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# Demolition of Existing Dwelling, Tan-y-Bodran, Bodran Road, Llanfairtalhaiarn, Conwy LL22 8YY.

September 2020 V 1.0



Historic Building Record Level 3

Project Code: A0274.1

Report no. 0263

Event PRN: 166787



**æon archaeology**

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Archaeological Building Record Level 3

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Project Code: A0274.1

Date: 16/09/2020

Client: Mr. Guy Keyworth

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## September 2020 v1.0

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## 1.0 INTRODUCTION

*Comisiynwyd Aeon Archaeology gan Mr Guy Keyworth (y Cleient o hyn ymlaen) i gynnal cofnod adeiladu hanesyddol lefel 3 o hen ffermdy Tan-y-Bodran, Bodran Road, Llanfairtalhaiarn, Conwy LL22 8YY. (wedi'i ganoli ar NGR SH 93458 71027) cyn ei ddymchwel.*

*Sicrhawyd caniatâd cynllunio llawn (cyf: 0/47378) gan y Cleient ar 21 Awst 2020 gyda'r amod cychwyn cychwynnol canlynol ynghylch archeoleg yn cael ei gymhwyso i'r caniatâd cynllunio:*

Aeon Archaeology was commissioned by Mr Guy Keyworth (hereafter the Client) to carry out a level 3 historic building record of the former cottage of Tan-y-Bodran, Bodran Road, Llanfairtalhaiarn, Conwy LL22 8YY (centred on **NGR SH 93458 71027**) in advance of demolition.

Full planning permission (**ref: 0/47378**) was secured by the Client on 21<sup>st</sup> August 2020 with the following pre commencement condition concerning archaeology being applied to the planning consent:

### *Condition 8*

*No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 3 building survey, has been secured and implemented in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.*

*REASON: To allow an adequate analytical record of the building to be made, before it is demolished, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.*

This design and all subsequent mitigation will conform to the guidelines specified in Historic England's 'Understanding Historic Buildings: a guide to good recording practice' (2016) & Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (Chartered Institute for Archaeologists, 2014).

The Development Control Archaeologist (DCA) (Mr Mark Walters) at the Clwyd-Powys Archaeological Trust (CPAT) made the following consultee comments as part of the proposed development application:

*The building is not recorded on the Historic Environment Record, but is visible on the first and second edition OS mapping and is possibly around 1850 in date. It appears to be a mid-19th century traditional stone cottage with outbuildings. The building does not appear to be of listing quality and it does not appear on a local list. It is clear from the submitted survey that there are considerable structural issues that would require the complete demolition and*

*rebuilding of the current property if it was to be retained in anything like its current form. If the demolition is permitted, we would wish to retain a detailed record of this building before it is demolished and, in this case, I would recommend a Level 3 archaeological study of the building.*



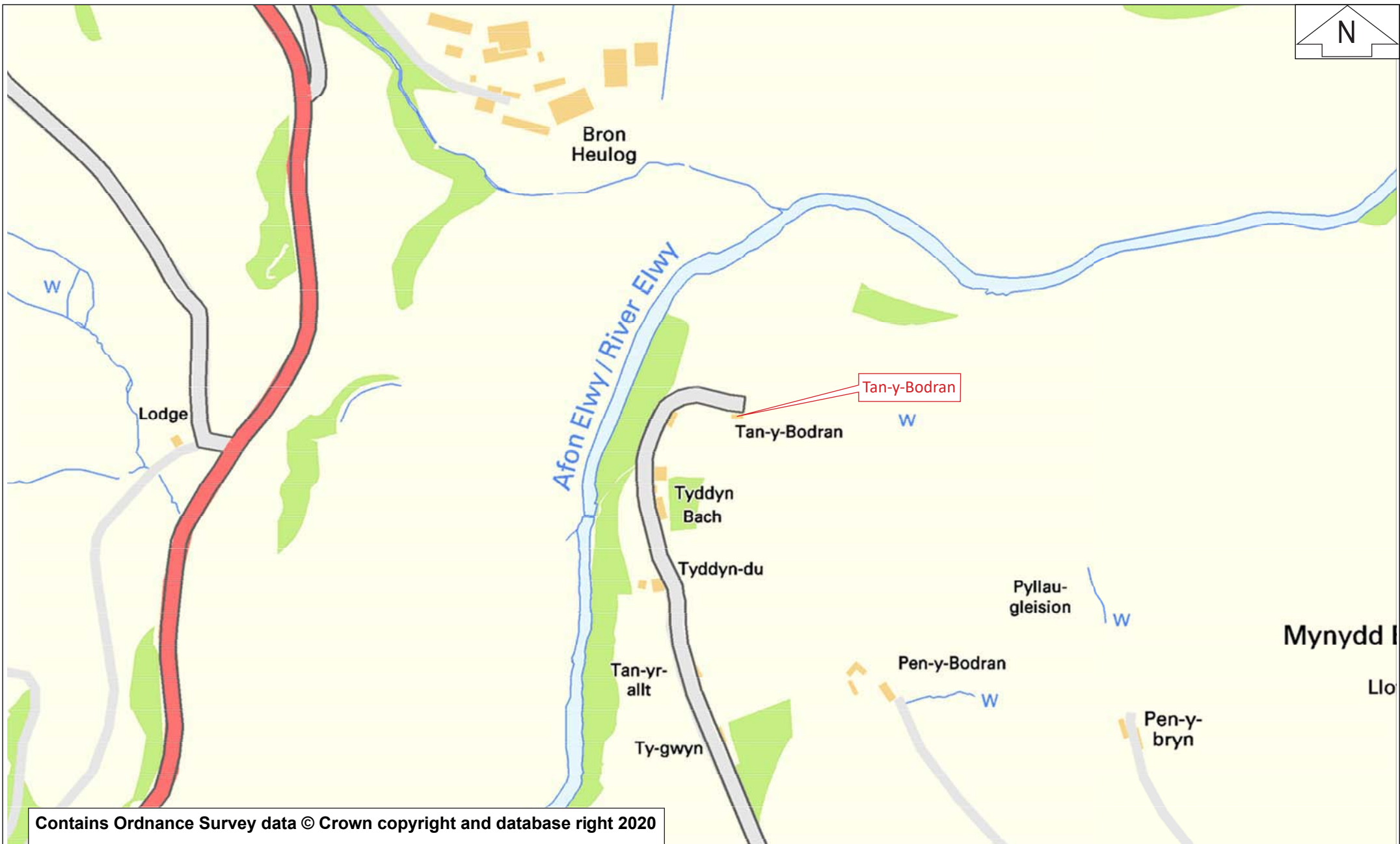
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**Figure 01:** Location of Tan-y-Bodran, Bodran Road, Llanfairtalhaiarn, Conwy LL22 8YY.  
Scale 1:20,000 at A4.

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**Figure 02:** Location of Tan-y-Bodran, Bodran Road, Llanfairtalhaiarn, Conwy LL22 8YY.  
Scale 1:5,000 at A4.

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## 2.0 POLICY CONTEXT

At an international level there are two principal agreements concerning the protection of the cultural heritage and archaeological resource – the UNESCO Convention Concerning the Protection of World Cultural and Natural Heritage and the European Convention on the Protection of the Archaeological Heritage, commonly known as the Valetta Convention. The latter was agreed by the Member States of the Council of Europe in 1992, and also became law in 1992. It has been ratified by the UK, and responsibility for its implementation rests with Department for Culture Media and Sport.

The management and protection of the historic environment in Wales is set out within the following legislation:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended)
- The Historic Environment (Wales) Act 2016
- The Town and Country Planning Act 1990
- The Ancient Monuments and Archaeological Areas Act 1979
- The Town and Country Planning (General Permitted Development Order) 1995 (As amended)

The Historic Environment (Wales) Act is the most recent legislation for the management of the Historic Environment and amends two pieces of UK legislation — the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The new Act has three main aims:

- to give more effective protection to listed buildings and scheduled monuments;
- to improve the sustainable management of the historic environment; and
- to introduce greater transparency and accountability into decisions taken on the historic environment.

With respect to the cultural heritage of the built environment the Planning (Conservation Areas and Listed Buildings) Act 1990 applies. The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that: -

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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” (s66(1))

Other known sites of cultural heritage/archaeological significance can be entered onto county-based Historic Environment Records under the Town and Country Planning 1995.

Planning Policy Wales sets out the land use planning policies of the Welsh Government. Chapter 6 covers the historic environment and emphasises that the positive management of change in the historic environment is based on a full understanding of the nature and significance of historic assets and the recognition of the benefits that they can deliver in a vibrant culture and economy.

Various principles and policies related to cultural heritage and archaeology are set out in the Planning Policy Wales which guide local planning authorities with respect to the wider historic environment.

The following paragraphs from Planning Policy Wales are particularly relevant and are quoted in full:

Paragraph 6.1.5 concerns planning applications:

*The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved. Cadw's published Conservation Principles highlights the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset.*

Planning Policy Wales is supplemented by a series of Technical Advice Notes (TAN). Technical Advice Note 24: The Historic Environment contains detailed guidance on how the planning system considers the historic environment during development plan, preparation and decision making on planning and listed building consent applications. TAN 24 replaces the following Welsh Office Circulars:

- 60/96 Planning and the Historic Environment: Archaeology
- 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas
- 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales

### 3.0 HISTORIC BACKGROUND

Due to the Covid 19 outbreak in the United Kingdom it has not been possible to visit the Conwy archives and record office at the Conwy Culture Centre and access the title map for the area, nor has it been possible to reproduce that map in this report – however, it was inspected digitally online (at <https://places.library.wales/browse>) and this website was accessed on 16/09/20.

Following an inspection of the title map dated 1842 produced by Shaw & Sons (Author: Marston and Shaw), it has been possible to ascertain that it depicts the Cottage ‘*Bodran*’ as a ‘L-shaped’ structure aligned east to west. The apportionment number 1398 refers to an *arable* plot named *Bodran*, it was owned and occupied by *Parry Silranus* and measured 1 *Acre* and 1 *Rood* and valued at 1 (£) pound and 6 (*d*) pence. The surrounding lands belonged to Lord Newborough although a number of other allotments in the area appeared to have had single owners – suggesting that there had been a number of purchases from the Lord’s seat around Llanfairtalhaiarn at this time.

The 1<sup>st</sup> edition Denbighshire VII County Series Ordnance Survey map of 1880, 1:2500 scale, (**Figure 05**) the building in refers to the building as ‘*Tan-y-Bodran*’ and the plot shares the same form as it did on the title of 1842. In actuality the form of Bodran has persisted in perpetuity since at least 1842 to the time of this survey – this is true on all the subsequent maps including the (2<sup>nd</sup>-6<sup>th</sup> editions) 1900, 1912, 1966 and 1994 County Series Ordnance Survey map with only the addition of temporary timber and corrugated sheet-built structures changing the layout of Tan-y-Bodran over time.

#### ***Settlement – Llanfair Talhaiarn***

Llanfair Talhaiarn (*Llanfair Talhaearn - cymraeg*), derives its name from the church ("Llan") dedicated to Mary ("Mair", altered in this compound word to "Fair", hence "Llanfair"), that was founded by a monk called Talhaiarn who hailed from Valle Crucis Abbey (according to local legend). The earliest origins and history of the settlement are not known, though it is assumed that the church itself was established in the early medieval era (6<sup>th</sup> century), however evidence derived from the churchyard’s morphology is not representative of that date. The history of the settlement throughout the Middle Ages is also poorly understood and largely obscure, with Pennant in 1781 describing Llanfair Talhaiarn as ‘*a village and a church at a small distance above the confluence of the Elwy and Aled*’ alludes only to its existence at this time.

