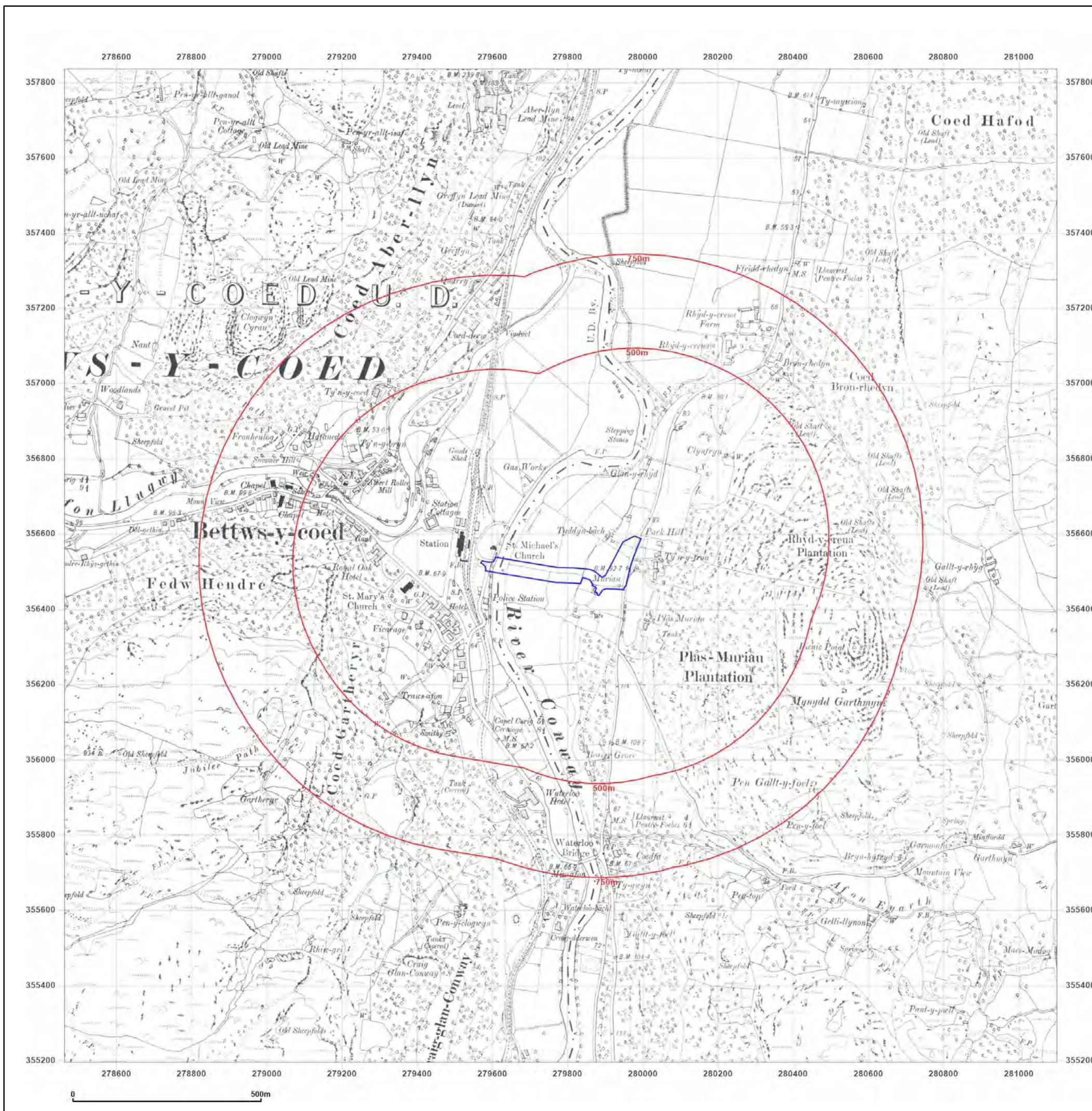


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH  
Grid Ref: 279781, 356515

Map Name: County Series

Map date: 1949

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1888  
Revised 1949  
Edition 1949  
Copyright N/A  
Levelled N/A

