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# Nant-yr-Efail, Ffordd Llanelwy, Betws yn Rhos, Conwy LL22 8AL.

January 2020  
V 1.0



aeon archaeology

Level 1 Historic Building Record  
Archaeological Event PRN: 164295  
Project Code: A0243.1  
Report no. 0232





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Level 1 Historic Building Record

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Project Code: A0243.1  
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## January 2020 V 1.0

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## **1.0 NON-TECHNICAL SUMMARY**

*Comisiynwyd Aeon Archaeology gan Gethin Owen yn llunio adeiladu hanesyddol - Lefel 1, o adeledid fferm gormodaidd ar Nant-yr-Efail, Betws Betws yn Rhos, Conwy cyn troi at lety byw.*

Aeon Archaeology was commissioned by Gethin Owen to produce a level 1 historic building record of a redundant farm building at Nant-yr-Efail, Betws yn Rhos, Conwy in advance of conversion to residential accommodation.

## 2.0 INTRODUCTION

Aeon Archaeology was commissioned by Mr. Gethin Owen, hereafter the Client, to produce a level 1 photographic record of a redundant farm building at Nant-yr-Efail, Ffordd Llanelwy, Betws yn Rhos, Conwy LL22 8AL (centred on **NGR SH 91374 73493**) in advance of conversion and alteration to accommodation.. The Event Primary Reference Number (PRN) for this project is **PRN 164295**.

Full planning permission (**ref: 0/44515**) was secured by the Client in December 2017 with the following pre-commencement conditions concerning archaeology being applied to the planning consent:

### *Condition 7*

*Development shall not begin until an appropriate photographic survey, equivalent to an Historic England Level 1 study, of the existing buildings has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting digital photographs should be forwarded on a CD to the Local Planning Authority and the Development Control Archaeologist (Ciwyd- Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: markwalters@cpat.otg.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.*

*REASON: To secure a full photographic record of the original building prior to alteration/conversion.*

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 standards for the digital archive will adhere to those set out in 'Guidelines for Digital Archaeological Archives' (RCAHMW, 2015).