The 1842 Tithe map appears to show a fairly compact settlement entirely on the south side of the River Elwy, with all the buildings lying to the east of the church. Only one bridge over the Elwy is shown. Roads run out of the village centre to the east (now Denbigh Road) and west (now Church St) and also to the south (now Allt y Powls). But neither this map nor the smaller-scale maps of the Ordnance Survey (1819) or of John Evans (1795) offer a clear view of the form of Llanfair in the 19th century and this is only provided in the large-scale mapping by the Ordnance Survey in the mid-1870s. The modern village has since spread much further to the east and a little to the south.

The poet and architect John Jones (January 1810 – October 1869) was born at the Harp Inn (now known as Hafod y Gân) in Llanfair. He took the bardic name "Talhaiarn", and there is a popular misconception that this was the origin of the name of the village. However, the name of the village is documented long before Jones's birth.

St Mary's church (**PRN 100513**) probably has some fabric dating back to the 15th century but there was considerable rebuilding in 1876 and all the windows date from that time. It is a double-naved structure, but not architecturally distinguished. The sole surviving late medieval features are a few of the beams in the arched-braced roofs, and there are two disused font bowls. A range of funerary monuments memorialise the Wynnes of Garthewin, dating from 1692 to 1842. An unusual feature is a 19th-century tank for adult baptism set into the floor. The boundary of the churchyard (**PRN 105527**) on the north and east sides is dictated by the very steep slopes here, but on the south side, the boundary is slightly curved, hinting at an early curvilinear graveyard. There is a large western extension to the graveyard from 1879.

The Old Harp Inn has not been dated in the records that refer to it, but looks to be of post-1750 origin. This holds true for other buildings in the village. The Old School for instance dates to 1836, and adjacent Glandwr was the schoolmaster's house and contemporary with the school. Plas-yn-llan on the opposite side of the road is broadly of the same period, while the former village hall, now known as Neuadd Elwy is mid 19th-century. Talhaiarn Farm, also termed Dolhaiaran Farm (**PRN 105528**), is on the east side of the village. The stone building, dating to the early 17th century is re-fronted and also has 18th- and 19th-century features. An associated stone barn dates to 1694.

Llanfair bridge (**PRN 105458**), built of rubble masonry, has three elliptical arches and cutwaters. It has generally been believed to be of 18th-century origin and recent work on the Quarter Sessions Records suggest that it was rebuilt in 1766. Melin Dolhaiarn on a tributary of the Elwy and beyond the eastern limits of the village was a stone-built corn mill, possibly dating from the 18th century, and was in use until about 1950. There are no recognised archaeological sites represented by earthworks in the vicinity of the village.

(Reproduced from the *Clwyd Powys Archaeological Trust* Historic Settlement Survey – eastern Conwy – 2014)

## 4.0 METHOD STATEMENT

### 4.1 Level 3 Building Record

The requirements are for an archaeological building record to be taken of Tan Y Bodran, Bodran Road prior to demolition, however should observations or desk-based research suggest the potential for significant features to be encountered during the demolition works, the archaeological contractor should make arrangements to undertake any appropriate supplementary recording work during the development. The CPAT Development Control Archaeologist has requested that the building record be roughly commensurate with the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2016) **Level 3**.

Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used, they are likely to be those most readily accessible, such as historic Ordnance Survey maps, trade directories, and other published sources. The record will not normally discuss the building's broader stylistic or historical context and importance at any length.

The detailed photographic record will consist of English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2006) elements:

- written account: 1-3, 6-9, 11-13, 22
- drawings: 2
- photographs: 1-9

#### 4.1.1 Written Account

The written account will include:

- The building's precise location as a National Grid Reference and address form;
- A note of any statutory designation and non-statutory designation;
- The date of the record, name(s) of the recorder(s) and archive location;
- A summary of the building's form, function, date, and sequence of development.
- An introduction, setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints which limited the achievement of objectives.
- Acknowledgements to all those who made significant contributions.
- A discussion of published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence and a critical evaluation of previous records of the building, where they exist.
- An account of the building's overall form and its successive phases of development, together with the evidence supporting this analysis.
- An account of the past and present uses of the building and its parts, with the evidence for these interpretations.

- Any evidence for the former existence of demolished structures or removed plant associated with the building.
- Full bibliographic and other references.

#### **4.1.2 Photographs**

The photographic record will include:

- A general view or views of the building;
- The building's external appearance. Typically a series of oblique views will show all external elevations of the building and give an impression of its size and shape;
- The overall appearance of the rooms to be altered.
- Any internal or external detail.
- Any machinery or other plant, or evidence for its former existence.
- Any dates or other inscriptions.
- Any building contents or ephemera which have a significant bearing on the building's history.
- Copies of maps, drawings, views and photographs present in the building and illustrating its development or that of its site.

A Digital SLR (Canon 600D) set to maximum resolution will be used throughout.

#### **4.1.3 Drawings**

The drawn record will include:

- A measured site plan showing the location and orientation of photographs. This will label all room spaces and indicate any architectural features of note.
- Measured elevation drawings of all external elevations.

#### **4.2 Processing data, illustration, report and archiving**

Following completion of the record as outlined above, a report will be produced incorporating the following:

- A copy of the design brief and agreed specification
- A site location plan
- A plan illustrating the location and direction of photographs
- Basic background and relevant historical, descriptive or analytical detail
- A full bibliography of sources consulted
- Illustrations, including plans and photographs, will be incorporated within the report.

## 5.0 LEVEL 3 HISTORIC BUILDING SURVEY

(Figures 3-4: Plates 1-36)

### **The Cottage – Tan Y Bodran**

#### *General Description*

Tan Y Bodran is the name of a mid-19th century traditional stone cottage with associated outbuildings located approximately 4.20km south-southwest of **Abergele**, Conwy and 1.12m northeast of the village of **Llanfairtalhaiarn**, the building is centred on **NGR SH 93458 71027**. The building complex consists of a 1 ½ storey, main cottage building with a contemporary store/shed (Store 1) located to the immediate east of the cottage, a later phase outbuilding (Store 2) was subsequently added to the northeast which evidenced by the masonry (discussed below). All of these structures are constructed in a vernacular style reminiscent of traditional mid-19<sup>th</sup> century buildings in North Wales; a stone rubble consisting of medium to large sub rounded – sub angular cobbles and boulders bonded by Portland cement with traces of lime mortar visible in places.

The building complex forms an ‘L shape’ in plan, with the main cottage being rectangular, the complex can be said to generally align east to west, measuring (12.66m by 4.85m). Store 1 is located immediately to the east of the cottage and comprises of a single storey and is accessed from a door on the northern elevation. To the immediate northeast of Store 1 is Store 2 which is also single storey and is accessed from a door on its western elevation. Store 2 has a baker’s oven located within an inglenook in its northern elevation. The doors of all these buildings open out onto a small expanse of concrete bounded to the north and west by low dry-stone walls forming a small yard. In the north west corner of the northern wall there is a small cast iron gate which permits access to Bodran Road. The building appears to have been cut into the natural slope of the hill located to the south, with the south eastern corner of the building being level with the hill at eaves’ height.

The cottage is roofed with a generic blue slate which is surmounted by dark blue slate ridge tiles. Present at the eastern and western gables are two twin chimney stacks which have been constructed from the same stone rubble bonded by Portland cement seen elsewhere on the building. Each of the chimney stacks has a single course of stone rubble bonded by mortar placed onto a single course of blue slate flaunching with two terracotta chimney pots located at the top of the stack. At eaves height there are black PVC plastic gutters attached to black fascia boards on the northern and southern elevations and at each gable there is a wooden fascia board which was initially painted red and subsequently painted blue as the paint is visibly flaking away.



## **External Descriptions**

### ***North Facing Elevation of the Cottage***

The north facing elevation of the cottage is the primary elevation of the building and is constructed from stone rubble bonded by mortar (Portland cement). The façade is symmetrical in appearance with a small porch located in the centre of the ground floor on the elevation, this may be brick or block built, subsequently rendered and painted white. The porch once mortared onto the building is now separating from the northern elevation of the cottage. The external faces of the porch (to the east and west) have been pebble dashed. The porch is surmounted by a decorative wooden canopy which was once painted red but now is painted blue - visible as the paint flakes away. This porch canopy is covered by blue slates and is in possession of a slate ridge tile. There are also two modern electric light fittings attached to the exterior to illuminate the entrance. A stone step permits access to the interior of the porch and elevates the structure up from the ground level. At the left- and right-hand ends of the elevation are two plastic PVC downpipes.

At first floor level, at the left- and right-hand ends of the elevation respectively are two dormer windows with metal casement window frames, painted white, with six window panes. A substantial slate lintel surmounts these windows and blue painted wooden sills are visible beneath. At ground floor level are two further windows symmetrically located to those found above on the first floor, to the left- and right-hand ends of the elevation respectively, these windows are however sash windows with white painted wooden frames, these are in possession of four glass panes and also have substantial slate lintels and blue painted wooden sills beneath.

### ***West Facing Elevation of the Cottage***

The western elevation of the farm represents the west facing gable of the house. At ridge height the western facade of the chimney stack is visible with the two terracotta chimney pots on top of the slate flaunching. Directly beneath the slate roof is a wooden fascia board which was once painted blue and now painted red. The elevation is of the same vernacular stonework, stone rubble bonded by mortar (Portland cement) as seen on the northern elevation, apart from this the elevation is featureless.

### ***South Facing Elevation of the Cottage***

Visible at roof height are two chimney stacks constructed from stone rubble bonded by mortar (Portland cement) surmounted by slate flaunching and two terracotta chimney pots respectively. The roof is of blue slate surmounted by blue slate ridge tiles. At eaves height there is a black PVC gutter with a black plastic PVC downpipe at the left-hand end. This elevation has been coarsely rendered, apart from this the elevation is featureless. It is very evident when observing this elevation that the house has been cut/benched into the southern slope of the hill - as the ground level steadily rises against the elevation from west to east.

### ***East Facing Elevation of the Cottage***

The eastern elevation of the farm represents the east facing gable of the house. At ridge height the eastern facade of the chimney stack is visible with the two terracotta chimney pots located on top of the decorative slate flaunching. Beneath the slate roof a wooden fascia board is visible which was once painted blue and now painted red. The elevation is of the same vernacular stonework, stone rubble bonded by mortar (Portland cement). However differing from the western elevation, the majority of the eastern elevation is obscured by Store 1, the roof ridge of which extends to 1st floor level obscuring the ground floor level of the elevation.

## **Store 1**

### ***Northern Elevation of Store 1***

Store 1 is located to the immediate east of the Cottage and appears to be contemporary with the main cottage as the masonry is seamless between the two structures and no masonry joint is visible. This building has a slate roof with red ceramic ridge tiles. To the left-hand side of the elevation is a single doorway opening permitting access to the interior of store 1. This doorway opening extends to eaves height from the ground level and consists of a wooden panelled door which was first painted red and subsequently painted blue set within a similarly painted wooden frame.

### ***Eastern Elevation of Store 1***

The eastern elevation of store 1 is mostly obscured by the ground level to the east as it has been cut into the hillside and the elevation apparently was built within that cut – abutting the exposed cut of the hillside. The blue slate roof surmounted by a red ceramic ridge tiles is visible and along the eaves of the gable of the building more slate has been attached as a fascia. The building is constructed from stone rubble bonded by mortar which has been patched up with cement in various locations. Furthermore a single window opening is obscured by a piece of corroded sheet metal.