Surveyed 1887  
Revised 1949  
Edition 1949  
Copyright N/A  
Levelled N/A

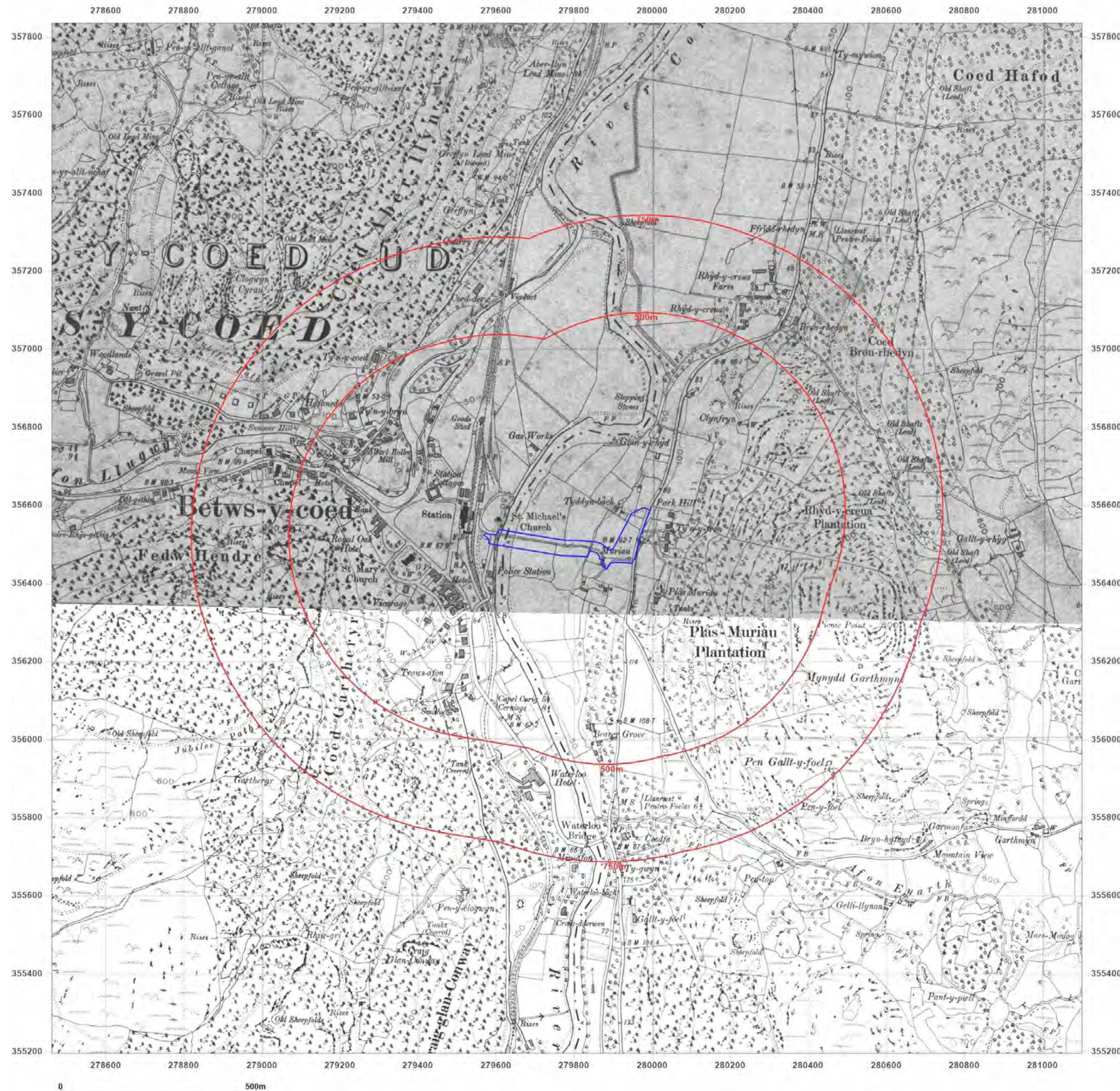


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH  
Grid Ref: 279781, 356515

Map Name: County Series

Map date: 1949

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1884  
Revised 1949  
Edition N/A  
Copyright N/A  
Levelled N/A

