

LAND AT CAE'R FELIN, ABERGWYNGREGYN, GWYNEDD

Historic Asset Setting Impact Assessment, Full Report



Ymddiriedolaeth Archaeolegol Gwynedd
Gwynedd Archaeological Trust

LAND AT CAE'R FELIN, ABERGWYNGREGYN, GWYNEDD

Historic Asset Setting Impact Assessment, Full Report

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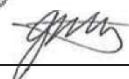
Delwedd clawr / Cover image: View northeast towards Abergwyngregyn from the hillside to the southwest (archive ref G2651_037).

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CRYNHODEB ANHECHNEGOL

Comisiynwyd Ymddiriedolaeth Archeolegol Gwynedd gan Mr Huw Roberts i gynnal Asesiad Effaith Gosod Asedau Hanesyddol i gefnogi cais cynllunio ar gyfer codi dwy o anheddau deulawr ar dir Cae Felin, Abergwyngregyn, Gwynedd. Cwblhawyd asesiad pedwar cam yn unol â'r canllawiau yn "Gosod Asedau Hanesyddol yng Nghymru" Cadw. Aseswyd bod effeithiau gweledol y datblygiad arfaethedig ar leoliadau chwe ased hanesyddol wedi'u cyfyngu i rai o'r golygfeydd o Ardal Gadwraeth Abergwyngregyn, Heneb Restredig Pen y Mŵd, yr Amgaead a'r Strwythurau Cysylltiedig yn Heneb Gofrestredig Pen y Bryn ac Adeilad Rhestredig tŷ Pen-y-bryn. Ni fydd y datblygiad arfaethedig yn cael unrhyw effaith weledol ar yr Adeiladau Rhestredig, y Porthdy / Ysgubor ym Mhen-y-bryn neu Fwthyn Pen-y-bryn. Mae effeithiau niweidiol ar elfennau anweledol o leoliadau a chymeriad yr asedau hanesyddol megis eu pellenigrwydd, eu synnwyr o le a'u cyfraniad at hunaniaeth ddiwylliannol yn debygol o fod yn fach iawn. At ei gilydd, aseswyd bod effaith y datblygiad arfaethedig ar leoliadau Ardal Gadwraeth Abergwyngregyn a Pen y Mŵd yn negyddol a maint yr effaith hon yn fach gan y bydd yn arwain at newidiadau negyddol bach ond amlwg i osodiadau'r asedau. Aseswyd bod effaith y datblygiad arfaethedig ar yr Amgaead a'r Strwythurau Cysylltiedig yn nhŷ Pen y Bryn a Pen-y-bryn yn negyddol ac mae'r maint yn ddibwys gan fod y newidiadau negyddol i'w lleoliadau yn fach iawn a phrin yn effeithio arnynt. Aseswyd bod yr effaith ar y Porthdy / Ysgubor ym Mwthyn Pen-y-bryn a Bwthyn Pen-y-bryn yn niwtral gan na fydd unrhyw newid amlwg i osodiadau'r asedau hanesyddol.

NON-TECHNICAL SUMMARY

Gwynedd Archaeological Trust was commissioned by Mr Huw Roberts to undertake a Historic Asset Setting Impact Assessment in support of a planning application for the erection of a pair of semi-detached two-storey dwellings on land at Cae'r Felin, Abergwyngregyn, Gwynedd. A four-stage assessment has been completed in accordance with the guidance in Cadw's "Setting of Historic Assets in Wales". The visual impacts of the proposed development on the settings of six historic assets have been assessed as being restricted to some of the views from the Abergwyngregyn Conservation Area, the Pen y Mŵd Scheduled Monument, the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument and the Pen-y-bryn house Listed Building. The proposed development will have no visual impact on the Listed Buildings the Gatehouse/Barn at Pen-y-bryn or Pen-y-bryn Cottage. Detrimental impacts on non-visual elements of the historic assets' settings and character such as their remoteness, sense of place and contribution to cultural identity are likely to be minimal. Overall, the impact of the proposed development on the settings of the

Abergwyngregyn Conservation Area and Pen y Mŵd has been assessed to be negative and the magnitude of this impact minor as it will result in slight but noticeable negative changes to the settings of the assets. The impact of the proposed development on the Enclosure and Associated Structures at Pen y Bryn and Pen-y-bryn house has been assessed to be negative and the magnitude negligible as the negative changes to their settings are very minor and hardly affect them. The impact on the Gatehouse/Barn at Pen-y-bryn and Pen-y-bryn Cottage has been assessed as neutral as there will be no noticeable change to the settings of the historic assets.

1 INTRODUCTION

Gwynedd Archaeological Trust (GAT) was commissioned by *Mr Huw Roberts* to carry out a *Historic Asset Setting Impact Assessment* in support of a planning application (ref. NP3/10/121) for the erection of a pair of semi-detached two-storey dwellings and associated access and car parking on land at Cae'r Felin, Abergwyngregyn, Gwynedd, LL33 0LW (NGR: SH 6573072620; Figure 01; Figure 02; Figure 03). The proposed development area measures 0.081 ha and is located within a field of improved pasture on the eastern side of the village.

The assessment was requested by Mr Roberts following feedback on the planning application from the Snowdonia National Park Authority (SNPA) and Cadw. The SNPA Principal Planning Officer has identified the following designated historic assets in proximity to the proposed development, which lies:

- within the Abergwyngregyn Conservation Area;
- 11m to the east of the Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007); and
- 100m to the southwest of the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) incorporating Grade II* Listed Buildings (LB3651; LB 3656) and Grade II Listed Building (LB3652).

Due to the proximity of the proposed development to these designated historic assets (Figure 04), the proposed development may have an impact on their significance and the way that the assets are experienced, understood and appreciated. *Planning Policy Wales, 10th edition* states that the impact on the assets' settings will be a material consideration when determining the outcome of the planning application (Welsh Government 2018, sec 6.1.23). Consequently, an assessment of the impact is being undertaken in accordance with the *Setting of Historic Assets in Wales* (Cadw 2017).

The methodology used for the impact assessment will incorporate a four-stage assessment process. SNPA and Cadw have reviewed the findings of stages 1 and 2 before the assessment proceeded to stages 3 and 4.

The Historic Asset Setting Impact Assessment was undertaken during June 2020 in accordance with the following guidance:

- *Conservation Principles for the sustainable management of the historic environment in Wales* (Cadw 2011);
- *Design Manual For Roads And Bridges Volume 11, Section 3, Part 2 HA208/07 Cultural Heritage* (Highways Agency 2007);
- *Guidelines for digital archives* (RCAHMW 2015).
- *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) (Version 1.1)* (The Welsh Archaeological Trusts, 2018);
- *Management of Archaeological Projects* (English Heritage 1991);
- *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Historic England 2015);
- *Planning Policy Wales, 10th edition* (Welsh Government 2018);
- *Setting of Historic Assets in Wales* (Cadw 2017);
- *Standard and Guidance for Archaeological Field Evaluation* (Chartered Institute for Archaeologists 2014); and
- *Standard and Guidance for Desk-Based Assessment* (Chartered Institute for Archaeologists, 2014).

The assessment has been undertaken by Neil McGuinness BA MA MCIfA, a GAT archaeologist with over 15 years of experience working as a historic environment professional and experienced in the production of Historic Asset Setting Impact Assessments.

Gwynedd Archaeological Trust is certified to ISO 9001:2015 and ISO 14001:2015 (Cert. No. 74180/B/0001/UK/En) and is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA) and a member of the Federation of Archaeological Managers and Employers (FAME).

The project has been monitored by the SNPA and Cadw and the content of this report has been approved by the SNPA and Cadw prior to issue.

The Gwynedd Historic Environment Record (HER) Event Primary Reference Number (PRN) for this project is 45925; the Gwynedd HER Enquiry number is GATHER1222.

2 IMPACT ASSESSMENT METHODOLOGY

The Historic Asset Setting Impact Assessment has been undertaken in accordance with the best-practice guidance set out in *Setting of Historic Assets in Wales* (Cadw, 2017). As stated in the guidance, the document “outlines the principles used to assess the potential impact of development or land management proposals within the settings of World Heritage Sites, ancient monuments (scheduled and unscheduled), listed buildings, registered historic parks and gardens, and conservation areas” (ibid., ii). Setting is defined in the guidance as the broader landscape context into which the individual historic asset is set; this context includes physical and cultural factors specific to that location.

The assessment of the impact of the proposed development on the setting of the identified designated historic assets has been carried out following the four stages specified in the Cadw guidance document:

- **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; and
- **Stage 4:** If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.

More detailed information regarding the individual assessment stages is included overleaf.

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

This was undertaken as follows:

- i. The location, size and scale of the proposed development was examined; and
- ii. The location and nature of identified historic assets were considered.

The historic assets that might be affected by the proposed development have already been identified by the SNPA Principal Planning Officer as:

- the Abergwyngregyn Conservation Area;
- the Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007); and
- the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) incorporating Grade II* Listed Buildings (LB3651; LB 3656) and Grade II Listed Building (LB3652).

The regional Historic Environment Register (HER) Gwynedd Archaeological Trust, Craig Beuno, Ffordd y Garth, Bangor, Gwynedd LL57 2RT) was examined for information concerning the affected assets (Gwynedd HER Enquiry GATHER1222); The National Monuments Record of Wales (Royal Commission on the Ancient and Historical Monuments of Wales, Plas Crug, Aberystwyth SY23 1NJ) was also checked for additional data including aerial photographs.

1m resolution LiDAR data available from National Resources Wales (<http://lle.gov.wales/Catalogue/Item/LidarCompositeDataset/>) has been used to construct Zone of Theoretical Visibility (ZTV) models for the proposed development in a GIS using both Digital Surface Model (DSM) and Digital Terrain Model (DTM) data. These models enabled an assessment of the degree of visibility of the proposed development from impacted historic assets.

2.2 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.

The setting of a historic asset is made up of:

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

The significance of each historic asset is considered with reference to the guidelines for establishing a heritage asset's 'value' as set out in *Design Manual for Roads and Bridges* (DMRB) (Volume 11, Section 3, Part 2) (Highways Agency 2007, Table 5.1; Table 6.1). The designation based criteria set out in DMRB may not always reflect the true significance of a historic asset but still provide a useful starting point. The final assessment of the overall significance of the asset is made based upon professional judgment and expressed as either **Very High**, **High**, **Medium**, **Low**, **Negligible**, or **Unknown**.

The significance of each historic asset is then considered with respect to the four contributory component values as set out in *Conservation Principles* (Cadw 2011, 10): its **evidential** value; its **historical value**; its **aesthetic** value; and its **communal** value in order to understand how the setting of the asset contributes to its significance.

The *Setting of Historic Assets in Wales* (Cadw 2017) provides a series of questions to help to define and understand the significance of the asset:

- How do the present surroundings contribute to our understanding and appreciation of the historic asset today?
- Thinking about when the historic asset was first built and developed:
 - o what were its physical, functional and visual relationships with other structures/historic assets and natural features?
 - o what topographic or earlier features influenced its location/what was its relationship to the surrounding landscape/was it constructed to take advantage of significant views or to be a part of a significant view?

- Thinking about changes since the historic asset was built:
 - o has its function or use changed?
 - o what changes have happened to the surrounding landscape/streetscape?
 - o have changes happened because of changes to the historic asset or to its historical setting?
 - o has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure/ has the presence of the historic asset influenced the character of the surrounding landscape/streetscape/ have historic and designed views to and from the historic asset changed?
- Thinking about the original layout of the historic asset and its relationship to its associated landscape:
 - o were these relationships designed or accidental/how did these relationships change over time?
 - o how do these relationships appear in the current landscape; are they visual or buried features?
 - o are there other significant factors, such as historical, artistic, literary, placename or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?

Stage 2 also identifies the viewpoints from which the impact of the proposed change or development should be assessed, taking into account:

- views to, from and across the historic asset that were designed and developed when the historic asset was first created;
- views to, from and across the historic asset which are linked with a time in its history;
- important modern views to, from and across the historic asset – for example, popular visitor viewing points.

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

The *Setting of Historic Assets in Wales* states that at the end of Stage 3, the assessor should be able to identify the impact that the proposed development will have upon the setting of a historic asset.

For Stage 3, the *Setting of Historic Assets in Wales* lists 11 factors to be considered:

1. the visual impact of the proposed change or development relative to the scale of the historic asset and its setting;
2. the visual impact of the proposed change or development relative to the location of the historic asset;
3. whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it — for example, its functional or physical relationship with the surrounding landscape and associated structures and/or buried remains;
4. the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this;
5. the lifespan of the proposed change or development and whether or not the impact might be reversible;
6. the extent of tree cover, whether it is deciduous or evergreen, and its likely longevity;
7. the impact of artificial lighting — for example, on night-time view;
8. the capability of a landscape setting to absorb change or new development without the erosion of its key characteristics;
9. the impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses
10. the impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell;

11. the cumulative effect of the proposed change or development — sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.

At the end of Stage 3 the impact of the proposed development on each of the potentially impacted historic assets has been expressed as **positive**, **negative** or **neutral**. Following the guidance set out in Design Manual for Roads and Bridges (Volume 11, Section 3, Part 2) (Highways Agency 2007, Table 6.3), an indication of the magnitude of the impact is given as either **major**, **moderate**, **minor**, **negligible** or **no change** using the criteria shown in Table 2.1.

Magnitude of Impact	Criteria
Major	Comprehensive changes to the setting of an historic asset
Moderate	Considerable changes to the setting of an historic asset that significantly modify the setting and affect the character of the historic asset
Minor	Slight but noticeable changes to the setting of an historic asset
Negligible	Very minor changes to setting of an historic asset that hardly affect it
No change	No change to the setting of an historic asset

Table 2.1 Criteria used to assess the magnitude of impact of proposed development on setting

Field visits were undertaken for the Stage 3 assessment of the impact of the proposed development on the viewpoints identified in Stage 2. On-site observations were recorded on GAT pro-forma sheets and a photographic record made in RAW format using a digital SLR camera set to maximum resolution (Nikon D5100; resolution: 4,928 × 3264 [16.2 effective megapixels]). A total of 46 photographic images (G2651_001-G2651_046) have been taken and archived in TIFF format.

Photographs taken from the viewpoints identified in Stage 2 were used to assess and explain the impact of the proposed development along with the results of desk-based GIS analyses including terrain models and Zones of Theoretical Visibility.

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

This involves any proscribed action taken to avoid or minimise any harm to the significance of the historic asset and its setting, should this have been identified at the conclusion of Stage 3. The measures would need to be within the planning application boundary being considered and could include the relocation of the development or elements therein or the introduction of screening. The potential impact of the proposed development on the setting of the historic asset will then be reassessed in the light of mitigation recommendations.

3 RESULTS

3.1 Stage 1: Identify the historic assets that might be affected

3.1.1 The location, size and scale of the proposed development

The proposed development is a pair of semi-detached two-storey dwellings and associated access and car parking on land at Cae'r Felin, Abergwyngregyn, Gwynedd, LL33 0LW (NGR: SH 6573072620; Figure 01; Figure 02; Figure 03). The village of is located on the edge of the Snowdonia National Park, on the valley floor at the mouth of the Aber Valley. The Aber valley is a deep and steep-sided narrow glacial valley which runs north-westwards from the Carneddau uplands and opens onto the narrow coastal plain. The modern A55 runs east-west across the coastal plain skirting the northern side of the village.

The Cae'r Felin (English: Mill Field) proposed development site is a 0.082 hectare northwest-southeast aligned sub-rectangular plot at the southern end of a field of improved pasture on the eastern side of the village. It sits on the north side of a short unnamed lane that runs from the lane that forms the main route through the village and runs southeastwards along the valley. The plot, bounded by a concrete post and metal chain-link fence, is sandwiched between a mid-late 20th century single-storey dwelling *Glan Don* immediately adjacent to the west and 3 pairs of late 20th century semi-detached two-storey houses that back onto the Afon Aber to the east. A detached single-storey mid to late 20th century domestic residence with a recent two-storey extension *Tan-y-gaer* is situated on the southern side of the lane opposite the development site. Fields of improved pasture lie to the north with the tree-lined Afon Aber beyond. The pasture fields within the Pen-y-Mŵd motte scheduled area lie to the west and northwest, on the other side of a field boundary interspersed with mature deciduous trees that marks the route of the former drainage leat from the mill at Hen Felin.

The pair of two-storey semi-detached houses will be located in the northern half of the proposed development plot. The footprint of the two houses is approximately 14m long and 9m wide and the houses have a ridge height of approximately 8.6m (Figure 02; Figure 03). The houses will face southeast onto a paved area and a parking area with a capacity for 7 vehicles which will be surrounded by a new 1.1m high stone wall. Access to the parking area will be from the existing lane to the southeast. Each of the houses will be furnished with a garden to its rear which will be planted with trees including Silver Birch, Wild Cherry and Rowan.

The Design and Access Statement that accompanies the planning application (Document Ref JP/CFA/DAS/300) states that the scale and design of the houses is intended to complement the existing houses in the village. They will be fitted with painted timber casement windows with slim glazing bars and timber open porches and small pitched gables above a first-floor window. Profiled barge boards and off-white rendered external walls complete the external finish. The roof slates have been chosen to complement the colour, size and thickness of slates on surrounding roofs and new black/blue clay ridge tiles have been selected to complete the traditional appearance.

3.1.2 The location and nature of potentially impacted historic assets

The historic assets impacted by the proposed development have been identified by the SNPA Principal Planning Officer (Figure 04). The proposed development lies:

- within the Abergwyngregyn Conservation Area;
- 11m to the east of the Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007); and
- 100m to the southwest of the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) incorporating Grade II* Listed Buildings (LB3651; LB 3656) and Grade II Listed Building (LB3652).

3.1.2.1 The location and nature of the Abergwyngregyn Conservation Area

The Abergwyngregyn Conservation Area (NGR SH7983361655) covers an area of 18.4 ha and encloses the historic core of the village of Abergwyngregyn and its surrounding fields on the valley floor to the west of the Afon Aber (Figure 04; Figure 05). It also includes the settlement at Pen-y-bryn which overlooks the village from a terrace on the eastern bank of the river and a cluster of buildings focused around the St. Bodfan's Abergwyngregyn Parish Church (GAT HER PRN 6900; RCAHMW NPRN 43704) which lies separated by fields to the west. The village sits at the sheltered seaward end of the Aber valley, a deep and steep-sided narrow glacial valley, at the mouth of which the river enters onto a narrow coastal plain. Abergwyngregyn is situated at the point where the ancient packhorse, Roman and prehistoric road, crossing the uplands from the Conwy valley, came down on to the coastal plain to cross the coastal road (Johnstone 1995). The ancient road would have continued out over the Lavan Sands towards Llanfaes, part of a historic tidal routeway from the Gwynedd mainland to Anglesey which remained in use until the building of Telford's Menai Bridge in the early nineteenth century. The village is dominated by the centrally situated Pen y Mŵd motte Scheduled Monument (CN007), both visually and historically.

The Conservation Area contains 18 Listed Buildings, two of which are listed at Grade II*: the 16th century and later Pen-y-bryn house (LB3651) and the Gatehouse/Barn at Pen-y-bryn (LB 3656). The rest of the Listed Buildings in the conservation area are listed at Grade II.

The earliest of the Listed Buildings in the village itself is the Grade II Listed St. Bodfan's Rectory (LB3654; GAT HER PRN 11458; RCAHMW NPRN 16824) which was originally constructed in the early 17th century. The rectory was extensively remodelled in the Gothic

style during the 19th Century. Most of the other Listed Buildings in the village are 19th century Penrhyn Estate workers cottages in the distinctive 'vernacular revival' style. The cottages are constructed out of local granite and are mostly set in pairs with overhanging gables and projecting porch roofs; later examples include slate-hung upper storeys (Haslam et al 2009). The exception is an early 19th century single-storey stone-built labourers cottage, the Grade II Listed Building Ty'n Ffridd (LB 81043; GAT HER PRN 62856). Ty'n Ffridd is located at the southern end of the conservation area, set within a rough stone-walled enclosure on the western side of the main route through the village that leads along the valley towards Aber Falls at its head.

