

CPAT Report No. 1503.1

Berain, Llanefydd, Conwy

Building Survey



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS

CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: John Mars Jones
 CPAT Project No: 2193
 Project Name: Berain
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 with the Chartered Institute for Archaeologists

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Summary

In March 2017 the Clwyd-Powys Archaeological Trust undertook a programme of building recording, evaluation and a watching brief in connection with the conversion of a barn into living accommodation at Berain, Llanefydd, in Conwy (SJ 0073 6972). Berain is a grade II* listed early Tudor gentry house which has special historic importance as the home of Katherine (Tudor) of Berain.

The original Tudor building had an open hall with a hammerbeam roof. A lodgings range was added in the 16th century and the hall was later floored over, probably in the 17th century. The survey focused on what is currently a barn at the north-eastern end of the hall range, while a small test pit was excavated within this part of the building.

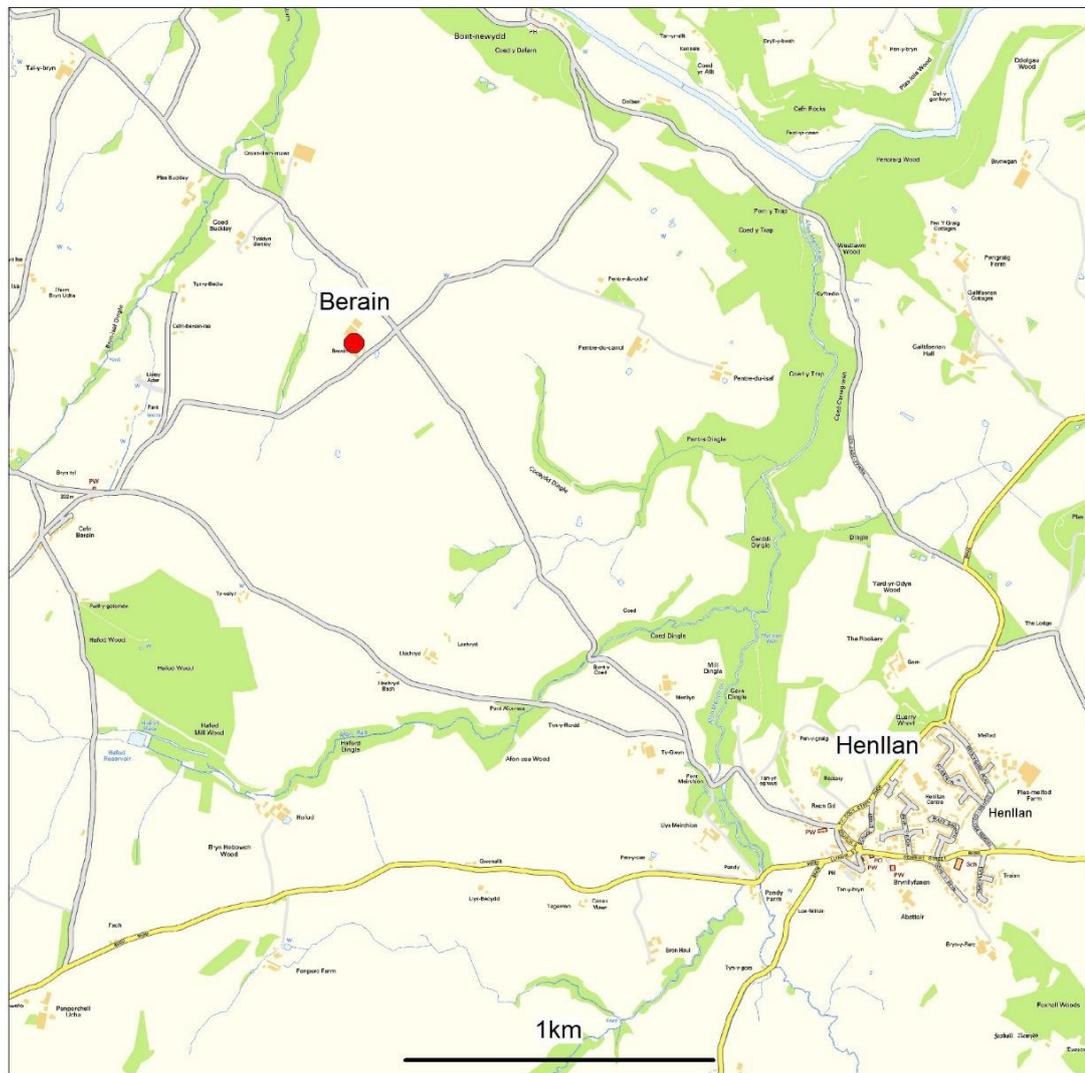
Prior to the start of building work the south-east elevation of the hall range showed a number of blocked openings, including a cyclopean doorway, ground-floor window and two first-floor windows, within the area of the barn. There is evidence to suggest that the barn may have been part of the original hall range. The existing dividing wall is clearly later and evidence from the two roof trusses in the barn shows that it was previously divided into two rooms on the first floor, the south-western room extending within one of the present bedrooms.

A test pit through the barn floor, together with data from the survey, has shown that the floor prior to the start of construction work was around 0.47m above the base of the original doorway. The removal of a series of post medieval floors revealed an earthen floor at about this level which may be contemporary with the use of the cyclopean door.

The watching brief comprised two main elements, the observation of ground reduction across the barn floor area and the examination of the removal of blocking material from the cyclopean door and the windows in the south-east elevation of the barn. The early floor seen in the test pit was found to continue at least as far as the dividing wall separating the barn from the hall, while the cyclopean doorway was found to have retained the original hinges for what is presumed to have been a heavy wooden door and a slot into which a thick wooden draw bar was probably inserted for security when it was closed.

1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust was invited by Lloyd Evans, Wynn Rogers Architectural Services Ltd, acting as agent on behalf of John Mars Jones, to undertake a programme of building recording and evaluation in connection with a the conversion of a barn into living accommodation at Berain, Llanefydd, in Conwy (SJ 0073 6972). This work was carried out on 8 March 2017.
- 1.2. Berain is a grade II* listed building (no. 163) with associated barns and outbuildings which are listed separately. The designation reflects its special architectural significance as an important early Tudor gentry house and for its special historic importance as the home of Katherine (Tudor) of Berain.