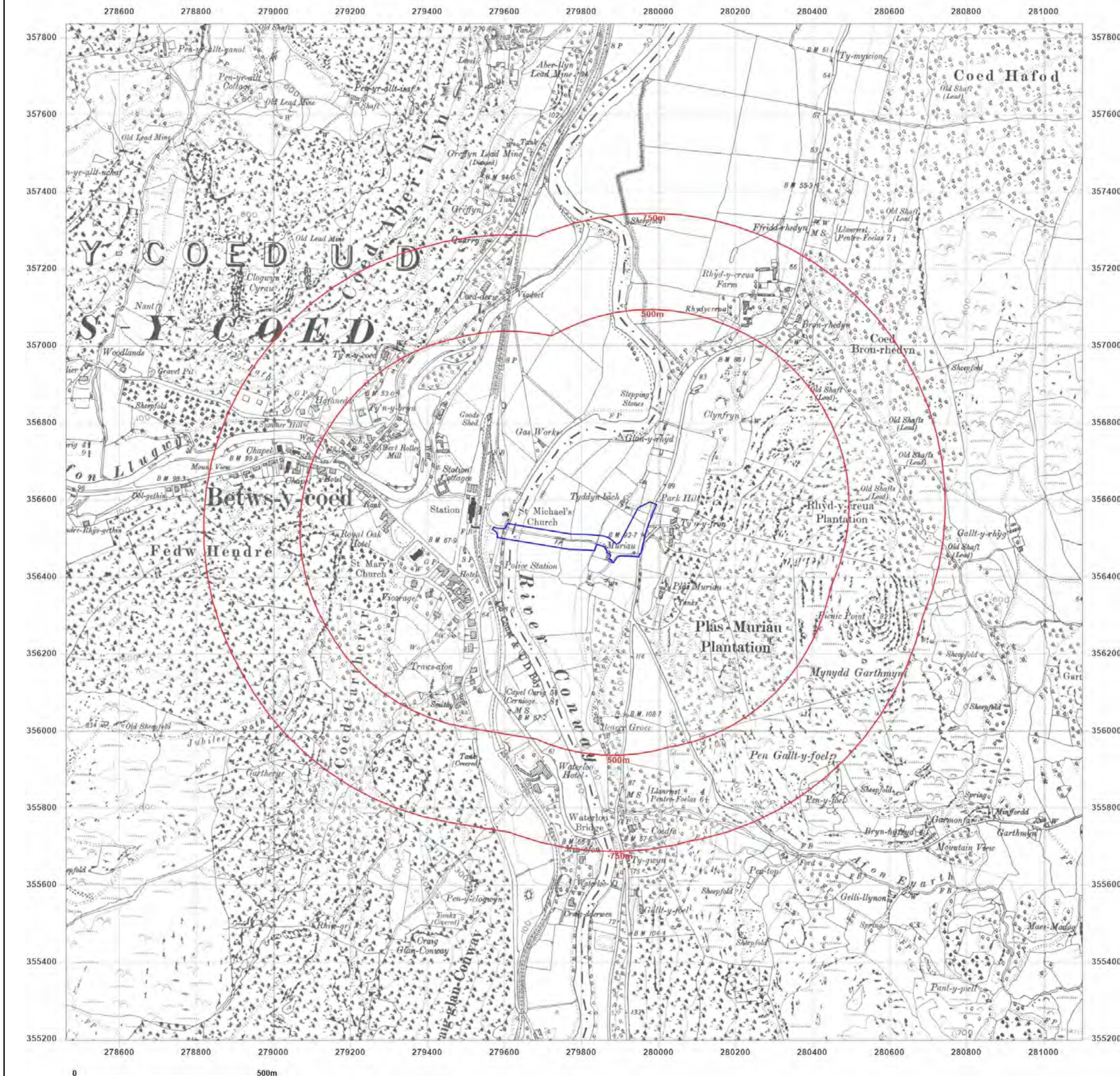


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH  
Grid Ref: 279781, 356515

Map Name: Provisional

Map date: 1959

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1959  
Revised 1959  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1959  
Revised 1959  
Edition N/A  
Copyright N/A  
Levelled N/A