Other unlisted historic buildings in the village include The Calvinistic Methodist Chapel (RCAHMW NPRN 97180) which lies on the eastern side of the road just to the north of Ty'n Ffridd (Figure 05). It was built in 1822 but has been in residential use since 1897. Hen Felin (GAT HER PRN 34622; RCAHMW NPRN 54193) is located 60m to the north on the opposite, west side of the road. It is a substantial stone-built former water-powered corn mill now converted into domestic residences, a vehicle repair garage and a community centre and café, popular with locals and visitors alike. The date of construction and use of the mill is unclear; it appears along with its leats on the 1848 Tithe Award Map (Figure 09) and the 1889 First Edition Ordnance Survey Map (Figure 10) but it is not labelled as a mill. The Soar Wesleyan Methodist Chapel (RCAHMW NPRN 6669) is located just to the northwest of Hen Felin, on the opposite side of the lane that runs from the main route through the village towards the proposed development site. It was built in 1827 but has more recently been converted into a domestic dwelling. The Almshouses (RCAHMW NPRN 54197), a pair of 19th century single storey estate cottages, are located on the western side of the main lane opposite the Soar Wesleyan Methodist Chapel. Another chapel, the late 19th century Bethlehem Methodist Chapel (RCAHMW NPRN 6668), was built in the late 19th Century opposite the junction between the lane that runs to the northwest of the Pen y Mwd motte and the main route through the village.

The 19th century St. Bodfan's Abergwyngregyn Parish Church (GAT HER PRN 6900; RCAHMW NPRN 43704), separated by fields from the core of the village, is located to the west of the Old Rectory on the western edge of the conservation area (Figure 05). There is a record of a church at Abergwyngregyn in the 1254 Norwich Taxation; however the current St. Bodfan's Abergwyngregyn Parish Church was built in 1878 replacing the medieval church (GAT HER PRN 1628) which lay just to its north. An 18th century house Llysonnen, formerly a coaching inn called The Bull's Head (GAT HER PRN 19151; RCAHMW NPRN 419587), is located just to the northeast of the church.

(Additional sources: Evans 2008; Cadw Listed Building LB3654, LB8104 and LB3652 Full Reports; GAT HER Records PRNs 11458, 62856, 34622, 6900 and 19151; RCAHMW Records NPRNs 16824, 54193, 6669, 54197, 6668, 43704 and 419587)

3.1.2.2 The location and nature of the Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007)

The Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007; GAT HER PRN 370; RCAHMW NPRN 95692; NGR SH6564072660; Plate 07) is a medieval motte situated on the southwest bank of the Afon Aber in the centre of the village of Abergwyngregyn (Figure 04). It sits to the east of a row of Penrhyn Estate cottages whose frontages face onto Ty'n Mŵd and the main route along the valley that runs through the village.

The motte consists of a grassed over mound of soil and or stone fashioned into a conical frustum or flat-topped cone with traces of a ditch on its southern side. The motte has a diameter of 36.5m at its base and 16m at its top. It stands to a height of approximately 6.7m. The motte is grassed over and a large oak tree, approximately 200 years old, is growing out of the steep west-facing slope. There are no visible traces of the remains of masonry structure on the top of the motte or of a bailey surrounding the earthwork.

The scheduled area is approximately 0.6 ha in size and includes the motte and the pasture fields to the east and south of it. The scheduled area was enlarged following the discovery of the remains of a winged hall house to the southeast in 1993 (GAT HER PRN 36302; RCAHMW NPRN 309171). The remains consist of a single course of the foundations of a north-northeast-south-southwest aligned rectangular three-unit building. Parts of the northern end of the building had been incorporated into the current field boundary that runs southwest-northeast from the southeastern side of the motte. The building was 26m in total length and consists of a central unit measuring 11.2m x 8m internally; a southern wing 10.8m x 5m internally and a northern wing approximately 13 x 5m internally. The buried remains of the foundation walls were generally 1.1m wide and faced with large sub-rounded boulders enclosing a rubble infill.

Further work by the Aber Heritage Valley Partnership, the Snowdonia National Park Authority and GAT in 2010 / 2011 revealed more of the footprint of the winged hall house and a large rectangular stone-built building to the west (Figure 13). The rectangular building measured around 16.5 x 14.5m internally with walls about 1.5m wide. The walls appeared to be robbed down to foundation level along most of their length but in places upper courses survived with neatly faced larger stones enclosing a rubble and earth core. Two hearths were identified

within the building along with a large pit measuring 3.5 x 4.5m and up to 0.7m deep. The remains of the enclosure and the hall house were reburied following the conclusion of the 2010 / 2011 fieldwork and the site is under pasture once more.

(Sources: Berks, Davidson and Victoroff 2005; Johnstone 1994; Roberts 2012; Cadw Scheduled Monument CN007 Full Report; GAT HER Records PRNs 370 and 36302; RCAHMMW Records NPRNs 95692 and 309171)

3.1.2.3 The location and nature of the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) incorporating the Grade II* Listed Buildings Pen-y-bryn house (LB3651) and the Gatehouse/Barn at Pen-y-bryn (LB 3656), and the Grade II Listed Building Pen-y-bryn Cottage (LB3652)

The Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218; GAT HER PRN 1704; RCAHMMW NPRN 93697; NGR SH6581272776) is a quadrangular earthwork enclosure, situated on a terrace above the eastern bank of the Afon Aber (Figure 04). The monument overlooks the village of Abergwyngregyn which lies around 100m or so to the west. The enclosure is approximately 100m wide and 100m long and covers an area of 0.9 ha. Most of the scheduled area is now part of a grassed garden area to the north of the Grade II* Listed Building Pen-y-bryn house (LB3651). A prehistoric inverted urn burial, said to have been found during the construction of the current driveway to the house in 1824, may have been located within the later enclosure though its exact findspot is unknown (GAT HER PRN 4079).

The enclosure is defined on the southwest by a natural scarp which falls steeply to the river, and on the northwest by a series of banks and ditches, the two banks are recognisable as slight surface features and the ditches were identified during excavations by Gwynedd Archaeological Trust in 1992. On the northeast side of the enclosure, the line of the inner bank and ditches appear to be reflected in the garden boundary and adjacent lane whilst the outer bank appears to have been lost beneath the recent farmyard area. The southeast side of the enclosure is obscured by the access to the rear of the Pen-y-bryn house (LB3651) where the natural rising slope may have been cut back. Excavations by Gwynedd Archaeological Trust in 1992 revealed evidence to suggest that the enclosure was divided into two large platform areas by a revetment wall.

The Grade II* Listed Building Pen-y-bryn house (LB3651; GAT HER PRN 5886; RCAHMMW NPRN 32; NGR SH6582472739; Plate 03; Plate 20), is located on the southern side of the enclosure. It consists of a main east-west aligned and north-facing 2-storey range with 3

symmetrical bays. The main range has a central 2-storey gabled porch with a pilastered round-headed entrance arch approached by a shallow straight flight of steps with low retaining walls. The entrance appears to have been inserted into an earlier stair oriel or stair turret. Gabled dormers with cross-windows break the eaves of the roof on either side of the porch and the main range has an integrated square end stack at its eastern gable end. A 4-storey circular tower with a conical roof and integral end stacks on its east and west sides is located at the west end of the main range. A very slightly lower building with a substantial integral end stack to its east is attached to the eastern end of the main range. There are two wings to the rear of the building; a larger southern wing and a smaller northern wing. The house is constructed of roughly coursed rubblestone with roughly dressed quoins and buttered pointing to the main range and east wing. The tower has been rendered in two layers: the original render is a plain clay and plaster render laid directly onto the stonework; the later layer that overlies it is a roughcast render. The building is roofed with slates, graded to the main range and tower, with coped verges to the gable ends and a pendant finial on the conical roof of the tower.

The Grade II* Listed Building Gatehouse/Barn at Pen-y-bryn (LB3656; GAT HER PRN 12598; RCAHHMW NPRN 31424; NGR SH6583872796) is located to the northeast of the house from which it is separated by a stone wall and hedge. It sits in front of the inner bank on the eastern side of the enclosure and on the original axis of the main roadway to Pen-y-bryn. It is a long rectangular 2 storey structure aligned roughly north-south with a lower, long cowhouse range attached to south gable end and a massive rubblestone masonry platform on its west side. It is constructed of irregularly coursed rubblestone with buttered pointing. The roof is made from slates with brick coping and ridge ventilators. The eastern side of the barn has a tier of narrow gritstone ventilators below the eaves. More ventilators are located on the ground floor either side of a modified doorway which originally would have been much wider as shown by the massive voussoirs of a segmental arch with an irregularly shaped timber lintel inserted below. A steeply pitched lean-to has been constructed against the north gable end. The cowhouse to the south has stable doors to left and right. Grassed over cobbled surfaces immediately adjoin the barn building on its east side.

The Grade II Listed Building Pen-y-bryn Cottage (LB 3652; GAT HER PRN 11404; RCAHHMW NPRN 16707; NGR SH6583772751) is located immediately to the north-east of the house to which it is attached by a short section of rubblestone wall. It is a small 2-storey cottage, aligned roughly north-south. Its walls are constructed of roughly coursed rubblestone which show evidence of limewash. It has a graded slate roof with stepped coping to the north gable end and slate coping on the south. The western wall has a doorway

and window and there is a small dormer on the east side. There is a substantial integral end chimney stack on the south gable end.

(Sources: Johnstone 1992; Cadw Scheduled Monument CN218 Full Report; Cadw Listed Building LB3651, LB3656 and LB3652 Full Reports; GAT HER Records PRNs 1704, 6886, 12598 and 11404; RCAHMW Records NPRNs 93697, 32, 31424 and 16707)

3.1.3 The visibility of the proposed development

The proposed development is situated on the eastern side of the village of Abergwyngregyn and lies approximately:

- within the Abergwyngregyn Conservation Area;
- 11m to the east of the Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007); and
- 100m to the southwest of the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) incorporating Grade II* Listed Buildings (LB3651; LB 3656) and Grade II Listed Building (LB3652).

1m resolution LiDAR data available from National Resources Wales (<http://lle.gov.wales/Catalogue/Item/LidarCompositeDataset/>) has been used to construct multipoint Zone of Theoretical Visibility (ZTV) models for the proposed development in a GIS (6 points, one at each corner of the perimeter of the build element of the semi-detached houses and 1 each at the midpoint of the front and back; development height set at the proposed ridge height of 8.6m; observer height 1.8m; radius 750m). These enable an assessment of the degree of visibility of the proposed development from the impacted historic assets. ZTV models for both a Digital Surface Model (DSM) (includes details of buildings and trees captured during the survey) and a Digital Terrain Model (DTM) (filtered to represent the underlying ground surface only) have been examined.

The DTM ZTV model presents a 'worst-case scenario' for the visibility of the proposed development (Figure 06). The DTM ZTV suggests that the development will potentially be fully visible from the Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007) apart from viewpoints on the northwestern side of the motte itself. The DTM ZTV model suggests that the proposed development will be visible from the western side of the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) and the western side of the Grade II* Listed Building Pen-y-bryn house (LB3651) but not visible from the Grade II* Listed Building the Gatehouse/Barn at Pen-y-bryn (LB 3656) or the Grade II Listed Building Pen-y-bryn Cottage (LB3652) due to the effect of local topography. The DTM ZTV model also suggests that the proposed development will be visible for the majority viewpoints in the Abergwyngregyn Conservation Area except for a small area in the northwestern part of the village where lines of sight will be obscured by the Aber Castle Mound (Pen y Mŵd)

Scheduled Monument (CN007), and small areas to the south and northeast where views will be obscured by natural topography.

The DSM ZTV attempts to account for the obstruction of views by vegetation or buildings (Figure 07). It suggests that in addition to obscured views from the northwestern side of the motte, views towards the proposed development from the northeastern edge of the scheduled area of the Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007) will be restricted by deciduous trees on the field boundary to the east. The existing modern houses to the east of the proposed development and intervening deciduous tree cover may also further restrict views from the western side of the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) and the western end of the Grade II* Listed Building Pen-y-bryn house (LB3651). The DSM ZTV model also suggests that the modern buildings to the east, southeast and southwest of the proposed development, and deciduous trees the north, will block or restrict ground-level views of it from within the wider Abergwyngregyn Conservation Area, though it will certainly be visible to the inhabitants of the modern housing that surrounds it on three sides and also possibly to drivers and pedestrians on the road to the southwest of the Pen y Mŵd Scheduled Monument scheduled area (CN007), and to the residents of the domestic buildings that front on to it.

Historic Asset	Setting potentially impacted
Abergwyngregyn Conservation Area	Yes
Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007)	Yes
The Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) incorporating the Grade II* Listed Building Pen-y-bryn house (LB3651)	Yes
Grade II* Listed Building Gatehouse/Barn at Pen-y-bryn (LB 3656)	No
Grade II Listed Building Pen-y-bryn Cottage (LB3652)	No

Table 3.1 Historic assets whose settings will be affected by the proposed development

Table 3.1 shows the historic assets whose setting will be affected according to the worst case scenario DTM ZTV analysis (Figure 06). The impact of the proposed development on the settings of the unaffected assets, the Grade II* Listed Building the Gatehouse/Barn at Pen-y-bryn (LB 3656) and the Grade II Listed Building Pen-y-bryn Cottage (LB3652), will therefore not be assessed in Stage 3; however the assets will still be discussed in Stage 2 as

they form part of the Enclosure and Associated Structures at Pen-y-bryn Scheduled Monument (CN218), both contribute to its immediate setting, and their interpretations are important elements of the interpretation of the Scheduled Monument.

3.2 Stage 2: Define and analyse the settings of the potentially impacted historic assets to understand how they contribute to their significance

3.2.1 The setting of the Abergwyngregyn Conservation Area

3.2.1.1 The current surroundings of the Abergwyngregyn Conservation Area

Abergwyngregyn is a small partially nucleated and partly linear residential settlement (Figure 01; Figure 04; Figure 05). It sits on the flat valley floor of the northwestern end of the Aber Valley at the point where the valley opens up onto a narrow strip of flat coastal plain. The wooded Aber Valley frames dramatic southeasterly views of the Carneddau uplands from within the village. The steep, deciduous tree-covered slopes of the valley give way to the open grasslands of the lower coastal plateaus of the Carneddau on the eastern and western sides of the village. An Iron Age hillfort, the Maes y Gaer Scheduled Monument (CN038), overlooks Abergwyngregyn from an elevated position on the eastern side of the valley and can be glimpsed above the tree canopy 550m to the southeast.

The Afon Aber rises in the uplands and runs along the valley, skirting the eastern side of the village before crossing the coastal plain and emptying into the Lavan Sands, an area of tidal mud flats at the eastern end of the Menai Strait. The modern A55, the main arterial route along the North Wales coast runs east-west on the northern side of the village through a largely 19th century coastal plain fieldscape. The embankment of the modern road blocks ground-level views of the Lavan Sands and the Menai Strait from the northern end of the village. The Chester and Holyhead mainline, opened in 1848, also runs across the coastal plain parallel with the A55, some 600m or so to the northwest of the village.

A short orphaned stretch of the route of a 19th century road, built to straighten the line of an 18th century turnpike and bypass the village of Abergwyngregyn, has avoided being replaced by the modern A55 and marks the northern limit of Abergwyngregyn Conservation area. It now serves to link the buildings at Pen-y-bryn with the village via the 19th century Pont Aber. In modern times it has also been utilised to provide parking for tourists and visitors. The 18th century turnpike followed the route of an earlier post road across the coastal plain, first documented in 1559 (Davidson et al 2014). The turnpike and post roads would originally have run further to the south of the nineteenth century 'bypass', along the line of the road that now runs behind the Aber Falls Hotel (GAT HER PRN 34848) before crossing the Afon Aber on an older bridge to the south of Pont Aber (Smith 2008) (Plate 01; Plate 02). The abutments of the earlier bridge can still be seen on the west of the bank of the river

(RCAHMW NPRN 23770). The turnpike was also approximately on the same line as the predicted route of the Roman road from Segontium to Canovium (GAT HER PRN 3842).

The layout of the village today is largely the same as that depicted on the First Edition 1:2500 Ordnance Survey Map of 1889 (Figure 10). The lane to Crymlyn from the northwest of the village runs from its junction with the old turnpike road, turning to the southwest after passing St Bodfans Church (GAT HER PRN 6900; RCAHMW NPRN 43704) and continuing its way along the foot of the scarp slopes of the coastal Carneddau. The bypassed route of the former turnpike and post road is now a short lane, fronted on its southern side by 19th century cottages. It runs eastwards from the modern A55 junction behind the former garage, now a furniture shop, and the 1930's Aber Falls Hotel (GAT HER PRN 34848). The lane passes a tight junction with the main route through the village, and though it would originally have led to the old bridge, it now turns southwards to run along the northwestern side of the centrally placed Pen y Mŵd motte Scheduled Monument (CN007). It passes the 19th century Estate Cottages that back on to the motte before joining the main route through the village.

The former village shop and a row of terraced 19th century cottages sit on the eastern side of the road at the northern end of the main route through the village. More 19th century houses and cottages line the sides of the road as it heads southeastwards through the village, past the Bethlehem Methodist Chapel (RCAHMW NPRN 6668), the Pen y Mŵd motte and the fields within its scheduled area to its south, the Soar Wesleyan Methodist Chapel (RCAHMW NPRN 6669) and the former mill Hen Felin (GAT HER PRN 34622; RCAHMW NPRN 54193). A lane runs eastwards between the Soar Chapel and Hen Felin towards the modern housing that surrounds the proposed development site. The main route through the village continues southeastwards past Hen Felin, rising gently as it runs along the wooded western side of the narrowing valley floor and the linear pattern of 19th century cottages and houses along the roadside becomes more dispersed as the road leaves the village.

The location and natural surroundings of the village, and the distinctive character of the built environment within it, combine to create a picturesque and highly distinctive setting with a unique sense of place. It is a popular stopping off place for walkers and tourists heading to the Aber Falls which are located at the head of the valley.

3.2.1.2 Our present understanding and appreciation of the Abergwyngregyn Conservation Area

The village is located at a strategically important point. It sits at the river crossing of the coastal road and at the point where an ancient packhorse, Roman and prehistoric road, which crosses the Carneddau uplands from the Conwy Valley, comes down the Aber Valley and on to the coastal plain from where it continued across the tidal Lavan Sands to Llanfaes in Anglesey (Johnstone 1995; Smith 2008; Evans 2008). Archaeological evidence for pre-medieval settlement in the village is lacking, however it seems likely that there has been a settlement at Abergwyngregyn from at least the early medieval period. This is indicated by the presence of the early church recorded in the 1254 Norwich Taxation (GAT HER PRN 1628). The early church site is located in the northwestern part of the conservation area on a rise in the ground just to the north of the current St. Bodfan's Abergwyngregyn Parish Church (GAT HER PRN 6900; RCAHMW NPRN 43704), built in 1878. The early church site lay within a sub-circular enclosure, as shown on the 1776 Map of Aber Glebe Lands (Figure 08). This usually indicates an Early Medieval foundation and an early ecclesiastical settlement would have developed around the church (Smith 2008; Johnstone 1995).

By the twelfth century, the kingdom of Gwynedd was divided into administrative areas called *commotes*, each of which was subdivided into 50 *trefi* (or townships). In general, one township in each commote was designated as the *maerdref*, a nucleated bond settlement whose land was held in demesne by the prince and worked by bond tenants to support the *llys*, or court, located there. The Welsh law books of the 12th and 13th centuries refer to the complex of buildings that might be included in a *llys*: a royal hall, chamber, kitchen, stable, granary or barn, kennels and privy, all maintained by the bondsmen of the *maerdref* (Johnstone 1995). The *llys* was a centre of royal power and formed the administrative focus of the commote and the peripatetic princes of Gwynedd would periodically visit the *llysoed* within the kingdom to collect taxes, conduct royal business and dispense justice (Johnstone 1997; Longley 1997).