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Fig. 1 Location of Berain

- 1.3. Listed building consent (0/40397) was granted in May 2015 with the inclusion of the following condition:

6 No works hereby permitted shall commence until a level 3 (English Heritage Specification, Understanding Historic Buildings, 2006) structural survey of the building prior to conversion and investigation of subfloor levels (including report and project archive) of the listed barn at Berain, has been submitted to and approved in writing by the Local Planning Authority. The level 3 archaeological study shall be carried out in accordance with the standards laid down by the Institute for Archaeologist and MORPHE (2006). On completion appropriate report and an archive assessment shall be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR (telephone contact: 01938 553670).

REASON: In the interests of archaeology, to comply with Policies DP14 , DP16, CTH12 and CTH13 of the adopted Conwy Local Development Plan 2013, and advice in Planning Policy Wales 7th Ed July 2014.



Fig. 2 Berain viewed from the west, showing the original hall range on the right and the later lodgings range on the left. Photo CPAT 4335-0036

2 Historical Background

- 2.1. The following description has been derived from the listing details, an article by Harold Hughes (1924), and recent observations.
- 2.2. There appears to have been a gentry house at Berain at least as early as the 14th century, although its most significant phase was the Tudor period. Katherine of Berain, one of the most charismatic and colourful figures in Tudor Wales, was born here around 1535. A substantial heiress in her own right, her four marriages allied her to some of the most powerful North Walian families and, as a result of her

numerous descendants, she has subsequently been called 'Mam Cymru' (the Mother of Wales); in addition she was a cousin of Queen Elizabeth I and is said to have been the queen's ward. She was the heiress of Tudor ap Robert (of Berain), whose wife Jane (Katherine's mother) was the sole heiress of Sir Rowland Velville, Governor of Beaumaris Castle and illegitimate son of King Henry VII; the latter was consequently her great grandfather.

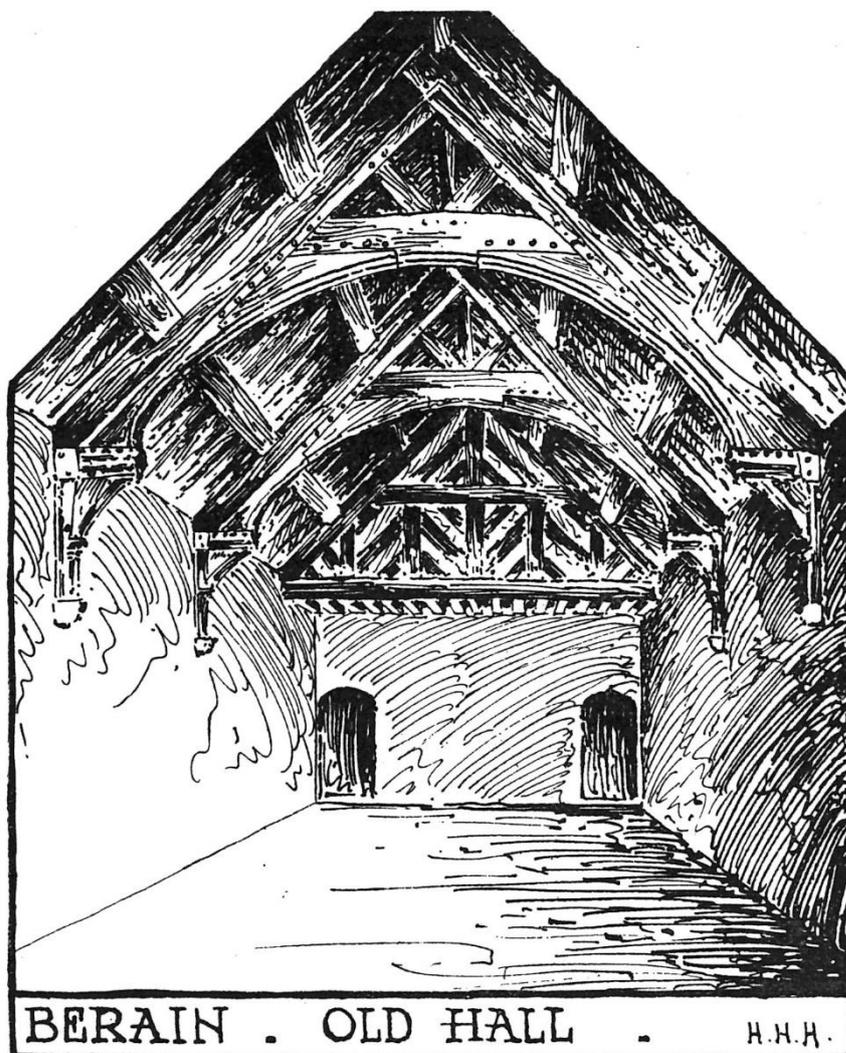


Fig. 3 An interpretive drawing of how the hall-house may have looked (after Hughes 1924, fig. 3)

The hall-house

- 2.3. The present house has three main components (Fig. 18), the earliest of which is a large hall range, the evidence for which consists of two hammerbeam principals and a moulded dais canopy beam (Fig. 19 trusses T4, 5 and 6, respectively), suggesting a three-and-a-half bay open hall (Fig. 3). The hall range was probably floored over in the 17th century.
- 2.4. The hall-house has been dated by the North West Wales Dendrochronology Project (Jones and Morgan 2015). Samples from a purlin from the main hammerbeam roof, a principal rafter from the side (bedroom) roof, and an axial beam in the ground floor

kitchen, when analysed, provided an 85-year site chronology, indicating that the building was constructed in the period AD 1469–1553 (Bridge 2014).



Fig. 4 Two of the hammerbeam principals associated with the original open hall (Trusses T4 and T5). Photo CPAT 4335-0005

- 2.5. The hall range has a wide lateral fireplace at the dais end with fine moulded bressummer, the character of which suggests a date in the second-quarter of the 16th century. Associated with this is a moulded oak doorcase leading to the lodgings range at the south-west (see below). To the left of the fireplace is a Tudor-arched stone entrance. This leads to a narrow lobby, now enclosed, in the angle between the hall and adjacent lodgings range; this was originally a porch, open to the front courtyard and with stone roof corbelling. Opposite the hall entrance is a similar Tudor-arched entrance to the lodgings tower. Within the 20th-century porch addition on the north-west side of the hall range is a Tudor-arched wooden entrance with fine early Renaissance figurative relief carvings to the spandrels. On the present first floor two fine hammerbeam trusses are visible (Fig. 4), their brackets of semi-octagonal profile and the hammerbeams themselves with crenellated brattishing; the ends (perhaps originally with shield decoration) have been sawn. Projecting pegging survives to the

finely-chamfered, arched-braced trusses. At the south-west end is a fragmentary moulded dais canopy beam, cut off about 1m from the wall.