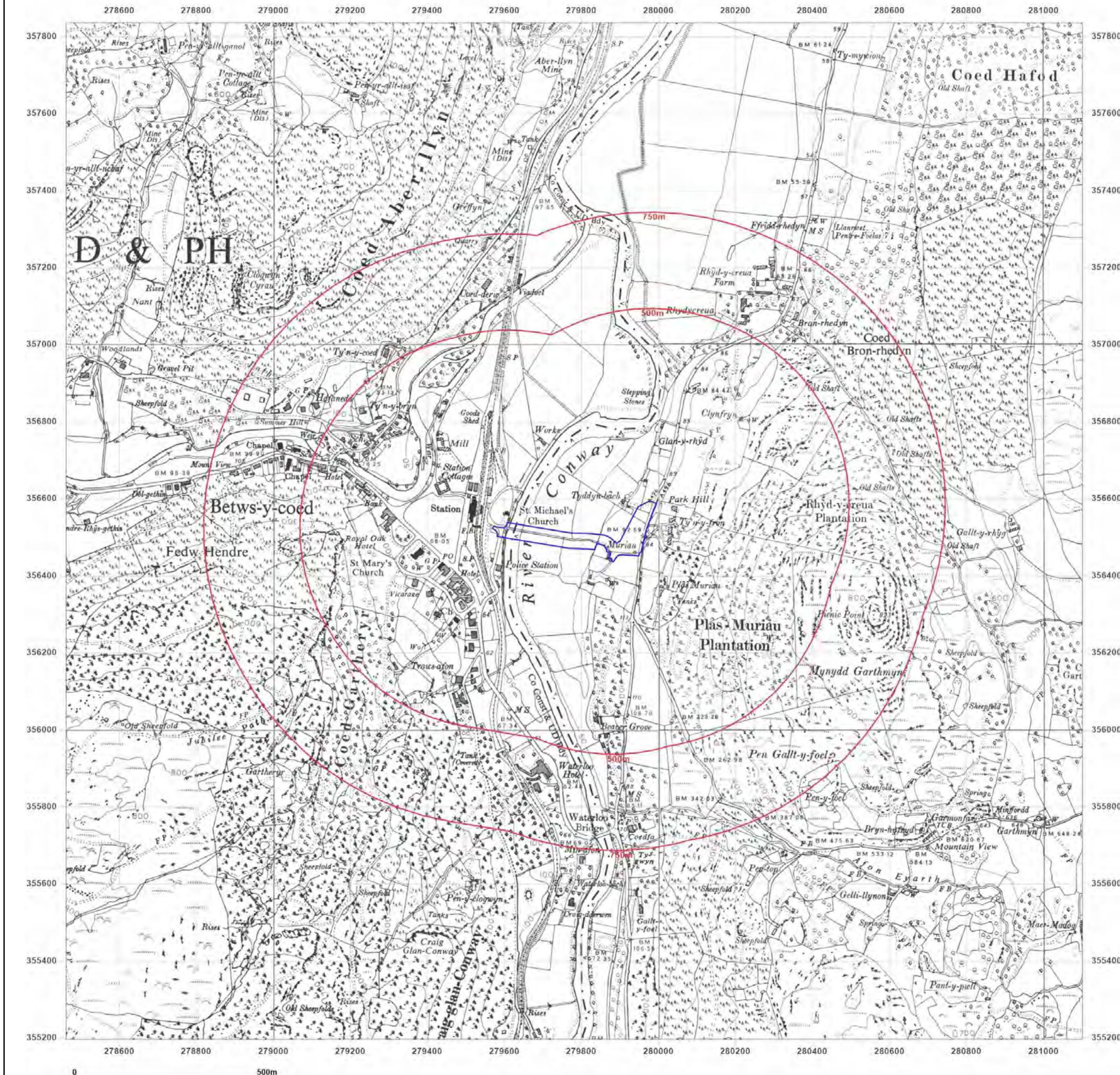


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

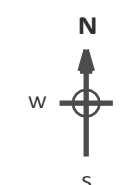
Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH  
Grid Ref: 279781, 356515

Map Name: National Grid

Map date: 1976-1978

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1975  
Revised 1976  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1976  
Revised 1978  
Edition N/A  
Copyright N/A  
Levelled N/A