Following the expulsion of the Normans from Gwynedd in the late 11th century, Gruffudd ap Cynan made Abergwyngregyn the *llys* of the commote of Arllechwedd Uchaf (Smith 2008; Johnstone 1995; Evans 2008). By the 12th century, the *llys* at Abergwyngregyn is recorded as one of the main residences of the princes of Gwynedd. The wife of Llywelyn ap Iorwerth, Joan, died at Abergwyngregyn in 1237 as did Llywelyn's son Dafydd, the first Prince of Wales, in 1246. Llywelyn ap Gruffydd, the last prince of Wales before its conquest, is known to have stayed at Aber in March of 1274 and December of 1276. Following the Edwardian

conquest, Abergwyngregyn became a royal manor and Edward I is known to have stayed there from August 22-28 in 1284. The village appears to have retained its importance following the conquest and in the late 13th century 24 families were recorded as living there. In 1333 an account mentions eleven Flemish weavers living in the village, implying an economy heavily dependent on sheep-farming. In 1339 Abergwyngregyn was awarded the right to hold three fairs a year and a weekly market (Johnstone 1995; Johnstone 2000; Davidson, Victoroff and Berks 2005; Gwyn 2001).

The royal manor of Abergwyngregyn passed through many hands until it was leased by Rice Thomas in 1553, the deputy surveyor of crown lands in Anglesey, Caernarvon, and Merioneth. His grandson, Sir William Thomas, bought the manor from the crown outright in 1610 and consequently built the house at Pen-y-Bryn (LB3651) near to the site of an older house, probably built by his father or grandfather (Williams 1959). The Bulkeley family of Baron Hill acquired land in the manor from the late 17th century onwards and became Lords of the Manor from at least 1715. In 1863 the Bulkeley estate began to sell off their Caemarvonshire lands and their Aber holdings were bought up by the Penrhyn estate who retained it until 1925 (Johnstone 2000; Smith 2008; Gwyn 2001).

The Aber Valley had been recognised as a place of scenic beauty since at least the late 18th century when Pennant remarked upon the beauty of the waterfall at the head of the valley (Gwyn 2001). By 1788/9 visitor accommodation was being provided at The Bull's Head (GAT HER PRN 19151; RCAHMW NPRN 419587) just to the northeast of the church. The opening of Abergwyngregyn train station in 1848 made the picturesque Aber Valley and the waterfall more accessible to increasing numbers of visitors. The earliest historic building in the village is the early 17th century Grade II Listed St. Bodfan's Rectory (LB3654; GAT HER PRN 11458; RCAHMW NPRN 16824). It was remodelled in the gothic style in 1840 as part of an early phase of the 19th century Bulkeley estate remodelling of the village. Most of the rest of the historic buildings in the conservation area date to the 19th century and were built as a result of this same scheme of intentional remodelling, begun by the Bulkeley estate and continued by the Penrhyn estate, as they sought to transform Abergwyngregyn into an attractive picturesque village and stopping point for wealthy tourists en route to and from the waterfall (Gwyn 2001; Haslam et al 2009).

3.2.1.3 What (if anything) survives of the historic surroundings of the Abergwyngregyn Conservation Area

Little of the medieval village survives within the conservation area today, the exceptions being the medieval Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007) (see sec 3.3.2) and the possibly late medieval Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) (see sec 3.3.3).

With the exception of the 16th century and later buildings at the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218), the earliest buildings in the village are the early 17th century Grade II Listed St. Bodfan's Rectory (LB3654) and the 18th century house Llysonnen, formerly The Bull's Head coaching inn (GAT HER PRN 19151) (Figure 05). Any broadly contemporary buildings in the village were most likely removed during the 19th century remodelling. The 1776 Map of Aber Glebe Lands (Figure 08) shows the Rectory (labelled B) lying to the east of the early church (GAT HER PRN 1628). A Tithe Barn (labelled C) is located on the side of the Post Road to the east of the church. The Bull's Head was constructed at the roadside between the church and Tithe Barn on former glebe land later in the century as shown by the 1848 Tithe Award Map (Figure 09). The Tithe Barn had been demolished by 1889 and does not appear on the First Edition Ordnance Survey Map (Figure 10).

Late 18th and early 19th century drawings showing the northern end of the village also depict earlier structures that have now been lost. A 1797 drawing by Rowlandson shows the view from the church towards the headland at Penmaenmawr (Plate 01). The turnpike road and the old bridge can be seen, together with a former building on the west side of the bridge believed to be a smithy from its depiction on the 1889 First Edition Ordnance Survey Map. The smithy is also depicted along with two other buildings on a slightly later view of the old bridge from circa 1831 (Plate 02). The same drawing also shows the tower at Pen-y-bryn house (LB3651) on the hillside overlooking the village with what appears to be a building on its western side, probably the same building as that depicted on a Colt Hoare drawing of the house from 1810 (Plate 03).

The current field boundaries around the village and on the coastal plain to the north are essentially the same as the large rectangular field boundaries depicted on the 1889 First Edition Ordnance Survey Map (Figure 10). Comparison with the earlier field patterns depicted on the 1776 Map of Aber Glebe Lands (Figure 08) and 1848 Tithe Award Map (Figure 09) illustrate the reorganisation of the field system by the Penrhyn Estate in the second half of the 19th century.

The layout of the roads in the village does not appear to have changed significantly from its depiction on the 1848 Tithe Award Map (Figure 09). The same map also shows the earlier phases of the 19th century remodelling of the village, a process that can be further traced on the 1889 First (Figure 10) and 1900 Second (Figure 11) Edition Ordnance Survey Maps and was complete by the time of the 1910 Third Edition Ordnance Survey Map (Figure 12). A small number of buildings have been constructed fronting onto the main route through the village during the course of the 20th century but, by and large, the present-day village is little changed from that depicted on the 1910 map and the conservation area consists mostly of buildings that date from the 19th century.

Consequently, the conservation area itself provides the primary historic context for the buildings within it. The only substantial changes to the village to that depicted on the 1910 map are the construction of the former garage and the Aber Falls Hotel (GAT HER PRN 34848) on its northern edge, and the small scale twentieth century and later development around the proposed development site on the eastern side of the village.

The modern houses and the proposed development site on the eastern side of the village are accessed by a lane that runs eastwards from the main route through the village from a junction located between the Soar Chapel and Hen Felin. The lane appears to be a relatively old feature. It is depicted on the 1848 Tithe Award Map (Figure 09) leading to a river crossing labelled as 'ford' on the 1889 First Edition Ordnance Survey Map (Figure 10). A pathway running from the east bank of the river up the hillside towards Pen-y-bryn is shown on both maps and the lane appears to have been part of a historic access route between the core of the village and the settlement at Pen-y-bryn.

3.2.1.4 The contribution of setting to the significance of the Abergwyngregyn Conservation Area

As a nationally important conservation area containing very important buildings of exceptionally special historic interest, the overall value and significance of the Abergwyngregyn Conservation Area is assessed as **high**.

It is of high **evidential** value as it contains a Scheduled Monument and 18 Listed Buildings, 2 of which are listed at Grade II*. The availability of historic documents, relating to both the early history of the village and its later history as a part of the large and well documented Bulkeley and Penryhn estates adds to its evidential value, as do the historic maps and historic artistic depictions of elements of the conservation area, particularly the former turnpike bridge and Pen-y-bryn house, which show how the village and conservation area has changed over time. It is of high **historical** value because it connects the past with the present by illustrating an example of a planned 19th century estate village built at the location of a strategically located and important 12th and 13th centre of power and a later royal manor. Its associative historical value is high because of its links with the Welsh Princes in its earlier stages of occupation and the powerful and important Thomas, Bulkeley and Penrhyn families in the Post-medieval period. The high **aesthetic** value of the conservation area is due to its nature as a picturesque, largely 19th century, village with highly visible medieval standing remains, and its location at the mouth of the scenic Aber Valley, the surrounding valley and coastal landscape, and the views along the valley to the Carneddau uplands. Its high **communal** value derives from its historical links to the Welsh Princes, their importance in Welsh history and culture, and the significant role they have played in shaping Welsh national identity. It also possesses a strong sense of place as a historic village in a distinctive location and it is a popular tourist destination which generates income and employment for the village via the community-run community centre and café at Hen Felin.

The setting of the Abergwyngregyn Conservation Area is a significant contributor to its evidential, historical, aesthetic and communal heritage values.

3.2.2 The setting of the Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007)

3.2.2.1 The current surroundings of the Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007)

The Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007) sits in the centre of the village of Abergwyngregyn (Figure 04; Figure 05). The gardens of 19th century Penrhyn estate cottages and later houses back onto motte along its western side and modern agricultural buildings lie immediately to the north. The tower of the Grade II* Listed Pen-y-bryn house (LB3651) is visible in the winter months through the trees, 180m to the northeast. Pasture fields separate the motte from the tree-fringed Afon Aber and the wooded slopes of the eastern side of the valley beyond, and from the modern housing a short distance away to its southeast. The southwestern edge of the scheduled area is bounded by the main route through the village. The Soar Wesleyan Methodist Chapel (RCAHMLW NPRN 6669) and a 19th century cottage, both of which face towards the motte, bound the scheduled area to the south.

3.2.2.2 Our present understanding and appreciation of the Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007)

The Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007) is an earthwork castle or motte, a defensive structure of a type introduced to the British Isles by the Normans following their 11th century conquest of England. A wooden or stone tower or keep is usually constructed on top of the mound which is surrounded by either a wet or dry ditch. The motte usually overlooks a bailey, a defended courtyard enclosed by a ditch and wooden palisade or stone wall which contains ancillary buildings associated with the castle. There are no visible signs of surviving masonry on the Pen y Mŵd motte, or of a bailey surrounding the earthwork, although there is some indication of a ditch on its south side.

An observation point on the Pen y Mŵd motte would have given clear views out across the Lavan Sands and Anglesey to the northwest, but views along the wider coastal plain would have been restricted by the valley sides to the east and west. It would appear that Pen y Mŵd was sited strategically to monitor and control the coastal road's crossing point over the Afon Aber, the junction between the coastal road and the ancient road that came down the valley, and the crossing over the Lavan Sands to Llanfaes.

The Pen y Mŵd motte has never been excavated and there are no historical records that document its building and its date of construction is therefore uncertain. The person(s) who commissioned and built Pen y Mŵd are also unknown. It is possible that it is a Norman mound, or that the Welsh princes copied the Norman motte-building tradition themselves. Its construction is often attributed to the Norman Earl of Chester, Hugh of Avranches, or the Norman Lord Robert of Rhuddlan, both of whom conducted campaigns across North Wales in the late 11th century (Johnstone 2000; Evans 2008). They are known from historical sources to have constructed earthwork castles at Degannwy, Bangor, Aberlleiniog and Caernarfon during this time (Longley 1997). There is no record of either of them having built a motte at Aber though and it is possibly a Welsh construction; mottes occur in Gwynedd at Nefyn and Dolbenmaen which lay outside of areas of Norman control so were almost certainly Welsh (Johnstone 1997). It is unlikely that Abergwyngregyn, located on the coastal plain between Degannwy and Bangor lay outside of Norman control however. The Normans were forced out of Gwynedd by Gruffud ap Cynan in the last decade of the 11th century and if Pen y Mŵd is a Welsh construction it likely dates from the twelfth century (Longley 1997).

Research has shown that in 12th and 13th century Gwynedd, the vast majority of llys sites were associated with mottes, and Pen y Mŵd is widely thought to be the location of the historically documented llys at Abergwyngregyn (Johnstone 1997; Johnstone 2000). This theory is supported by antiquarian references, the earliest example of which is by Leland in the 1530s. Johnstone (1992; 1995) has summarised the main antiquarian references to the motte at Pen y Mŵd and its role as a seat of royal power and they are listed below.

Leland's Itinerary (1530): *The Moode, in the parochie of Aber otherwise Llan Boduan, wher Tussog Lluelin uab Gerwerde Trundon had a castel or palace on a hille by the Chirch, wherof yet parte stondith.*

Pennant: Tours in Wales (1778): *At the entrance of the glen close to the village, is a very large artificial mount, flat at top, and near sixty feet in diameter, widening towards the base. It was once the site of a castle belonging to Llywelyn the Great. Some foundations are yet to be seen round the summit, and in digging traces of buildings have been discovered.*

Nicolas Carlyle: Topographical Dictionary of Wales (1811): *In the village is an artificial mound of earth about 15 feet high and about 15 yards in diameter nearly circular, the interior of it has not been investigated, but it is supposed to contain the remains of some of the Welsh Princes who had a palace at Aber. A small portion of old building is pointed out near this mound as the only remaining vestige of the palace of Llywelyn ap Iorweth Drwyndyn the last prince who resided at Aber.*

Cambrian Tourist (1821): *Near the bridge is a circular mount seemingly artificial, which was the foundation of a small castle, probably constructed of timber, as many of the welsh fortresses were: vestiges of the moat and its feeder from the river still remain. Traces of buildings have been discovered near this spot, which were probably the remains of the princes palace, as the inhabitants still pretend to show strangers the foundations of the old kitchen.*

Cathedral: Wanderings in North Wales (1828): *In the mouth of the defile, near the village, stands a great artificial mound, the site in other days, of one of Llywelyns palaces. Many years ago some antiquarian by excavating for the purpose, discovered several of its many substructions.*

From the mid-19th century, antiquarian references begin to suggest that the llys at Aber was actually located to the east of Abergwyngregyn, on the hillside at Pen-y-Bryn and the location of the llys has subsequently been disputed (see sec 3.3.3.2).

The current field boundary to the west of the motte curves round to the east partially defining the south western side eastern side of a subcircular area. The present boundary appears unchanged from that depicted on the earliest map of the area, the 1848 Tithe Award Map (Figure 09) and it is possible that it follows the southwestern and part of the southern side of the bailey of the Pen y Mŵd motte.

Excavations to the southwest of the motte in 1993, within the possible bailey, identified the remains of a winged hall house (GAT HER PRN 36302), similar in size and form to high-status medieval halls at Penrhyn and Gogarth (Johnstone 1994; Johnstone 2000). It was not possible to precisely date the building but it was associated with 13th and 14th century pottery, a decorated ring-brooch of the same broad date and a coin dating to 1335-43. The 1993 interpretation of the halls building sequence was that it was constructed in at least two phases, the earliest of which was the central hall which was later truncated and had the wings added. The building was thought to have reached its final appearance in the 14th century shortly before it went out of use (Johnstone 2000).

A larger area around the building was excavated in 2010 and 2011 (Roberts 2012). The more recent excavations revealed the complete footprint of the building (Figure 13) and, on the basis of a preliminary interpretation prior to full analysis, allowed the building sequence to be revised. It is now thought that the wing to the south is the earliest building in the sequence and would have been a stand-alone hall in the 13th century. A short stretch of wall parallel to the southern wing on its northern side may represent a second early building which was cut

through by the perpendicular central hall, which like the southern wing, was predominately constructed of clay bonded stone walls. Both the central block and the southern wing were associated with 13th and 14th century pottery and a probable 13th century iron arrowhead was found within the central hall. The lime mortared northern wing appears to have been added later in the 14th century and its mortar bonded stone work runs into the northern end of the central hall, suggesting that this may have been semi-derelict or heavily damaged prior to the works. Further to this, the northern portions of the building were reworked and a garderobe added, finds associated with this later phase included 15th century pottery and the heel-band and neck of a 15th century riding spur. The northern building appears to have fallen into disuse before farm buildings were constructed over it in the 18th and/or 19th centuries. Other finds from the excavation of the winged hall building included 13th and 14th century silver coins whose dates straddle the Edwardian conquest.

The 2010-11 excavations also revealed the previously unknown large rectangular structure to the west (Figure 13). Two blacksmith's hearths and a large pit were identified within the building. The pit was filled with layers of charcoal, burnt shell and limestone and had a venting flue at either end. The pit appears to have been utilised to make mortar, and may be associated with the construction of the later northern wing of the winged hall and possible repairs to the northern end of the central hall.

Animal bones, plant remains and soil samples collected during the 2010-11 excavations await analysis and should provide further information on the economy and environment at the site and, through the identification and selection of material for radiocarbon dating, a tighter chronological framework for the buildings and activities undertaken there.

Historical documents record repairs to a hall at Aber in 1289 after it was destroyed by fire, and again in 1313 for repairs to the 'Hall and Chamber of the Lord Prince at Aber'. On the basis of the preliminary interpretation, the archaeological evidence suggests that the winged hall was constructed and possibly repaired in phases during the 13th and 14th centuries, and the northern wing, at least, continued to stand into the 15th century. The excavations demonstrate that the hall-house may have been part of a complex of buildings, and that the remains of other elements of the complex may survive within the proposed bailey area.

(Additional sources: Cadw Scheduled Monument CN007 Full Report; GAT HER Records PRNs 370 and 36302; RCAHMW Records NPRNs 95692 and 309171)

3.2.2.3 What (if anything) survives of the historic surroundings of the Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007)

The Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007) mound was most likely constructed in the late 11th or 12th century. The winged hall house (GAT HER PRN 36302) in the scheduled area appears to broadly date to the 13th century or earlier and elements of it at least were still in use in the 15th century (Johnstone 2000; Roberts 2012). There may be the buried remains of further broadly contemporary structures or buildings in the vicinity of the winged hall house. Gwynedd Archaeological Trust has recently completed a metal-detector survey and a small geophysical survey as part of a programme of archaeological evaluation at the site of the proposed development (Hopewell and Ryan Young 2020). The surveys did not identify any definite archaeological anomalies within the development footprint, however numerous responses from ferrous metal objects may have obscured archaeological features within it. A possible buried stone boundary or enclosure wall was however identified to the north of the proposed development area in a less 'noisy' part of the survey area, 30m to the east of the scheduled area and 60m east-southeast of the Pen y Mŵd motte. The feature does not appear on any of the available historic mapping for the area and may be associated with the other remains identified within the scheduled area.

The medieval church (GAT HER PRN 1628), the site of which lies 330m to the west of Pen y Mŵd would have been in broadly contemporaneous use. There is no known evidence for the contemporary maerdref settlement attached to the llys at Abergwyngregyn, either around the site of the old church or close to the motte. The strip fields that would have surrounded the maerdref have been replaced by a reorganised Post-medieval field pattern both immediately around the village and on the coastal plain beyond to the north.

The area around the Aber Valley, and in particular its southern end, is rich in archaeological remains that date from the prehistoric period onwards. Probable medieval strip lynchets (GAT HER PRN 328) have been identified close to the waterfall. A cluster of 9 buildings near to the lynchets was excavated in 1961 by the RCAHMW (GAT HER PRN 369; RCAHMW NPRN 15183). Most of them are thought to date to the 18th or 19th century and probably represent a dairy but a group of two buildings were associated with 13th century pottery and interpreted as a medieval long house and barn (Roberts 2010). Numerous examples of similar buildings and hut platforms are scattered along the southern half of the valley though few have been excavated to conclusively demonstrate that they are medieval. Four Royal *vaccaries*, or dairy farms, associated with the llys at Aber in 14th century documents are thought to be located in this part of the valley (Gwyn, Roberts and Thompson 2001).

The exact route of the ancient road that would have led down the Aber Valley from the uplands is unknown, but it seems possible that it followed the current main route along the valley which cuts through the village. The current road skirts the motte and the scheduled area on its western side before it passes the lane on the northwestern side of the motte. The latter lane skirts the motte as it heads towards the earlier crossing point of the Afon Aber.

The Maes y Gaer Iron Age hillfort Scheduled Monument (CN038) overlooks Abergwyngregyn from an elevated position on the eastern side of the valley. Like the Pen y Mŵd motte and llys, its position might be partially explained by the same strategic considerations (Roberts 2010). Though there is no evidence that it was occupied at the same time, it would undoubtedly have been a familiar landmark to the medieval inhabitants of the maerdref and llys.

3.2.2.4 The contribution of setting to the significance of the Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007)

As a Scheduled Monument the Aber Castle Mound (Pen y Mŵd) (CN007) is a site of exceptionally special archaeological and historic interest, and its overall value and significance is assessed as **high**.