### ***Southern Elevation of Store 1***

The south facing elevation of Store 1 is also largely obscured by the ground level as it has been constructed within a cut into the southern hillside. The southern elevation of store 1 was previously covered by a slate covered roof however, this has since collapsed and the interior of the building and is now visible. At the right-hand end the roof is situated directly on top of the stone rubble wall which forms the eastern elevation of the structure. Located within a slot in this wall is a single sawn timber purlin now since broken by years of water ingress. At the left-hand end of the elevation is a sloped mortar joint which was intended to force water away from the main building onto the now since disappeared slate roof of store 1.

## **Store 2**

### ***Northern Elevation of Store 2***

The north facing roof of store 2 is entirely obscured by ivy growth, although at eaves height a timber frame is visible beneath the slate. The wall is of stone rubble bonded by mortar (Portland cement). At the left-hand end the wall has been constructed into a curve and as a result the square roof overhangs the north eastern corner of the building slightly. Apart from this the elevation is featureless.

### ***Eastern Elevation of Store 2***

Is completely obscured by briars and brambles however the roof pitch is partly visible and this has been roofed with blue slate surmounted by blue ceramic ridge tiles.

### ***Western Elevation of Store 2***

This is the primary elevation of Store 2 and the roof of is of blue slate surmounted by a blue ceramic ridge tile. At the left-hand end of the roof there appears to have been a substantial collapse – this may be due to the collapse of a former chimney for the oven located within the building, although no rubble is visible within or without the building. The western facade of

store 2 is comprised of the same vernacular stonework seen on the farmhouse and store 1. At the right-hand end of the elevation there is a rubble infill which acts as a masonry joint to connect store 2 to store 1; the primary phase of construction appears to be store 1 as this rubble infill overlaps onto store 2, furthermore the masonry visible underneath appears to abut with store 1 suggesting store 2 is a secondary phase in construction. Located to the right of centre is a single doorway opening with no door but which has a timber frame first painted blue then painted red. The perimeter drystone wall abuts this elevation at the left-hand side and runs away to the west – forming the northern boundary of a small yard in front of the house.

### ***Southern Elevation of Store 2***

The south facing elevation of store 2 is mostly obscured by vegetation and assorted metal refuse. However the roof is of blue slate with blue ceramic ridge tiles akin to the main building. At eaves height a timber frame is visible and on the left-hand side where blue slate has been attached as a fascia. The elevation is constructed from stone rubble bonded by mortar; however the majority of this elevation is obscured by vegetation and has also been situated within a cut into the natural slope of the hill.

## ***Outbuildings – Internal descriptions***

### ***Store 1***

Store 1 is a rectangular room orientated north to south and measures (4.40m by 2.15m). The ceiling of store 1 is in an exceptionally poor state of repair. On the northern side where it remains intact it comprises of a single sawn timber purlin which is located within a slot in the eastern gable wall of the Cottage and another slot on top of the the eastern gable of store 1. This purlin supports six wooden rafters which in turn support timber batons upon which the slate roof has been placed. The southern expanse of the roof is now completely exposed to the elements as it has collapsed inward due to water ingress.

The northern elevation is constructed from stone rubble bonded by mortar (Portland cement). At the right-hand end there is a single doorway opening permitting access to the exterior of the building (small yard area) this doorway consists of a wooden panelled door first painted blue and subsequently painted red set within a timber frame which has been similarly painted.

The eastern elevation has a single window opening located in the centre almost at ridge height, this has been covered over with a single piece of metal sheeting and has a wooden lintel above. The wall is constructed of the same vernacular stone seen elsewhere but apart from this the elevation is featureless. The southern elevation consists of a stone rubble wall bonded by mortar (Portland cement). Apart from this the elevation is featureless. The western elevation is formed from the eastern elevation of the main Cottage and where visible is featureless. The floor is of medium-sized sub-rounded cobbles set within a grey-brown silty matrix and at the northern end the floor is covered with broken slate from the roof collapse above.

### ***Store 2***

Store 2 is a rectangular room orientated northeast to southwest measuring (3.97m by 2.30m). The roof consists of sawn timbers; a single ridge beam and two wooden purlins which support 14 wooden rafters which in turn support wooden batons upon which the roof slate has been attached. The northern elevation is constructed from stone rubble bonded by mortar (lime mortar). To the right-hand side of the elevation there is a small recessed alcove created by the projecting inglenook. The left two thirds of the elevation forms the inglenook recess; the masonry above is supported by a substantial timber lintel which is in turn supported by the

wall masonry on the left-hand side and is supported by a wooden timber on the right. This space now houses a chest cabinet fridge/freezer which obscures an oven behind, which is now only partially visible. The oven opening is formed by a gap in the masonry and has small radiating blue-brick voussoir above. Unfortunately it is not possible to see the rest of the oven as it is totally obscured by the heavy freezer unit.

The eastern elevation is constructed from stone rubble bonded by mortar (Portland cement), on the left-hand side this wall has been partially rendered but apart from that the elevation is featureless. The southern elevation has once more been constructed in the same vernacular stone masonry style seen elsewhere on the buildings. At eaves height there is a single narrow window opening with wooden frames, wooden lintel and wooden sill, this opening has no window bars or glass and is currently blocked up with corrugated iron sheeting. Emanating from the wall below the window are several rustic hangers upon one of which a bow saw hangs. Located within the centre of the elevation, quite low to the floor is a small alcove which has been built into the wall, this has a stone lintel and a stone sill and measures roughly 300mm squared.

The western elevation is constructed from stone rubble bonded by mortar (Portland cement). At the right-hand end is a single doorway opening permitting access to the exterior. This doorway opening has no door but has a wooden frame once painted blue now painted red. To the left of the doorway, attached to the elevation is a water spigot which is piped down through the floor. The floor is of a cast concrete possibly covering a cobble floor.

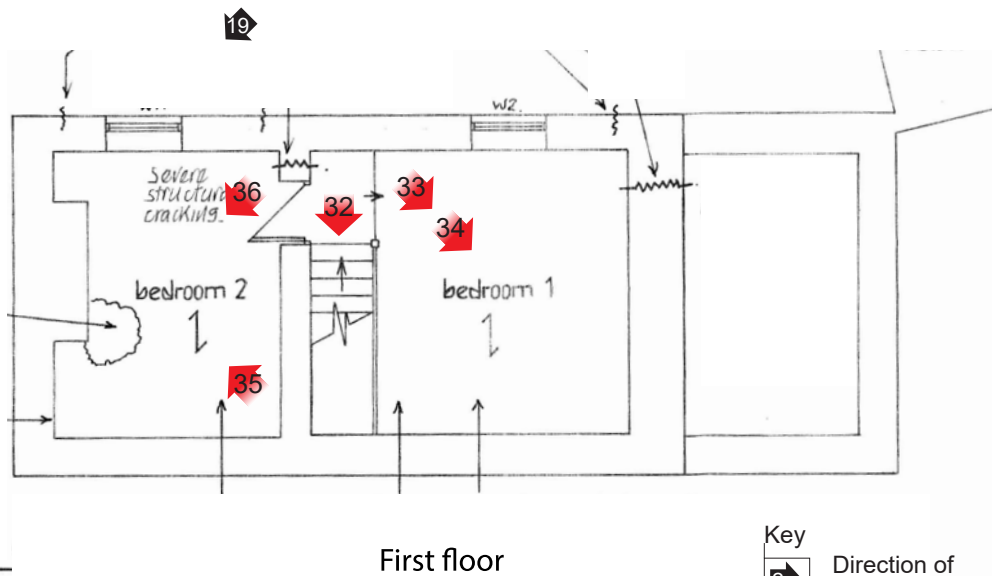
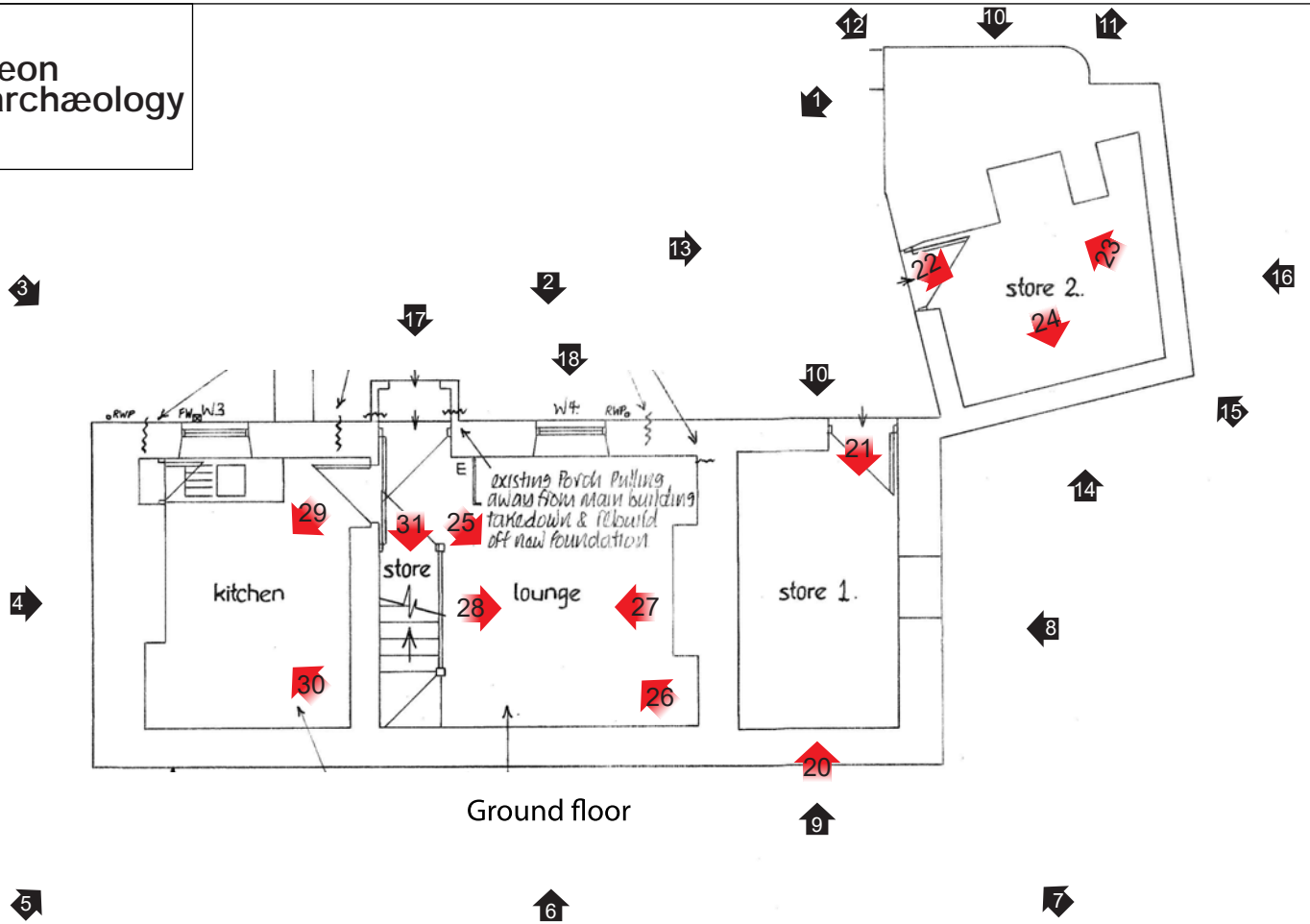
### ***Cottage – Internal descriptions***


#### ***Lounge***


The lounge is a rectangular room orientated north to south measuring (4.40m by 3.72m). The ceiling of the lounge comprises of nine sawn timber joists, painted brown and which support the floorboards of the bedroom above. The northern elevation has a single doorway opening at the left-hand end which permits access, via a small porch to the exterior of the property (small yard). The doorway has a heavy, wooden panel door which is painted white and is set within a white painted wooden frame. To the immediate right of the doorway is a small wall partition which, on the right-hand side, forms a series of shelves and on the left-hand side a fuse box is located near the top of the partition. To the right of the small partition and located to the right of centre within the elevation is a window opening. This opening has a white painted, wooden sash window in a white painted wooden frame, with four glass window panes with a white painted wooden sill.