- 2.6. Also of the 16th century, and probably near-contemporary, are a series of inserted openings in the hall range (see below).

The lodgings range

- 2.7. A lodgings range was added in 16th century, probably by Katherine's father, Tudor ap Robert c. 1530; its closest parallel in inspiration and function is to be found a generation earlier, at Gwydir Castle, Llanrwst. The two-and-a-half storey range is curiously set at an angle to the hall. The addition of this range provided the hall range with a fine lateral fireplace, located at the dais end; thus the right-hand end chimney of the lodgings block serves the hall fireplace and not the latter.
- 2.8. The entrance to this block consists of a pointed, cyclopean arch with recessed 20th-century boarded and studded door. To the left is a 20th-century sixteen-pane, two-part casement window, in a primary opening. The first floor has three small windows, that to the centre a square four-pane window in a reduced opening; the outer openings are primary. That to the right has chamfered reveals and shows evidence of having originally been a two-light mullioned window, although now it is glazed as before; that to the left is larger and has a nine-pane window. The south-east gable has a blocked primary window to the first floor, at the right, and two further blocked windows to the attic level, that to the left a slit-light and that to the right a slightly larger rectangular light, with chamfered reveals as before.
- 2.9. The rear of this block has a square nine-pane window to the first floor with a larger twelve-pane casement to the right, both in altered openings and with 20th-century glazing. The attic floor has two large, modern gabled dormers with slate-hung gables and nine-pane windows.
- 2.10. The lodgings range has two rooms to each of its three floors, with the surviving original partitions. These are of post-and-panel type to the ground and first floor, the former with a Tudor-arched entrance with fine Tudor rose spandrel carving; the second floor (attic) partition is of wattle and daub (now obscured). The ceilings of both ground-floor rooms are heavily beamed with wide, closely-spaced stopped-chamfered joists of early character. The first-floor southern chamber was the solar, and is still traditionally called 'Lloft-y-Marehog' (the Knight's Chamber). This has a fine ceiling framed in three ways with moulded beams; there is evidence for a former ladder stair from this to the upper floor.

The western range

- 2.11. A storeyed western range was added to the end of the hall-house, probably in the 16th century. This forms a slightly taller cross-range, which advances one bay to the north-west. It has a roll-moulded eaves, a large gable and fine dressed limestone quoins to the comers. The rear is set into a hillslope.
- 2.12. There is a lateral fireplace with stopped-chamfered bressummer set on shallow, projecting corbels. The ceiling beams have stopped-chamfers. On the first floor an original framed partition survives, with wattle-and-daub infill panels and a central Tudor-arched wooden entrance. In the south-west chamber the late 17th-century

plastering to the walls and purlins survives, one of the latter with a plastered stopped-chamfer.

The barn

- 2.13. The north-east end of the hall range, which forms the subject of the present investigations, is currently used as a barn. The gable end was rebuilt in brick in the second quarter of the 18th century (apparently it was formerly dated 1736) and at that date partly converted to agricultural use.

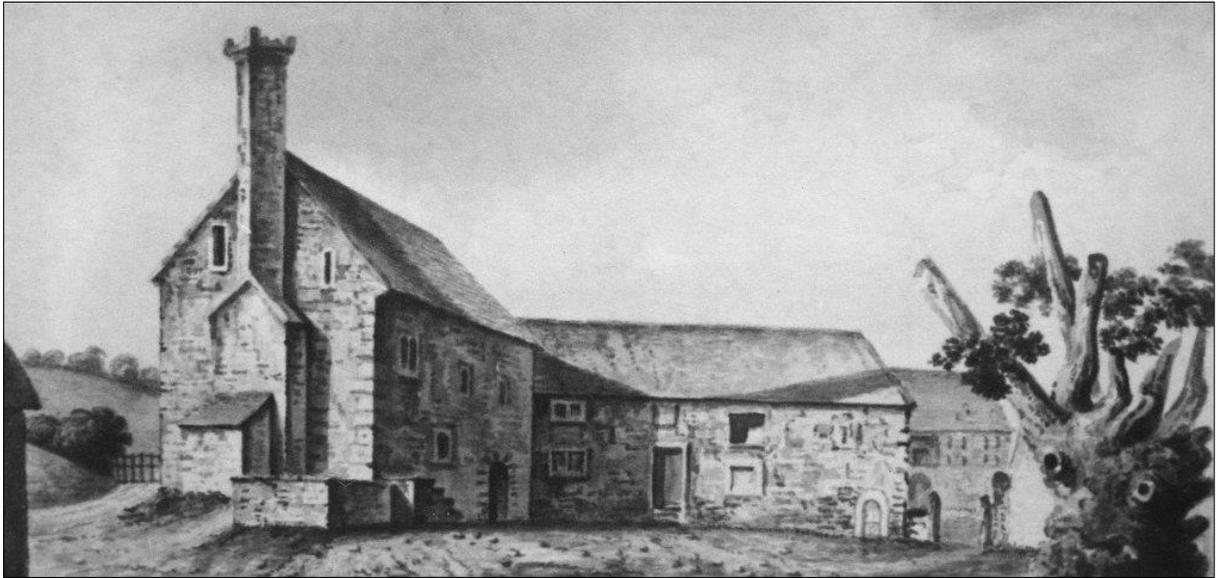


Fig. 5 Contemporary drawing of Berain before it was refurbished with the addition of the dormer windows, showing the cyclopean door and other openings which are now blocked (courtesy of John Mars Jones)

3 Building Survey

- 3.1. The survey made full use of the existing detailed architect's plans, which were checked on site with further detail added through measured survey to produce a series of plans, sections and elevations presented at the rear of this report (Figs 18-22). The survey focused on the barn at the north-eastern end of the hall-house range, but with consideration also being given to the side elevations of the range as a whole.
- 3.2. The survey took the form of a Level 3 building survey as defined by Historic England 2016 *Understanding Historic Buildings: a guide to good recording practice*, and was conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014), and *Standard and Guidance for Historic Environment Desk-based Assessment* (2014).
- 3.3. The south-eastern elevation of the hall (Fig. 20) sits on a substantial stone plinth former of large boulders. While there have been significant alterations and insertions into the masonry the presence of a roll-moulded eaves course along virtually the whole elevation suggests that the surviving structure was all part of the original building. A matching eaves course also runs the length of the north-west elevation.

