

**Setting Assessment:**  
**Land off Stad Gorseddfa, Criccieth**

May 2025



Report No. 2378



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May 2025

Prepared for Rhys Evans Cyf

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## **Summary**

*Pre-planning consultation has been carried out for the proposed construction of 25 dwellings on land adjacent to Stad Gorseddffa, Criccieth.*

*Several designated historic assets were identified as being located within 500m of the proposed development and which have the potential of being impacted by the proposed development. Pre-application consultation noted that the Scheduled Monuments of Castell Criccieth (CN015) and Criccieth Castle, Outer Bank Defences (CN173) and the Grade II Listed Buildings of Capel Mawr (LB15371) and Geroge IV Hotel (LB15370) have the potential to be significantly impacted by the proposals.*

*The consultation concluded that any application for this development should be accompanied by an assessment of the impact of the proposed development on the setting of the above designated historic assets, prepared by a competent and qualified historic environment expert, in accordance with the methodology outlined in the Welsh Government's best-practice guidance.*

*Following Cadw's advice Archaeology Wales (AW) were commissioned by Rhys Evans Cyf to provide the Setting Assessment to inform the planning decision.*

## **Crynodeb Annechnegol**

*Mae ymgynghoriad cyn-cynllunio wedi ei gynnal ar gyfer y bwriad i adeiladu 25 o anheddau ar dir gerllaw Stad Gorseddffa, Criccieth.*

*Nodwyd nifer o asedau hanesyddol dynodedig fel rhai sydd wedi'u lleoli o fewn 500m i'r datblygiad arfaethedig ac y gallai'r datblygiad arfaethedig effeithio arnynt. Nododd yr ymgynghoriad fod gan Henebion Cofrestredig Castell Criccieth (CN015) a Chastell Criccieth, Amddiffynfeydd y Banc Allanol (CN173) ac Adeiladau Rhestredig Gradd II Capel Mawr (LB15371) a Gwesty Geroge IV (LB15370) y potensial i gael eu heffeithio'n sylweddol gan y cynigion.*

*Daeth yr ymgynghoriad i'r casgliad y dylai unrhyw gais am y datblygiad hwn gynnwys asesiad o effaith y datblygiad arfaethedig ar leoliad yr asedau hanesyddol dynodedig uchod, wedi'i baratoi gan arbenigwr amgylchedd hanesyddol cymwys a chymwys, yn unol â'r fethodoleg a amlinellir yng nghanllawiau arfer gorau Llywodraeth Cymru.*

*Yn dilyn cyngor Cadw comisiynwyd Archaeoleg Cymru (AW) gan Rhys Evans Cyf i ddarparu'r Asesiad Lleoliad i lywio'r penderfyniad cynllunio.*

## 1. Introduction

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### 1.1. Background

- 1.1.1. Pre-planning consultation has been carried out for the proposed construction of 25 houses on land adjacent to Stad Gorseddfa, Criccieth. The site is centred on NGR SH 49730 38212 (Figure 1).
- 1.1.2. Several designated historic assets were identified as being located within 500m of the proposed development and which have the potential of being impacted by the proposed development. The consultation noted that the Scheduled Monuments of Castell Criccieth (CN015) and Criccieth Castle, Outer Bank Defences (CN173) and the Grade II Listed Buildings of Capel Mawr (LB15371) and Geroge IV Hotel (LB15370) have the potential to be significantly impacted by the proposals.
- 1.1.3. The consultation concluded that the potential impacts of the proposed development upon these assets should be assessed;  
  
*'...in accordance with the Welsh Government guidance given in the document "The Setting of Historic Assets in Wales (2017).'*
- 1.1.4. Following the consultation response Archaeology Wales (AW) were commissioned by the client to provide the Setting Assessment to inform the planning application.

### 1.2. Site location

- 1.2.1. The site is a rectangular parcel of land located on the north-western edge of the town of Criccieth, Gwynedd. Criccieth sits at the south-eastern end of the Llŷn Peninsula, approximately 8km west of Porthmadog, and 14km east of Pwllheli.
- 1.2.2. The site is comprised of a single agricultural field which is enclosed by well-established hedgerows on all sides. To the north of the site is a further

enclosed field, while to the west, south and east is a mix of residential housing and commercial properties. The site is located on gently sloping ground, rising from south to north.

- 1.2.3. The site lies within the Criccieth Conservation Area (WAL/GWYN/37). The impact upon the Conservation Area is assessed within a Heritage Impact Assessment also conducted by Archaeology Wales (Clarke 2025).

### **1.3. Consultation**

- 1.3.1. Pre-application advice has been undertaken with Cadw and the Senior Conservation Officer at Gwynedd County Council (5<sup>th</sup> February 2025). The advice was to undertake a Setting of Historic Assets in Wales assessment report for the proposed development.

## **2. Methodology**

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### **2.1. Assessment process**

- 2.1.1. The assessment of asset setting follows the guidance set out in Setting of Historic Assets in Wales (Cadw 2017). This sets out a four-stage approach:
- Stage 1: Identify the historic assets that might be affected by a proposed change or development.
  - Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.
  - Stage 3: Evaluate the potential impact of a proposed change or development on that significance.
  - Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that

significance.