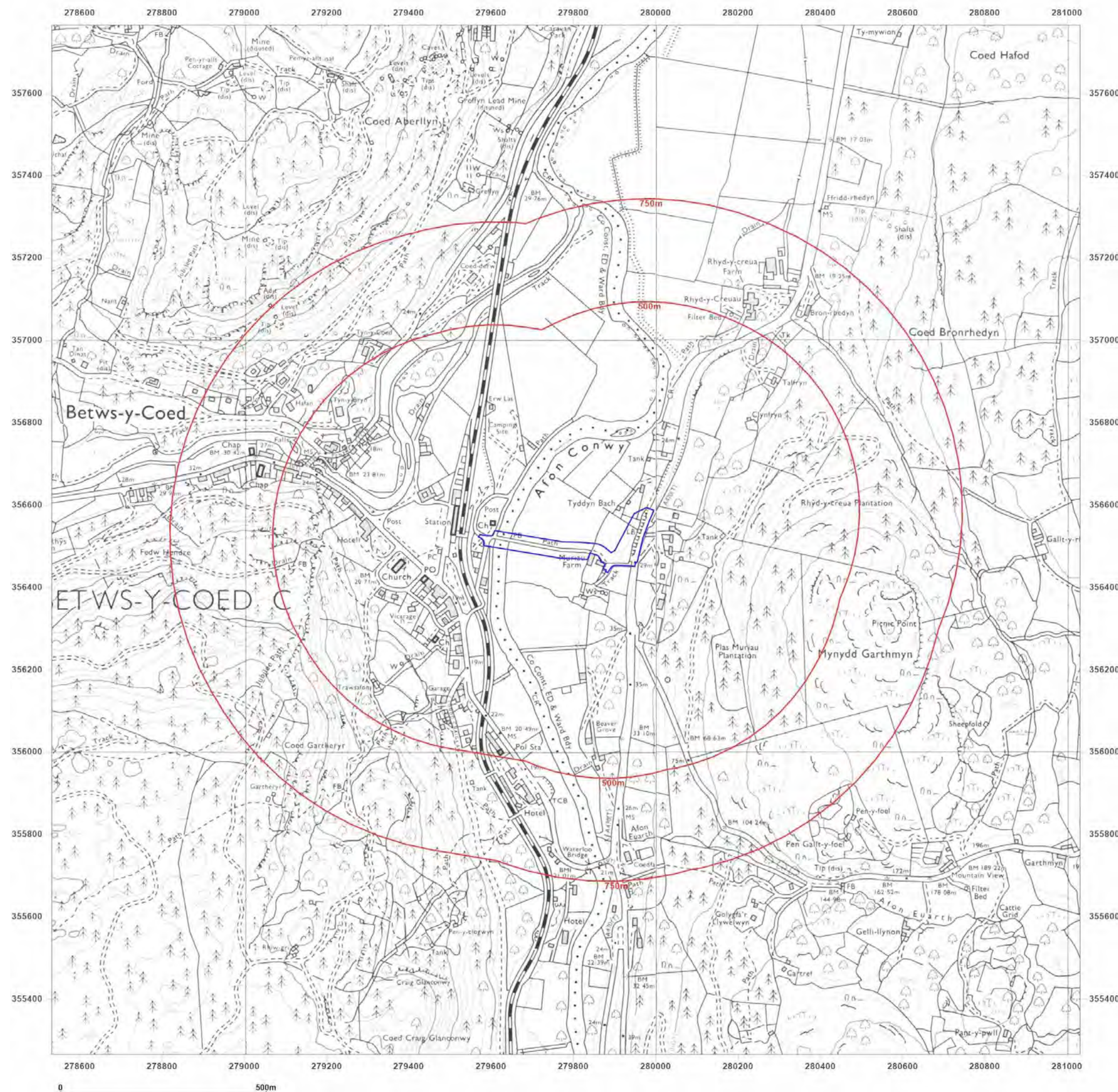


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

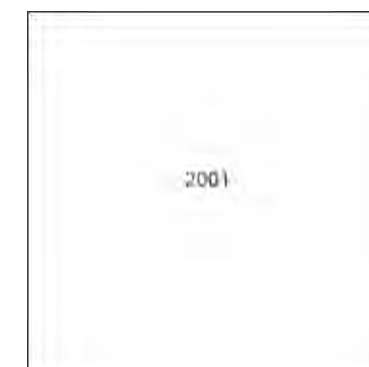
Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH  
Grid Ref: 279781, 356515