The eastern elevation has a centralised, substantial chimney breast, to the left and right of which two small alcoves are formed. Located on the chimney breast is a fireplace; with cream tiled mantle, cream tiled surround, cast iron grate and cream tiled hearth. The southern elevation has been rendered and partially painted white although most of this paint and render is in an extremely poor state of repair. Apart from this the elevation is featureless.

The western elevation is dominated by the timber staircase which alights to first floor level. This staircase consists of a white painted wooden newel post, a white painted wooden banister and white painted wooden boards which hide white painted balusters behind. The carpet of the stairs is of a brown and yellow floral design and the wooden treads (visible beneath) have also been painted white. When viewed from the north - below the staircase is a small cupboard (*twll dan stair*) replete with a white shelf and a linoleum floor with fake Parquet design. This space is closed off from the main room by a heavy wood panel door painted white. At the far right-hand end of the western elevation is a single doorway opening permitting access to the kitchen - this has a heavy wood panelled door, painted white set



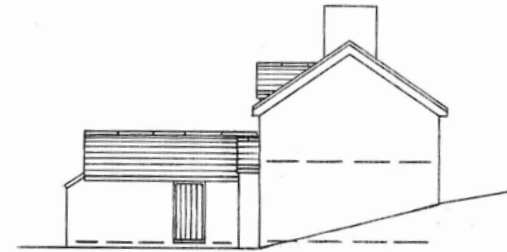
Key  
 Direction of Photograph (External)

Key  
 Direction of Photograph (Internal)

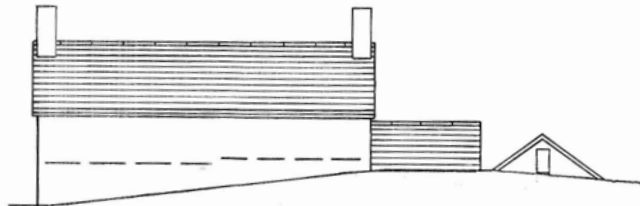
**Figure 03:** Existing plans of Tan-y-Bodran, Bodran Road, Llanfairtalhaiarn, Conwy LL22 8YY. Scale 1:100 at A4. Showing direction of archaeological photography.



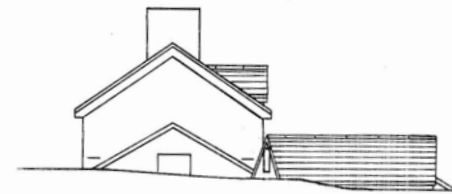
NORTH



WEST



SOUTH



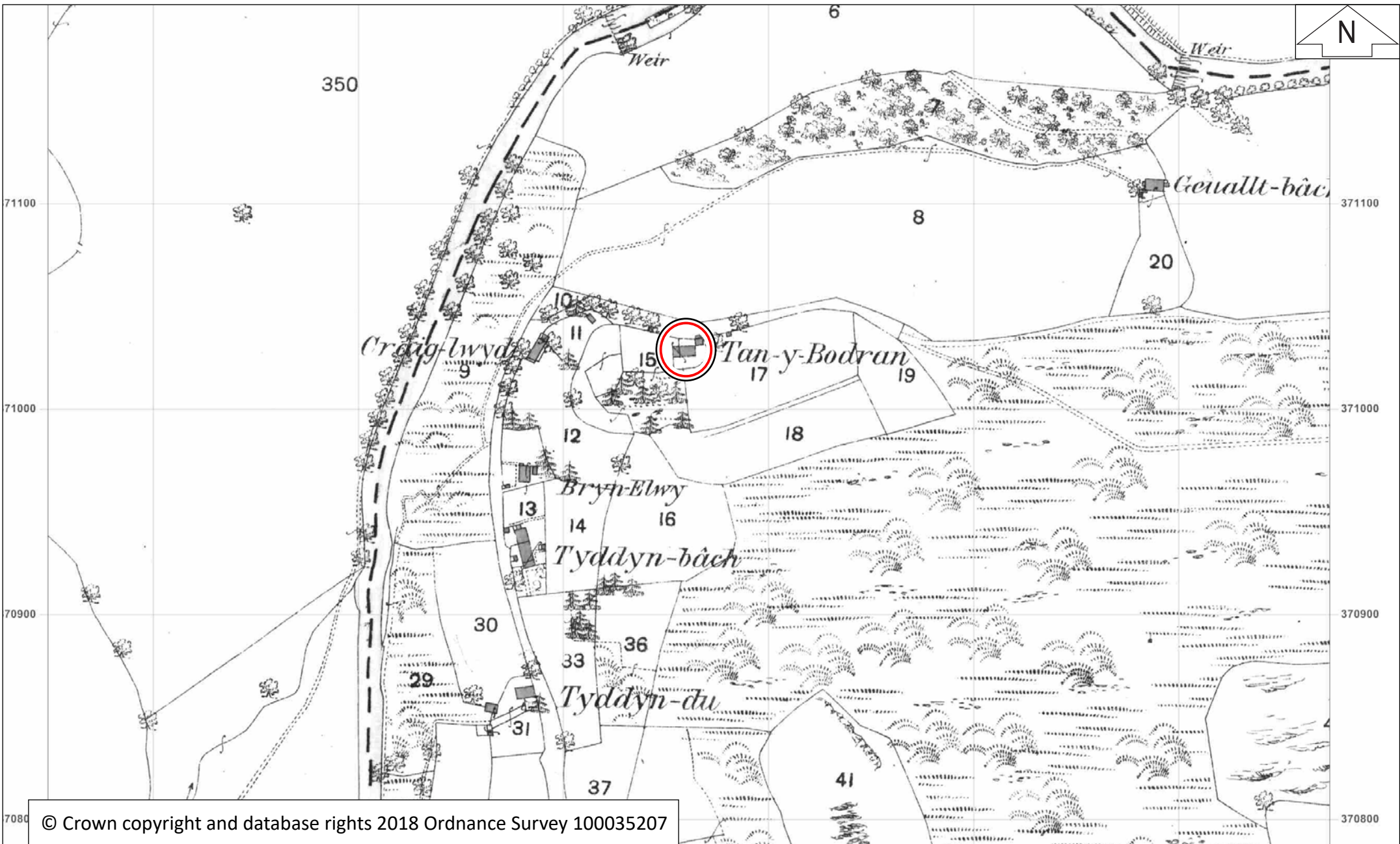
EAST



**Figure 04 :** Elevation drawings of (North, West, South and East) Tan y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy. Scale 1:100 at A4.

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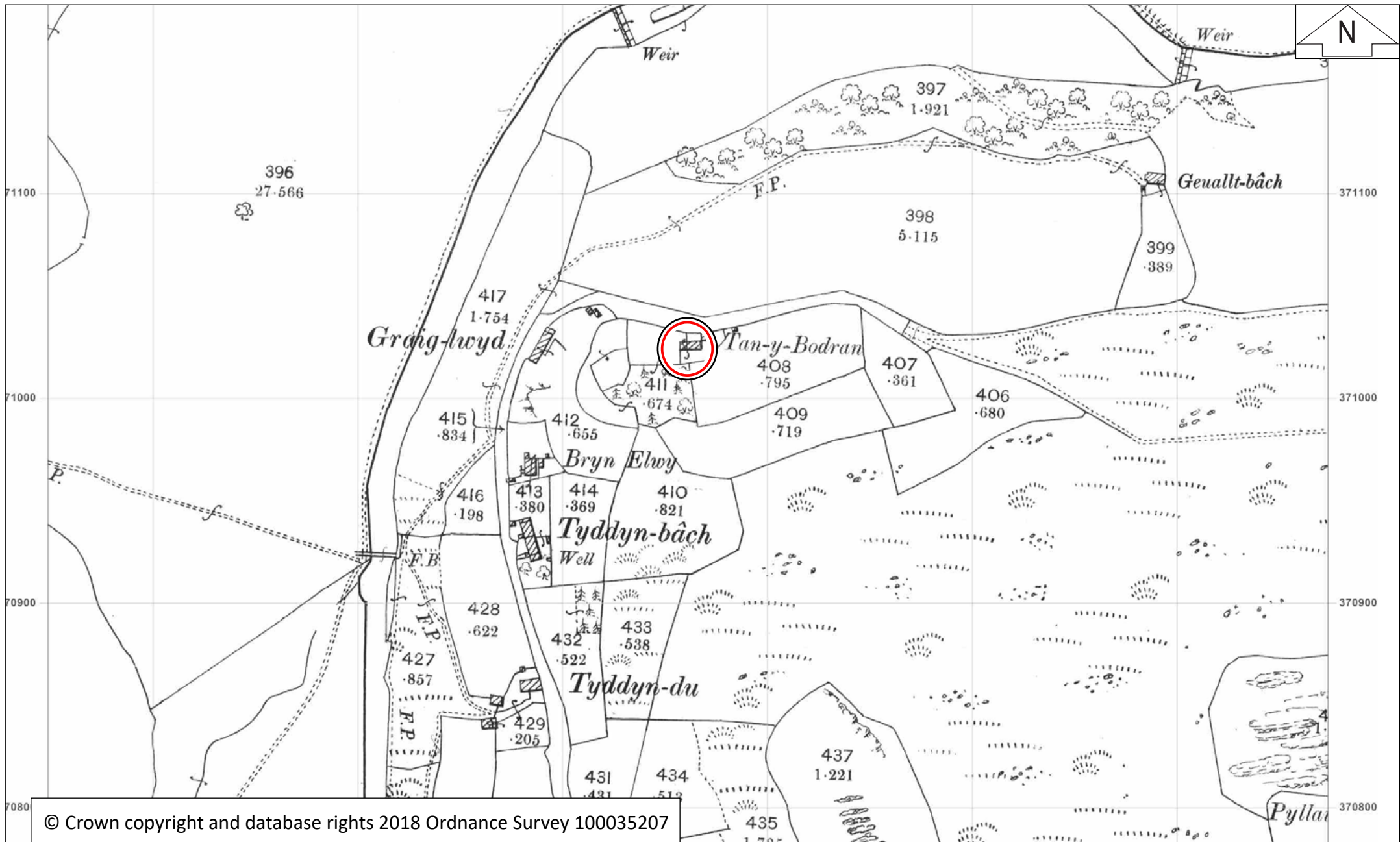
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**Figure 05** : 1st edition Denbighshire County Series Ordnance Map 1:2500 (1878) showing Tan y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy.