## **2.2. Standards**

2.2.1. Archaeology Wales work to the Standards and Guidance published by the Chartered Institute for Archaeologists (CIfA). The Institute has not published a Standard and Guidance for Setting Assessment, and the overriding guidance for such work in Wales is set out in *Setting of Historic Assets in Wales* issued by Cadw (2017), but some of the underlying work would be covered by the Standard and Guidance for archaeological Desk-based Assessments (CIfA 2020), and this has been followed where applicable in the context of this work.

## **2.3. Sources consulted**

2.3.1. The assessment involved consultation of available archaeological and historical information based on a study area covering a 500m buffer around the proposal area.

2.3.2. The principal sources of archaeological and historical information comprised:

- Cadw inventory of designated historic assets.
- Available historic mapping (Ordnance Survey and tithe).
- NRW LiDAR coverage of the site and its environs, at available 1m DSM resolution;
- Aerial photographs held by the Central Register of Aerial Photography for Wales, Cardiff (CRAPW).

2.3.3. Both the regional Historic Environment Record (HER), which holds information on known archaeological sites, monuments and finds, as well as previous archaeological investigations and the National Monuments Record of Wales (NMRW) databases were consulted for information on non-designated sites.

2.3.4. However after consultation with Heneb – Gwynedd Archaeological Planning

non-designated sites were not included within the assessment.

## **2.4. Legislation**

### ***Historic Environment (Wales) Act***

- 2.4.1. The Historic Environment (Wales) Act 2023 has recently come into effect (November 2024) which provides consolidated legislation for the effective protection and management of Wales' historic environment. The Acts that formerly provided the legislative framework for the management and protection of the Welsh historic environment — principally the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990 — no longer apply in Wales.
- 2.4.2. The act does not specifically affect the planning process or the way in which archaeology and heritage matters are addressed within it.

## **2.5. National Planning Policy**

### ***Future Wales: The National Plan 2040***

- 2.5.1. The Welsh Government's Future Wales: The National Plan 2040 states in the foreword from the Minister for Housing and Local Government that it forms a 'framework for planning the change and development our country will need over the next two decades'.
- 2.5.2. In terms of the Welsh Government's objectives, Number 6 of 'Future Wales Outcomes' on Page 55 states that:

*'Development plans will have a forward thinking, positive attitude towards enabling economic development, investment and innovation. Increased prosperity and productivity will be pursued across all parts of Wales, building on current activity and promoting a culture of innovation, social partnership, entrepreneurialism and skills- development in sustainable industries and sectors. The culture, heritage and environment of Wales will play a positive,*



*modern role in the economy by attracting the interest and expenditure of tourists and providing a distinctive and trusted brand for Welsh businesses.'*

### ***Planning Policy Wales***

2.5.3. National planning guidance, concerning the treatment of the historic environment across Wales, is detailed in Planning Policy Wales Edition 12 (February 2024), Section 6.1 of Chapter 6, Distinctive and Natural Places.

2.5.4. Paragraph 6.1.2 identifies the historic environment as comprising individual historic features, such as archaeological sites, historic buildings and historic parks, gardens, townscapes and landscapes, collectively known as 'historic assets'. Paragraph 6.1.6 outlines the Welsh Government's objectives for the historic environment. These seek to:

*'... conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy' and 'safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.'*

2.5.5. Paragraph 6.1.7 states that:

*'It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.'*

2.5.6. With regard to decision making, it is stated that:

*'Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.'*

2.5.7. In respect of listed buildings, para. 6.1.10 states that:

*'... there should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage' ... For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses ... The aim should be to find the best way to protect and enhance the special qualities of listed buildings, retaining them in sustainable use.'*

**Technical Advice Note 24 (TAN 24)**

2.5.8. Additional heritage guidance in Wales is set out in Technical Advice Note 24: The Historic Environment. TAN 24 provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications.

2.5.9. TAN 24 defines an 'historic asset' as:

*'An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.'*

2.5.10. Effects through changes within the settings of historic assets are covered in TAN 24 at Paragraphs 1.23 to 1.29. Paragraph 1.25 defines the setting of an historic asset as comprising:

*'... the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the*

*significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset.'*

2.5.11. Paragraph 1.26 stipulates that:

*'It is for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of Scheduled Monuments, listed buildings, conservation areas, registered historic parks and gardens, World Heritage Sites, or other sites of national importance and their settings.'*

2.5.12. Paragraph 1.29 goes on to state that:

*'The local planning authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses received from consultees as part of this process. A judgement has to be made by the consenting authority, on a case-by-case basis, over whether a proposed development may be damaging to the setting of the historic asset or may enhance or have a neutral impact on the setting by the removal of existing inappropriate development or land use.'*

## **2.6. Local Planning Policy**

### ***Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (adopted July 2017)***

- 2.6.1. Local planning policy is contained in the LDP, adopted on 28th February 2019. No policies directly impact on the proposed development area.
- 2.6.2. Within Section 6.5 of the LDP is '*Policy PS 20: Preserving and Where Appropriate Enhancing Heritage Assets*', which seeks to preserve and enhance Gwynedd's heritage assets, their settings and any significant views. The LDP

states that;

*'All new developments within historic areas should be designed in such a way as to preserve and enhance their special character'.*

- 2.6.3. An updated LDP is being consulted on which will supersede the current LDP. This is due to a decision by Cyngor Gwynedd and the Isle of Anglesey County Council to cease their joint working agreement.