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

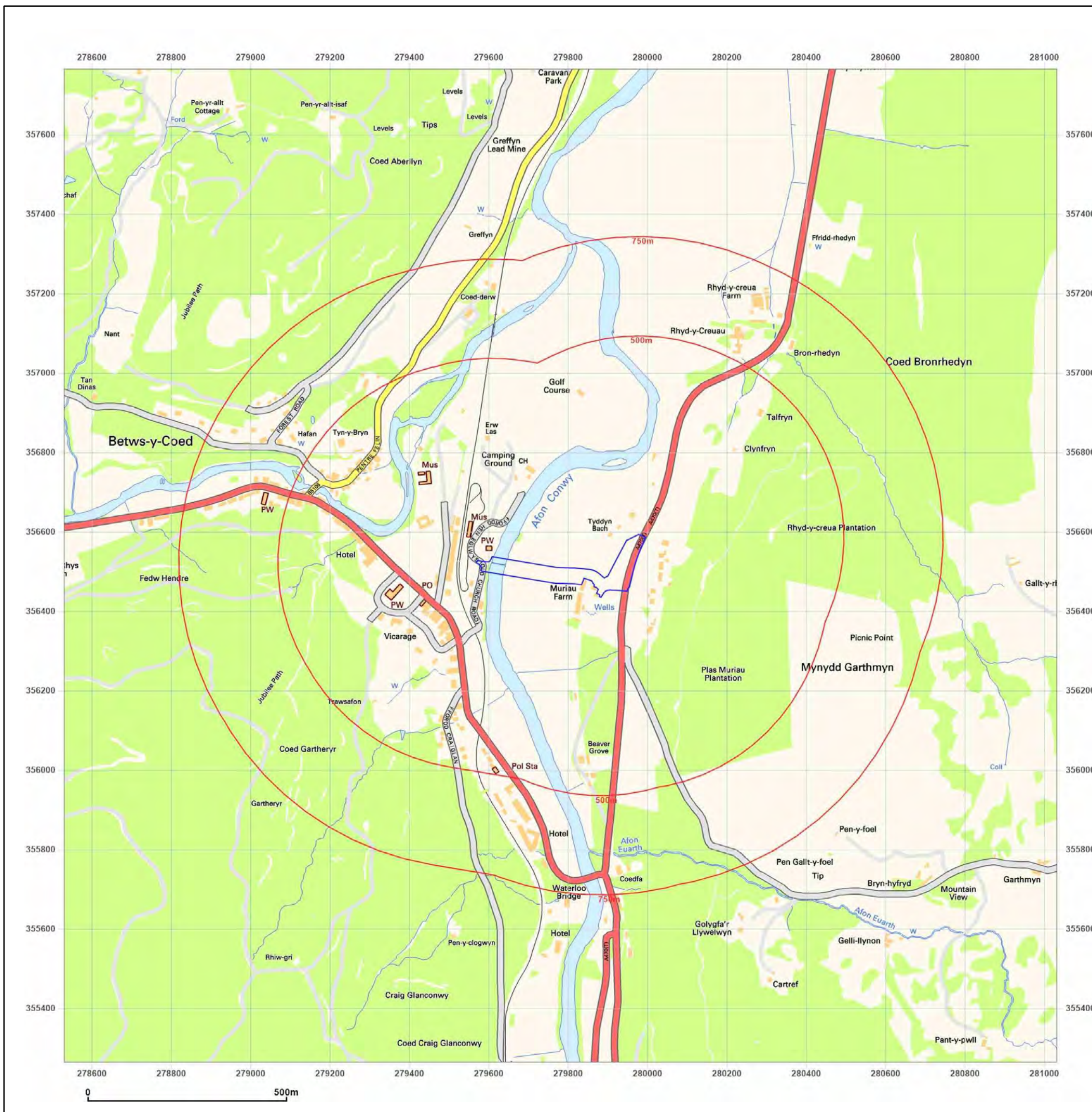


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

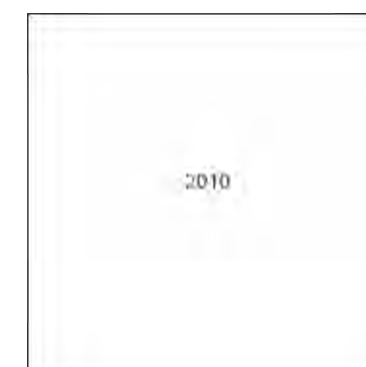
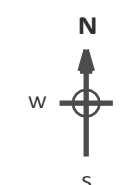
Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH  
Grid Ref: 279781, 356515