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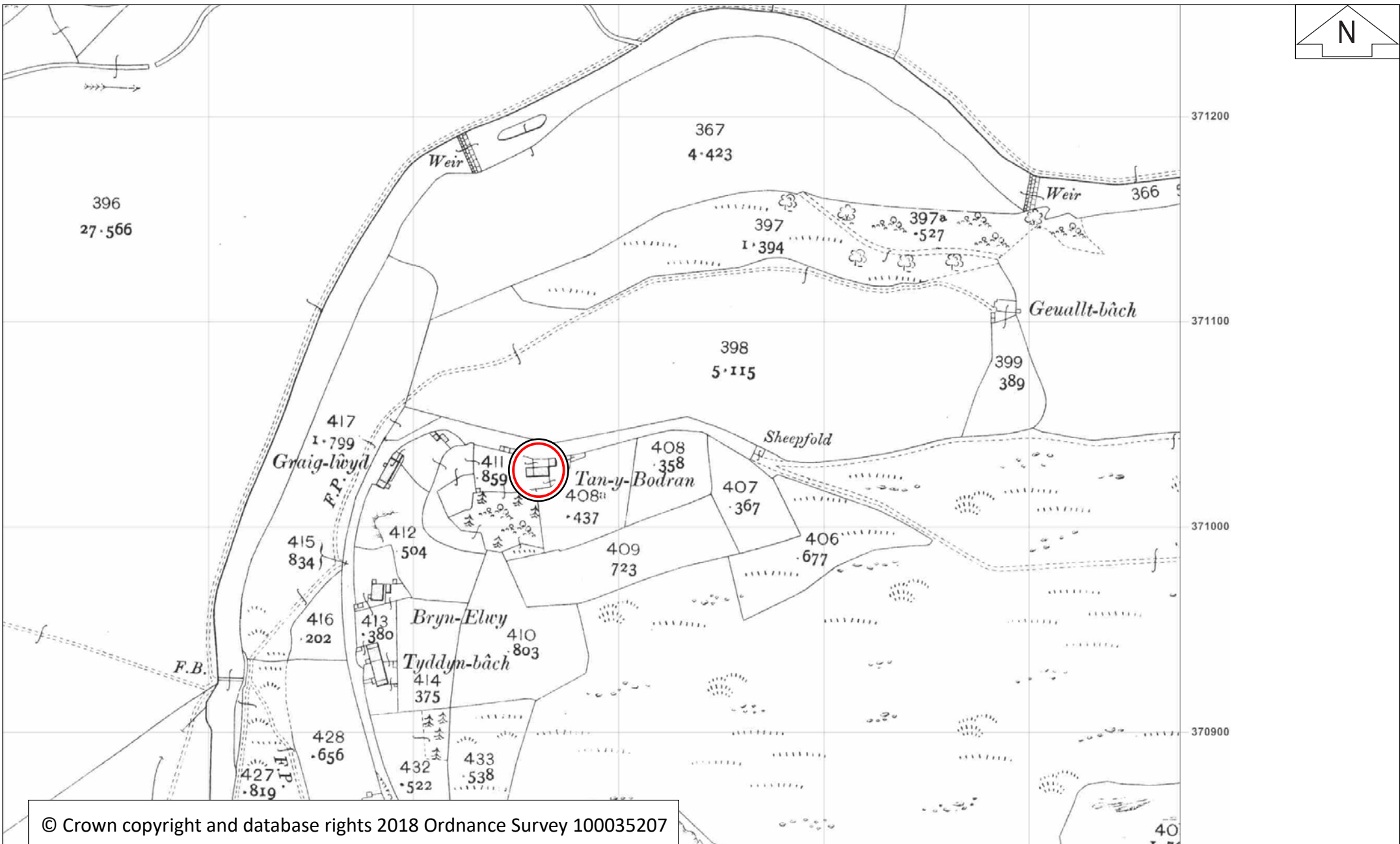


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**Figure 06 :** 2nd edition Denbighshire County Series Ordnance Map 1:2500 (1900) showing Tan y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy.



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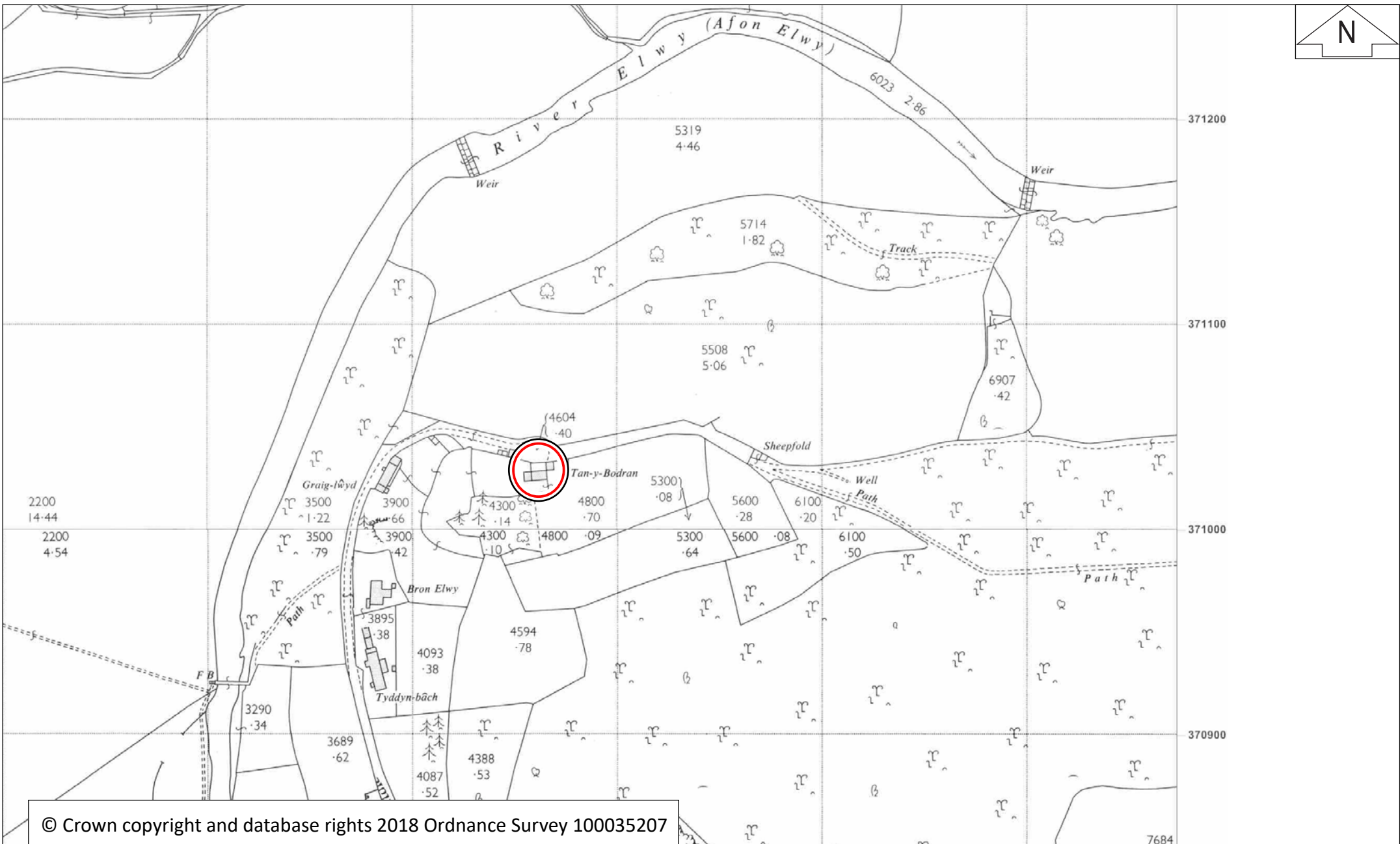


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**Figure 07** : 3rd edition Denbighshire County Series Ordnance Map 1:2500 (1912) showing Tan y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy.



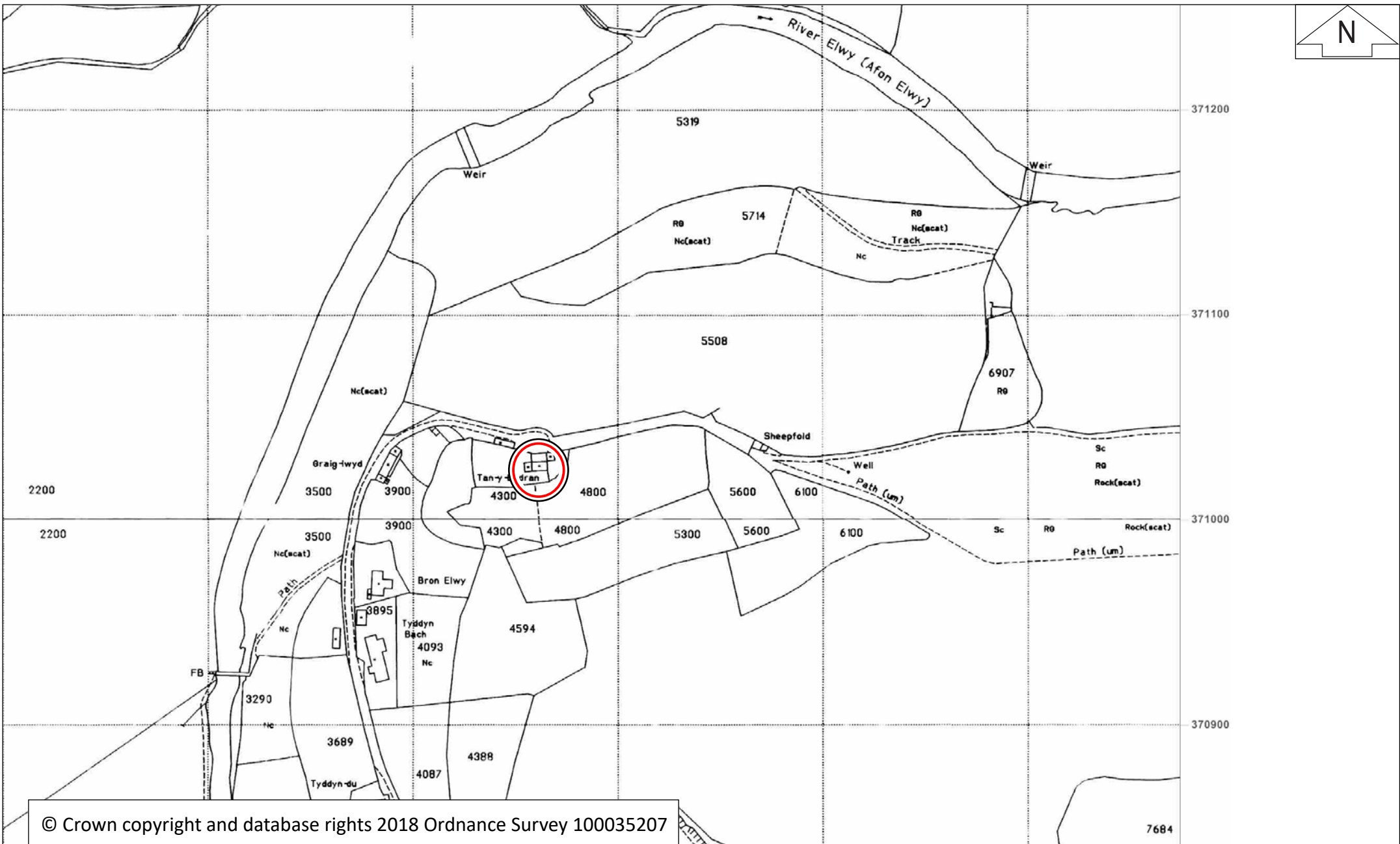
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**Figure 08** : 4th edition Denbighshire County Series Ordnance Map 1:2500 (1967) showing Tan y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy.