***Current planning proposals***

- 2.6.4. A pre-application consultation was undertaken regarding a planning application for the construction of 25 dwellings across 1.2 hectares of existing pasture in Criccieth, Gwynedd. The development will also include the construction of a road within the site which will provide access and will be linked to the existing unclassified Gorseddfa estate road.

### 3. Assessment

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#### 3.1. Stage 1 | Identify the historic assets

3.1.1. The historic assets that were identified as having their settings potentially affected as a result of the development are, the Scheduled Monuments (SM) of Castell Criccieth (CN015) and Criccieth Castle, Outer Bank Defences (CN173) and the Grade II Listed Buildings of Capel Mawr (LB15371) and the Geroge IV Hotel (LB15370). Both SMs are located 425m to the south-south-east of the proposed development site, while both Listed Buildings lie on the southern edge of the site (Figure 1).

3.1.2. The Cadw's Scheduled Monument report for Castell Criccieth (CN015) defines the monument as;

*'... the remains of a castle, dating to the medieval period... Criccieth is a native castle of Llywelyn Fawr, later altered by Edward I. The inner ward is attributed to Llywelyn Fawr (Llywelyn ab Iorwerth) and the outer to Llywelyn ap Gruffydd, and Edward is credited with substantially reconstructing and heightening both the SE or Leyburn tower (part of the inner ward), and the SW or Great Tower, and with converting the N tower to take a siege engine... The main surviving remains of the SW tower are the N wall and parts of the E wall; the S and W walls seem to have fallen over the edge. Much of the outer face appears to have fallen away from the curtain wall on the S running from this tower across to the outer gatehouse. The latter is of simple design, with a passage running through the remains of a square tower. Masonry foundations in the turf of this area may suggest the presence of other buildings here.'*

3.1.3. Criccieth Castle, Outer Bank Defences (CN173) consists of;

*'...what are thought to be the outer defensive bank and ditch of Criccieth castle. There are three scheduled areas outside the wall which at present encloses the castle rock, leading from the entrance and visitor centre to where*

*the land drops away to the sea.*

- 3.1.4. Capel Mawr (LB15371) is a Calvinistic Methodist Chapel and is believed to have been built in around 1822, while the Sunday School at the rear was added at the turn of the 20<sup>th</sup> century. The chapel was designated as it;

*'...is a good example of a town chapel of gable-entrance type which uses a simplified Neo-classical vocabulary to create a distinctive and appropriate architectural style. It forms a group with the George IV Hotel and is an important element in the High Street.'*

- 3.1.5. The George IV Hotel (LB15370) is located on the eastern side of the chapel and was constructed on the site of an earlier inn around 1890. The hotel was constructed in a Jacobethan domestic style and was designated due to being;

*'An excellent example of a purpose-designed hotel of the late C19-early C20.'*

### **3.2. Stage 2 | Define and analyse the setting**

#### ***Current Setting***

- 3.2.1. All four of the heritage assets are located within the town of Criccieth. Both of the SMs relate to Criccieth Castle, which is located on a rocky promontory jutting out into Tremadog Bay. The castle is bounded by the sea on three sides, with the town to the north-west. The promontory sits at approximately 47m aOD, while the southern edge of the town is at approximately 17m aOD.
- 3.2.2. Criccieth is sited on gently sloping land, rising to the north and as such the remains of the castle are a prominent feature on the skyline, with clear views both inland and across the bay (Plate 1). There are clear views of the upper section of the promontory and the castle from within the proposed development area (Plate 2). The proposed development area is also visible from the outer ward of the castle, although the majority of the site is blocked from view by the buildings along High Street, with only the northern boundary

of the site clearly visible.

- 3.2.3. The outer bank and defences of the castle are currently bounded by the modern Marine Crescent, which is lined on the northern edge by post-medieval and modern residential housing. The defences are not visible from proposed development site or vice versa (Plate 3).
- 3.2.4. Both of the Listed Buildings lie along the southern boundary of the proposed development area and front onto High Street. There is a mixture of commercial and residential properties lining High Street. The plots on the southern side of High Street directly opposite the buildings are vacant and under tree and scrub cover. Capel Mawr (LB15371) is no longer used as a chapel and has been converted into residential flats, while the George IV Hotel (LB15370) still functions as a hotel (Plates 4 and 5). Both buildings are bounded to the north by a hedgerow with a number of well-established trees within. The trees largely screen the George IV Hotel from view although there are good views across the proposed development from the rear of Capel Mawr (Plates 6 and 7).