Pen y Mŵd is a well-preserved and important relic of the medieval landscape. It is of national importance for its high **evidential** value as a rare medieval defensive structure with significant potential to enhance our understanding of medieval settlement, defence and governance. The monument retains significant archaeological potential with a strong probability of the presence of archaeological information that may inform our understanding of its chronology, building techniques and functional detail, both on the motte itself, within the scheduled area and within the surrounding fields that form part of its setting. Additional evidential value comes from the antiquarian descriptions of the motte. It is of high **historical** value as it illustrates the design of a medieval defensive structure and elements of a medieval llys. Its high historical value also comes from its association with nationally important historic events and people including the 11th century Norman invasion of North Wales, the 12th and 13th century rule of the Welsh Princes and the Edwardian conquest. Pen y Mŵd's high **aesthetic** value derives from its central location in the picturesque rural village of Abergwyngregyn and the surrounding valley and coastal landscape. Its aesthetic value is further enhanced by the views available from towards the coast, along the valley towards the Carneddau uplands, and towards Pen-y-bryn and the Hillfort at Maes y Gaer. Its **communal** value is high because of its historical links to the Welsh Princes, their importance in Welsh

history and culture, and the significant role they have played in shaping Welsh national identity. Additionally, its popularity with visitors, which is further enhanced by its group value with other assets in its setting, generates income and employment for the village via the community-run community centre and café at Hen Felin.

The primary contribution of the setting of Pen y Mŵd's to its significance is aesthetic; however, its setting also contributes significantly to its evidential, historical and communal heritage values.

3.2.3 The setting of the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) incorporating the Grade II* Listed Buildings Pen-y-bryn house (LB3651) and the Gatehouse/Barn at Pen-y-bryn (LB 3656), and the Grade II Listed Building Pen-y-bryn Cottage (LB3652)

3.2.3.1 The current surroundings of the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) incorporating the Grade II* Listed Buildings Pen-y-bryn house (LB3651) and the Gatehouse/Barn at Pen-y-bryn (LB 3656), and the Grade II Listed Building Pen-y-bryn Cottage (LB3652)

The Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) sit just to the east of the Abergwyngregyn on the north-west facing hillside at the end of the Aber Valley (Figure 04; Figure 05). Most of the scheduled area is now a grassed garden area for Pen-y-bryn house (LB3651) which lies on its southeastern edge. A circular driveway immediately to the northwest of the house provides access via a tarmacked road to the north. The Gatehouse/Barn at Pen-y-bryn (LB 3656) on the northeastern side of the scheduled area is screened from Pen-y-bryn house by deciduous trees which have grown to the west of the original access road to the site. A wooded scarp slope lies to the west of the monument, separating it from the Afon Aber and the village of Abergwyngregyn. A cluster of modern agricultural buildings lie immediately to the east of the scheduled area and large regular enclosed post-medieval agricultural fields surround it to the north, south and west. The northwest-facing Pen-y-bryn house appears to be sited to take advantage of views out across coastal plain and the Menai Strait, views from it to the southeast are restricted by rising ground and the wooded slopes of Maes y Gaer. Views towards the village to the west and southwest are heavily screened by deciduous tree cover on the western edge of the enclosure and the wooded scarp beyond.

3.2.3.2 Our present understanding and appreciation of the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) incorporating the Grade II* Listed Buildings Pen-y-bryn house (LB3651) and the Gatehouse/Barn at Pen-y-bryn (LB 3656), and the Grade II Listed Building Pen-y-bryn Cottage (LB3652)

The Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) is scheduled as a late medieval defensive enclosure with a sequence of 16th century and later buildings that may have earlier, late medieval origins. Such a survival is very rare and its

importance is further enhanced by the possibility that it represents the home farm of a demesne associated with the royal manor of Aber. The site has a long and complex history however which is not entirely clear.

The RCAHMW interpretation of the earthworks as a defensive enclosure has been debated. Excavations across the northern side of the enclosure in 1992 identified the existence of two parallel banks, one of which was revetted in stone, with accompanying ditches. No datable material was recovered from the ditches and the excavator concluded that the ditches may well be landscaping features associated with Pen-y-bryn house and its gardens (Johnstone 1992). A trench across the lawn in front of the house excavated during the same programme of archaeological works identified the remains of a wall and a cobbled surface. The features were associated with quantities of post-medieval pottery and a single sherd that is 15th-16th century in date and may have come from a vessel that had been curated. The features were interpreted as further examples of garden landscaping features (Johnstone 1992). Further excavation on the lawn by the house's then owners in 1992 identified a small building that is most likely the remains of a building depicted on an 1810 drawing of Pen-y-bryn house by Sir Richard Colt Hoare (Plate 03). The building cannot be closely dated but based on its architecture it is thought to have been built around 1700. It appears to have been demolished by 1848 as it does not appear on the Tithe Award Map (Figure 08) (Johnstone 2000).

The buildings within the enclosure appear to respect its layout, suggesting it is broadly contemporary. The Grade II* Listed Building Pen-y-bryn house (LB3651) is listed as an early 17th century gentry house with earlier origins. The earliest part of the house was thought to be the main range, however the building was resurveyed by the RCAHMW in 1993 and the building sequence of the house was revised. The earliest parts of the structure are now thought to be a cellar beneath the main range and the lower floors of the tower, which may have started life as a medieval dovecote before being converted into a rather elaborate watchtower in the middle of the 17th century (RCAHMW 1993 cited in Johnstone 2000). The main range has been dated to 1624 by dendrochronological samples taken from tiebeams and principal rafters. No timber from earlier phases of the house was suitable for dating (Miles et al 2010). The main range and the early 17th century entrance porch are later than the cellar below it, the lower floors of the tower to the west, and the lower building on its eastern end, which was probably originally built as a free-standing Snowdonia plan house in the late 16th century (Johnstone 2000; Brooks and Laws 2010). The southern wing at the rear of the building was built in the early 18th century whilst the northern wing appears to have been added in the 19th century.

The Grade II* Listed Building Gatehouse/Barn at Pen-y-bryn (LB3656) is listed as an unusually fine barn of circa 1700 with strong physical evidence that it retains substantial elements of a late medieval building which may have been a gatehouse. It sits on the northeastern side of the enclosure, between the proposed lines of the inner and outer bank straddling what may have been the original entrance. The building contains a 3 bay queen-post roof, but this appears to have been installed during conversion works when the building was converted into a barn similar in character to the great barn at Vaynol Park built in 1605. The cowhouse range attached to its south gable end is probably early 19th century. The barn appears to have originally been constructed with two floors, and given the massive stone voussoirs of the segmental arches that mark the earlier opposed entrances to the building and its location on the edge of the enclosure, the building is thought to have started life as a late medieval gatehouse which may possibly even date to the early 14th century (RCAHMW 1993 cited in Johnstone 2000). A late medieval date would make it broadly contemporary with the possible dovecot (tower) and the earlier house at the site of which only the cellar remains. An excavation within the building in 1992 revealed evidence for successive repairs to the floor of the building and an early drain but no datable evidence to provide a chronological framework for the sequence (Johnstone 1992). As Johnstone (2000) points out, the interpretation of the barn as an earlier gatehouse relies upon the enclosure being a medieval defensive earthwork and not a set of post-medieval garden features, something that has yet to be conclusively established.

The Grade II Listed Building Pen-y-bryn Cottage (LB3652) is listed as a probable late 17th century cottage which possibly incorporates remains of an earlier building. The orientation of the main axis of the building appears to have been modified and the cottage is also said to have formerly contained a stone slab with 5 incised crosses, possibly a pre-Reformation altar slab. There are historical records of a chapel at Pen-y-bryn and the Listed Building record for the building states the earliest phases of the structure may be the remains of this manorial chapel. The owners of the building have claimed that the Gatehouse/Barn at Pen-y-bryn (LB 3656) is the location of the former chapel (Conover 1998-99).

Given the evidence for the early phases of the structures discussed above, the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) monument has been interpreted as the remains of a late medieval defensive enclosure that originally incorporated a gatehouse (part of LB3656), an early manor house and dovecote (parts of LB3651) and a manorial chapel (part of LB3652). Similar examples are known from the 15th century and we might expect the complex at Pen-y-bryn to have its origins in the same period (RCAHMW 1993 cited in Johnstone 2000).

The royal manor of Aber was leased by Rice Thomas in 1553 and the early 17th century elements of the Pen-y-bryn complex, including the main range of Pen-y-bryn house (LB3651), are thought to have been built by his grandson Sir William Thomas who bought the manor outright in 1610 (Williams 1959). Following the construction of the house, manorial courts were held there and it appears that the house at Pen-y-bryn was established as the manorial focus and administrative centre by this time (Johnstone 1992).

There is a tradition that Pen-y-bryn was once the home of the Welsh Princes at Abergwyngregyn. This appears to have its origins in antiquarian accounts published from the middle of the nineteenth century onwards. Johnstone (1992; 1995) has identified antiquarian references to Pen-y-bryn and they are reproduced below.

T. Roscoe, *Wanderings and Excursions in North Wales* (1836): *In the mouth of the defile, near the village, stands a great artificial mound, the site in other days of one of Llewellyn's palaces. Many years ago some antiquarian, by excavating for the purpose, discovered several of its massy substructions. Old Leland, that indefatigable itinerant, has mentioned this fact; and in his record of it makes known the forest-like character which the country at that time exhibited. 'In a wood,' says that pilgrim, 'in the parish of Aber, Llywelyn an Jorwerth had a house on a hill, part of which now standeth.' ... At this place was the ancient seat of Rhys ab Sir William Thomas, a descendant of Athelstan Gludrudd, founder of one of the five royal tribes of Wales, which is still in a great degree of entire, having a specula or watch-tower attached to it, so necessary in those troubled times.*

C. Frederick Cliffe, *The Book of North Wales* (1850): *At the mouth of a rapid stream (up which salmon run) is an artificial mount the site of an ancient watch tower, locally called "Llewelyns Kitchen". The palace of Llywelyn and some of his predecessors stood near the house with a round gable tower, called Pen y Bryn, part of which was built in Henry VIII's reign by Sir William Thomas Knight Banneret, an old warrior.*

Archaeologia Cambrensis (1860): *The tumulus at Aber is of military character and was once surmounted by defences probably of wood. It may have been connected with the palace Llywelyn the Great is said to have had in this place ... The only other object of interest is the house at Pen y Bryn, a defensive structure, partially of the 16th century, part of which consists of a small square tower of semi defensive character.*

Three Days in Aber Village (1874): *You find yourself in a few minutes more before a huge barbaric Round Tower, the principle and almost only vestige of Llywelyn's Castle at the present day. Attached to this tower is a most romantic structure, almost as barbarous looking*

as the tower itself, and built entirely, we are told of the ruins of the ancient palace. It is at present used as a farm house At the further end of the cavern, or cellar or prison or whatever it had been, I could perceive the commencement of a subterranean passage, which led I was afterwards informed, to some solitary spot in the glen.

H. H. Hughes and F. J. North, *Old Churches of Snowdonia* (1924): *Before leaving Aber Pen y Bryn should be visited. It is traditionally the house of Llywelyn ap Gruffydd. The present house, possibly built upon earlier foundations, dates from the 16th century, but the base of the tower is much more ancient. The barn to the left has some rows of small split windows with flat heads and broadly splayed jambs inside, composed of large pieces of Anglesey grit stone, triangular on plan. Whether they are in their original position or whether they were brought from the tower, cannot now be stated, but it is quite possible that they are genuine Welsh work of the 13th century. Most unfortunately they have been partly blocked up a few years ago. The building is like a small edition of the great barn at Vaynol dated 1604.*

Bezant Lowe *The Heart of Northern Wales* (1927): *On a slight eminence near Aber stands Pen y Bryn, a fine old house said to have been built on the site of the palace of Llywelyn the great, where resided several of the Welsh Princes. Leland, in his itinerary, referring to Llywelyn ap Iorwerth says "He had a house in the wood on a hill, in the parish of Aber, part of which now standeth". Traditionally it is said to have been connected with a mound, presumably the "Mŵd," near to the entrance of the Glen.*

T Jones Pierce, *Aber Gwyn Gregin*, *Transactions of the Caernarvonshire Historical Society* (1962): *Although the actual site of Y Ty Hir cairnot now be precisely located, this ancient seat of the princes of Gwynedd was probably situated on or near the elevated site now occupied by the house known as Pen y Bryn.*

These accounts, local tradition and the recognition of earlier building phases within the Pen-y-bryn complex have led to modern claims that Pen-y-bryn house has its origins in the early 12th century, and that is the site of the 'lost palace' of the Princes Llywelyn and the location of the Aber Ilys (Conover 1998-99; Remfry 2012; Remfry 2016; *Petitioner* 2014). The claims that the enclosure is the site of the Ilys are unsubstantiated archaeologically however, and the 13th and 14th century material recovered from the excavations of the winged hall house (GAT HER PRN 36302) to the southeast of Pen y Mŵd have not been matched by the largely post-medieval finds assemblage from the excavations at Pen-y-bryn, but it should be remembered that the Pen y Mŵd site has been subject to much more extensive professional archaeological investigation. The house at Pen-y-bryn and its history as the 'lost palace' of the Welsh Princes has been widely promoted and the subject of numerous TV shows.

(Additional sources: Cadw Scheduled Monument CN218 Full Report; Cadw Listed Building LB3651, LB3656 and LB3652 Full Reports; GAT HER Records PRNs 1704, 6886, 12598 and 11404; RCAHMS Records NPRNs 93697, 32, 31424 and 16707)

3.2.3.3 What (if anything) survives of the historic surroundings of the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) incorporating the Grade II* Listed Buildings Pen-y-bryn house (LB3651) and the Gatehouse/Barn at Pen-y-bryn (LB 3656), and the Grade II Listed Building Pen-y-bryn Cottage (LB3652)

The Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) is scheduled as a late medieval defensive enclosure with a sequence of 16th century and later buildings that may have earlier, late medieval origins. The early history of the site is unclear and the primary historic survivals contemporary with the enclosure and associated structures are the other elements within the complex. Little of the medieval surroundings of Abergwyngregyn survive, and the medieval strip fields around the village and coastal plain have been replaced by large, regular 19th century field systems. The earliest elements of the complex are thought to date to the 15th century, but this is as yet unproven. They may be contemporary with the latest phases of use of the winged hall house to the southeast of the Pen y Mŵd motte, part of the (Pen y Mŵd) Scheduled Monument (CN007). The 11th/12th century motte would certainly have been visible from parts of the scheduled area at Pen-y-bryn throughout the history of occupation of the site, as it is today. The medieval church (GAT HER PRN 1628), 500m to the east of the enclosure on the opposite side of the village, would have also have been visible from the enclosure before it was demolished in 1878.

The site has a complex architectural history, and as well as the modifications and additions, some buildings appear to have been demolished. An 1810 drawing by Sir Richard Colt Hoare shows the frontage of Pen-y-bryn with a two-storage cottage and outbuildings standing just to the north in what is now the garden area in front of the house (Plate 03). The remains of this building were identified by the then owners during excavation in 1992. The building cannot be closely dated but based on its architecture it is thought to have been built around 1700 and demolished before the 1848 Tithe Award Map was surveyed (Figure 08). The drawing also shows that the entrance to the cellar opened onto a cobbled courtyard in front of the house and that following the demolition of the cottage, the ground level was raised, blocking the former cellar entrance and the current main doorway to the house was inserted into what was previously a stair tower (Johnstone 2000).

In 2013 'independent archaeologists' working in a field to the west of the scheduled area, close to the Afon Aber, uncovered what they believed to be Roman bridge abutments and a Roman road (*Petitioner* 2014, Crump 2013). Trial pitting and an archaeological watching brief was conducted by Clwyd-Powys Archaeological Trust during a water main replacement to the north and west of the scheduled area in 2015 (Grant 2015). A trial pit and trial trench on the northern edge of the scheduled area revealed no evidence for archaeological features, however the then landowner later reported finding two Roman copper-alloy finger rings in the excavation spoil. To the west of the scheduled area, close to the Afon Aber, an excavation trench for the new water main crossed the prominent northeast-southwest aligned earthwork terrace previously interpreted as the remains of the Roman road. A metalled road, showing evidence for maintenance and multiple repairs was discovered in the trench. However, the earliest phases of the road sealed deposits of post-medieval pottery, and it seems more likely that it is the remains of the earlier route of the 16th century post-road and the 18th century turnpike road which was straightened to bypass the village in the 19th century.

Pen-y-bryn house has a long history and its 17th and 18th century occupants would have been familiar with the oldest surviving buildings in the village of Abergwyngregyn: the earlier phases of the Grade II Listed St. Bodfan's Rectory (LB3654) and the house Llysonnen, formerly The Bull's head coaching inn (GAT HER PRN 19151) to the northeast of the church. Successive inhabitants would have witnessed the transformation of the village of Abergwyngregyn into a planned estate village over the course of the nineteenth century.

3.2.3.4 The contribution of setting to the significance of the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) incorporating the Grade II* Listed Buildings Pen-y-bryn house (LB3651) and the Gatehouse/Barn at Pen-y-bryn (LB 3656), and the Grade II Listed Building Pen-y-bryn Cottage (LB3652)

As a Scheduled Monument incorporating Grade II* and Grade II Listed Buildings, the medieval Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) is a historic asset of exceptionally special archaeological, architectural and historic interest, and its overall value and significance is assessed as **high**.

The Enclosure and Associated Structures at Pen y Bryn is of high **evidential** value as it thought to be a very rare survival of a late medieval defensive enclosure and manorial centre containing the surviving remains of contemporary buildings. The scheduled area forms the immediate setting for the buildings within it, and retains significant potential for archaeological remains that may enhance our knowledge of medieval defensive organisation

and for medieval and later settlement, building techniques and functional detail. The discovery of the buried 18th century turnpike to the west of the scheduled area in 2015 illustrates that elements of its wider setting may also contain associated archaeological features and deposits. The earlier elements of the site form an important component within the wider medieval context and the surrounding landscape, and its evidential value is enhanced by its group value with the medieval Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007). Additional evidential value comes from the numerous antiquarian references, and from the 1810 Colt Hoare illustration of Pen-y-bryn house which shows the house in its early 19th century form and setting and depicts demolished buildings that were formerly part of the complex. It is of high **historical** value as it illustrates an example of a rare late medieval defensive enclosure and the later phases of its associated buildings illustrate a manorial centre with fine examples of an early 17th century gentry house, a 17th century barn and a late 17th century cottage. In its earlier phases, the site may have been the home farm of a demesne associated with the royal manor of Aber and, in its later phases it's historical association with the Thomas family, one of the leading families of Caernarvonshire from the 16th to the 18th centuries, also adds to its historical significance. Its high **aesthetic** value comes from the form, appearance, combination and layout of the buildings, its rural setting on an elevated terrace at the end of the Aber Valley, and its designed views overlooking the coastal plain and the village of Abergwyngregyn. Its high **communal** value is derived from its widely promoted association with the Welsh Princes, their importance in Welsh history and culture, and the significant role they have played in shaping Welsh national identity.

The main contribution of setting to the significance of the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) incorporating the Grade II* Listed Buildings Pen-y-bryn house (LB3651) and the Gatehouse/Barn at Pen-y-bryn (LB 3656), and the Grade II Listed Building Pen-y-bryn Cottage (LB3652) is to its aesthetic and communal heritage values. The setting of the enclosure and its associated buildings also contributes significantly to its evidential and historical heritage values.

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3.2.4 Viewpoints

The 15 viewpoints listed in Table 3.2 have been identified as those from which the impact of the proposed development on the settings of potentially impacted historic assets should be assessed (Figure 14).