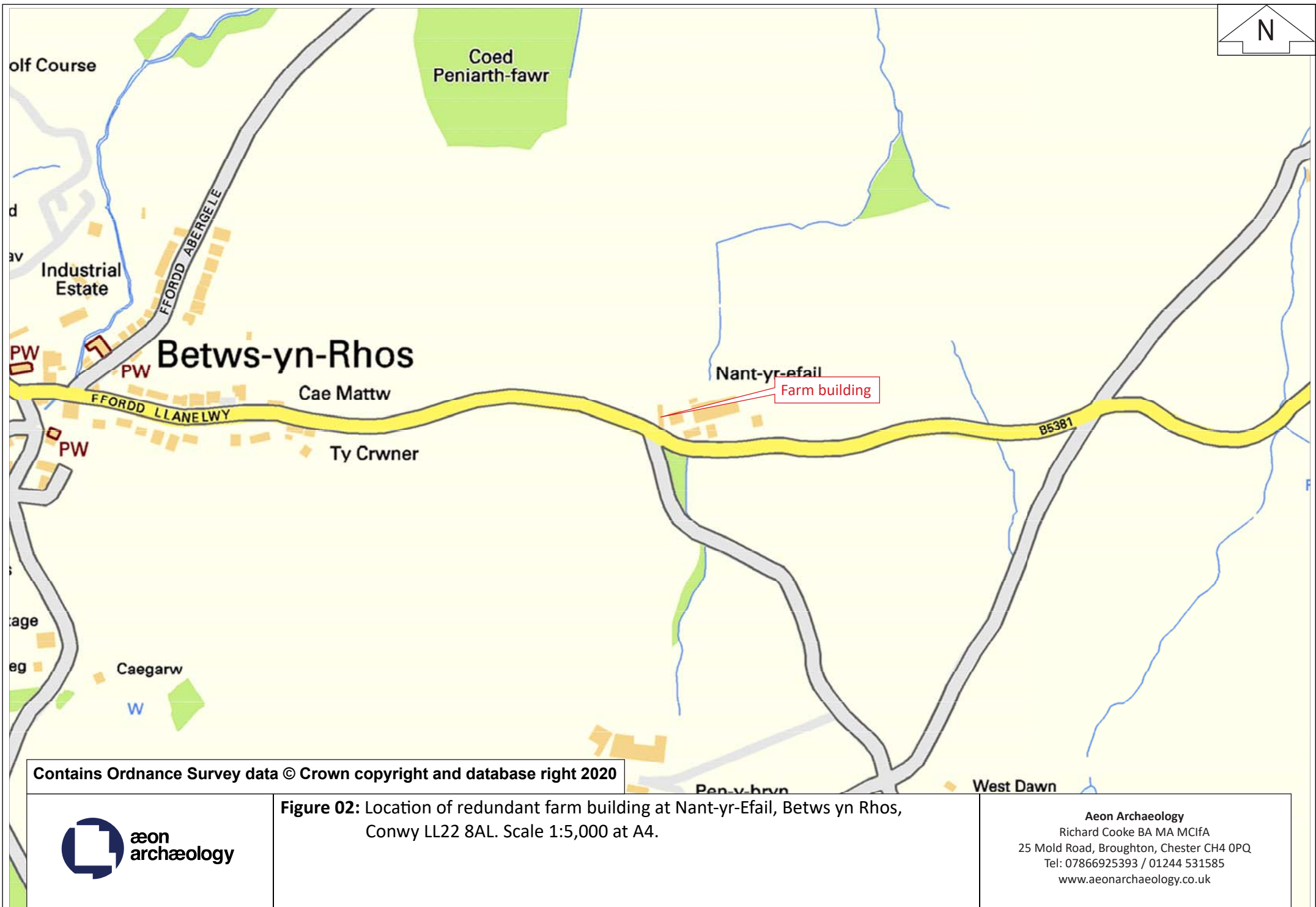


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**Figure 01:** Location of redundant farm building at Nant-yr-Efail, Betws yn Rhos, Conwy LL22 8AL. Scale 1:20,000 at A4.

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**Figure 02:** Location of redundant farm building at Nant-yr-Efail, Betws yn Rhos, Conwy LL22 8AL. Scale 1:5,000 at A4.

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### 3.0 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

## 4.0 REQUIREMENTS

### 4.1 Building Record

The requirements were for an archaeological building record of the farm building at Nant-yr-Efail, Betws yn Rhos prior to conversion work, however should observations or desk-based research suggest the potential for significant features to be encountered during the building conversion, the archaeological contractor should make arrangements to undertake any appropriate supplementary recording work during the development. The CPAT Development Control Archaeologist had requested that the building record be roughly commensurate with the Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) **Level 1**.

Both the exterior and the interior was viewed and photographed. The location and orientation of photographs were located on existing plans of the property provided by the architect.

The detailed photographic record consisted of Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) elements:

- written account: 1-3
- drawings: 1
- photographs: 1,2,4

## **5.0 METHOD STATEMENT**

### **5.1 Level 1 Record**

#### **5.1.1 Written Account**

The written account included:

- 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;

#### **5.1.2 Photographs**

The photographic record included:

- 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 principal rooms and circulation areas.

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

#### **5.1.3 Drawings**

The drawn record included:

- A site plan showing the location and orientation of photographs. This will label all room spaces and indicate any architectural features of note.

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

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

- A site location plan
- A plan illustrating the location and direction of photographs
- A full bibliography of sources consulted
- Illustrations, including plans and photographs, will be incorporated within the report.