### ***Historic Setting***

- 3.2.5. The castle was constructed in the 1230s by Llywelyn ab Iorwerth (Llywelyn the Great) and served as the administrative centre for the commote of Eifionydd within which Criccieth was located. Llywelyn ab Iorwerth is believed to have constructed the inner ward and gatehouse, with his grandson Llywelyn ap Gruffudd adding the outer ward. The castle is first mentioned in 1239 when Dafydd ap Llywelyn imprisoned his brother Gruffudd and nephew Owain there. The castle was held by Llywelyn ap Gruffydd between 1255 until it was captured by Edward I in 1282 (O'Neil 1945).
- 3.2.6. As discussed above, the castle was constructed on a high rocky promontory with steeply sloping sides and defended on three sides by the sea. The choice

of location would have strengthened the defences, with any potential attack having to take place up hill. The elevated position would have meant any hostile forces were identifiable from a distance. As it does today, the castle would have dominated the view from the higher ground to the north and north-east of Criccieth and from both east and west along the coastline. The castle would also have been visible from other points around the coastline, including from Harlech Castle, constructed by Edward I between 1282 and 1289, located 10km to the south-east across the bay.

- 3.2.7. It is unclear whether the earliest castle was located on the edge of an existing settlement, with only an earlier predecessor to the church St Catherine known to have been in existence at this time (O'Neil 1945). It is possible that the presence of a church signified a civilian settlement of some form within the vicinity of the castle. In 1284 Edward I granted Criccieth as a free borough with a mayor being appointed the following year, which shows the presence of a settlement outside the Castle by this time (O'Neil 1945). Based on the town layout it is likely that the settlement focused along what is now Castle Terrace and Castle Street.
- 3.2.8. After the capture of the castle by Edward I it was held by the English until it was captured by Owain Glyndŵr in 1404. The town appears to have contracted after the Castle was abandoned in the aftermath of Glyndŵr's rebellion. By the mid-16<sup>th</sup> century John Leland described the town as having decayed with only '*2 or 3 poore houses*' (Berks and Davidson 2006).
- 3.2.9. The town began to expand in the early 19<sup>th</sup> century after the construction of the turnpike road in 1809. The road, which is the modern High Street, linked Tremadog to Pwllheli and Porth Dinllaen. The location of the road moved the focus of the town inland, away from the castle. Many buildings were constructed within Criccieth during this period, which included Capel Mawr



(LB15371). The tithe map for the parish of Criccieth drawn in 1839 (Figure 2) shows a building within the centre of plot 426, which the appointment shows as Capel Mawr. Two small buildings are depicted in the plots to the west, while two abutting buildings are depicted in adjacent plots 428 and 421 to the east, with the building in 421 labelled as belonging to farm George the Fourth. It is likely that this building is a precursor to the current hotel.

- 3.2.10. The tithe map shows fields to the north of Capel Mawr, with part of plot 403 directly to the north forming the proposed development area. The map also shows fields to the south with the area between High Street and Lon Bâch, just to the north-west of the castle, being enclosed fields. The nature of these field systems suggests enclosure during the medieval period.
- 3.2.11. The tithe map shows a building on the north-western edge of the castle, which is listed as 'tithe free' and so no information exists within the apportionment regarding the structure. A road is also partially depicted around this edge of the castle, following the coast. As it again passes through 'tithe free' areas little detail is shown on the map. Both the road and the building would likely have been partially constructed over the outer defences of the castle.
- 3.2.12. In 1867, the Cambrian Coast railway was built through the town centre, running parallel to the turnpike road to the south, which resulted in further growth in the town, leading to Criccieth becoming a popular seaside resort. Several buildings were built to accommodate the influx of visitors, including the George IV Hotel (LB15370) (Berks and Davidson 2006).
- 3.2.13. The historic map sheets show that the castle underwent no change, with only the alterations to the outer defences evident on the tithe map documented. However, the First Edition OS map shows some development of the field system to the south of High Street, with a number of buildings shown to the south-east of Capel Mawr, and four to the south-west. These buildings are

bounded to the south by the railway line, with fields still shown to the south of this. Both Capel Mawr and the George IV Hotel underwent a number of changes through the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The First Edition Ordnance Survey (OS) map published in 1888 (Figure 3) shows Capel Mawr much as it is today, with a second smaller building at the rear of the plot. The George IV Hotel as shown appears to sit on a similar footprint to the two abutting buildings depicted on the tithe map. The two plots opposite Capel Mawr remained unoccupied.

- 3.2.14. By the time the revised Second Edition OS map was published in 1920, the Sunday School had been constructed at the rear of Capel Mawr, abutting the back wall of the chapel. The George IV Hotel had also expanded slightly to the north.
- 3.2.15. The only other map sheet that shows change is that published in 1952, which shows the hotel had expanded to the west. This expansion of the building is noted in the listing description, which states the new bays to the west were constructed in an identical style to the existing building (Cadw 1994).
- 3.2.16. The map sheets highlight that the plots on the southern side of High Street, opposite Capel Mawr and the George IV Hotel, remained as largely open ground since the earliest mapping.
- 3.2.17. By the beginning of the 20<sup>th</sup> century a small building had been constructed at the western end of this unoccupied area, with a further building being added by 1913. However, the majority of this area remained unoccupied. During this period Criccieth had expanded eastwards along High Street, although very little change is evident within the town between 1900 and the OS map sheet published in 1954. Satellite imagery shows that the development of Criccieth took place between 1954 and 2006, with new housing estates to the south and west of both Listed Buildings. A small number of new residential properties

were also constructed along Castle Street during this period, as well further east along High Steet.