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**Figure 09** : 6th edition Denbighshire County Series Ordnance Map 1:2500 (1994)  
 showing Tan y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy.



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**Plate 01:** External shot - northern and eastern elevations of the Farmhouse, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the northeast - scale 1m





**Plate 02:** External shot - northern elevation of the Farmhouse, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the north - scale 1m



**Plate 03:** External shot - northern and western elevations of the Farmhouse, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the northwest - scale 1m





**Plate 04:** External shot - western elevation of the Farmhouse, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the west - scale 1m



**Plate 05:** External shot - southern and western elevations of the Farmhouse, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the southwest - scale 1m





**Plate 06:** External shot - southern elevation of the Farmhouse, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the south - no scale



**Plate 07:** External shot - southern and eastern elevations of the Farmhouse, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the southeast - scale 1m





**Plate 08:** External shot - eastern elevation of the Farmhouse, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the east - scale 1m





**Plate 09:** External shot - southern elevation of Store 1, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the south - scale 1m



**Plate 10:** External shot - northern elevation of Store 1, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the north - scale 1m





**Plate 11:** External shot - northern elevation of Store 2, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the northeast - scale 1m



**Plate 12:** External shot - northern elevation of Store 2, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the northeast - scale 1m





**Plate 13:** External shot - northern and western elevations of Store 2, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the northwest - scale 1m



**Plate 14:** External shot - western elevation of Store 2, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the west - scale 1m





**Plate 15:** External shot - southern elevation of Store 2, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the south - scale 1m





**Plate 16:** External shot - southern and eastern elevations of Store 2, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy  
- from the southeast - scale 1m





**Plate 17:** External shot - Porch on northern elevation of the Farmhouse, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the north - scale 1m



**Plate 18:** External shot - Ground floor window on northern elevation of the Farmhouse, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the north - scale 1m





**Plate 19:** External shot - First floor window on northern elevation of the Farmhouse, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the north - scale 1m





**Plate 20:** Internal shot - Floor and northern elevation of Store 1, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the south - scale 1m



**Plate 21:** Internal shot - Southern elevation of Store 1, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the north - no scale





**Plate 22:** Internal shot - Oblique shot of Store 2, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the southwest  
- scale 1m





**Plate 23:** Internal shot - Northern elevation/Inglenook Oven in Store 2, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the northeast - scale 1m



**Plate 24:** Internal shot - Southern elevation in Store 2, Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the southwest - scale 1m





**Plate 25:** Internal shot - Lounge within the Farmhouse building at Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the southwest - scale 1m





**Plate 26:** Internal shot - Lounge within the Farmhouse building at Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the northeast - scale 1m



**Plate 27:** Internal shot - Staircase within the Lounge , Farmhouse building at Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the northeast - scale 1m





**Plate 28:** Internal shot - Fireplace within the Lounge , Farmhouse building at Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the northeast - scale 1m





**Plate 29:** Internal shot - Kitchen within the Farmhouse building at Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the northeast - scale 1m



**Plate 30:** Internal shot - Kitchen within the Farmhouse building at Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the southeast - scale 1m



**Plate 31:** Internal shot - "Twill dan Stair" beneath stairwell within the Farmhouse building at Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the north - scale 1m





**Plate 32:** Internal shot - Stairwell from first floor within the Farmhouse building at Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the north - scale 1m



**Plate 33:** Internal shot - Bedroom 1 on first floor, within the Farmhouse building at Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the northwest - no scale





**Plate 34:** Internal shot - Bedroom 1 ceiling, within the Farmhouse building at Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the northwest - no scale





**Plate 35:** Internal shot - Bedroom 2, within the Farmhouse building at Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the southeast - no scale



**Plate 36:** Internal shot - Bedroom 2, within the Farmhouse building at Tan Y Bodran, Bodran Road, Llanfairtalhaiarn, Conwy - from the northeast - no scale

within white painted wooden frame. The lounge has cream painted wooden skirting boards throughout and the floor is of mottled blue grey carpet.

### ***Kitchen***

The kitchen is a rectangular room orientated north to south measuring (4.40m by 2.79m). The ceiling is comprised of six sawn timber joists which support the wooden floorboards of the bedroom above. The northern elevation has a single window opening at the left-hand end, which comprises of a white painted, wooden sash window, with four window panes and a wooden sill, now covered in linoleum. The window is also covered with a white lace net curtain and the window space has a floral curtain suspended on the wire above. The wall of the elevation has been painted yellow but apart from this the elevation is featureless. Located in front of the elevation on the left-hand side is a sink unit. At the left-hand end of the eastern elevation there is a single doorway opening permitting access to the lounge and this has a heavy wooden board door as previously described. The wall of the elevation has been painted green.

The southern elevation has a single cupboard unit located within the centre and the wall has been painted yellow, apart from this the elevation is featureless. The western elevation is dominated by a substantial chimney breast and to the left of the chimney breast there is an alcove which has a double cupboard unit attached half way up. To the right of the chimney breast is a set of built-in wooden cupboards. Visible on the chimney breast is the impression of where the fireplace was once located - this is now blocked up and the elevation has been painted bright yellow. The room has white painted skirting boards throughout and the floor is of brown linoleum.

### ***Bedroom 1***

Bedroom one is a rectangular room orientated north to south measuring (4.40m by 3.72m). The ceiling construction is visible and consists of a sawn timber ridge beam and two sawn timber purlins which support the rafters and the roof batons to which the exterior slates attach. On the northern side of the ceiling the dormer construction of the window is visible within the roof pitch. The northern elevation has a single window opening to the right of centre, this window consists of a six pane, metal framed window, painted white with a white painted wooden sill. The walls have been rendered and were once papered although are now in a poor state of repair - apart from this the elevation is featureless.

The eastern and southern elevations have once again been rendered and wallpapered but in are a poor state of repair, apart from this the elevations are featureless. The western elevation extends to ground floor level as it takes in the stairwell. At the right-hand end there is a single doorway opening permitting access to bedroom 2. This doorway consists of a heavy wooden panelled door painted white set within white painted wooden frames. The floor of bedroom 1 consists of wooden floorboards however at the west end of the room there is a wooden partition which separates the room from the stairwell and this stairwell has been clad in a floral carpet.

### ***Bedroom 2***

Bedroom 2 is a rectangular room orientated north to south measuring (4.40m by 2.79m). The ceiling consists of white painted wooden panels and visible behind these panels are two sawn timber purlins. Located within the centre of the ceiling is a single pendular light fitting with glass lampshade.

The walls of this room have all been painted yellow. The northern elevation has a single window opening with a window as described in bedroom one. Apart from this the elevation is



featureless. The eastern elevation has a single doorway opening at the left-hand end permitting access to bedroom 1/ the stairwell apart from this the elevation is featureless. The southern elevation is also featureless. The western elevation has a substantial centrally located chimney breast to either side of which two small alcoves have been formed. The floor is of green and brown carpet.

## 6.0 SOURCES

### *Maps.*

Denbighshire VII

County Series Ordnance Survey map of 1878, 1:2,500 scale.

County Series Ordnance Survey map of 1900, 1:2,500 scale.

County Series Ordnance Survey map of 1912, 1:2,500 scale.

County Series Ordnance Survey map of 1966, 1:2,500 scale.

County Series Ordnance Survey map of 1989, 1:2,500 scale.

County Series Ordnance Survey map of 1994, 1:2,500 scale.

Ordnance Survey Open Data maps SH NW97, NE97, SE97 and SW97.

### *Secondary Sources*

English Heritage: Understanding Historic Buildings: a guide to good recording practice (2016)

Chartered Institute for Archaeologists, 2014: Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures

*Clwyd Powys Archaeological Trust* - Historic Settlement Survey – eastern Conwy – 2014, website accessed online at <https://cpat.org.uk/ycom/conwy/llanfairtalhaiarn.pdf> - date accessed 16.09.20

<https://places.library.wales/browse> - date accessed 16.09.20



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**Demolition of Existing Dwelling,  
Tan-y-Bodran, Bodran Road,  
Llanfairtalhaiarn, Conwy LL22 8YY.**

**Written Scheme of Investigation (WSI)  
for Level 3 Historic Building Record.**

**September 2020 v1.0**



Level 3 Historic Building Record  
Project Code: A0274.1  
Event PRN: 166787

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# **Demolition of Existing Dwelling, Tan-y-Bodran, Bodran Road, Llanfairtalhaiarn, Conwy LL22 8YY.**

## **September 2020 v1.0**

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## 1.0 PROJECT BACKGROUND

Aeon Archaeology has been asked by Mr Guy Keyworth (hereafter the Client) to provide a Written Scheme of Investigation (WSI) for carrying out a level 3 historic building record of the former farmhouse of Tan-y-Bodran, Bodran Road, Llanfairtalhaiarn, Conwy LL22 8YY (centred on **NGR SH 93458 71027**) in advance of demolition.

Full planning permission (**ref: 0/47378**) was secured by the Client on 21<sup>st</sup> August 2020 with the following pre-commencement condition concerning archaeology being applied to the planning consent:

### *Condition 8*

*No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 3 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.*

*REASON: To allow an adequate analytical record of the building to be made, before it is demolished, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.*

This design and all subsequent mitigation will conform to the guidelines specified in Historic England's 'Understanding Historic Buildings: a guide to good recording practice' (2016) & *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Chartered Institute for Archaeologists, 2014).

The Development Control Archaeologist (DCA) (Mr Mark Walters) at the Clwyd-Powys Archaeological Trust (CPAT) made the following consultee comments as part of the proposed development application:

*The building is not recorded on the Historic Environment Record, but is visible on the first and second edition OS mapping and is possibly around 1850 in date. It appears to be a mid 19th century traditional stone cottage with outbuildings. The building does not appear to be of listing quality and it does not appear on a local list. It is clear from the submitted survey that there are considerable structural issues that would require the complete demolition and rebuilding of the current property if it was to be retained in anything like its current form. If the demolition is permitted we would wish to retain a detailed record of this building before it is demolished and in this case I would recommend a Level 3 archaeological study of the building.*