- 3.4. There are two blocked entrances, the most obvious and impressive being a pointed-arched cyclopean doorway, matching the entrance to the lodgings range, leading into what is now a barn.



Fig. 6 The blocked pointed-arched cyclopean entrance and the matching entrance into the lodgings range. Photos CPAT 4335-0031 and 4335-0040

- 3.5. The other blocked entrance formerly opened into what is now the larder/pantry. It has an obvious masonry joint on its north-east side, but the other side is less well defined, while a small window occupies the upper part of the entrance. Above this is an inserted dormer window, probably replacing a small original window immediately below the eaves (Fig. 7).
- 3.6. Other blocked openings include a first-floor window and later, infilled, ventilation slit above and to the left of the cyclopean doorway (Fig. 8), a ground-floor window with brick infill between the two blocked doorways, and a first-floor window above (Fig. 9). The latter is of particular interest since the interior retains part of a sandstone window moulding, while it is also evident that the window was partly infilled to form a ventilation slit which itself was later blocked (Fig. 10).



Fig. 7 The blocked doorway and inserted dormer window in the south-east elevation. Photo 4335-0009/11



Fig. 8 The blocked first-floor window and later, infilled, ventilation slit above and to the left of the cyclopean doorway. Photo CPAT 4335-0039



Fig. 9 Blocked windows in the south-east elevation. Photo CPAT 4335-0038



Fig. 10 Interior of the blocked first-floor window showing sandstone moulding and blocked ventilation slit on the left. Photo CPAT 4335-0068

- 3.7. The north-eastern end of the range has two phases of plinth, the earlier being of boulders, with more regular stonework above. An obvious change in the masonry towards the corner appears contemporary with the later plinth and also the rebuilding of the gable wall in brick during the 18th century (Fig. 11). The implication is that the gable may have collapsed at the eastern corner.
- 3.8. The gable wall has three tiers of ventilation slits, a central boarded loading bay at first-floor level and an oculus to the gable apex. The brickwork below the loading bay shows clear straight joints, suggesting that there may have been a ground-floor opening which was later blocked.



Fig. 11 The eastern corner of the south-east elevation, showing the two-tier plinth, changes in the masonry and the brick gable. Photo CPAT 4335-0049



Fig. 12 The north-west elevation of the hall range. Photo CPAT 4335-0053

- 3.9. The north-west side of this range (Fig. 12) has a cambered-headed entrance into the barn with a boarded door and brick voussoirs, with a similar window to the right. Beyond this is a twelve-pane, 19th-century sash window with brick voussoirs. Joints in the masonry suggest that this may have once been a doorway, while the joint to the right shows clear signs of masonry rebuilding, the full extent of which is not clear. The continuation of the roll-moulded eaves suggests that they may have been reset above a rebuild, although a gap in the eaves course to the right may be original and is now partly occupied by a small first-floor window (Fig. 13).
- 3.10. A porch has been added to the main entrance, beyond which is a ground-floor sixteen-pane window within an earlier (probably primary) opening; this has a moulded and stopped-chamfered external wooden lintel with inner moulded window lintel, probably originally associated with a three-light wooden mullioned window. Above this is a modern gabled dormer which replaced a small earlier window beneath the eaves (Fig. 14).



Fig. 13 The possible earlier doorway and obvious masonry joint. Photo CPAT 4335-0061



Fig. 14 The modern porch with adjacent windows with evidence for earlier openings. Photo CPAT 4335-0058

- 3.11. Internally, the barn retains two early roof trusses (T1 and T2), both with a tie beam and collar and a pair of posts between (Fig. 22). Peg holes in the collar of T2, and a groove in the top of the tie beam, show that the truss was originally infilled with

wattle and daub panels. The tie beam also has sockets for missing posts which would have formed a solid partition (Figs 15 and 22). The other truss (T1) has no evidence for infill.



Fig. 15 Truss T2 viewed from the north-east. Photo CPAT 4335-0064

- 3.12. The wall now dividing the barn from the rest of the range is obviously a later addition. On the ground floor this is stone and on the first floor it is brick. An examination of the plan of this range shows that this wall has changed the original divisions within the building. At first-floor level Truss T3, which is now within a bedroom, was clearly a dividing partition, the lower part of which has been removed, so that originally there was a room between T2 and T3 and another between T2 and the gable end. The original ground-floor configuration here is unclear and complicated by changes in floor level between the barn and the larder/store (see Fig. 19).



Fig. 16 The interior of the barn showing the brick floor, hay rack and stone feeding trough. Photo CPAT 4335-0086

4 Internal Floors

- 4.1. A small test pit was excavated within the barn to investigate the potential for earlier floor layers to be preserved beneath the existing floor of the barn. This was conducted according to the Cifa *Standard and Guidance for Archaeological Field Evaluation* (2014).
- 4.2. The test pit was positioned on the inside of the cyclopean door, lying partly beneath the feeding trough (Fig. 17). The brick paving (1) had been laid on a bed of cement mortar (2). Beneath this was a layer of loose, grey-brown silt (3) with flecks of lime, which sealed a compacted earthen floor (4). On the basis of material of 19th century date within the underlying deposit (5) the floor is also likely to be 19th-century in date. An earlier floor 6 may be contemporary with the 18th-century rebuilding of the gable end, the underlying deposit (7) containing fragments of clay pipe.
- 4.3. A flat stone was identified beneath the blocking material within the cyclopean doorway at a depth of around 0.47m below the brick floor which corresponds with the level of the threshold on the exterior. While the area immediately adjacent to this had been disturbed an earthen floor (8), comprising orange-brown clay and small stones, survived at roughly the same level in the north-western part of the test pit which may represent the original floor contemporary with the use of the doorway.