### ***Contribution to Significance***

- 3.2.18. Castell Criccieth (CN015) and Criccieth Castle, Outer Bank Defences (CN173) are culturally significant for a number of reasons. They were both scheduled due to their potential to '*enhance our knowledge of medieval settlement and defence*' with the strong potential for associated archaeological remains to survive below ground within the boundary of the monuments (Cadw). Any such remains would have the potential to enhance our understanding of the development of the castle.
- 3.2.19. The castle is significant due to the historical figures with which it is associated. As discussed above it was constructed by the Princes of Gwynedd, acting as the administrative centre of a commote within the Principality of Gwynedd. It was then besieged and captured during the Conquest of Wales by Edward I, remaining in Crown hands until the revolt of Owain Glyndŵr.
- 3.2.20. The positioning of the castle on the high rocky promontory was clearly a deliberate act not only to enhance its defence but to make it a dominant feature on the skyline, intimidating potential hostile forces. The topography of the bay and the surrounding landscape meant that the castle would have been visible from miles away (Plates 1 and 2). The setting provides an important contribution to the significance of the castle, with its visibility from distance being an integral design feature.
- 3.2.21. The Listed Buildings of Capel Mawr (LB15371) and the George IV Hotel (LB15370) were both included on the list as they are good examples of a town chapel, and a purpose designed hotel respectively. Both buildings were designed to be viewed from their frontages on High Street, with the front elevations of both containing more architectural detail than the side or rear

elevations (Plates 4 to 7).

- 3.2.22. Capel Mawr is one of the oldest buildings along High Street and although slightly set back from the road, its height and the architecturally detailed frontage were likely deliberate to allow it to dominate the streetscape and encourage people to enter for worship. Though slightly later, the George IV Hotel matches the height of the chapel, with both buildings being taller than any other building along High Street. The attractive frontage of the hotel, as well as its height, would again have made it another dominant structure along the street.
- 3.2.23. As with the castle, the setting of the Listed Buildings does contribute to their importance, however, it is the streetscape setting at the front which is important for both Listed Buildings.

### **3.3. Stage 3 | Evaluate the potential impact of a proposed change or development on that significance**

#### ***Proposed Development***

- 3.3.1. The impact of a proposed change or development within the setting of a historic asset can be a material consideration in determining a planning application or other consents.
- 3.3.2. The proposed development includes the construction of 25 affordable dwellings within the site. These would be a mix of 2, 3 and 4 bedroomed properties, which would themselves be a mixture of houses and bungalows (Figure 4). The construction of the properties would also include services such as foul drainage, which would be connected to the foul sewer. The surface water disposal is to be through a hydro-brake system and SuDS compatible attenuation pond.
- 3.3.3. Access to the site would be through the Gorseddafa estate to the west, with the current estate road being extended to run through the proposed

development. The development plan also includes the construction of a new access point through the northern boundary of the site in order to connect to a public right of way through the adjoining field.

- 3.3.4. A public open space/SuDS space and an ecology area are proposed for the southern part of the site, with further open space along the western boundary. The design proposals currently involve maintaining the vegetation and tree cover along the boundaries, bar where the new access points are to be constructed.

***Impact on the setting of the historic assets***

- 3.3.5. The proposed development is located 425m to the north-north-west of both SMs and immediately to the north of the Listed Buildings. The development is small in extent in comparison to other residential developments that have taken place within Criccieth in the last 60 years and would only increase the number of residential properties within the town by a small percentage. As such it will likely have little impact upon the scale of the current built environment of the town.
- 3.3.6. There will be a minor visual impact on the views out from the castle, with the roofs of the structures and the northern section of the development site visible from the outer ward. Views across the southern section are currently blocked by Capel Mawr and the George IV Hotel. Although the entire site would likely be visible from the top of the gatehouse. The development sits below the skyline to the north-west of the castle and so will not detract from views of the castle from beyond the town to the north-west, with the castle remaining the prominent feature when looking toward the town from this direction. The development will then not have any significant impact upon Castell Criccieth (CN015).
- 3.3.7. The SM of Criccieth Castle, Outer Bank Defences (CN173) is set at the base of

the promontory along the west and north-western edge of the castle site. The integrity and setting of the defence structures have already been heavily impacted by the development of the street around the landward edge of the castle as well as historic urban development within this area. The addition of further housing nearly 500m away, which will not be visible from the defences, will have no impact upon this monument.

- 3.3.8. Both Listed Buildings are located immediately to the south of the proposed development area. Views across the development area from the George IV Hotel are largely blocked by the existing vegetation along the hedgerow, although in winter months the site would be more visible. There are view points across the site from the rear of Capel Mawr, although the clearest views are from the adjoining Sunday School. However, as both buildings were designed to be experienced from the front as part of the wider streetscape it is thought that the proposed development would only have a minor impact upon their setting.

**3.4. Stage 4 | Consider the options to mitigate the impact of a proposed change or development.**

- 3.4.1. The objective of mitigation is to limit and reduce any residual impact a development might have on the heritage resource to an acceptable level by a range of measures. The exact mitigation measures adopted are dependent on the nature and scale of the final detailed development plans.
- 3.4.2. The assessment has shown that there will be no impact to the setting of Castell Criccieth (CN015) and Criccieth Castle, Outer Bank Defences (CN173), with minor impacts to the settings of Capel Mawr (LB15371) and the George IV Hotel (LB15370).
- 3.4.3. The views to and from the rear of the Listed Buildings is the aspect of setting that will be impacted. It is suggested that sympathetic finishes to the dwellings

proposed for the site would help lessen the impacts upon the Listed Buildings.