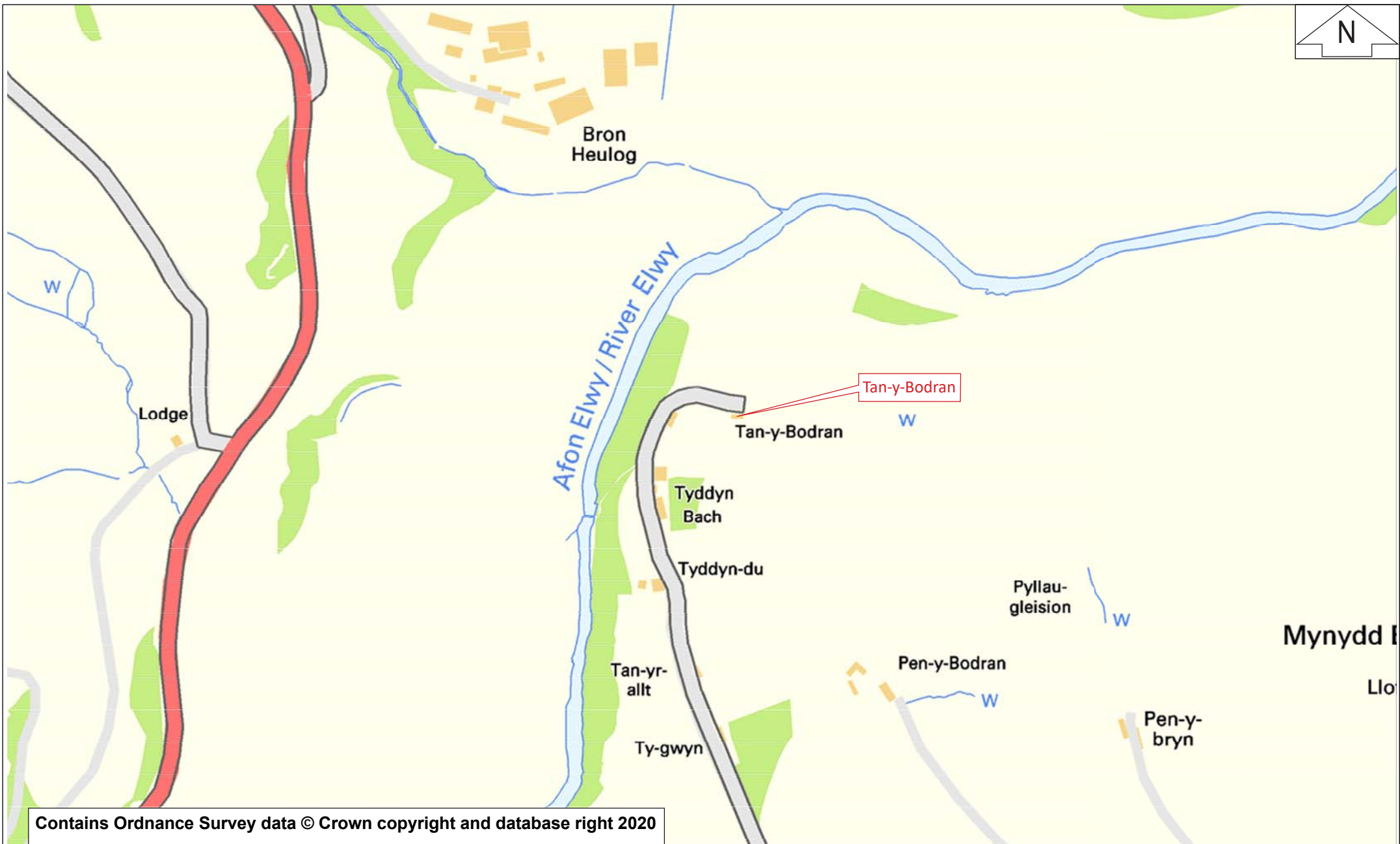


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**Figure 01:** Location of Tan-y-Bodran, Bodran Road, Llanfairtalhaiarn, Conwy LL22 8YY.  
Scale 1:20,000 at A4.

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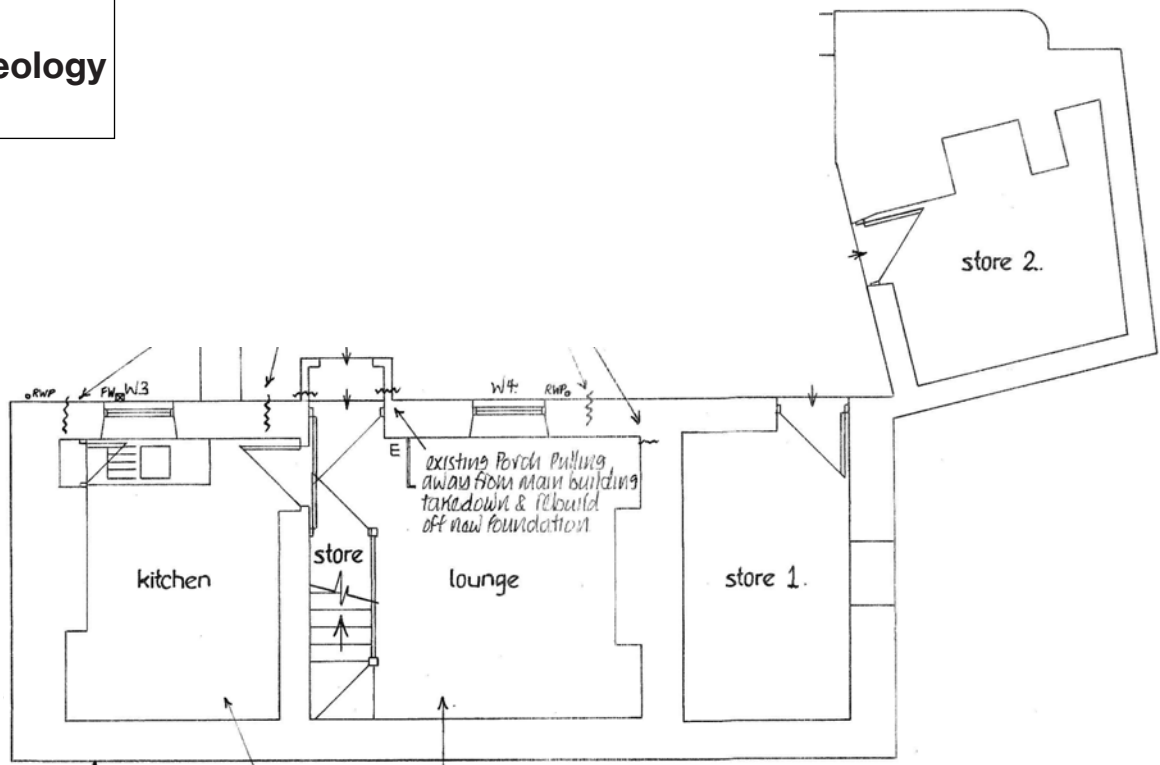


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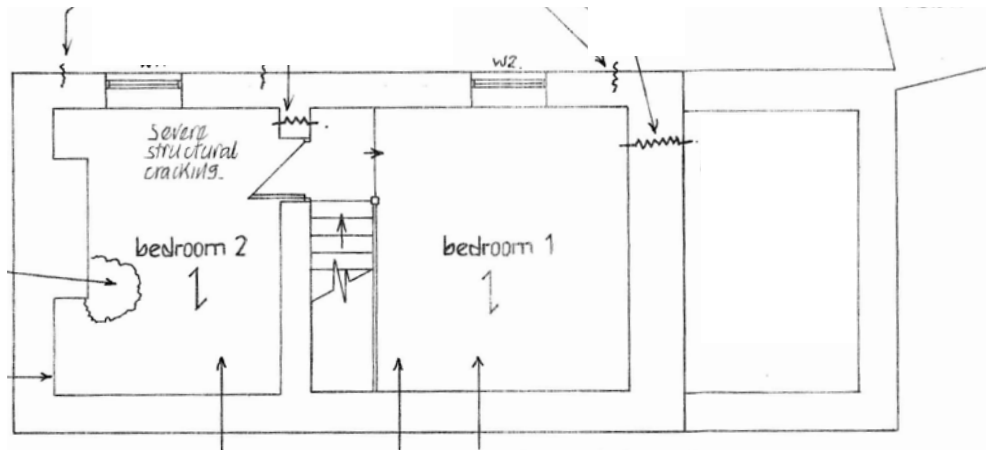


**Figure 02:** Location of Tan-y-Bodran, Bodran Road, Llanfairtalhaiarn, Conwy LL22 8YY.  
Scale 1:5,000 at A4.

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Ground floor



First floor

**Figure 03:** Existing plans of Tan-y-Bodran, Bodran Road, Llanfairtalhaiarn, Conwy LL22 8YY. Scale 1:100 at A4.



## 2.0 POLICY CONTEXT

At an international level there are two principal agreements concerning the protection of the cultural heritage and archaeological resource – the UNESCO Convention Concerning the Protection of World Cultural and Natural Heritage and the European Convention on the Protection of the Archaeological Heritage, commonly known as the Valetta Convention. The latter was agreed by the Member States of the Council of Europe in 1992, and also became law in 1992. It has been ratified by the UK, and responsibility for its implementation rests with Department for Culture Media and Sport.

The management and protection of the historic environment in Wales is set out within the following legislation:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended)
- The Historic Environment (Wales) Act 2016
- The Town and Country Planning Act 1990
- The Ancient Monuments and Archaeological Areas Act 1979
- The Town and Country Planning (General Permitted Development Order) 1995 (As amended)

The Historic Environment (Wales) Act is the most recent legislation for the management of the Historic Environment and amends two pieces of UK legislation — the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The new Act has three main aims:

- to give more effective protection to listed buildings and scheduled monuments;
- to improve the sustainable management of the historic environment; and
- to introduce greater transparency and accountability into decisions taken on the historic environment.

With respect to the cultural heritage of the built environment the Planning (Conservation Areas and Listed Buildings) Act 1990 applies. The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that:-

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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” (s66(1))

Other known sites of cultural heritage/archaeological significance can be entered onto county-based Historic Environment Records under the Town and Country Planning 1995.

Planning Policy Wales sets out the land use planning policies of the Welsh Government. Chapter 6 covers the historic environment and emphasises that the positive management of change in the historic environment is based on a full understanding of the nature and significance of historic assets and the recognition of the benefits that they can deliver in a vibrant culture and economy.

Various principles and policies related to cultural heritage and archaeology are set out in the Planning Policy Wales which guide local planning authorities with respect to the wider historic environment.

The following paragraphs from Planning Policy Wales are particularly relevant and are quoted in full:

Paragraph 6.1.5 concerns planning applications:

*The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved. Cadw's published Conservation Principles highlights the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset.*

Planning Policy Wales is supplemented by a series of Technical Advice Notes (TAN). Technical Advice Note 24: The Historic Environment contains detailed guidance on how the planning system considers the historic environment during development plan, preparation and decision making on planning and listed building consent applications. TAN 24 replaces the following Welsh Office Circulars:

- 60/96 Planning and the Historic Environment: Archaeology
- 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas
- 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales

## 3.0 REQUIREMENTS

### 3.1 Building Record

The requirements are for an archaeological building record of Tan y Bodran prior to demolition, however should observations or desk-based research suggest the potential for significant features to be encountered during the demolition works, the archaeological contractor should make arrangements to undertake any appropriate supplementary recording work during the development. The CPAT Development Control Archaeologist has requested that the building record be roughly commensurate with the English Heritage *'Understanding Historic Buildings: a guide to good recording practice'* (2016) **Level 3**.

Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used they are likely to be those most readily accessible, such as historic Ordnance Survey maps, trade directories, and other published sources. The record will not normally discuss the building's broader stylistic or historical context and importance at any length.

The detailed photographic record will consist of English Heritage *'Understanding Historic Buildings: a guide to good recording practice'* (2006) elements:

- written account: 1-3, 6-9, 11-13, 22
- drawings: 2
- photographs: 1-9



## **4.0 METHOD STATEMENT**

### **4.1 Level 3 Record**

#### **4.1.1 Written Account**

The written account will include:

- The building's precise location as a National Grid Reference and address form;
- A note of any statutory designation and non-statutory designation;
- The date of the record, name(s) of the recorder(s) and archive location;
- A summary of the building's form, function, date, and sequence of development.
- An introduction, setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints which limited the achievement of objectives.
- Acknowledgements to all those who made significant contributions.
- A discussion of published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence and a critical evaluation of previous records of the building, where they exist.
- An account of the building's overall form and its successive phases of development, together with the evidence supporting this analysis.
- An account of the past and present uses of the building and its parts, with the evidence for these interpretations.
- Any evidence for the former existence of demolished structures or removed plant associated with the building.
- Full bibliographic and other references.