Fig. 17 The test pit excavated within the barn, showing the slate support (9) for the feeding trough. Photo CPAT 4335-0104

- 4.4. Following on from the excavation the floor level of the barn was reduced in advance of the laying of a new concrete floor. Examination of a 2m by 1m area in the south corner of the barn, following the reduction, revealed what was almost certain to be the continuation of the early floor (8) at about 0.41m below the threshold. In this area it comprised orange-brown gravelly clay silt with traces of lime mortar/plaster on parts of the surface.

5 Watching Brief

- 5.1. As part of the programme of archaeological recording in connection with the conversion of the Barn into living accommodation, a watching brief was carried out during selected parts of the construction process. Those examined included the reduction of the floor level within the barn (described in para 4.4, above) and the removal of blocking material filling a Cyclopean door and two windows in the south-east elevation. The archaeological monitoring took place on 30 August and 7, 12 and 21 September 2017.

- 5.2. The work on the south-east elevation comprised the removal by the builder of all blocking material within the door and windows, with an archaeologist in attendance at all times. During the work, and at the archaeologist's discretion, the work was stopped to allow for photographic recording and drawing of any significant architectural features.
- 5.3. When the blocking material was being removed from the cyclopean door, a rectangular wooden box frame was revealed (101) which appeared to have been inserted into the middle of the doorway, with the top plank of the frame being approximately 0.5m below the central point of the doorway arch, and the lower plank 0.85m above the current internal surface of the barn. The frame was only visible on the internal face and did not continue through the full thickness of the wall.



Fig. 18: The wooden frame within the blocking material of the cyclopean doorway.
Photo CPAT 4335-0137

- 5.4. The frame was 1.2m wide by 0.55m high and 0.25m deep, and the individual sections were 25mm thick. Following the eventual removal of the frame as part of the required un-blocking process, it was clear that the wood had been worked (see Fig 19).
- 5.5. During removal of the blocking material from within the frame itself, a worked limestone block was identified (103), which had been placed on the lower strut. The block was L-shaped, measuring 0.6m long by 0.2m wide and 0.15m thick, with the 90 degree right-angle indicating quite clearly that the block had been shaped for use elsewhere and then subsequently moved.
- 5.6. Following the removal of all the blocking material from within the door recess, three significant architectural features of note became apparent, which indicated the developmental changes that may have occurred during the life time of the hall range.



Fig. 19: Adze markings on part of the wooden frame from within the blocking material of the cyclopean doorway. Photo CPAT 4335-0146

- 5.7. Once the blocking material had been removed from the doorway, it was clear that the internal face of the wall (102) was poorly linked to the external face (106), and in some places there were large gaps between the two (see Fig 21).
- 5.8. Looking from inside the building, on the right hand side of the door recess approximately 0.8m above the internal floor surface was a locating hole (104), for a wooden draw bar (see Fig 20). The opening was rectangular shaped measuring 0.3m wide by 0.15m high, and extended to a depth of 0.6m. Of note is the fact that the stone work immediately above the locating hole appeared to be tied in with the external wall of the range.
- 5.9. On the opposite side of the recess to the locating hole, just below the start of the curved arch of the doorway, was an iron hinge (see Fig 21). The diameter of the circular part of the hinge was 0.04m, suggesting it supported a heavy wooden door. At the base of the doorway, 0.25m of blocking material was left in situ and it is likely that this was masking a second hinge, located closer to the ground.
- 5.10. Unblockings of the ground floor window in the south-east elevation indicated the barn wall to be approximately 0.7m thick at that point, composed of a mixture of medium sized, rough-hewn and natural limestone fragments mortared together. The fill of the window was removed to create an opening measuring approximately 1.4m by 1.2m, with two in-situ oak beams marking the upper and lower extremities of the original window. The beams measured approximately 1.1m long by 0.12m thick and 0.3m wide.



Fig. 20: The south-west side of the cyclopean doorway, note the slot for a wooden drawbar. Photo CPAT 4335-0139



Fig. 21: The north-east side of the cyclopean doorway, note the iron hinge to the right of the top of the scale. Photo CPAT 4335-0140

- 5.11. The window at first floor level was unblocked to create an opening measuring 1.3m by 1.10m, the wall at this height, which was just below the roof, was 0.6m thick. The exposed section indicated large rough-hewn limestone blocks were used for the wall faces, with a rubble core.
- 5.12. No significant architectural features were identified during the unblocking of either of the two windows.

6 Conclusions

- 6.1. A programme of building recording, evaluation and a watching brief was conducted at Berain, Llanefydd in connection with the conversion of a barn into living accommodation. Berain is a grade II* listed early Tudor gentry house which has special historic importance as the home of Katherine (Tudor) of Berain.
- 6.2. The original Tudor building had an open hall with a hammerbeam roof. A lodgings range was added in the 16th century and the hall was later floored over, probably in the 17th century. The survey focused on what is currently a barn at the north-eastern end of the hall range, while a small test pit was excavated within this part of the building.
- 6.3. The south-east elevation of the hall range showed a number of blocked openings, including a cyclopean doorway, ground-floor window and two first-floor windows within the area of the barn. There is evidence to suggest that the barn may have been part of the original hall range. A roll-moulded eaves course extends the full length of the hall range, including the barn, on both elevations, suggesting that while both elevations have seen subsequent insertions and blockings, much of the walling may be original. The south-eastern end of the range has been rebuilt in brick on a stone plinth atop the original boulder plinth. The wall dividing the barn from the main house is clearly later, having butt joints with the side walls, and evidence from the two roof trusses in the barn shows that it was previously divided into two rooms on the first floor, the south-western room extending within one of the present bedrooms.
- 6.4. The test pit through the barn floor, together with data from the survey, showed that the floor prior to the start of construction work was around 0.47m above the base of the original doorway. The removal of a series of post medieval floors underneath that revealed an earthen floor at about the level of the base of the doorway which may be contemporary with the use of the cyclopean door. When projected across to the other side of the barn, this gave a maximum of 0.28m between the early floor and the barn floor at the commencement of construction work, owing to the slope of the latter floor.
- 6.5. A more detailed record of the blocked windows in the south-east elevation was made during the watching brief, but little of architectural significance was observed. It was not possible to do this earlier owing to the instability of the first floor and the presence of a feeding trough and hay rack on the ground floor.
- 6.6. The unblocking of the Cyclopean doorway during the watching brief, revealed several architectural details which provide useful information regarding the historical development of the house. The iron hinges suggest in its first phase, the entrance into the range was via what was likely a heavy, possibly riveted, oak door,

which opened inwards, and may have been up to 2m in height. This suggests a substantial feature, which may have been further strengthened against possible intruders by the introduction of a thick wooden draw bar which would have been pulled across behind the door and into a slot in the wall when it was closed. This may be in keeping with similar large houses, where safety from crime and attack was a consideration. The decision was clearly made, subsequent to this initial siting of an entrance door in this part of the range, to do away with the door altogether. This may have been done on the grounds of safety, with access switching to another more secluded part of the range entrance, or it may be that the function of this part of the hall range changed from that of a domestic dwelling to a barn.