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

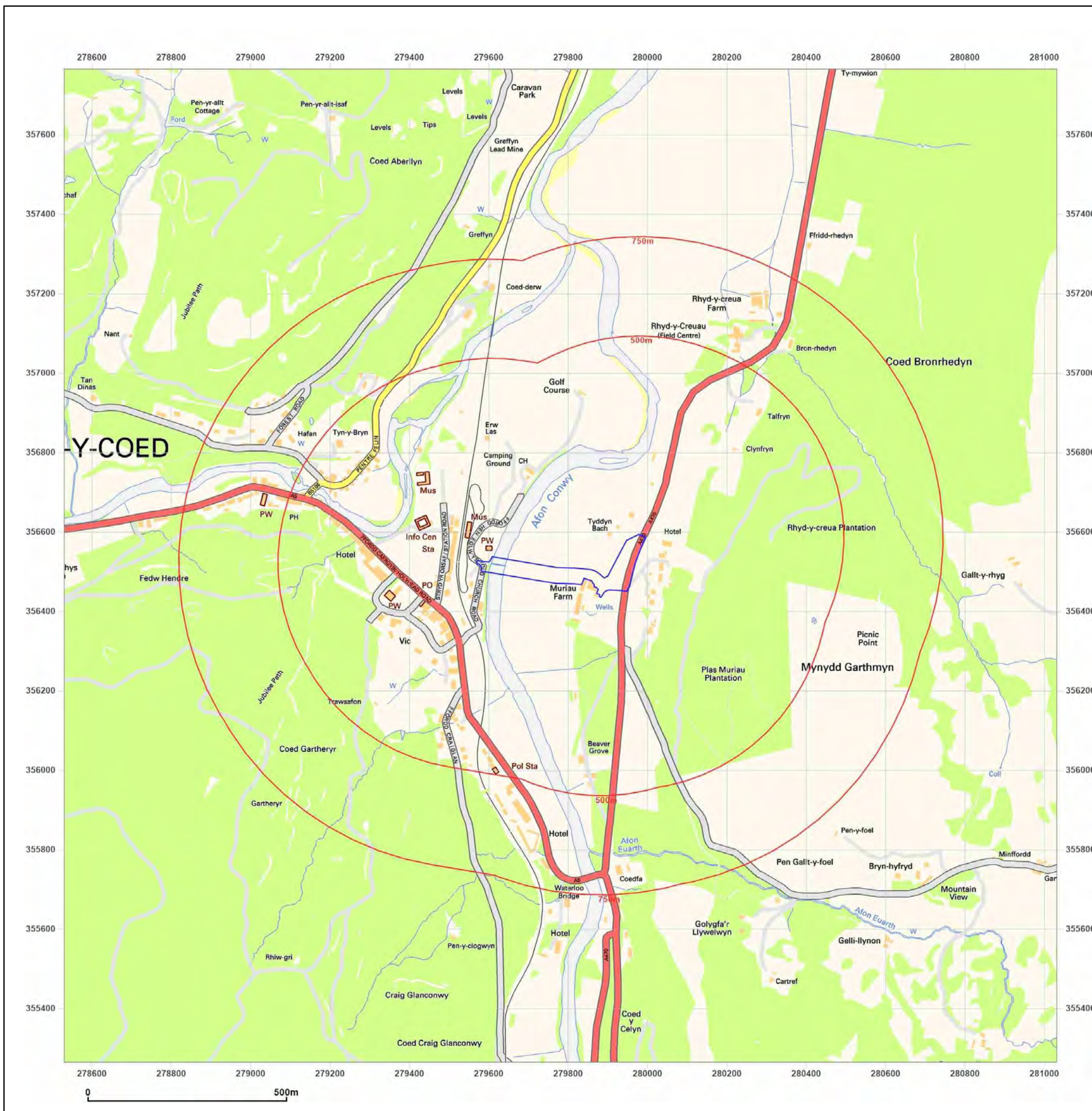


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





#### Site Details:

279814.3564376857,356504.88  
95261353

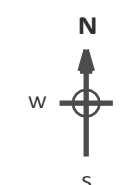
Client Ref: PO\_35348\_-\_Sappers\_Bridge  
Report Ref: GS-DXY-DEL-Y7H-7JH  
Grid Ref: 279781, 356515