#### **4.1.2 Photographs**

The photographic record will include:

- A general view or views of the building;
- The building's external appearance. Typically a series of oblique views will show all external elevations of the building and give an impression of its size and shape;
- The overall appearance of the rooms to be altered.
- Any internal or external detail.
- Any machinery or other plant, or evidence for its former existence.
- Any dates or other inscriptions.
- Any building contents or ephemera which have a significant bearing on the building's history.
- Copies of maps, drawings, views and photographs present in the building and illustrating its development or that of its site.

A Digital SLR (Canon 600D) set to maximum resolution will be used throughout.

#### **4.1.3 Drawings**

The drawn record will include:

- A measured site plan showing the location and orientation of photographs. This will label all room spaces and indicate any architectural features of note.
- Measured elevation drawings of all external elevations.

## **4.2 Processing data, illustration, report and archiving**

Following completion of the record as outlined above, a report will be produced incorporating the following:

- A copy of the design brief and agreed specification
- A site location plan
- A plan illustrating the location and direction of photographs
- Basic background and relevant historical, descriptive or analytical detail
- A full bibliography of sources consulted
- Illustrations, including plans and photographs, will be incorporated within the report.

## **5.0 DISSEMINATION AND ARCHIVING**

A full archive including plans, photographs, written material and any other material resulting from the project will be prepared. All plans, photographs and descriptions will be labelled, and cross-referenced, and lodged with the RCAHMW within six months of the completion of the project.

Upon completion of the project copies of the report will be sent to the Client, regional HER and DCA at CPAT.

The project report and archive will adhere to the Welsh Trusts' and Cadw's *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* (2018) including the translation of a non-technical summary into the medium of Welsh.

## **6.0 DIGITAL DATA MANAGEMENT PLAN**

### **6.1 Type of study**

A level 3 historic building record of the former farmhouse of Tan-y-Bodran, Bodran Road, Llanfairtalhaiarn, Conwy LL22 8YY (centred on NGR SH 93458 71027).

### **6.2 Types of data**

Photographs, photograph register, scaled drawings.

### **6.3 Format and scale of the data**

Photographs taken in *RAW* format and later converted to *TIF* format for long term archiving and *JPEG* format for use in the digital report, converted using *Adobe Photoshop*. All photographs renamed using *AF5* freeware with the prefix (*project code\_frame number*) and a photographic metadata created using Microsoft Excel (*.xlsx*) or Access (*.accdb*).

All written registers, pro-formas, and scaled drawings scanned as *.PDF* files.

### **6.4 Methodologies for data collection / generation**

Digital data will be collected / generated in line with recommendations made in the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (2014. Rev 2020). Sections 3.3.1 and 3.3.3 are relevant:

*3.3.1 Project specifications, research designs or similar documents should include a project specific Selection Strategy and a Data Management Plan.*

*3.3.3 Project designs or schedules of works etc should outline the methodology used in recording all information, in order to demonstrate that all aspects of archive creation will ensure consistency; for instance in terminologies and the application of codes in digital data sets, highlighting relevant data standards where appropriate*

### **6.5 Data quality and standards**

Consistency and quality of data collection / generation shall be controlled and documented through the use of standardised procedure as outlined in the WSI. This will include the use of standardised data capture file formats, digital proformas, data entry validation, peer review, and use of controlled vocabularies.

### **6.6 Managing, storing and curating data.**

All digital data will be organised into Aeon Archaeology proformae project file systems and backed up to the cloud using *Digital River's Crashplan* with additional copies made to external physical hard drive.

### **6.7 Metadata standards and data documentation**

Digital metadata created using Microsoft Excel (*.xlsx*) or Access (*.accdb*) of all photographic plates.



Paper metadata created from Aeon Archaeology proformas for contexts, artefacts, environmental samples, watching brief day sheets, trench sheets, and basic record sheets and then scanned to create digital .PDF copies.

### **6.8 Data preservation strategy and standards**

Long term data storage will be through the submission of digital (.PDF) reports to the regional Historic Environment Record (HER); submission of digital (.PDF) reports and a project completion form to the Oasis database; submission of the scanned (.PDF) archive, photographic plates (.TIF), and metadata (.xlsx) (.acddb) to the Archaeology Data Service (ADS); and retention of copies of all digital files at Aeon Archaeology on physical external hard drive and uploaded to the cloud.

### **6.9 Suitability for sharing**

All digital data will be placed within the public realm (through the channels in 6.8) except for where project confidentiality restricts the sharing of data. All data sets will be selected / discriminated by the Senior Archaeologist at Aeon Archaeology and written permission will be sought from all project specific Clients prior to the sharing of data.

### **6.10 Discovery by potential users of the research data**

Potential users of the generated digital data (outside of the organisation) will be able to source the data and identify whether it could be suitable for their research purposes through access granted via the ADS and RCAHMW websites. Requests can also be made for data through the regional HER's and directly to Aeon Archaeology ([info@aeonarchaeology.co.uk](mailto:info@aeonarchaeology.co.uk)).

### **6.11 Governance of access**

The decision to supply research data to potential new users will be via the associated website request (ADS, RCAHMW, HER) or via the Senior Archaeologist when made directly to Aeon Archaeology.

### **6.12 The study team's exclusive use of the data**

Aeon Archaeology's requirement is for timely data sharing, with the understanding that a limited, defined period of exclusive use of data for primary research is reasonable according to the nature and value of the data, and that this restriction on sharing should be based on simple, clear principles. This time period is expected to be six months from completion of the project however Aeon Archaeology reserves the right to extend this period without notice if primary data research dictates.

### **6.13 Restrictions or delays to sharing, with planned actions to limit such restrictions**

Restriction to data sharing may be due to participant confidentiality or consent agreements. Strategies to limit restrictions will include data being anonymised or aggregated; gaining participant consent for data sharing; and gaining copyright permissions. For prospective studies, consent procedures will include provision for data sharing to maximise the value of the data for wider research use, while providing adequate safeguards for participants.

### **6.14 Regulation of responsibilities of users**

External users of the data will be bound by data sharing agreements provided by the relevant organisation or directly through Aeon Archaeology.

## **6.15 Responsibilities**

Responsibility for study-wide data management, metadata creation, data security and quality assurance of data will be through the Senior Archaeologist (Richard Cooke BA MA MCIfA) at Aeon Archaeology when concerning data generation and early/mid-term storage. Upon deposition with digital depositories the study-wide data management, metadata creation, data security and quality assurance of data will be the responsibility of the specific organisations' themselves.

## **6.16 Organisational policies on data sharing and data security**

The following Aeon Archaeology policies are relevant:

- Aeon Archaeology Archive Deposition Policy 2019
- Aeon Archaeology Quality Assurance Policy 2019
- Aeon Archaeology Conflict of Interest Policy 2019
- Aeon Archaeology Outreach Policy 2019
- Aeon Archaeology Digital Management Plan 2020

## **7.0 PERSONNEL**

The work will be managed and undertaken by Richard Cooke BA MA MCifA, Archaeological Contractor and Consultant at Aeon Archaeology. Full details of personnel involved, with *curricula vitae*, can be supplied upon request.

## **8.0 RESOURCES AND PROGRAMMING**

It is intended to undertake the historic building recording in September 2020. A provisional target date for the completion of the project archive and the production of a project report is September 2020.

The historic building recording will be undertaken by a team of demonstrable competence provided by Aeon Archaeology, a Registered Organisation with the CIfA.

### **Performance Standards**

Aeon Archaeology will undertake the historic building recording and operate in accordance with:

- The Chartered Institute for Archaeologist's *Code of Conduct* (2014 edition).
- The Chartered Institute for Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (2014 edition).
- The Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014 edition)
- The Historic England document *Understanding Historic Buildings A Guide to Good Recording Practice* (2016)
- The European Association of Archaeologists' *Principles of Conduct for Archaeologists Involved in Contract Archaeological Work* (1998).
- The Chartered Institute for Archaeologists' *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials* (2014 edition).
- The Chartered Institute for Archaeologists' *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (2014 edition)

## **9.0 MONITORING AND TIMING**

The CPAT Development Control Archaeologist will monitor the historic building recording on behalf of the Council.

Reasonable access to the recording in-progress will be provided by the Client to the CPAT Development Control Archaeologist in order to monitor the recording. A site tour will be provided to the CPAT Development Control Archaeologist if appropriate.

Aeon Archaeology will advise the Client and the CPAT Development Control Archaeologist immediately of any significant discoveries and provide regular reports of the recording works. Aeon Archaeology will ensure that any significant results recovered during the historic building recording



are brought to the attention of the Client and the CPAT Development Control Archaeologist and will notify the relevant organisations as soon as is practicably possible, and certainly within 24 hours.

A consultation between Aeon Archaeology, the Client and the CPAT Development Control Archaeologist will be convened towards or at the conclusion of the historic building recording. The purpose of the consultation is to advise all parties on the manner in which the objectives of the project have been addressed and secure agreement that the on-site recording has been concluded to the satisfaction of the Council.

## **10.0 HEALTH AND SAFETY**

All relevant certification will be obtained from the Client and/or their agents and contractors regarding Health and Safety prior to any site works and Aeon Archaeology will conform to arrangements for notification of entering and leaving the site.

Aeon Archaeology will comply with the *Health and Safety at Work Act (1974)*, the *Standing Conference of Archaeology Unit Managers Health and Safety Manual (1991)*, *Control of Substances Hazardous to Health (COSHH) Regulations (2002)*, *Construction Design and Management (CDM) Regulations (2007)*, *Management of Health and Safety at Work Regulations (1999)*, the *Work at Height Regulations (2005)*, the *Confined Spaces Regulations (1997)*, the *Personal Protective Equipment at Work Regulations (2002)* and the Council for British Archaeology Handbook No. 6, *Safety in Archaeological Fieldwork (1989)*.

While carrying out the historic building recording Aeon Archaeology will operate in accordance with all applicable Health and Safety Legislation. A Health and Safety Plan (including a Risk Assessment) for the historic building recording will be prepared by Aeon Archaeology and submitted to the Client before the historic building recording commences.

The archaeologist(s) will be provided with all necessary protective clothing and equipment.

The archaeologist will wear a safety helmet and reflective jacket/waistcoat at all times on site.

A First-Aid Kit and Accident Book will be kept on site at all times for the duration of the historic building recording.

## **11.0 INSURANCE**

Liability Insurance – Export and General

Employers' Liability: Limit of Indemnity £10m in any one occurrence

Public Liability: Limit of Indemnity £2m in any one occurrence

Legal Defence Costs (Health and Safety at Work Act): £100,000

The current period expires 07/09/21

Professional Indemnity Insurance – Export and General

Limit of Indemnity £500,000 any one claim

The current period expires 07/09/21

## **12.0 CONFIDENTIALITY**

Aeon Archaeology will treat as confidential all information obtained directly or indirectly from the Client in connection with the historic building recording and will not, without the prior consent of the Client, disclose any information relating to the project or publicise the project in any way.

## **13.0 SOURCES CONSULTED**

Chartered Institute for Archaeologists, 2014: Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures

English Heritage: Understanding Historic Buildings: a guide to good recording practice (2016)