7 References

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8 Archive deposition Statement

The project archive has been prepared according to the CPAT Archive Policy and in line with the CIfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance* (2014). The digital archive only will be deposited with the Historic Environment Record, Clwyd-Powys Archaeological Trust and the paper/drawn/digital archive with the National Monuments Record (RCAHMW). A summary of the archive is provided in Appendix 1.

9 Archive Summary

CPAT Event PRN: 140178

1 trench recording form

3 watching brief recording forms

6 context recording forms

1 A4 sketch plan of the cyclopean doorway

159 digital photographs, CPAT film 4335

Digital survey drawings - Adobe Illustrator and JPEG:

2193_cross_section

2193_elevations

2193_floor_plans

2193_ground_plan

2193_photo_elevation

2193_plan_1-to-100

2193_test_pit

Total Station survey DWG:

2193_Berain

2193_cross_section

2193_elevation

2193_elevation2

2193_end_elevation

2193_plan

2193_survey

Rectified photography JPEGs:

2193_gableplinth_photomontage

2193_NWplinth_photomontage

2193_SE_photomontage

Appendix 1: CPAT WSI 1775

1 Introduction

1.1. The Clwyd-Powys Archaeological Trust has been invited by Lloyd Evans, Wynn Rogers Architectural Services Ltd, acting as agent on behalf of John Mars Jones, to submit a proposal for undertaking a programme of building recording in connection with the conversion of a barn into living accommodation at Berain, Llanefydd, in Conwy (SJ 0073 6972).

1.2. Berain is a grade II* listed building (no. 163) with associated barns and outbuildings which are also listed.

1.3. Planning consent (0/40397) was granted in May 2015 with the inclusion of the following condition:

6 No works hereby permitted shall commence until a level 3 (English Heritage Specification, Understanding Historic Buildings, 2006) structural survey of the building prior to conversion and investigation of subfloor levels (including report and project archive) of the listed barn at Berain, has been submitted to and approved in writing by the Local Planning Authority. The level 3 archaeological study shall be carried out in accordance with the standards laid down by the Institute for Archaeologist and MORPHE (2006). On completion appropriate report and an archive assessment shall be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR (telephone contact: 01938 553670).

REASON: In the interests of archaeology, to comply with Policies DP14 , DP16, CTH12 and CTH13 of the adopted Conwy Local Development Plan 2013, and advice in Planning Policy Wales 7th Ed July 2014.

1.4. Berain was a medieval gentry house at least as early as the 14th century, although its most significant phase was the Tudor period. Katherine of Berain, one of the most charismatic and colourful figures in Tudor Wales, was born here around 1535. A substantial heiress in her own right, her four marriages allied her to some of the most powerful North Walian families and, as a result of her numerous descendants, she has subsequently been called 'Mam Cymru' (the Mother of Wales); in addition she was a cousin of Queen Elizabeth I and is said to have been the queen's ward. She was the heiress of Tudor ap Robert (of Berain), whose wife Jane (Katherine's mother) was the sole heiress of Sir Rowland Velville, Governor of Beaumaris Castle and illegitimate son of King Henry VII; the latter was consequently her great grandfather.

1.5. The present house has three main components, the earliest of which is a large hall range, probably of the late 15th century; the evidence of two hammerbeam principals and a moulded dais canopy beam show this to have originally had a three-and-a-half bay open hall of evident sophistication. The second range, adjoining roughly at right-angles with the hall, is a tall two-and-a-half storey lodgings block with projecting and gabled end chimneys. This range was probably added by Katherine's father, Tudor ap Robert c. 1530; its closest parallel in inspiration and function is to be found a

generation earlier, at Gwydir Castle, Llanrws. Interestingly, the addition of this range provided the hall range with a fine lateral fireplace, located at the dais end; thus the right-hand end chimney of the lodgings block serves the hall fireplace and not the latter. Also of the 16th century, and probably near-contemporary, are a series of inserted openings in the hall range and a storeyed addition to its western end. Whatever other ranges there might have been to complete this once highly important unit-planned house, they have left no trace; however, given that timber-framed construction remained the most common form of vernacular expression in this region until the 17th century, and given the very elevated status of Berain's owners in the Tudor period, it is not inconceivable to imagine that the present T-shaped house represents a reduction in size. The north-east end of the hall range was rebuilt in brick in the second-quarter of the 18th century (apparently it was formerly dated 1736) and at that date partly converted to agricultural use. The hall range was probably floored over in the 17th century.

2 Objectives

2.1. The objectives of the survey are:

- to describe and record all of the key internal and external components of the surviving outbuilding complex so that a permanent record survives prior to alterations commencing. This will be completed by means of a desktop study and English Heritage Level 3 building survey;
- to conduct a small-scale evaluation within the barn to determine whether earlier floor levels may survive;
- to prepare a report outlining the results of the survey;
- to prepare a final publication of the results in an appropriate regional or national journal, depending on the nature and significance of any archaeology.

3 Methodology

The archaeological works will be conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014), *Standard and Guidance for Historic Environment Desk-based Assessment* (2014) and *Standard and Guidance for Archaeological Field Evaluation* (2014).

Desk-based Assessment

3.1. Stage 1 of the assessment will involve the examination of all the readily available primary and secondary documentary, cartographic, pictorial, and photographic sources at the following repositories:

- the regional Historic Environment Record
- the National Library of Wales, Aberystwyth
- the National Monuments Record, Aberystwyth

3.2. All cartographic sources consulted will be included within the desktop section of the report, together with transcriptions of relevant documents and copies of plans, maps

and photographs containing relevant information, subject to any copyright restrictions.