Viewpoint		Reason
1	View east-southeast from the top of Pen y Mŵd motte (CN007) towards the proposed development site, modern housing and the Maes y Gaer Hillfort (CN038)	Historic viewpoint / Modern visitor viewpoint
2	View southeast from the top of Pen y Mŵd motte (CN007) along the route of the road through the village and along the Aber Valley	Historic viewpoint / Designed view/ Modern visitor viewpoint
3	View northeast from the top of Pen y Mŵd motte (CN007) towards the Enclosure and Associated Structures at Pen y Bryn (CN218)	Possible historic viewpoint/ Modern visitor viewpoint
4	View southeast from the location of the winged hall house (CN007) towards the proposed development site	Potentially impacted modern view
5	View west from the southern part of the scheduled area (CN007) towards the proposed development site	Potentially impacted modern view
6	View southeast from the northeastern corner of the scheduled area (CN007) towards the proposed development site	Potentially impacted modern view
7	View northwest towards the proposed development site from the lane to the south	Potentially impacted modern view
8	View northwest towards the Pen y Mŵd motte (CN007) from the eastern end of the lane to the south of the proposed development site	Historic viewpoint
9	View northeast towards the Enclosure and Associated Structures at Pen y Bryn (CN218) from the western end of the lane to the south of the proposed development site	Historic viewpoint

Viewpoint		Reason
10	View northeast towards the proposed development site from the road to the southwest of the scheduled area (CN007)	Potentially impacted modern view / Modern visitor viewpoint
11	View east towards the proposed development site from the road to the west of the scheduled area (CN007)	Potentially impacted modern view / Modern visitor viewpoint
12	View northeast towards the village and the proposed development site from the hillside to the southwest.	Modern visitor viewpoint
13	View west-southwest from the western side of Pen-y-bryn House (LB3651) towards the Pen y Mŵd motte (CN007)	Historic viewpoint / Modern visitor viewpoint
14	View southwest from the western side of Pen-y-bryn House (LB3651) towards the proposed development site	Modern visitor viewpoint
15	View southwest from the western side the Enclosure and Associated Structures at Pen y Bryn (CN218) towards the Pen y Mŵd motte (CN007) and the proposed development site	Historic viewpoint / Modern visitor viewpoint

Table 3.2 Assessment viewpoints

3.3 Stage 3: Evaluate the potential impact of a proposed change or development on that significance

3.3.1 Field assessment

Field visits were undertaken in August 2020 in order to assess the impact of the proposed development on the settings of the potentially impacted historic assets, in particular the impact on the 15 key viewpoints identified in Stage 2 (sec 3.2.4). The field visits supported the findings of the DTM ZTV (Figure 06) model that there are no views from the eastern side of the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) including the Gatehouse/Barn at Pen-y-bryn (LB 3656), and the Grade II Listed Building Pen-y-bryn Cottage (LB3652) due to the effect of local topography. The findings of the DSM ZTV model (Figure 07) that views of the proposed development from within most of the Abergwyngregyn Conservation Area will be restricted and partly screened by existing buildings and vegetation were also corroborated. The results of the assessment of the key viewpoints are detailed below.

3.3.1.1 Viewpoint 1: View east-southeast from the top of Pen y Mŵd motte (CN007) towards the proposed development site, modern housing and the Maes y Gaer Hillfort (CN038) (Plate 08)

The view from the Pen y Mŵd motte (CN007) towards the prehistoric Maes y Gaer Hillfort (CN038) would have been familiar to the medieval inhabitants of Abergwyngregyn and is also a popular modern viewpoint. The proposed development is located approximately 80m to the east-southeast in an open grassed area between existing modern housing on the lower ground outside of the scheduled area. It will appear in the centreground of this dramatic view, however, due to the elevation of the hillfort, it will not obstruct it. The development site and the modern housing to the southeast are partially screened by a mature deciduous tree on the field boundary to the east of the scheduled area. The proposed development will be seen within the context of the modern housing that contains it on three sides and will be a small component of the overall available view. The proposed development's main impact will be to block the views from this location of the modern housing to the southeast of the proposed development, it will also block seasonally dependant views to most of the modern housing to the east of the development site when the leaves fall from the trees.

3.3.1.2 Viewpoint 2: View southeast from the top of Pen y Mŵd motte (CN007) along the route of the road through the village and along the Aber Valley (Plate 09)

The picturesque southeast view along the valley from the top of the Pen y Mŵd motte (CN007) may have been a strategic consideration when its medieval builders chose the location of the earthwork. The proposed development, approximately 80m to the east-southeast, will be visible in the left-middleground of this view, it will not, however, block or restrict it. As with Viewpoint 1 above, the proposed development is contained on three sides by modern buildings and its scale is such that it will be a small component of the overall available view. The development site will also be partially screened by a large mature deciduous tree when it is leaf. Its main impact on this view will be obscure the current view of the modern housing to the southeast of the proposed development and again, to partially block the view of the modern housing to the east of the proposed development that is currently available during the winter.

3.3.1.3 Viewpoint 3: View northeast from the top of Pen y Mŵd motte (CN007) towards the Enclosure and Associated Structures at Pen y Bryn (CN218) (Plate 10)

The northeast view from the top of the Pen y Mŵd motte (CN007) towards the Enclosure and Associated Structures at Pen y Bryn (CN218) may have been another view that was familiar to the medieval and later inhabitants of Abergwyngregyn and the relationship between the two sites is part of an historical debate in more recent times. At the time of the site visit, views of the enclosure were obscured by deciduous trees along the field boundary to the east and further deciduous tree cover on the hillside and western side of the enclosure. Elements of the enclosure and associated structures may be visible in the winter months, in particular the tower of Pen-y-bryn house (LB3651), however, it is unlikely that the detail of the CN218 Scheduled Monument would be appreciated or understood through the trees even in the winter. The proposed development, approximately 80m to the east-southeast, may be sensed on the periphery of this view, particularly in the winter months when the screening effect of deciduous trees is reduced. It will not obstruct the view or appear directly in it however and the view will therefore not be impacted by the proposed development.

3.3.1.4 Viewpoint 4: View southeast from the location of the winged hall house (CN007) towards the proposed development site (Plate 11)

The view from the location of the medieval hall house within the Pen y Mŵd motte (CN007) scheduled area towards the proposed development site is a potentially impacted modern view. The northwestern corner of the proposed development lies approximately 40m to the east-southeast, and the proposed development will be visible from this viewpoint. As with Viewpoint 1 above, the proposed development is contained by existing built development on three sides and the view is partially screened by a mature deciduous tree on the field boundary to the east of the scheduled area. Currently, this location offers views to the modern housing to the southeast of the proposed development site which will be partially blocked. The view of the modern houses to the east will also be partially obscured, an effect that will be more apparent in the winter months as the tree on the field boundary screens views to them when in leaf.

3.3.1.5 Viewpoint 5: View west from the southern part of the scheduled area (CN007) towards the proposed development site (Plate 12)

The view from the southern part of the Pen y Mŵd motte (CN007) scheduled area towards the wooded valley side to the east has been selected for assessment as a potentially impacted modern view. The roof, chimneys and the upper levels of the western gable end of the proposed semidetached houses, located on the slightly lower ground 40m to the east, will be visible behind the garden hedges of the existing modern property in the middle ground, partially obscuring the modern semidetached houses behind. The essential character of the view, comprised as it is of the grassed foreground of the scheduled area, with modern development in the middleground and the wooded hillside beyond, will remain the same.

3.3.1.6 Viewpoint 6: View southeast from the northeastern corner of the scheduled area (CN007) towards the proposed development site (Plate 13)

The view towards the proposed development from the northeastern part of the Pen y Mŵd motte (CN007) scheduled area is also a potentially impacted modern view. The northeastern corner of the proposed development site, 60m to the southeast, can just be glimpsed through the deciduous trees that form the eastern boundary to the scheduled area. It is likely that the entire development area will be visible in the winter months, however it seems likely that its primary visual impact on the view will be to seasonally obscure the modern building to the southeast of the proposed development site.

3.3.1.7 Viewpoint 7: View northwest towards the proposed development site from the lane to the south (Plate 14)

The view across the proposed development site from the lane to the south is a potentially impacted modern view, and along with Viewpoint 8, will be the most negatively impacted of all of the assessed views. The view across the field is framed by the modern housing to the southeast and northwest of the proposed development site, and in the summer months, is limited by mature deciduous trees on the field boundary that runs to the east of the Pen y Mŵd motte (CN007) scheduled area. Parts of the scheduled area, including a portion of the motte itself, can just be glimpsed behind the trees on the field boundary. The proposed development will completely block the currently available northwest views from this viewpoint.

3.3.1.8 Viewpoint 8: View northwest towards the Pen y Mŵd motte (CN007) from the eastern end of the lane to the south of the proposed development site (Plate 15)

Viewpoint 8 was selected for assessment as it represents a historic viewpoint towards the Pen y Mŵd motte (CN007) from the eastern end of the lane that leads from the historic fording point across the river to the village. Views towards the motte from the fording point and the eastern end of the lane are already blocked by the modern housing to the southeast of the proposed development site. The proposed development, located in the field adjacent to the lane, will completely block the remaining northwesterly views of the Scheduled Monument from this end of the lane.

3.3.1.9 Viewpoint 9: View northeast towards the Enclosure and Associated Structures at Pen y Bryn (CN218) from the western end of the lane to the south of the proposed development site (Plate 16)

The view from the western end of the lane to the south of the proposed development represents a historic view that would have been familiar to the inhabitants of the village as they left the main route through the village to travel down the lane to traverse the ford across on their way to Pen-y-bryn house (LB3651). The current view is framed by the early 19th century Soar Chapel (RCAHMSW NPRN 6669) and the former mill Hen Felin with modern housing in the middleground. The wooded hillside on the eastern side of the river forms the background. An oblique view of the frontage, the upper floor and roof and chimneys of the proposed development will be just visible on the northern side of the lane behind the modern single story outbuilding on the western side of the proposed development site. Its main

impact on this view will be to partially block the currently available views of the modern housing to the southeast of the proposed development. The essential character of the view however, as a view through the historic and modern built environment within the village to the wooded hillside beyond, will remain the same.

3.3.1.10 Viewpoint 10: View northeast towards the proposed development site from the road to the southwest of the scheduled area (CN007) (Plate 17)

The view towards the proposed development from the road to the southwest of the CN007 scheduled area is essentially the same as Viewpoint 5 but experienced from a slightly greater distance from the proposed development and the viewpoint is at a lower level. Walkers and passengers in taller vehicles will see part of the roof, chimneys and the upper levels of the western gable end of the proposed semidetached houses behind the garden hedges of the existing modern property to the southwest of the proposed development site, partially obscuring the modern semidetached houses behind. The existing character of the view will remain the same.

3.3.1.11 Viewpoint 11: View east towards the proposed development site from the road to the west of the scheduled area (CN007) (Plate 18)

At the time of the site visit, views towards the proposed development site 90m to the west of this location were obscured by herbaceous vegetation on the edge of the higher Pen y Mŵd motte (CN007) scheduled area. Given the difference in height between the road and the scheduled area, if winter views are available to walkers from this location, it is likely that they will be limited to oblique glimpses of the upper levels of the rear and western gable end, and the roof and chimneys of the proposed development with the existing modern houses to its southeast as an immediate backdrop and the wooded hillside behind. The existing character of the view will not be changed.

3.3.1.12 Viewpoint 12: View northeast towards the village and the proposed development site from the hillside to the southwest (Plate 19)

Expansive panoramic views of the conservation area in its wider setting, at the head of the Aber valley with the coastal plain beyond, are available to modern visitors from the footpath on the hillside to the southwest of Abergwyngregyn. The proposed development will be visible on the eastern side of the village to the right of the Pen y Mŵd motte (CN007) scheduled area. The proposed development area is a small component of the overall view

however and the contribution it makes to its composition is limited. Its scale, and its location on a plot of land contained on three sides by the existing modern built environment, means that the proposed development will not significantly change the balance of built and natural environment in the conservation area or in the views of it and the wider landscape from this viewpoint.

3.3.1.13 Viewpoint 13: View west-southwest from the western side of Pen-y-bryn House (LB3651) towards the Pen y Mŵd motte (CN007) (Plate 21)

The historic view from the western side of Pen-y-bryn House (LB3651) towards the 180m distant Pen y Mŵd motte (CN007) was obscured by thick mature shrubs and deciduous trees growing on the hillside immediately to the west of the house. The current owner of the property stated that although obscured in the summer, ground-level views to the motte and the village were available through the woodland during the winter months. The four-storey tower at Pen-y-bryn has no views of the motte as the windows on the second, third and fourth floor, in keeping with the main aspect of the house itself, look out to the northwest across the coastal plain to the Menai Strait and Anglesey beyond.

3.3.1.14 Viewpoint 14: View southwest from the western side of Pen-y-bryn House (LB3651) towards the proposed development site (Plate 22)

The proposed development lies approximately 120m southwest of the western side of Pen-y-bryn House (LB3651). Like Viewpoint 13, this view is also obstructed by the thick mature shrubs and deciduous trees growing on the hillside immediately to the west of the house. It also seems likely that the proposed development, contained on three sides by existing modern buildings on the eastern side of the village, will be glimpsed between the branches during the winter months.

3.3.1.15 Viewpoint 15: View southwest from the western side the Enclosure and Associated Structures at Pen y Bryn (CN218) towards the Pen y Mŵd motte (CN007) the Pen y Mŵd motte (CN007) and the proposed development site (Plate 23)

According to both the DTM (Figure 06) and DSM (Figure 07) ZTV models, the historic view from the Enclosure and Associated Structures at Pen y Bryn (CN218) towards the Pen y Mŵd motte (CN007) would, in theory, be available from the western side of the enclosure. Such a view would also include the proposed development site in its composition. In practice, views from here are once again heavily obscured by vegetation and deciduous trees on the western edge of the enclosure and the hillside beyond. The screening effect of the vegetation will most likely be reduced in the winter months.

3.3.2 Assessment of the impact of the proposed development

3.3.2.1 Assessment of the impact of the proposed development on the Abergwyngregyn Conservation Area

The impact of the proposed development on the settings of the Pen y Mŵd motte (CN007) Scheduled Monument and the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) including the Grade II* Listed Building Pen-y-bryn house (LB3651), all of which lie within the Abergwyngregyn Conservation Area, are discussed separately (sec 3.3.2.2; sec 3.3.2.3).

The DSM ZTV model suggested that visual impact of the proposed development on the immediate setting of the Abergwyngregyn Conservation Area and the historic buildings within it would be largely limited to its negative impact on views towards the Pen y Mŵd motte (CN007) from the lane to the south of the proposed development site and to easterly views towards the hillside from the road that runs to the west of the Pen y Mŵd scheduled area and the buildings that front onto it. Field visits confirmed these findings. The proposed development will completely block currently available northeasterly views from the road to the south, however, its impact on views from the road to the west of the scheduled area will be less pronounced and it will appear as a small scale change sandwiched between existing modern residential development.

The proposed development is small scale, sympathetically designed to complement the existing built environment, and is located in a part of the village away from the main route through it that already contains small scale modern residential development. The scale and location of the proposed development mean that it will not dominate the Conservation Area or detract from our ability to appreciate or understand it or its setting. The key characteristics of the setting of the Abergwyngregyn Conservation Area as a picturesque largely 19th century villagescape with highly visible medieval standing remains, located as it is at the interface between the Aber Valley and the coastal plain with views along the valley to the Carneddau uplands, will remain the same. The proposed development can be absorbed into the existing villagescape and landscape setting of the Conservation Area with little impact on its key characteristics.

Given the presence of the existing modern residential housing in this part of the village and the location and scale of the proposed development, introducing a pair of semi-detached houses into the Conservation Area here will not negatively affect non-visual elements of the

setting and character of the Conservation Area such as remoteness, evocation of the historical past, sense of place or cultural identity.

Further non-visual impacts of the proposed development, such as the introduction of noises or smells are likely to be minimal and limited in duration to the construction phase of the proposed development. Two new houses at the proposed development site will not result in a significant increase in vehicle traffic along the roads in the village and it is also unlikely to significantly increase ambient noise levels experienced within the Conservation Area.

The cumulative effect of the expansion of modern residential housing in the Conservation Area and the expansion and encroachment of residential activity on green space within the immediate setting of the Conservation Area is acknowledged. However, it is not felt that the cumulative impact of the small scale change in land use represents a major impact on either the character of the Abergwyngregyn Conservation Area or our ability to understand, appreciate and experience it.

Overall, the impact of the proposed development on the setting of the Abergwyngregyn Conservation Area has been assessed to be **negative**, and the magnitude of this impact **minor**, as the proposed development will overall result in slight but noticeable negative changes within a small part of the immediate setting of the Conservation Area.

3.3.2.2 Assessment of the impact of the proposed development on the Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007)

The visual impact of the proposed development on the Pen y Mŵd Scheduled Monument (CN007) will be most apparent in southeasterly views from the motte and the wider scheduled area towards the Maes y Gaer Hillfort (CN038) and along the Aber Valley towards the Carneddau uplands. The proposed development will be visible in the middle ground of views in these directions, though it will be partially screened by existing deciduous trees along the field boundary to the east of the scheduled area when they are in leaf. The planned planting of deciduous trees in the rear gardens of the houses will further filter views from the northwest and the visual impact of the proposed development will be most apparent in the winter months when the screening effect of the trees is reduced. The impact on east facing views from the southern part of the scheduled area, towards the existing modern housing and the hillside behind, will be less pronounced and the proposed development will represent a small scale visual change to this view with only its upper extents visible sandwiched between existing modern residential development.

The proposed development sits in close proximity to the Scheduled Monument however the only elements of existing views that will be blocked will be the views to the existing modern housing to the east and southeast of the proposed development site. The proposed development will be seen within the context of the modern housing that contains it on three sides and will be easily absorbed as a small component of the dramatic and picturesque southeasterly views along the valley. The proposed development is small scale and sympathetically designed to complement the existing built environment. It will appear as a small scale extension of existing residential land use to the southeast and will result in only very minor changes to the setting of the Scheduled Monument.

The northern boundary of the development plot is a continuation of the existing northern boundaries of the properties to the east and west of the proposed development site, and the proposed development will not bring the extents of modern housing significantly closer to the monument. The scale, extent and location of the proposed development mean that it will not dominate the Pen y Mŵd Scheduled Monument or detract from our ability to appreciate or understand it or its setting.

The key characteristics of the setting of the Scheduled Monument as a medieval motte at the centre of a picturesque 19th century estate village, separated from the river by the agricultural fields to its east and with small scale modern development to its southeast, all set within a wooded valley landscape, will remain the same. The proposed development can be absorbed into the existing landscape setting of the Scheduled Monument with little impact on its key characteristics.

The character and scale of the proposed development are in keeping with that of the existing built environment to the southeast of the Scheduled Monument, however, the development will still serve to increase the density of modern housing in proximity to it. The development will not however significantly increase the built form in views along the valley from the scheduled area and erode any existing sense of isolation or remoteness that the Scheduled Monument possesses. The proposed development will not negatively affect other non-visual elements of the setting and character of the Scheduled Monument such as evocation of the historical past, sense of place or cultural identity.

Further non-visual impacts of the proposed development, such as the introduction of noises or smells are likely to be minimal and limited in duration to the construction phase of the proposed development. Two new houses within an area of existing development will not result in a significant increase in vehicle traffic it is also unlikely to significantly increase ambient noise levels experienced at the Pen y Mŵd Scheduled Monument.

The cumulative effect of the expansion of small scale modern residential housing in proximity to the Scheduled Monument is noted. The development does represent a further erosion of the once exclusively rural setting of the monument. However, the proposed development fills a small area of land between existing developments and does not have a major impact on either the existing character of the Pen y Mŵd Scheduled Monument (CN007) or on our ability to understand, appreciate and experience it.

Overall, the impact of the proposed development on the setting of the Pen y Mŵd Scheduled Monument (CN007) has been assessed to be **negative**, and the magnitude of this impact **minor**, as the proposed development will overall result in a slight but noticeable negative change to the setting of the Pen y Mŵd Scheduled Monument (CN007).

3.3.2.3 Assessment of the impact of the proposed development on the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) including the Grade II* Listed Building Pen-y-bryn house (LB3651)

As was noted in Sec 3.1.3, the eastern side of the enclosure, the Grade II* Listed Building the Gatehouse/Barn at Pen-y-bryn (LB 3656) and the Grade II Listed Building Pen-y-bryn Cottage (LB3652) will not be visually impacted by the proposed development due to the effect of local topography. The visual impact on the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) including the Grade II* Listed Building Pen-y-bryn house (LB3651) is limited to southwest facing winter views from the western side of the enclosure and house towards the Pen y Mŵd Scheduled Monument (CN007) and the proposed development site. These winter views will be heavily filtered however and the proposed development, 120m to the southwest, will be glimpsed through the branches of trees that grow on the western side of the enclosure and the hillside below. It will appear as a small scale extension of existing residential land use to the southeast of the motte. The main aspect of the house is northwest facing however, and the views from it out across the coastal plain to the Menai Strait and Anglesey beyond will not be impacted.