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

Printed at: 1:10,000

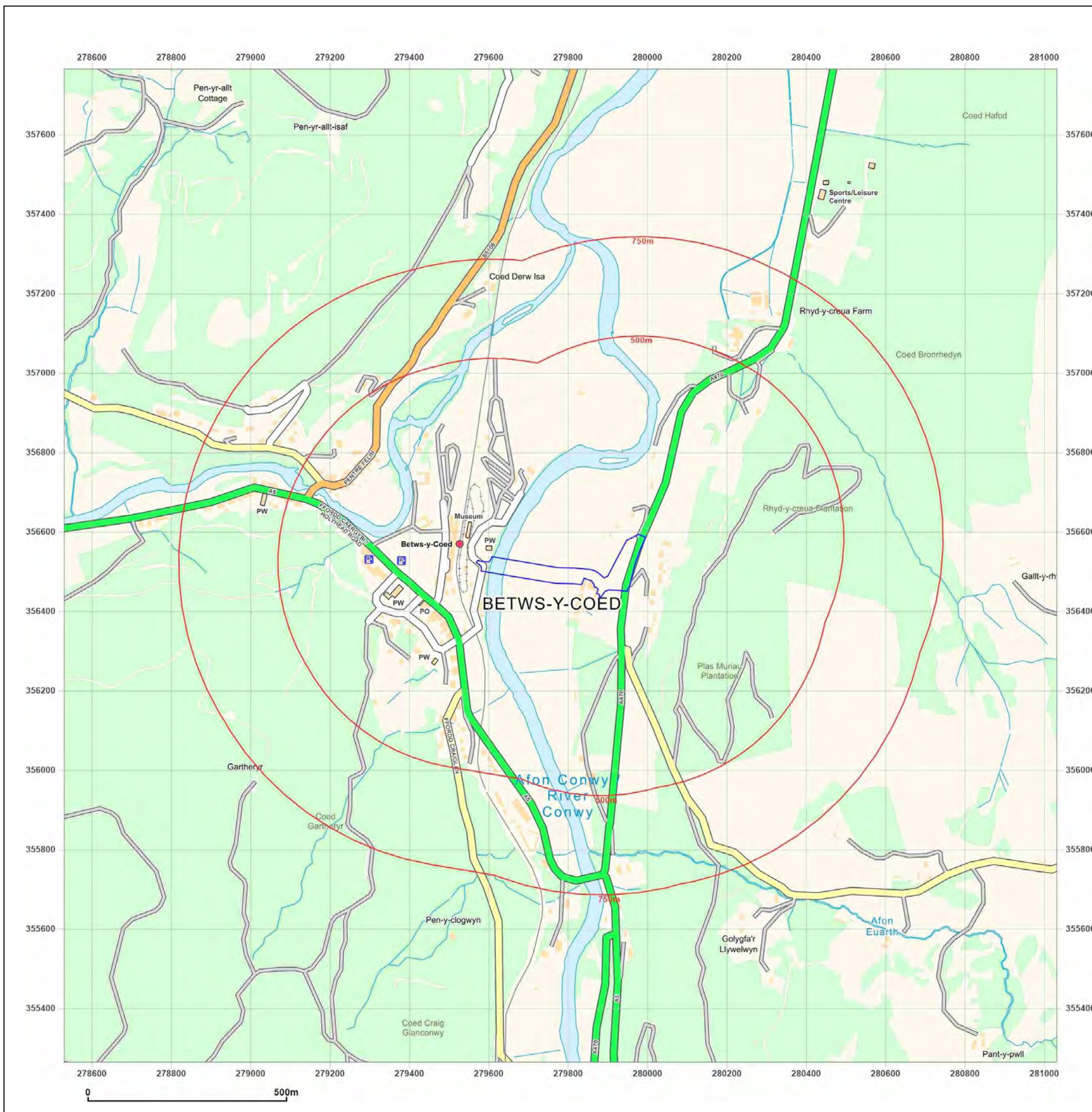


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 23 January 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





---

**HEAD OFFICE**

401 Faraday Street,  
Birchwood Park,  
Warrington,  
WA3 6GA

Tel: 01925 844004  
E-mail: [tep@tep.uk.com](mailto:tep@tep.uk.com)

**MARKET  
HARBOROUGH**

The Reynard Suite,  
Bowden Business Village,  
Market Harborough,  
Leicestershire,  
LE16 7SA

Tel: 01858 383120  
E-mail: [mh@tep.uk.com](mailto:mh@tep.uk.com)

**GATESHEAD**

Office 26, Gateshead  
International Business  
Centre,  
Mulgrave Terrace,  
Gateshead  
NE8 1AN

Tel: 0191 605 3340  
E-mail: [gateshead@tep.uk.com](mailto:gateshead@tep.uk.com)

**LONDON**

8 Trinity Street,  
London,  
SE1 1DB

Tel: 020 3096 6050  
E-mail: [london@tep.uk.com](mailto:london@tep.uk.com)

**CORNWALL**

4 Park Noweth,  
Churchtown,  
Cury,  
Helston  
Cornwall  
TR12 7BW

Tel: 01326 240081  
E-mail: [cornwall@tep.uk.com](mailto:cornwall@tep.uk.com)

---