Building Survey

3.3. The survey will take the form of a Level 3 building survey as defined by Historic England 2016 *Understanding Historic Buildings: a guide to good recording practice*. This level of survey is intended to create an analytical record of the building, and will include:

- Description and photographic record of the exterior and the interior
- Detailed account of type, construction, form, function
- Phasing
- Past and present use and relationship with setting
- Copies of historic maps, plans, photographs and documents
- conclusions regarding the building's development and use

3.4. The drawn record will be created using either conventional measured survey or total station surveying as appropriate. The end result will include:

- Measured plans of each floor, elevation and cross-sections
- Drawings of any architectural features/decoration
- Phase plans showing the development of the structure

Photography

- General views of elevations
- General views of external appearance
- Overall appearance of principal rooms
- Internal and external structural detail
- Fixtures, fittings, machinery, related contents

Evaluation

3.5. A small-scale, hand-excavated evaluation will be conducted within the barn using the conventional techniques for archaeological excavation:

- Where features of archaeological interest are identified they will be systematically investigated by hand with sufficient work being undertaken to determine their date, character and function, using the conventional techniques for archaeological excavation and in accordance with CIfA Standard and Guidance.
- All features will be located as accurately as possible on an overall plan of the development at an appropriate scale, showing boundaries depicted on Ordnance Survey mapping.
- Contexts will be recorded on individual record forms, using a continuous numbering system, and be drawn and photographed as appropriate.
- Stratigraphic units will be assigned a record number and entered along with a description on an individual record form or trench recording sheet as appropriate.

-
- Plans will be drawn on permatrace to a scale of 1:10, 1:20 or 1:50, as appropriate.
 - All photography will be taken using a digital SLR camera with a minimum resolution of 12 mega pixels, including a metric scale in each view, with views logged in a photographic register.
 - In the event of human burials being discovered the Ministry of Justice will be informed. The remains will initially be left *in situ*, and if removal is required, a MoJ licences will be applied for under the Burial Act 1857.
 - In the event of finding any artefacts covered by the provisions of the Treasures Act 1996, the appropriate procedures under this legislation will be followed.

Artefacts

3.6. All artefacts and environmental samples will be treated in a manner appropriate to their composition and a sampling strategy will be developed as appropriate:

- All stratified finds will be collected by context, or where appropriate, individually recorded in three dimensions. Unstratified finds will only be collected where they contribute significantly to the project objectives or are of particular intrinsic interest.
- All finds and samples will be collected, processed, sorted, quantified, recorded, labelled, packed, stored, marked, assessed, analysed and conserved in a manner appropriate to their composition and in line with appropriate guidance.
- arrangements to assess and study any artefacts, assemblages and environment samples.
- Any artefacts recovered during the evaluation will be deposited with an appropriate museum, subject to the permission of the owner.

Report

3.7. Following the on-site work an illustrated report will be prepared containing conventional sections to include:

- Non-technical summary
- Location and NGR
- Statutory designations
- Date of record, recorder and archive deposition
- Introduction
- Site location
- Methodology
- Summary of the form, function, date and development of the building
- Desk-based study, including copies of historic maps and photographs where permitted
- Summary description of the building
- Past and present usage
- Evidence for former existence of demolished structures, removed fittings etc
- Conclusions
- References

-
- 3.8. The site archive will be prepared to specifications in English Heritage's Management of Research Projects in the Historic Environment (MoRPHE) system and the Cifa *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (2014). The digital archive only will be deposited with the Historic Environment Record, Clwyd-Powys Archaeological Trust and the paper/drawn/digital archive with the National Monuments Record (RCAHMW). Any artefacts recovered will be deposited with an appropriate museum, subject to the permission of the owner.

4 Resources and Programming

- 4.1. The assessment will be undertaken by a team of skilled archaeologists under the overall supervision of Nigel Jones, a senior member of CPAT's staff who is also a member of the Chartered Institute for Archaeologists (Cifa). CPAT is also a Cifa Registered Organisation (RAO No 6) and as such agrees to abide by their *Code of Conduct* (2014) and the *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (2014).
- 4.2. All report preparation will be completed by or with the assistance of the same field archaeologist(s) who conducted the fieldwork.
- 4.3. At present CPAT would be in a position to undertake the survey during March 2017, subject to the receipt of sufficient advanced notice from the client.
- 4.4. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 4.5. CPAT is covered by appropriate Public and Employer's Liability insurance, as well as Professional Indemnity insurance.