- 3.4.4. Although it is believed the proposed development will have no impact upon the setting of the castle a sympathetic finish to the dwellings would also benefit the integrity of the setting of the monument. This would ensure the new dwellings blend into the existing urban fabric of Criccieth and do not become a focal point within the views out from the castle.
- 3.4.5. With this mitigation in place it is considered that the proposed development will have minimal to no visual impact on the historic assets and their settings as far as it is possible to judge. The proposed development will not dominate the historic assets or detract from our ability to understand and appreciate them.

## 4. Sources

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Berks, T. and Davidson, A. 2006. *Ports and Harbours of Gwynedd*. Bangor: Gwynedd Archaeological Trust.

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O'Neil, B. H. St J. 1945. Criccieth Castle, Caernarvonshire. *Archaeologia Cambrensis*. 98 (1): 1–51.

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Cadw. Castell Criccieth. <https://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=&id=294> (accessed May 2025)

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Cadw. 1994a. Capel Mawr. <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=15371> (accessed May 2025)

Cadw. 1994b. George IV Hotel. <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=15370> (accessed May 2025)

### Maps consulted

Tithe Map of the Parish of Crickieth in the County of Carnarvon, dated 1839

Ordnance Survey Six-Inch Series, Caernarvonshire Sheet XXXIV.SW, surveyed 1887, published 1888, 1:10,560.

Ordnance Survey Six-Inch Series, Caernarvonshire Sheet XXXIV.SW, surveyed 1887, revised 1899, published 1901, 1:10,560.

Ordnance Survey, SH53 – B, revised 1899 to 1949, published 1956, 1:25,000.

Ordnance Survey, SH43 – B, revised 1913 to 1950, published 1956, 1:25,000.

Ordnance Survey, SH43NE – A, surveyed/revised 1930 to 1962, published, 1963. 1:10,560.

Ordnance Survey, SH53NW – A, surveyed/revised 1930 to 1962, published, 1963. 1:10,560.