## 6.0 LEVEL 1 HISTORIC BUILDING SURVEY

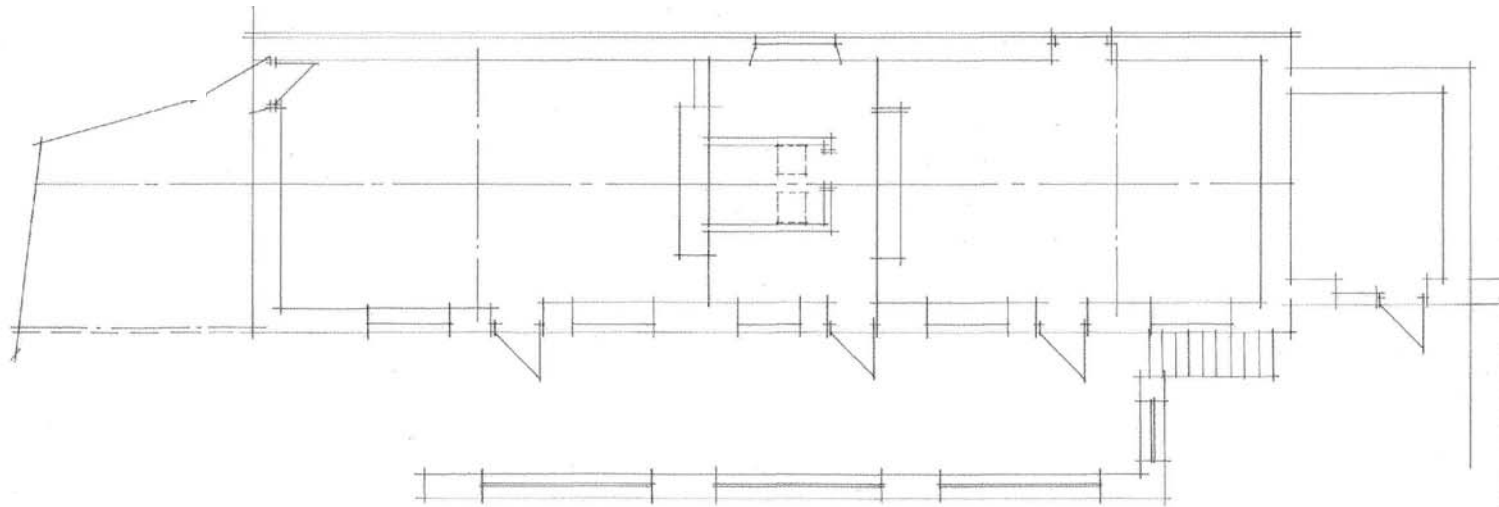
(figures 1-4; Plates 1-19)

The farmstead of Nant-yr-Efail is shown on the 1841 Map of the parish of Bettws yn Rhos in the County of Denbigh as two rectangular buildings perpendicular to one another. The accompanying title apportionment records the farm as being owned by John Lloyd Wynne Esq and tenanted by Joseph Jones, with the field plot called *Nant yr Efel homestead* and being utilised for hay.

The former farm outbuilding recorded as part of this survey is shown on the first edition county series Ordnance Survey six inch map of 1880 and therefore appears to have been constructed between 1841 and 1880.

Nant-yr-Efail is located approximately 620m east of Bettws yn Rhos (centred on NGR SH 91374 73493). The building is rectangular in plan orientated north-south with the principle elevation to the east. The structure is constructed from stone rubble bonded by lime mortar. The building does not have any statutory or non-statutory designations.

The level 1 historic building record was undertaken by Richard Cooke BA MA MCifA, archaeologist at Aeon Archaeology on the 23rd January 2020. Upon approval from the Client and the CPAT Development Control Archaeologist the report will be archived with the CPAT Historic Environment Record (HER); Royal Commission on the Ancient and Historic Monuments of Wales (RCAHMW); and a copy retained at Aeon Archaeology, Chester under project code A0243.1, report 0232.



**Figure 03:** Plan of redundant farm building at Nant-yr-Efail, Betws yn Rhos, Conwy LL22 8AL. Scale 1:100 at A4.

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**Plate 05:** East and north facing external elevations, from the northeast. Scale 1.0m.



**Plate 06:** North facing external elevation, from the north. Scale 1.0m.



**Plate 07:** North and west facing external elevations, from the northwest. Scale 1.0m.



**Plate 08:** West facing external elevation (north), from the west. Scale 1.0m.





**Plate 09:** West facing external elevation (south), from the northwest. Scale 1.0m.



**Plate 10:** Demolished lean-to store, from the east. Scale 1.0m.



**Plate 11:** Demolished lean-to store showing troughs, from the east. Scale 1.0m.



Plate 12: Room 1, from the north. Scale 1.0m.