The Enclosure and Associated Structures at Pen y Bryn sits on a terrace to the east of the village of Abergwyngregyn. The small scale of the development and its location on the valley floor on the eastern side of the village will not dominate the historic asset or detract from our ability to understand and appreciate the house or the Scheduled Monument, indeed it is unlikely that a visitor to the Enclosure and Associated Structures at Pen y Bryn or Pen-y-bryn house would even be aware of the existence of the proposed development.

The proposed development will not impact the non-visual elements of the setting and character the Enclosure and Associated Structures at Pen y Bryn or Pen-y-bryn house such as sense of remoteness, evocation of the historical past, sense of place or cultural identity. Nor will it generate increased vehicle traffic in the vicinity of the Scheduled Monument. Further non-visual impacts of the proposed development, such as the introduction of noises or smells are likely to be barely noticeable and limited in duration to the construction phases of the proposed development.

Overall, the impact of the proposed development within the setting of the Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218) and the Grade II* Listed Building Pen-y-bryn house (LB3651) has been assessed to be **negative**, and the magnitude of this impact **negligible** as it will result in very minor changes to the settings of the Scheduled Monument and the listed building that hardly affect them.

3.3.3 Summary of impacts

The assessed impacts of the proposed development on the settings of potentially affected historic assets are summarised in Table 3.3 below.

Historic Asset	Impact	Magnitude
Abergwyngregyn Conservation Area	Negative	Minor
Aber Castle Mound (Pen y Mŵd) Scheduled Monument (CN007)	Negative	Minor
The Enclosure and Associated Structures at Pen y Bryn Scheduled Monument (CN218)	Negative	Negligible
Grade II* Listed Building Pen-y-bryn house (LB3651)	Negative	Negligible
Grade II* Listed Building Gatehouse/Barn at Pen-y-bryn (LB 3656)	Neutral	No Change
Grade II Listed Building Pen-y-bryn Cottage (LB3652)	Neutral	No Change

Table 3.3 Summary of the impacts of the proposed development on potentially affected historic assets

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

The guidance *Setting of Historic Assets in Wales* (Cadw 2017) states that 'depending on the level of impact, mitigation measures to reduce the negative impact of the proposals should be considered' (Cadw 2017, sec 4.4). The proposed development has been assessed to have a potential negative impact of minor magnitude on two historic assets, a potential negative impact of negligible magnitude on two historic assets and a neutral impact with a magnitude of no change on two historic assets. Mitigation measures have been included in the design of the development including sympathetic design to complement the existing houses in the village and tree planting in the rear gardens of the properties to partially screen views of the proposed development from the northwest. No further mitigation measures are proposed as a result of this assessment.

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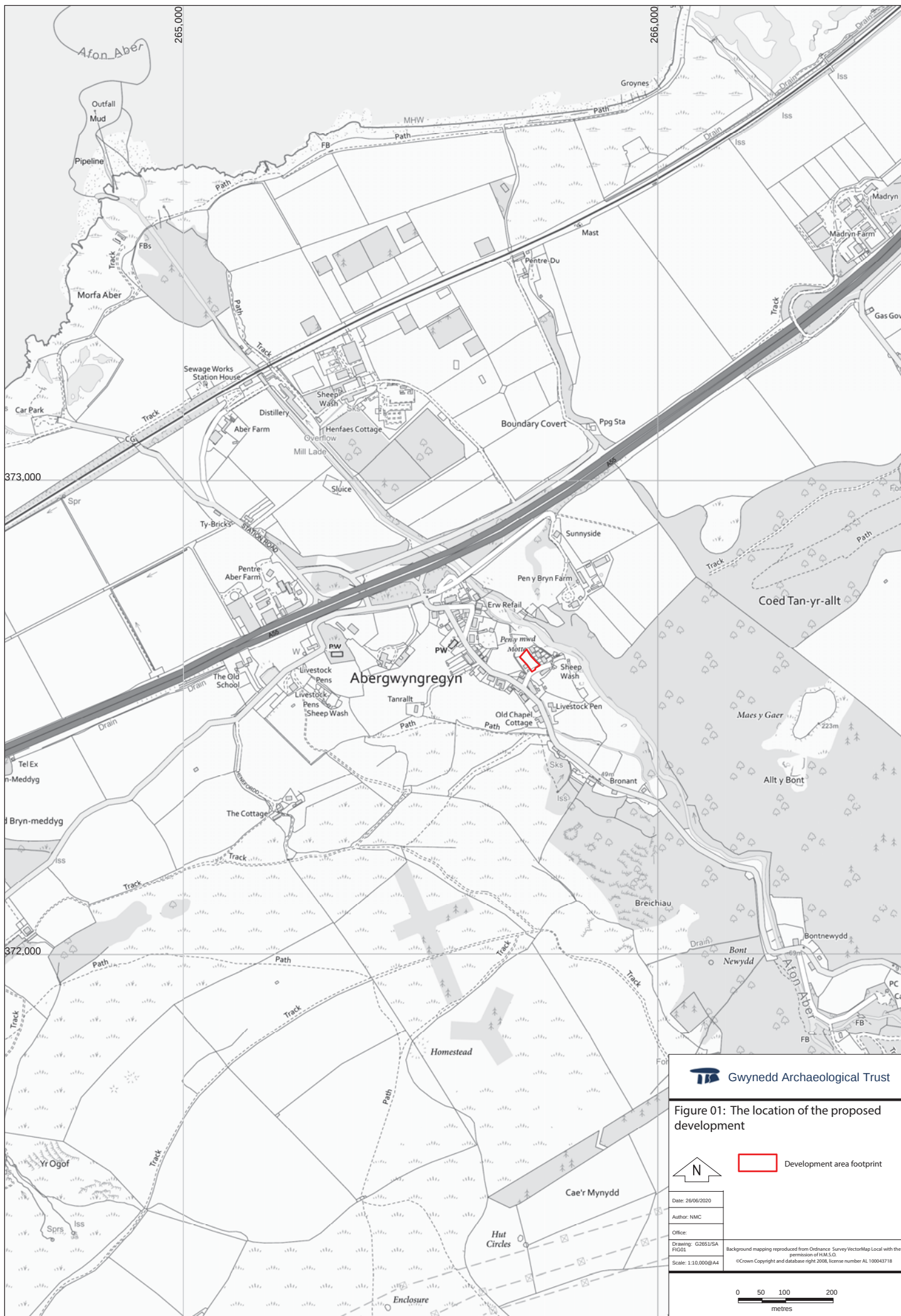
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FIGURES



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Figure 01: The location of the proposed development

  Development area footprint

Date: 26/06/2020

Author: NMC

Office:

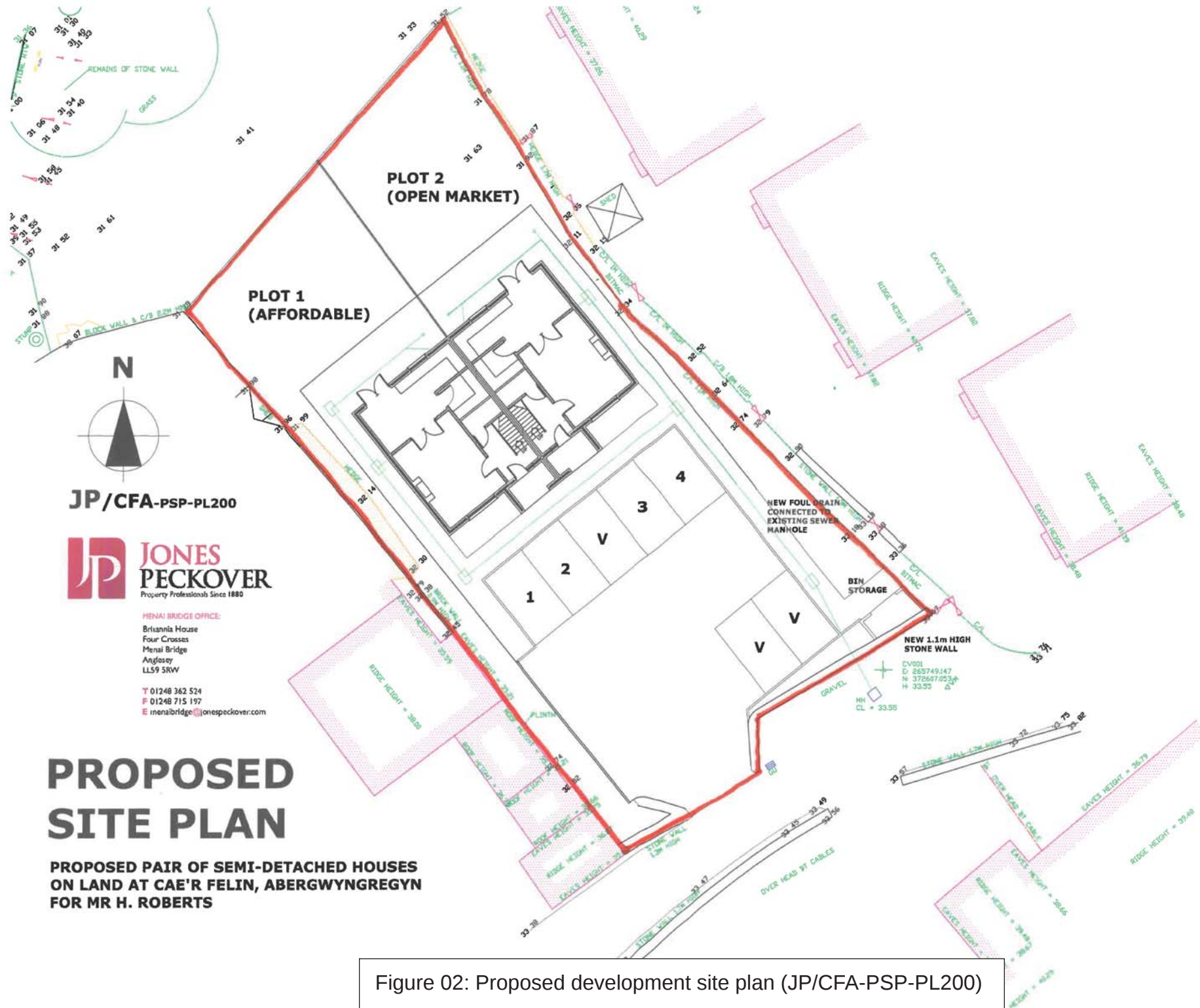
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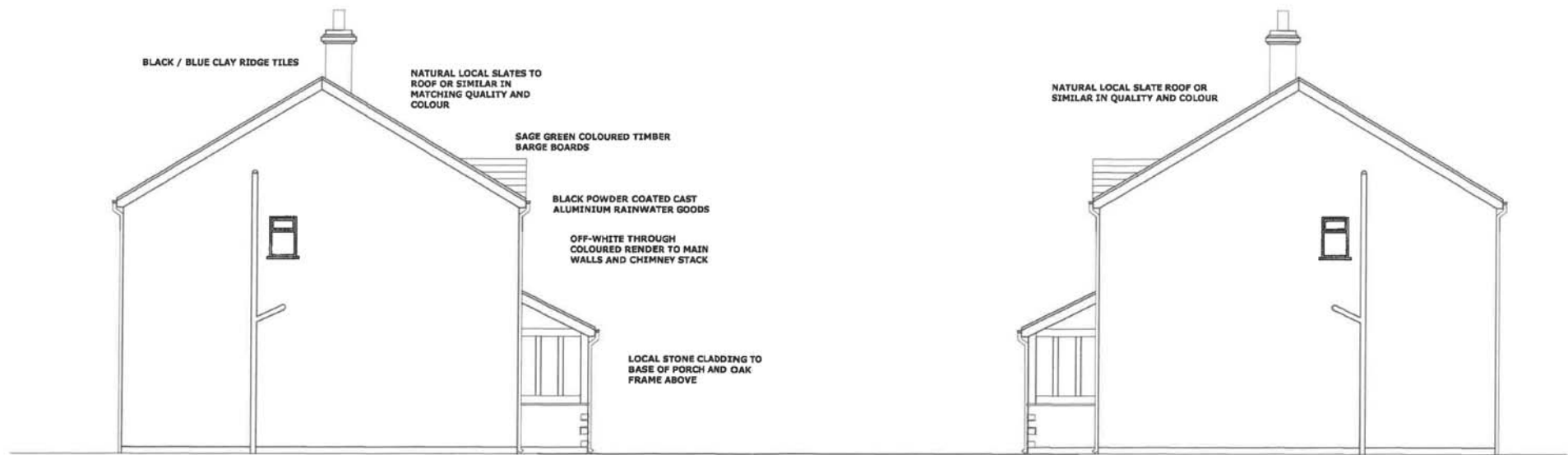
FIG01

Scale: 1:10,000@A4

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0 50 100 200
metres



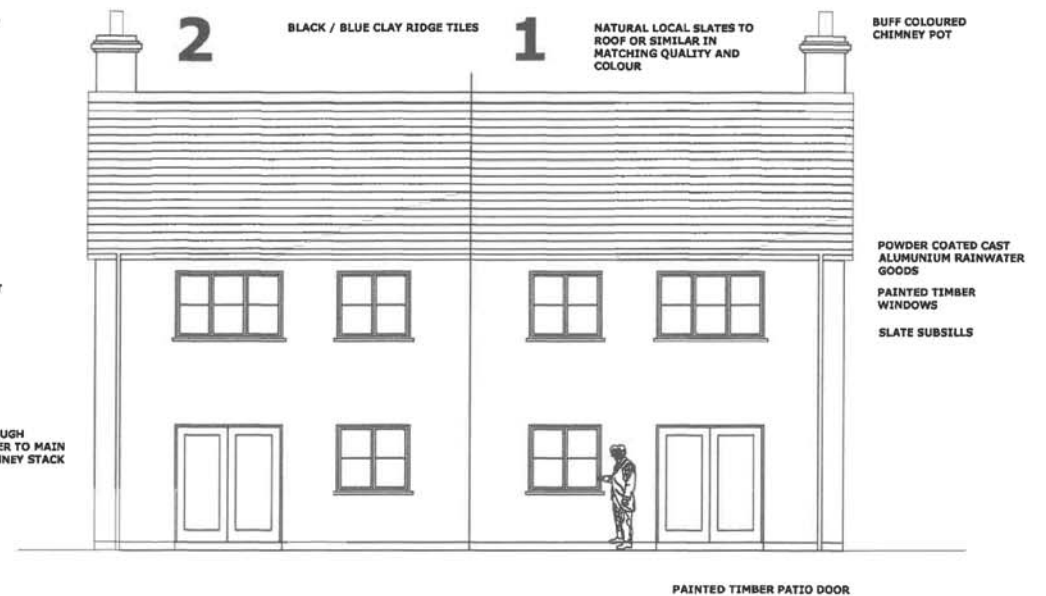


PROPOSED END (SOUTH WEST) ELEVATION

PROPOSED END (NORTH EAST) ELEVATION



PROPOSED FRONT (SOUTH EAST) ELEVATION



PROPOSED REAR (NORTH WEST) ELEVATION

JP/CFA-PE-PL02

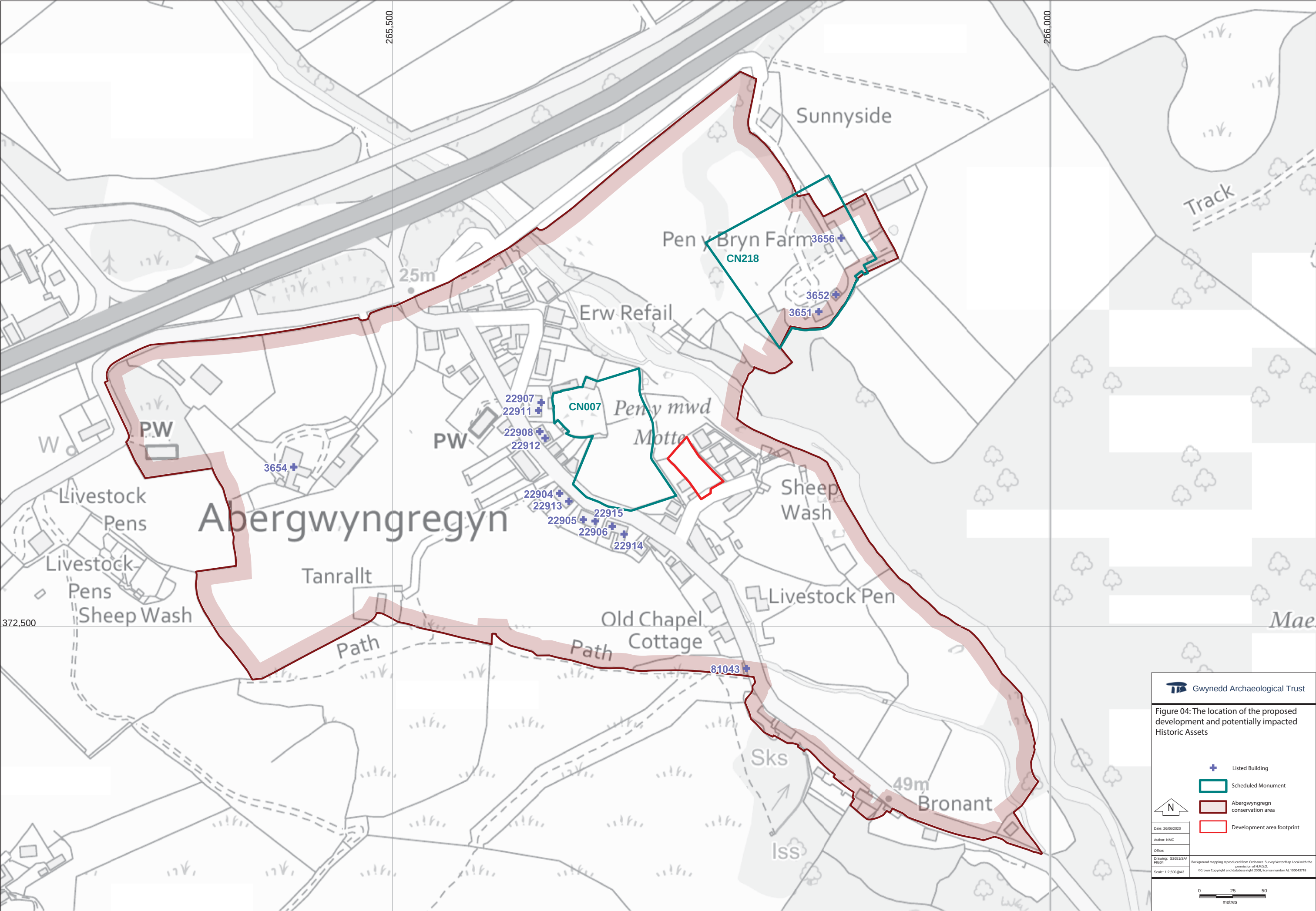
**PROPOSED 3 BED SEMI-DETACHED HOUSES ON LAND AT CAE'R FELIN, ABERGWYNGREGYN
FOR MR H ROBERTS**

Figure 03: Proposed development elevation drawings (JP/CFA-PE-PL02)



MENAI BRIDGE OFFICE.
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Four Crosses
Menai Bridge
Anglesey
LL59 5RW

T 01248 362 524
F 01248 715 197
E menai@jonespeckover.com



 Gwynedd Archaeological Trust

Figure 04: The location of the proposed development and potentially impacted Historic Assets

 Listed Building

 Scheduled Monument

 Abergwyngregyn conservation area

 Development area footprint

 N

Date: 26/06/2020

Author: NMC

Office:

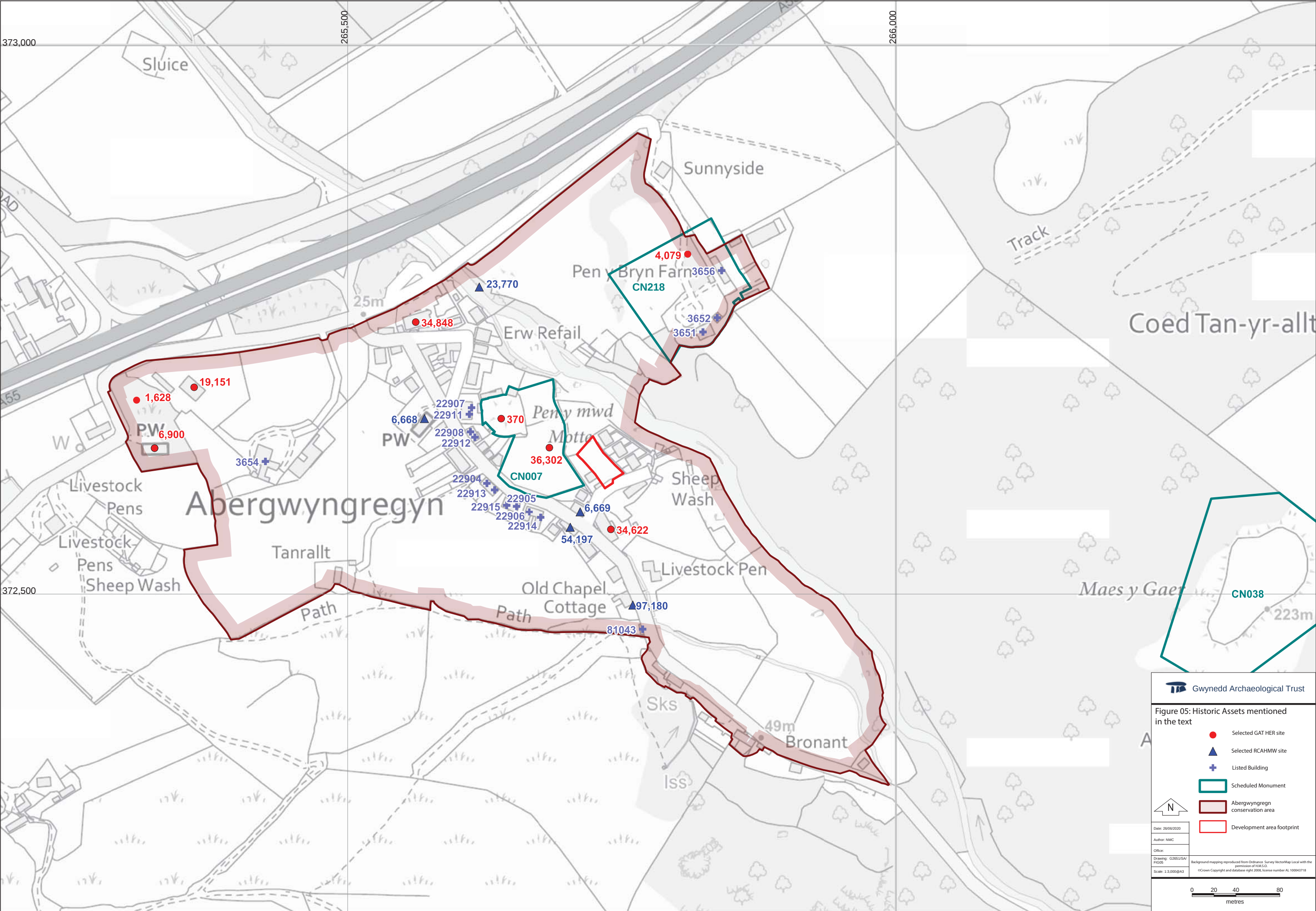
Drawing: G2652/SA
FIG04

Scale: 1:2,500 @A3

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02550

metres



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Figure 05: Historic Assets mentioned in the text

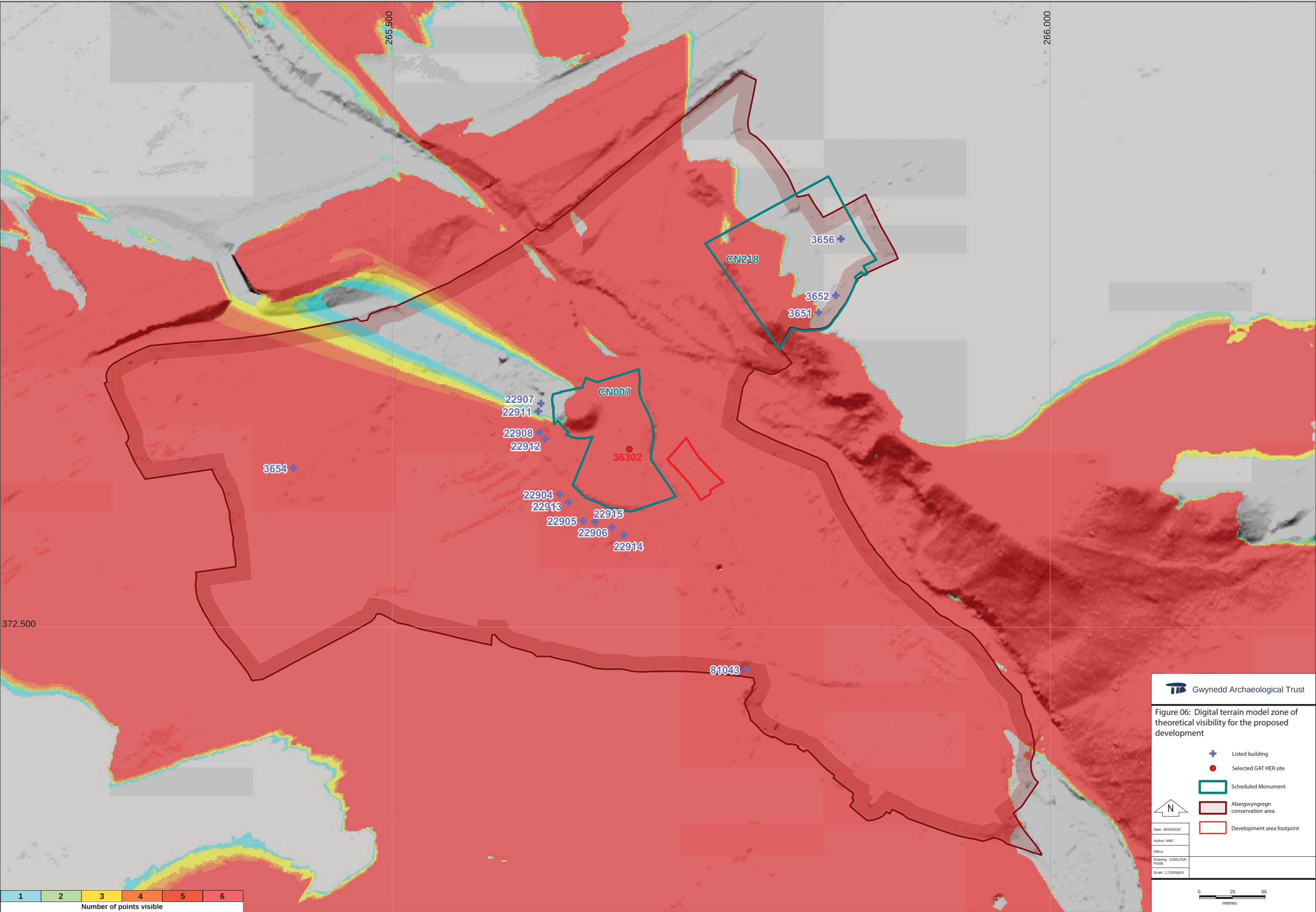
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- ▲ Selected RCAHMS site
- + Listed Building
- Scheduled Monument
- Abergwyngregyn conservation area
- Development area footprint

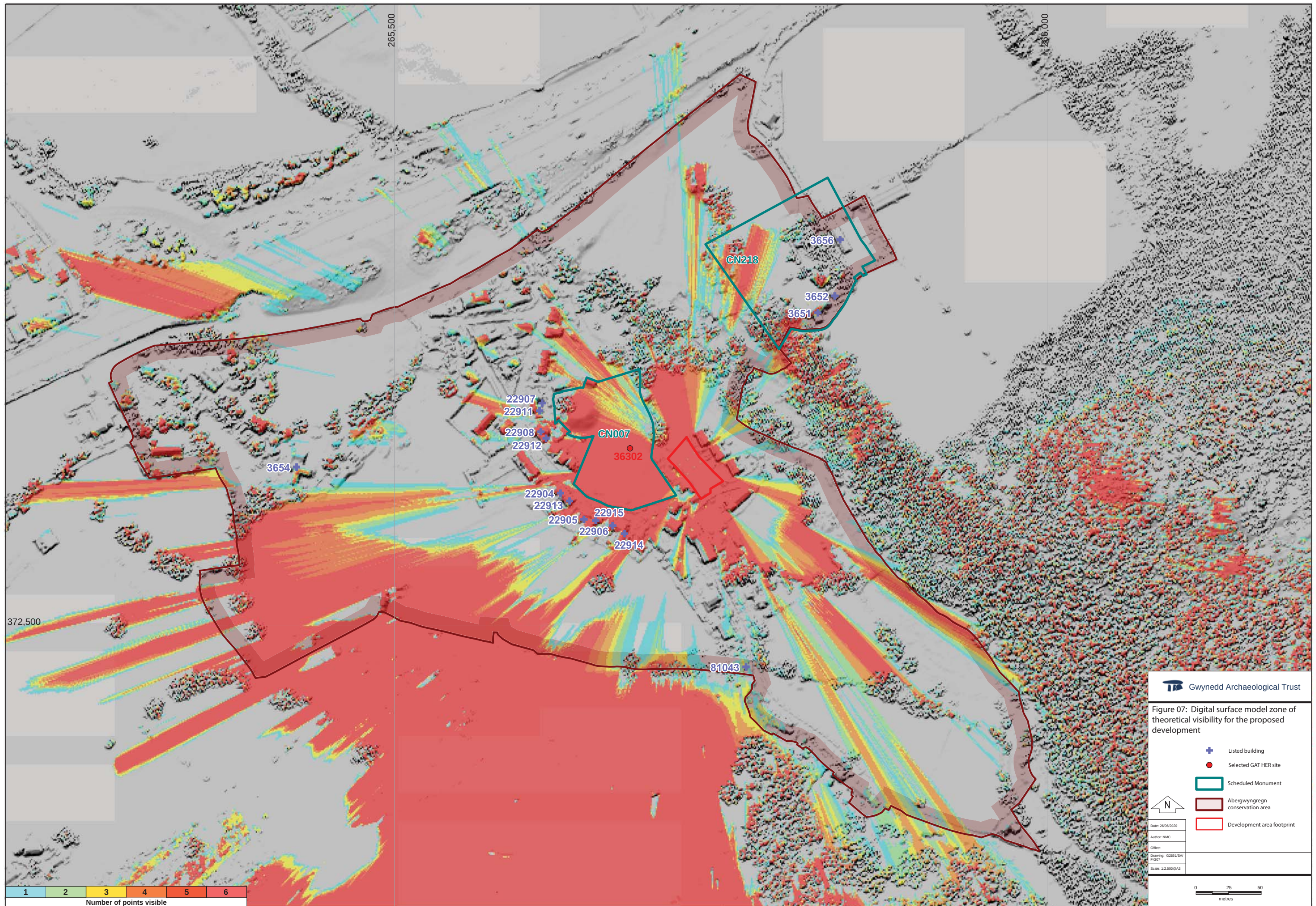
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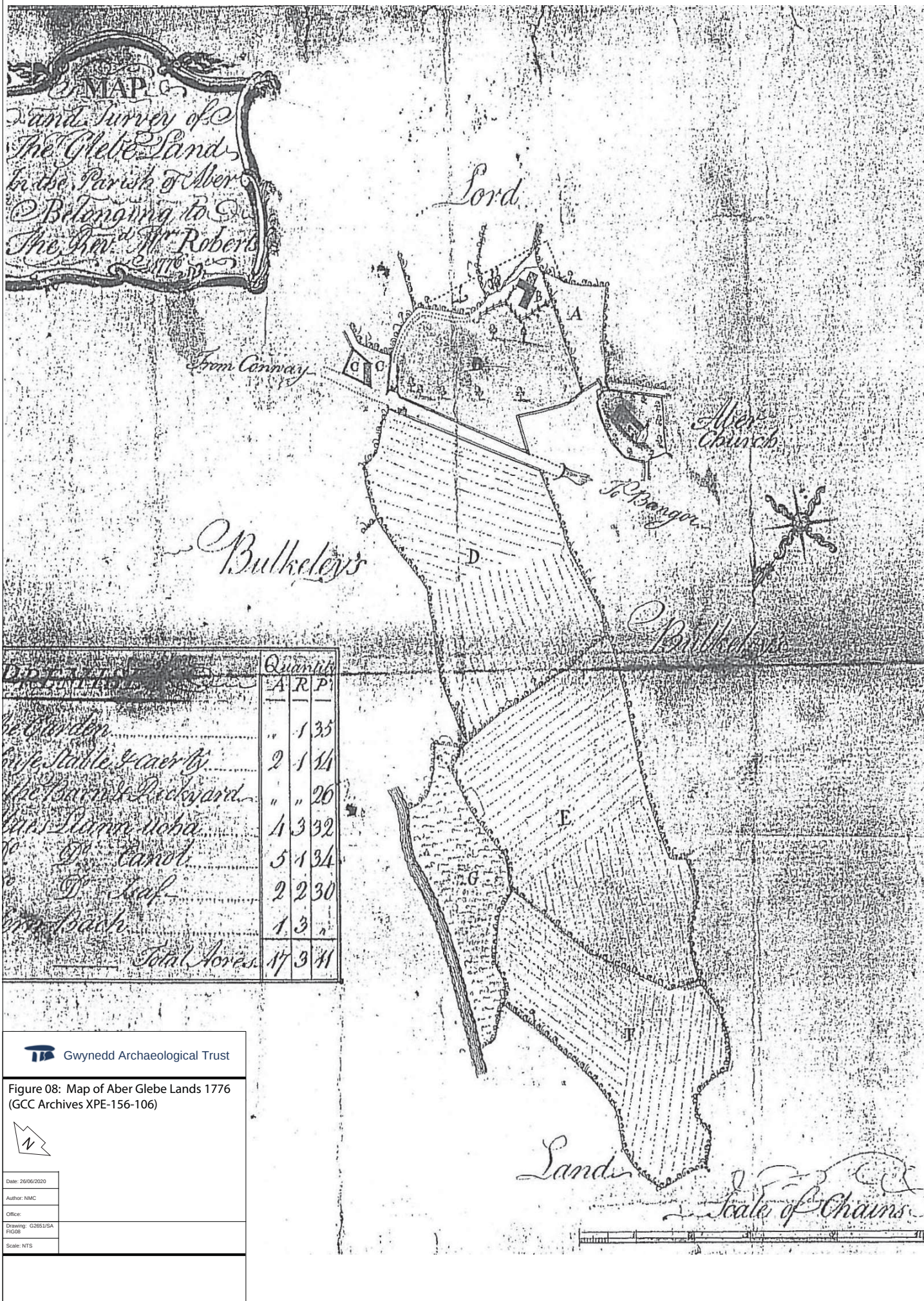
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Drawing: G2651/SA
FIG05
Scale: 1:3,000@A3

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0 20 40 80
metres







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Figure 08: Map of Aber Glebe Lands 1776
 (GCC Archives XPE-156-106)



Date: 26/06/2020

Author: NMC

Office:

Drawing: G2653/SA

FIG08

Scale: NTS



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Figure 09: Tithe Award Map 1848



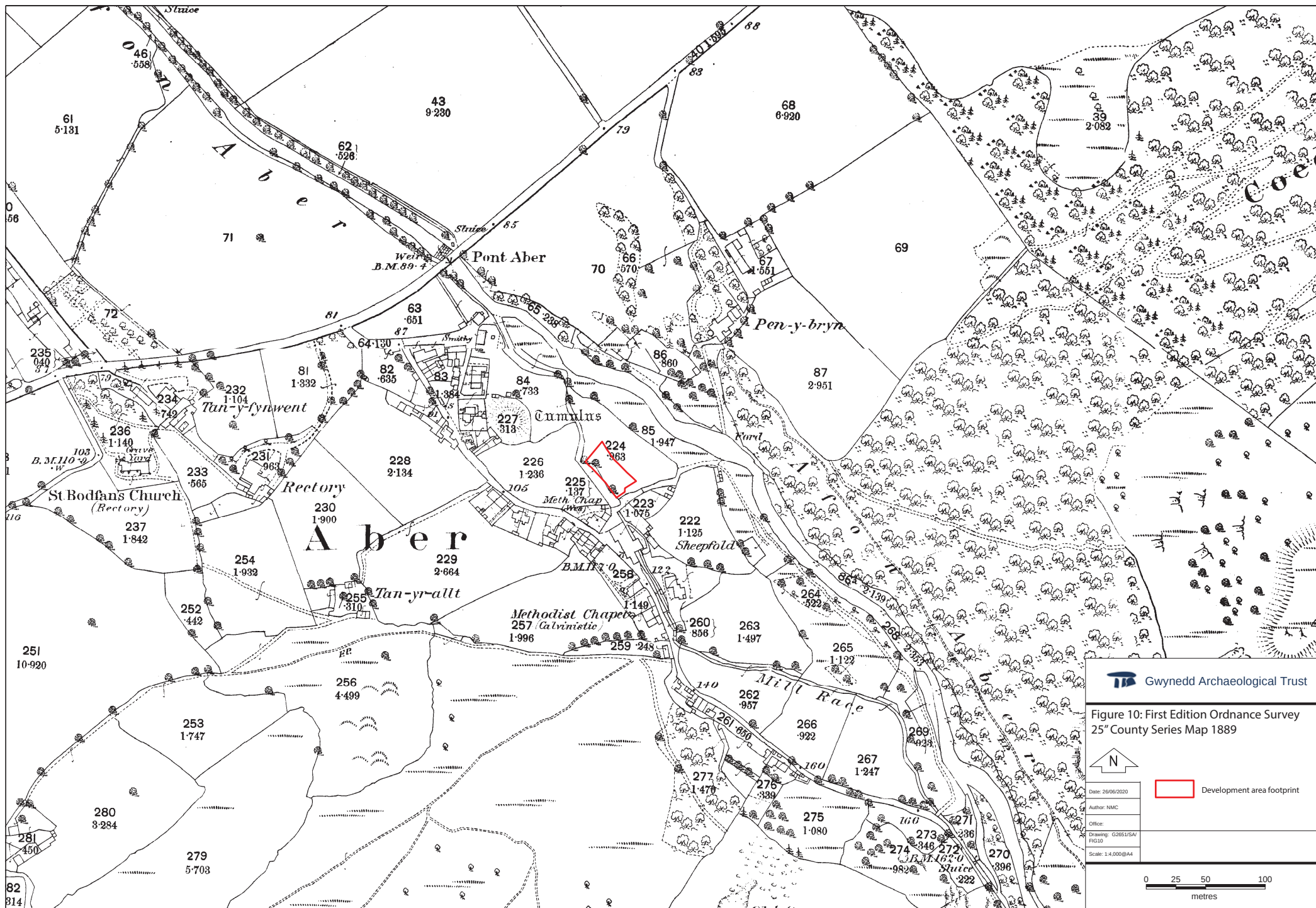
Date: 26/06/2020

Author: NMC

Office:

Drawing: G265/SA
FIG09

Scale: NTS



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Figure 10: First Edition Ordnance Survey
25" County Series Map 1889



Date: 26/06/2020

Author: NMC

Office:

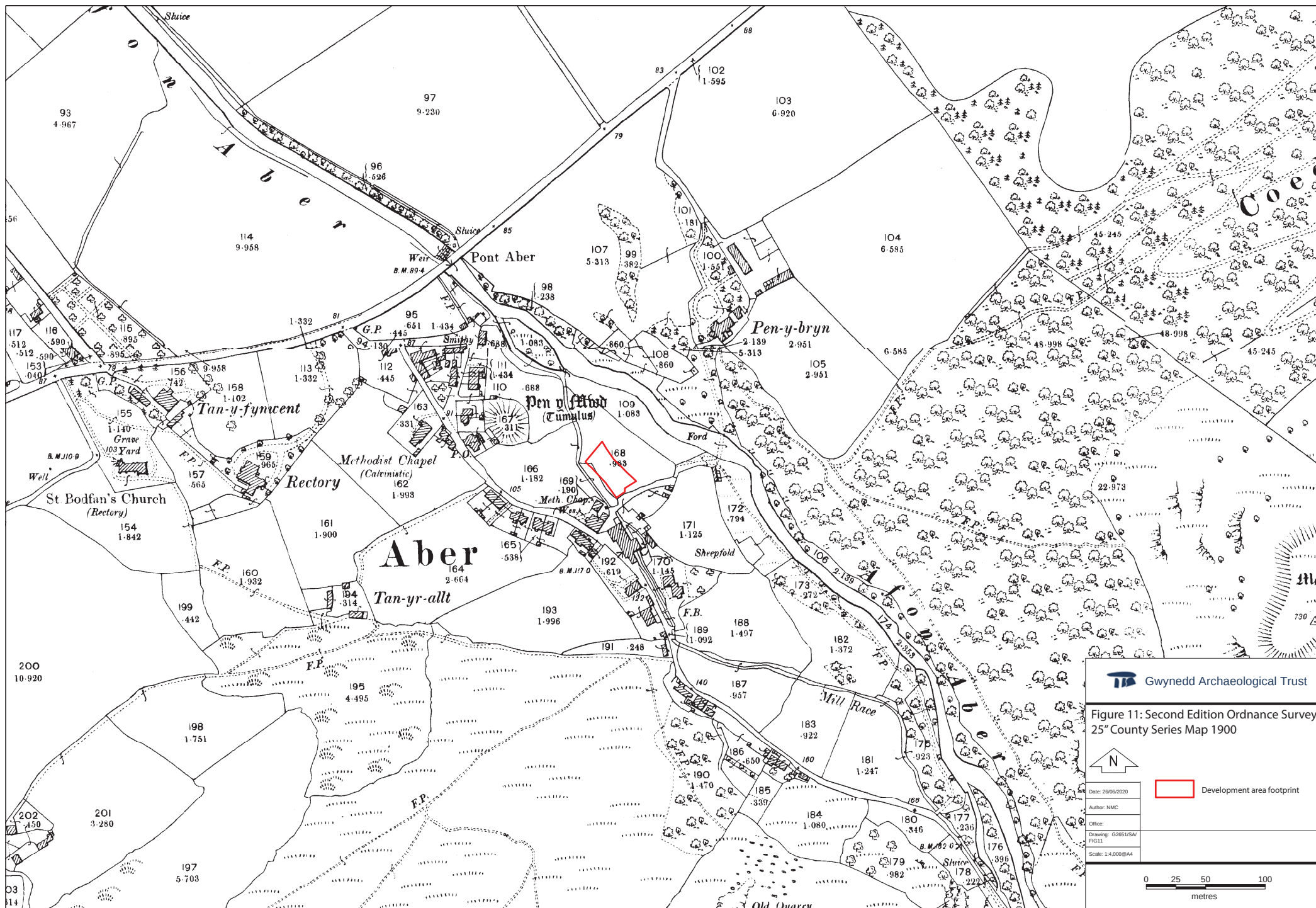
Drawing: G2051/SAV

FIG10

Scale: 1:4,000@A4

 Development area footprint

0 25 50 100
metres



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Figure 11: Second Edition Ordnance Survey
25" County Series Map 1900



Date: 26/06/2020

Author: NMC

Office:

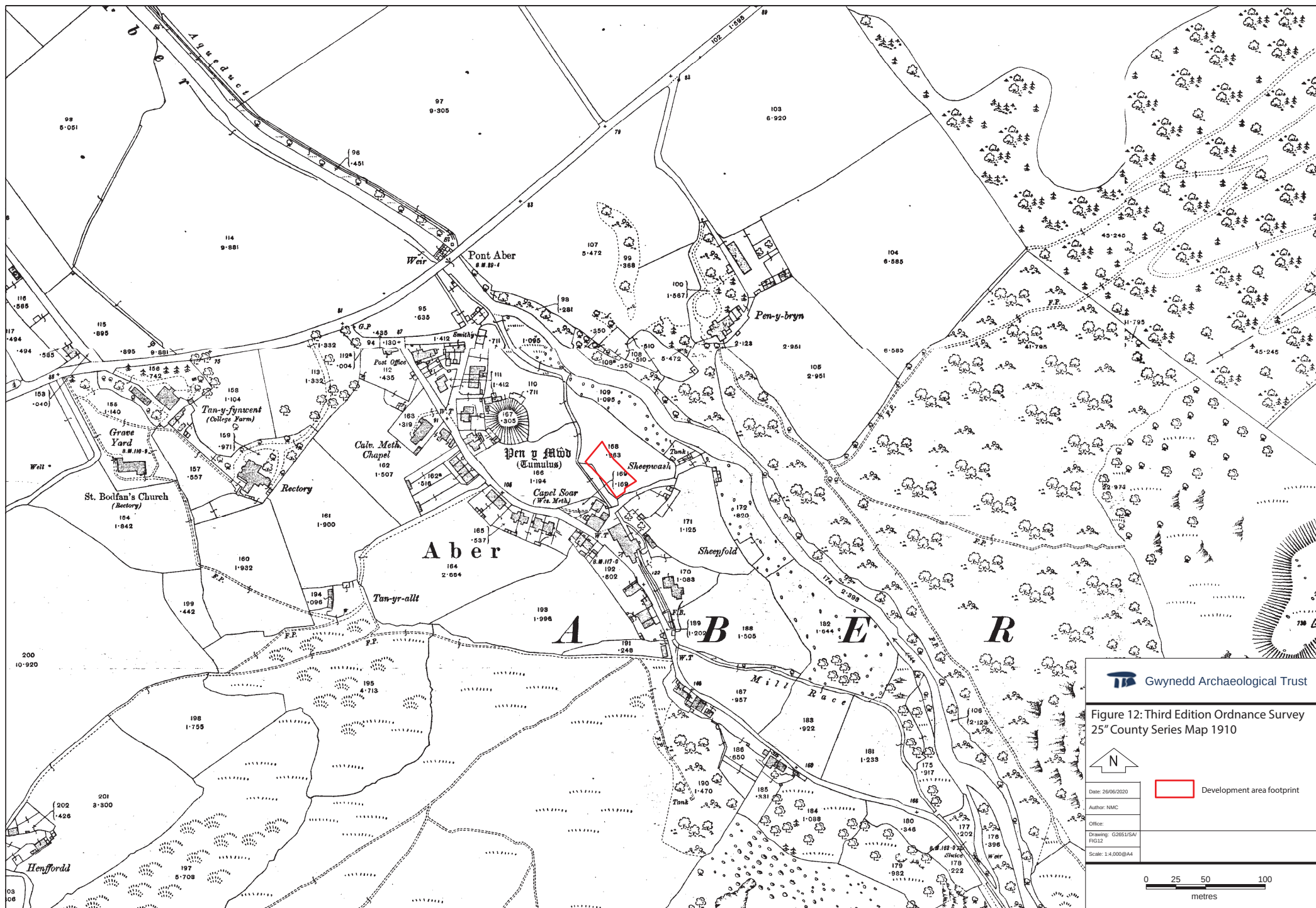
Drawing: G2051/SAV

FIG11

Scale: 1:4,000@A4

 Development area footprint

0 25 50 100
metres



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Figure 12: Third Edition Ordnance Survey
25" County Series Map 1910



Date: 26/06/2020

Author: NMC

Office:

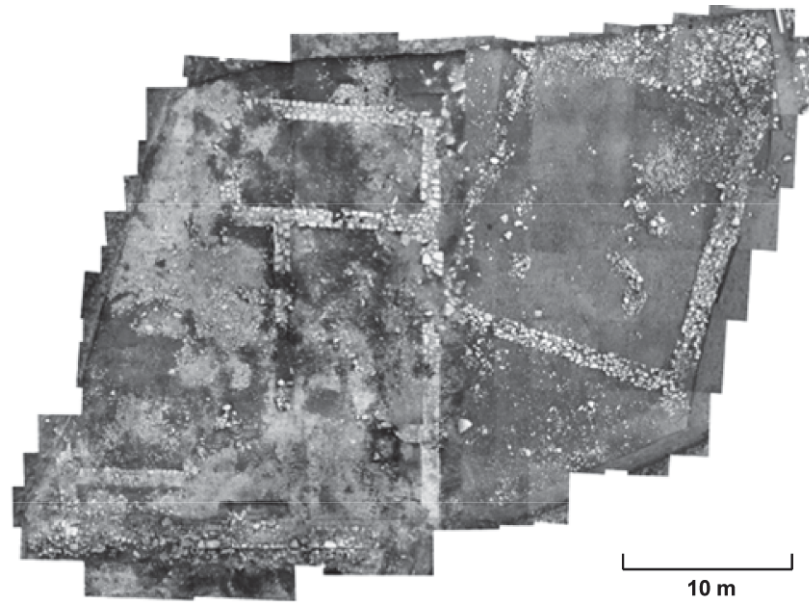
Drawing: G2051/SAV

FIG12

Scale: 1:4,000@A4

 Development area footprint

0 25 50 100
metres



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Figure 13: Ty'n y Mŵd excavation 2010-11
composite photograph
(after Roberts 2012, Figure 3)



Date: 26/06/2020

Author: NMC

Office:

Drawing: G2651/SA

FIG13

Scale: NTS



 Gwynedd Archaeological Trust

Figure 14: Assessment viewpoints


N

Date: 26/06/2020

Author: NMC

Office:

Drawing: G2651/SA
FIG14

Scale: 1:3,000@A3

 Development area footprint

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0204080

metres

PLATES

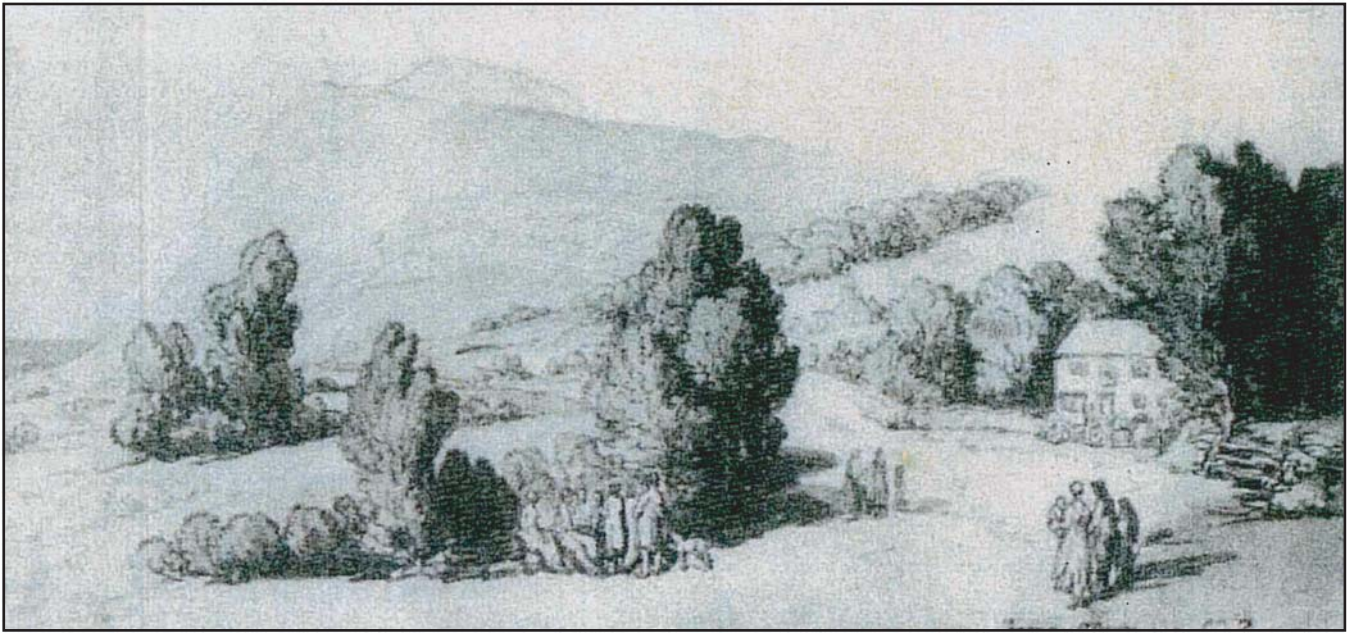


Plate 01: Penmaenmawr headland from Aber church hill showing the old road, bridge and smithy at Aber (Rowlandson, 1797) (NLW PD9371).



Plate 02: Aber old bridge and village from the north (Anon, circa 1831) (GCC Archives XS/1491/50)

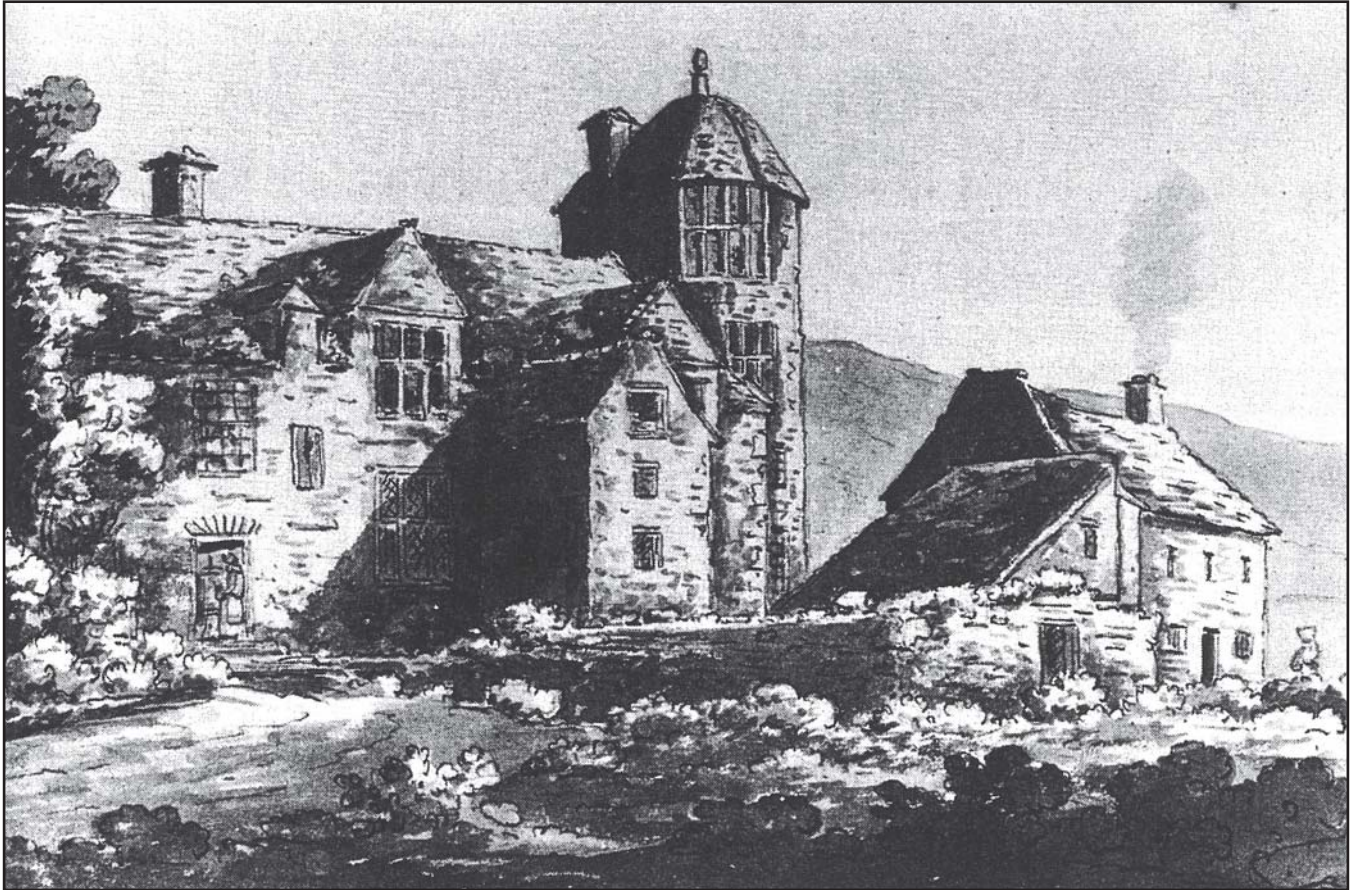


Plate 03: Pen y Bryn Aber (Colt Hoare, 1810) (NLW views in Wales)



Plate 04: View of the proposed development site from its northwestern edge, viewed from the northwest (development area highlighted red; archive ref G2651_018).



Plate 05: View of existing housing along the eastern edge of the development, viewed from the south (development area highlighted red; archive ref G2651_016).



Plate 06: View of existing housing along the western edge of the development, viewed from the east (development area highlighted red; archive ref G2651_017).



Plate 07: Pen y Mwd motte (CN007), viewed from the east-northeast (archive ref G2651_026).



Plate 08: View from the top of the Pen y Mwd motte (CN007) towards the proposed development site, modern housing and the Maes-y-Gaer Hillfort (CN038) (Viewpoint 1), viewed from the east-southeast (development area highlighted red; archive ref G2651_031).



Plate 09: View from the top of Pen y Mwd motte (CN007) along the route of the road through the village and along the Aber Valley (Viewpoint 2), viewed from the northwest (development area highlighted red; archive ref G2651_029).



Plate 10: View from the top of Pen y Mwd motte (CN007) towards the Enclosure and Associated Structures at Pen y Bryn (CN218) (Viewpoint 3), viewed from the west (development area highlighted red; archive ref G2651_035).



Plate 11: View from within the Pen y Mwd motte (CN007) scheduled area towards the proposed development site (Viewpoint 4), viewed from the west-northwest (development area highlighted red; archive ref G2651_020).



Plate 12: View from within the Pen y Mwd motte (CN007) scheduled area towards the proposed development site (Viewpoint 5), viewed from the west (archive ref G2651_022).



Plate 13: View from the northeast corner of the Pen y Mwd motte (CN007) scheduled area towards the proposed development site (Viewpoint 6), viewed from the northwest (archive ref G2651_024).



Plate 14: View towards the proposed development site from the lane to the south (Viewpoint 7), viewed from the southeast (development area highlighted red; archive ref G2651_002).



Plate 15: View towards the Pen y Mwd motte (CN007) from the eastern end of the lane to the south of the proposed development site (Viewpoint 8), viewed from the southeast (archive ref G2651_011).



Plate 16: View towards the Enclosure and Associated Structures at Pen y Bryn (CN218) from the western end of the lane to the south of the proposed development site (Viewpoint 9), viewed from the southwest (archive ref G2651_004).



Plate 17: View towards the proposed development site from the road to the southwest of the Pen y Mwd motte (CN007) scheduled area (Viewpoint 10), viewed from the southwest (archive ref G2651_006).



Plate 18: View towards the proposed development site from the road to the west of the Pen y Mwd motte (CN007) scheduled area (Viewpoint 11), viewed from the west (archive ref G2651_009).



Plate 19: View towards the village and the proposed development site from the hillside to the southwest (Viewpoint 12), viewed from the southwest (archive ref G2651_037).



Plate 20: Pen-y-bryn house (LB3651), viewed from the north (archive ref G2651_046).



Plate 21: View from the western side of Pen-y-bryn House (LB3651) towards the Pen y Mwd motte (Viewpoint 13), viewed from the east-northeast (archive ref G2651_043).



Plate 22: View from the western side of Pen-y-bryn House (LB3651) towards the proposed development site (Viewpoint 14), viewed from the northeast (archive ref G2651_045).



Plate 23: View from the western side the Enclosure and Associated Structures at Pen y Bryn (CN218) towards the Pen y Mwd motte (CN007) and the proposed development site(Viewpoint 15), viewed from the northeast (archive ref G2651_039).



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