## Figures

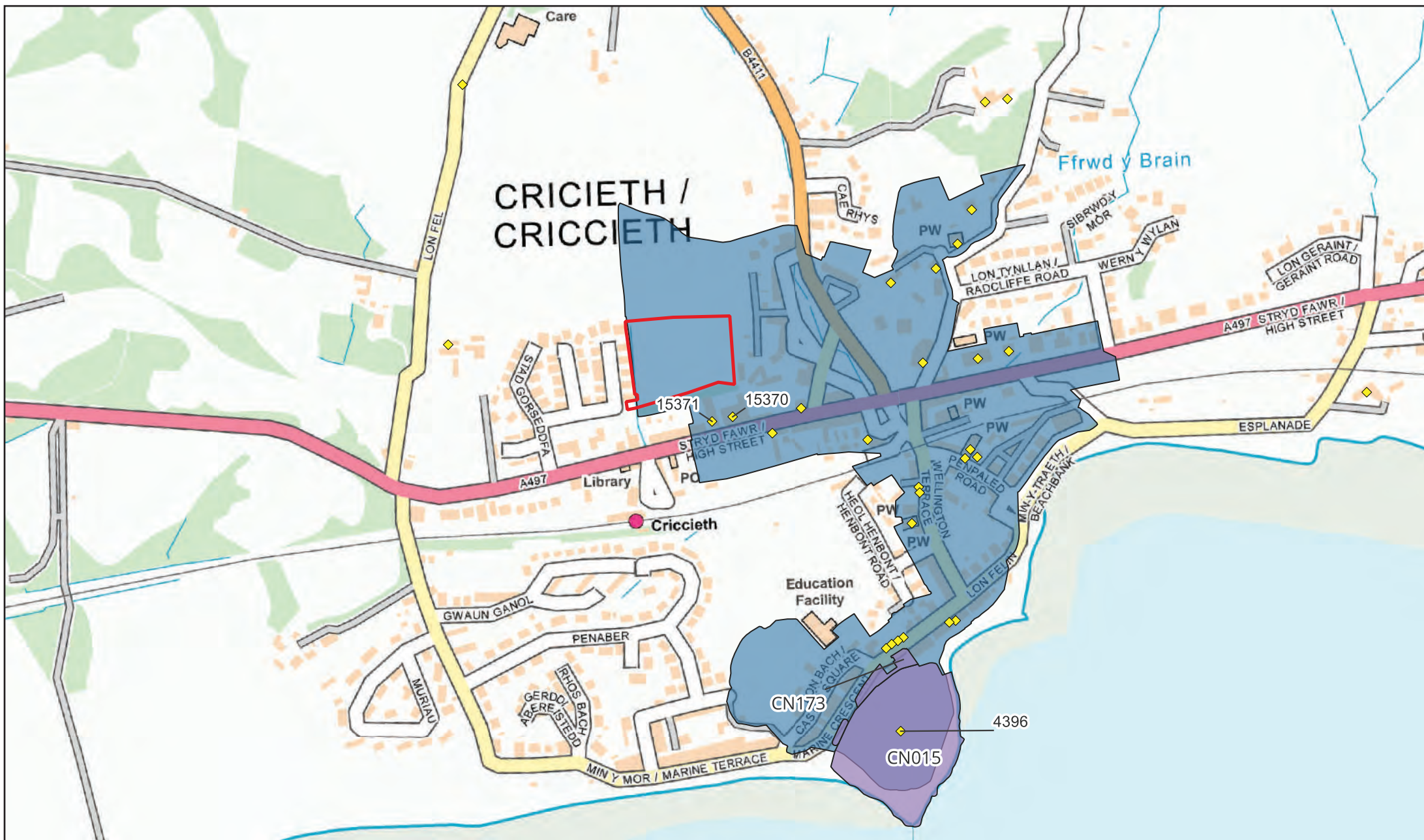


Figure 1. Plan showing the location of the proposed development, the Conservation Area, Scheduled Monuments and Listed Buildings

- Proposed development
- ◆ Listed Buildings
- Scheduled Monument
- Conservation Area







Figure 2. Tithe Map of the Parish of Crickieth in the County of Carnarvon, dated 1839



0 150m 300m



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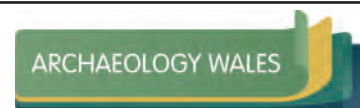
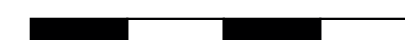


Figure 4. Plan of the proposed development

Plan supplied by the Client.



0 20m 40m





## Plates



*Plate 1: View of Castell Criccieth (CN015) and Tremadog Bay, looking south-east.*



*Plate 2: View of Castell Criccieth (CN015) from the proposed development, looking south—south-east.*





*Plate 3: View towards the proposed development from Criccieth Castle, Outer Bank Defences (CN173). Looking north-north-west.*



*Plate 4: Capel Mawr (LM15371), view north-north-east.*





*Plate 5: The George IV Hotel (LB15370), view north-east.*



*Plate 6: View from site over Capel Mawr and the George IV Hotel (in foreground) and Castell Criccieth. View south-south-east.*





*Plate 7: View of Capel Mawr and Sunday School from south boundary of proposed development. The George IV Hotel is shown to the left. View south.*



## Data Management Plan

## Data Management Plan

### Section 1: Project Administration

Project ID
3212
Project Name
Criccieth, Gwynedd
Project Description
Setting Assessment in relation to the proposed construction of 25 dwellings at Land Adjacent to Stad Gorseddfa, Criccieth, located in the north-west corner of the Conservation Area.
Project Funder / Grant reference
Rhys Evans Cyf
Project Manager
Charley James Martin – AW project manager charley@arch-wales.co.uk
Principal Investigator / Researcher
As above
Data Contact Person
Rhiannon Philp (rhiannon.philp@arch-wales.co.uk)
Date DMP created
04/12/25
Date DMP last updated
As above
Version
V1
Related data management policies
This DMP is guided by the Project Brief, CifA Standards and guidance, trusted digital repository guidelines (RCAHMW) or other best practice guidance (see brief for details)

### Section 2: Data Collection

What data will you collect or create?		
The table below provides a summary of the data types, formats and estimated archive volume for data collected / created as part of this project. As the project progresses, more detail regarding files will be added to this DMP.		
Type	Format	Estimated volume (Data Archived)
Text/documents	PDF (.pdf)	1
Images	Photographs (.jpg)	7
GIS	Shapefiles (.shp plus associated files)	1 group

How will the data be collected or created?
<b>Data Standards / Methods</b> <ul style="list-style-type: none"> <li>Standard methods of data collection will be applied throughout the project, working to best practice guidance where applicable / available. In general, data acquisition standards are defined against RCAHMW Guidelines. Specific or additional guidance relevant to this project are listed below, and will</li> </ul>

- be updated as the project progresses.
- Methods of collection are specified within the Project Design and will meet the requirement set out in the Project Brief, the organisation recording manual and relevant CIfA Standards and guidance.
- Where appropriate, project contributors external to the organisation will be required to include data standards, collection methodology and metadata with individual reports and data.
- Specific guidance:
  - Chartered Institute for Archaeologists, 2020. Standard and guidance for the archaeological investigation and recording of standing buildings or structures.
  - Historic England, 2016. Understanding Historic Buildings: A Guide to Good Recording Practice

#### **Data storage / file naming**

- The data produced will be uploaded at regular intervals during the project as a way of backing up the information.
- The working project archive will be stored in a project specific folder on the internal organisational server. The internal organisation server is backed up to a cloud based storage system to maintain an up to date security copy of the organisation wide data.
- Project folders are named following established organisational procedures and the folder hierarchy and organisation devised will be understood by all members of staff involved in the project.
- Data collected will be downloaded and raw data will be stored in the appropriate folder.
- File naming conventions following established organisational procedures, based on RCAHMW file naming guidance, and include version control management.
- The data stored will be checked by the project manager regularly as a means of quality assurance.