**Plate 13:** Room 1, from the south. Scale 1.0m.



**Plate 14:** Room 1 showing truss, from the south.



Plate 15: Room 2, from the northwest. Scale 1.0m.



Plate 16: Room 2, from the southeast. Scale 1.0m.





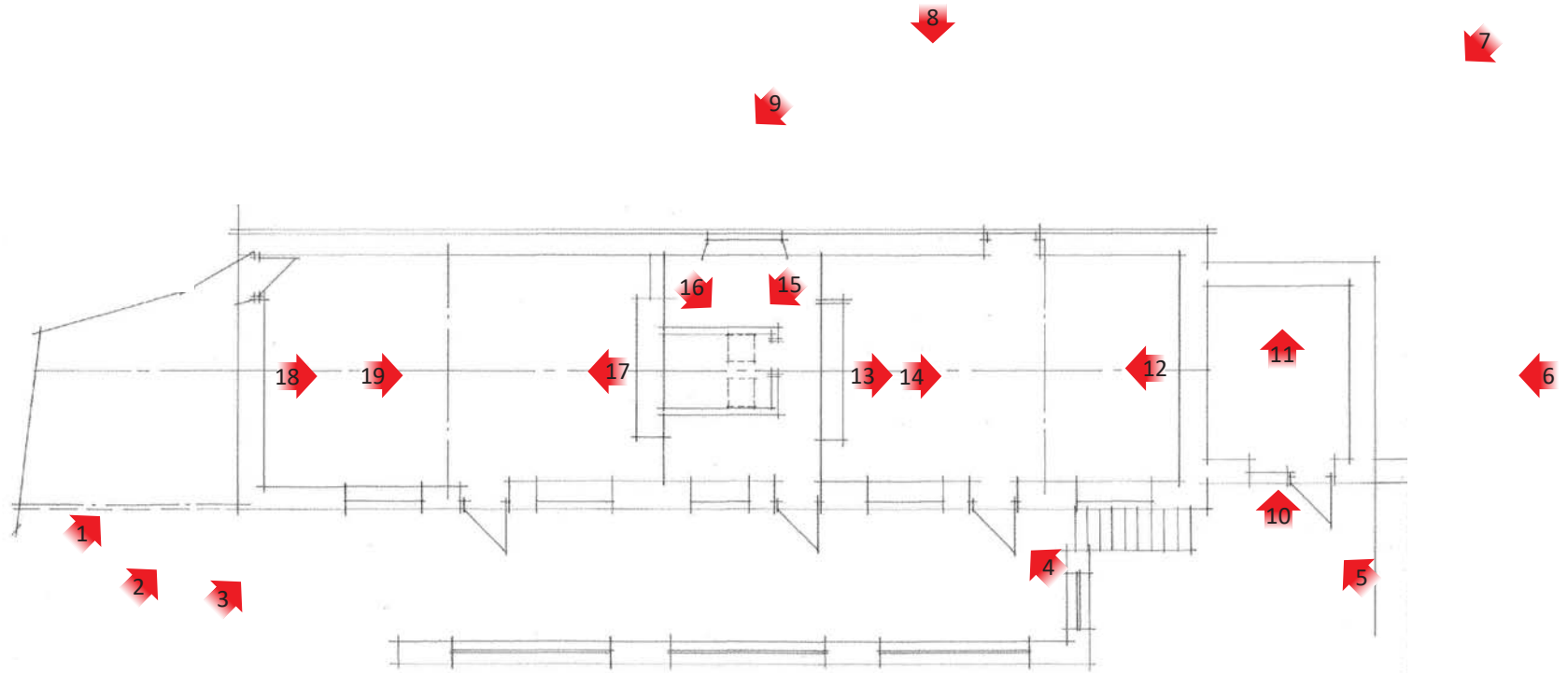
Plate 17: Room 3, from the north. Scale 1.0m.



**Plate 18:** Room 3, from the south. Scale 1.0m.



Plate 19: Room 3 showing truss, from the south.



**Figure 04:** Location and orientation of photographic plates at Nant-yr-Efail, Betws yn Rhos, Conwy LL22 8AL. Scale 1:100 at A4.

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## **7.0 SOURCES**

### *Maps.*

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

### *Secondary Sources*

Historic England: 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