### **Section 3: Documentation and metadata**

#### **What documentation and metadata will accompany the data?**

- Data collected will include standard formats which maximise opportunities for use and reuse in the future (see Section 2, above).
- A RCAHMW metadata document will be included with the digital archive and include all data types included within the archive. A working copy will be kept on the organisational server in the Project Folder. A copy of the form containing HER required data will also be created.
- Data documentation will meet the requirement of the Project Brief, Museum Deposition Guidelines, Digital Repository Guidelines and the methodology described in the Project Design methodology.
- An archive catalogue documenting both physical and digital archive products will be maintained and submitted with both the Museum and Trusted Digital Repository

#### Section 4: Ethics and legal compliance

##### How will you manage any ethical, copyright and Intellectual Property Rights (IPR) issues?

- The project archive will include the names and contact details of individuals who intend to volunteer or participate in the excavation and post excavation stages. We have a GDPR compliant Privacy Policy which underpins the management of personal data; any personal data is managed through a secure cloud-based database and not retained on the project specific folders.
- Personal data will be removed from the archaeological project archive and permission to include individual's names in any reporting is gained prior to use.
- Copyright for all data collected by the project team belongs to the organisation, and formal permission to include data from external specialists and contractors is secured on the engagement of the specialist or contractor.
- Where formal permissions and/or license agreements are linked to data sharing, they will be included in the project documentation folders and will accompany the archaeological project archive.

#### Section 5: Data Security: Storage and Backup

##### How will the data be stored, accessed and backed up during the research?

- Organisational IT is managed by an external data management provider, who is also responsible for the management and verification of our daily back-ups and who supports access to security copies as needed
- Sufficient data storage space is available via the organisational server, which includes permissions-based access. The server is accessible by staff on and offsite through a secure log-in
- Off-site access to the project files on the organisation's server is provided to support back-up of raw data while fieldwork is ongoing. Where internet access for data back up is not possible, the raw data will be backed up to a separate media device (such as laptop and portable external hard drive).
- Project files will be shared with external specialists and contractors directly using the same system, with the wider project team gaining access to only the files needed using permissions-based access

#### Section 6: Selection and Preservation

##### Which data should be retained, shared, and/or preserved?

- The Selection Strategy and DMP will be reviewed and updated as part of the Post Excavation Assessment and Updated Project Design, and following full analysis. Updated documentation will be included in all reporting stages.
- Prior to deposition, the Selection Strategy and DMP will be updated and finalised in agreement with all project stakeholders (including the Local Planning Archaeologist, Client, Museum, RCAHMW).
- Selection will be informed by the Project Design, defined against the research aims, regional and national research frameworks, specialist advice and the significance of the project results.
- The project will be published as an online technical report (accessible via RCAHMW and as part of the archive), with full access to research data.
- The data archive will be ordered, with files named and structured in a logical manner, and accompanied by relevant documentation and metadata, as outlined in Sections 2 and 3 of this DMP.



<ul style="list-style-type: none"> <li>Deselection will be undertaken automatically on any duplicate or unusable files, such as blurry or superfluous photographs.</li> </ul>
What is the long-term preservation plan for the dataset?
<ul style="list-style-type: none"> <li>The digital archive will be deposited with the RCAHMW, which is working towards becoming a certified repository with Core Trust Seal.</li> <li>The archive will be prepared for deposition by the project team and the costs for the time needed for preparation, and the cost of deposition have been included in the project budget.</li> </ul>
Have you contacted the data repository?
<ul style="list-style-type: none"> <li>AW has an ongoing agreement with the RCAHMW who are the intended repository for digital data.</li> </ul>
Have the costs of archiving been fully considered?
<ul style="list-style-type: none"> <li>A costing estimate has been produced to allow for the preparation of the archive and has been included in the project budget.</li> </ul>

#### Section 7: Data Sharing

How will you share the data and make it accessible?
<ul style="list-style-type: none"> <li>The museum and digital archive repository will be updated as the project progresses.</li> <li>The investigations have resulted in the following documents: Project Design, Setting Assessment.</li> <li>A final version of the project report will be supplied to the Historic Environment Record, and any data which they request can also be provided directly.</li> <li>The location (s) of the final Archaeological Archive will be included in the final report</li> </ul>
Are any restrictions on data sharing required?
<ul style="list-style-type: none"> <li>A temporary embargo may be required on the sharing of the project results. If this is the case, specific details once agreed will be included in the updated version of this DMP and will be documented in the overarching Project Collection Metadata.</li> <li>Data specific requirements, ethical issues or embargos which are linked to particular data formats will be documented within the relevant metadata tables accompanying the project archive</li> </ul>

#### Section 8: Responsibilities

Who will be responsible for implementing the data management plan?
<ul style="list-style-type: none"> <li>The Project Manager and Post Excavation Manager will be responsible for implementing the DMP and ensuring it is reviewed and revised at each stage of the project.</li> <li>Data capture, metadata production and data quality is the responsibility of the Project Team, assured by the Project Manager and Post Excavation Manager.</li> <li>Storage and backup of data in the field is the responsibility of the field team.</li> <li>Once data is incorporated into the organisations project server, storage and backup is managed by an external company.</li> <li>Data archiving is undertaken by the project team under the guidance of the Post Excavation Manager, who is responsible for the transfer of the Archaeological Project Archive to the agreed repository.</li> <li>Details of the core project team can be found in the Project Design.</li> </ul>



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