N W Jones

23 February 2017

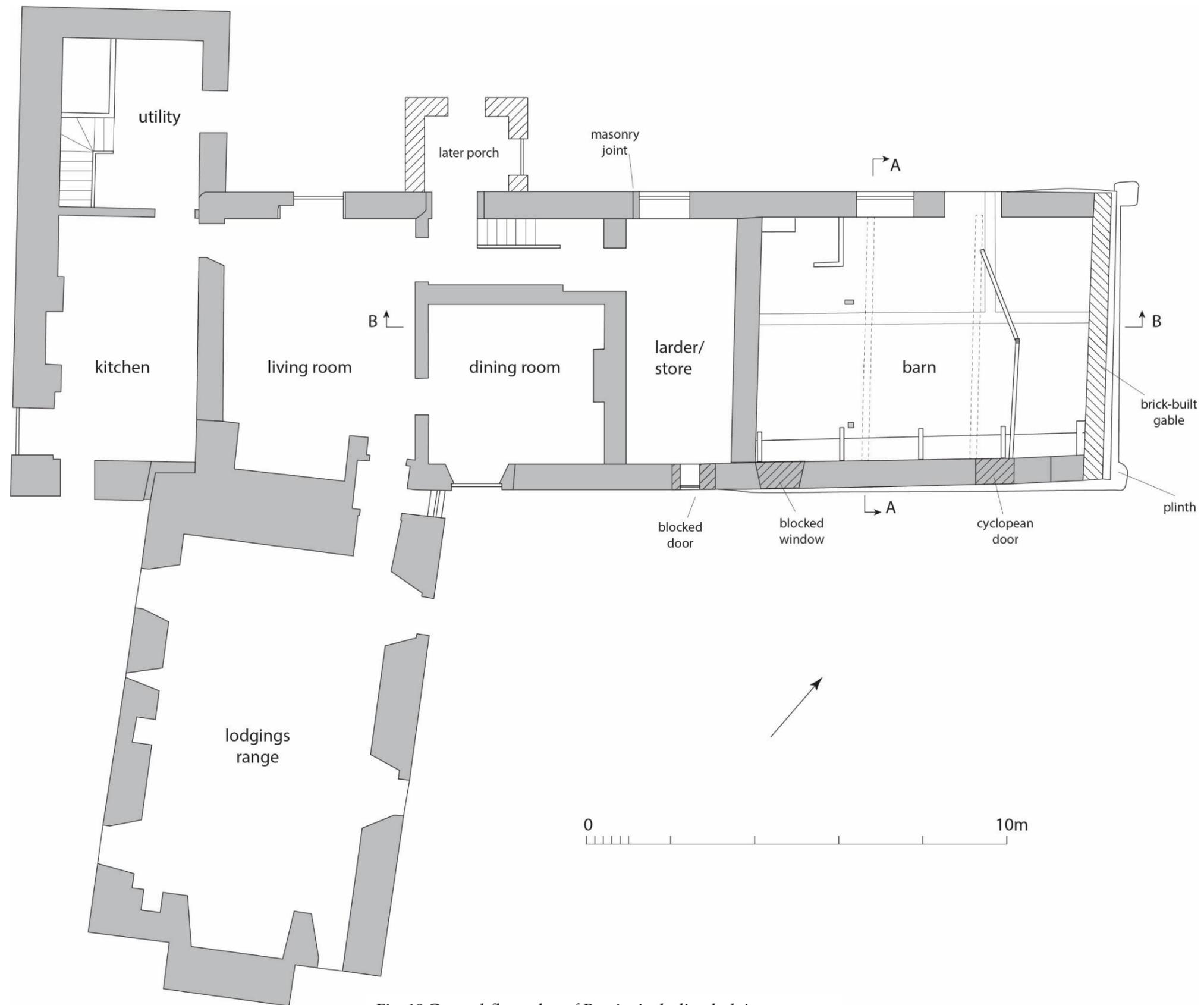


Fig. 18 Ground-floor plan of Berain, including lodgings range

Fig. 19 Ground- and first-floor plans

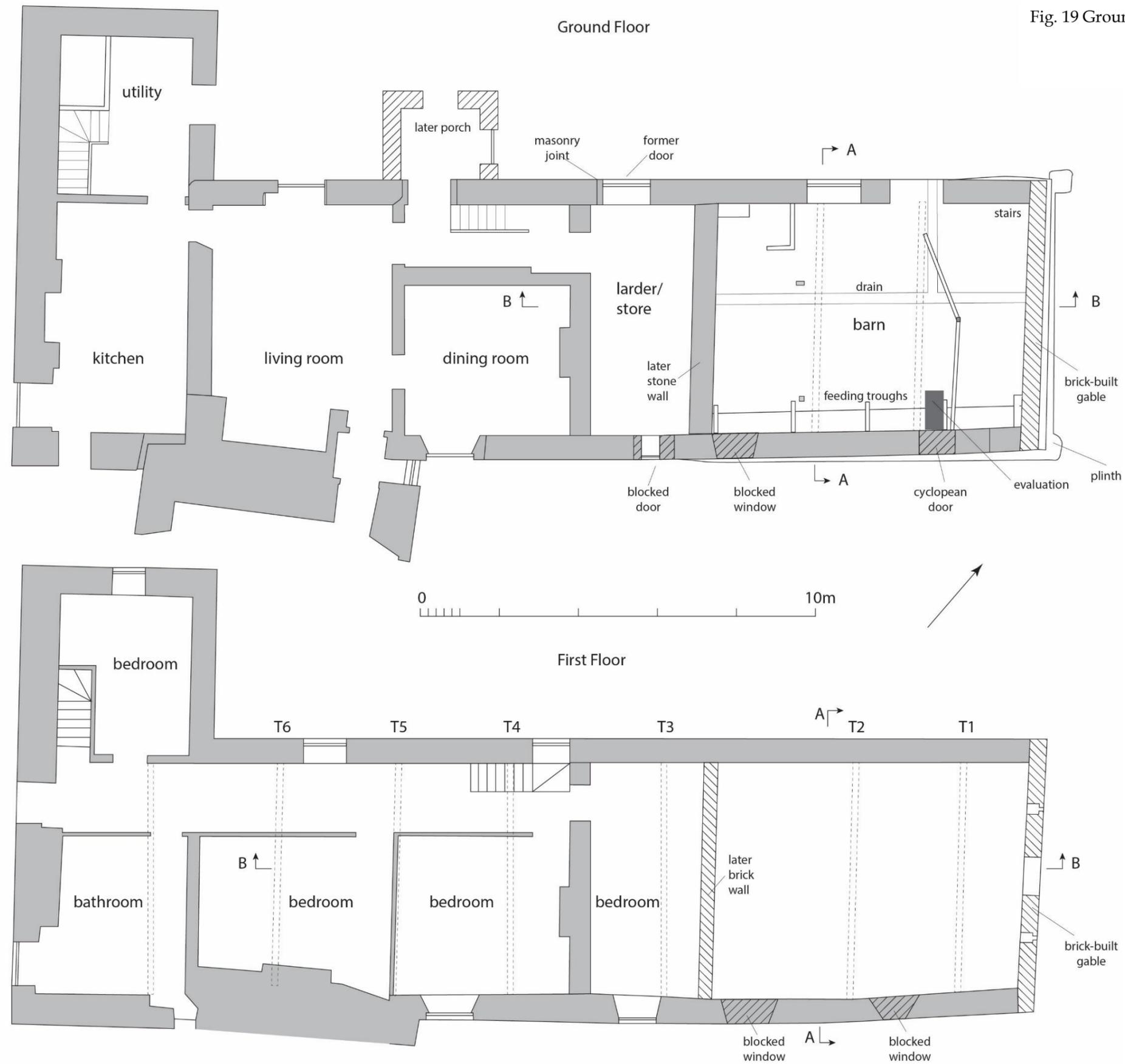




Fig. 20 Rectified photographic survey of the south-east elevation

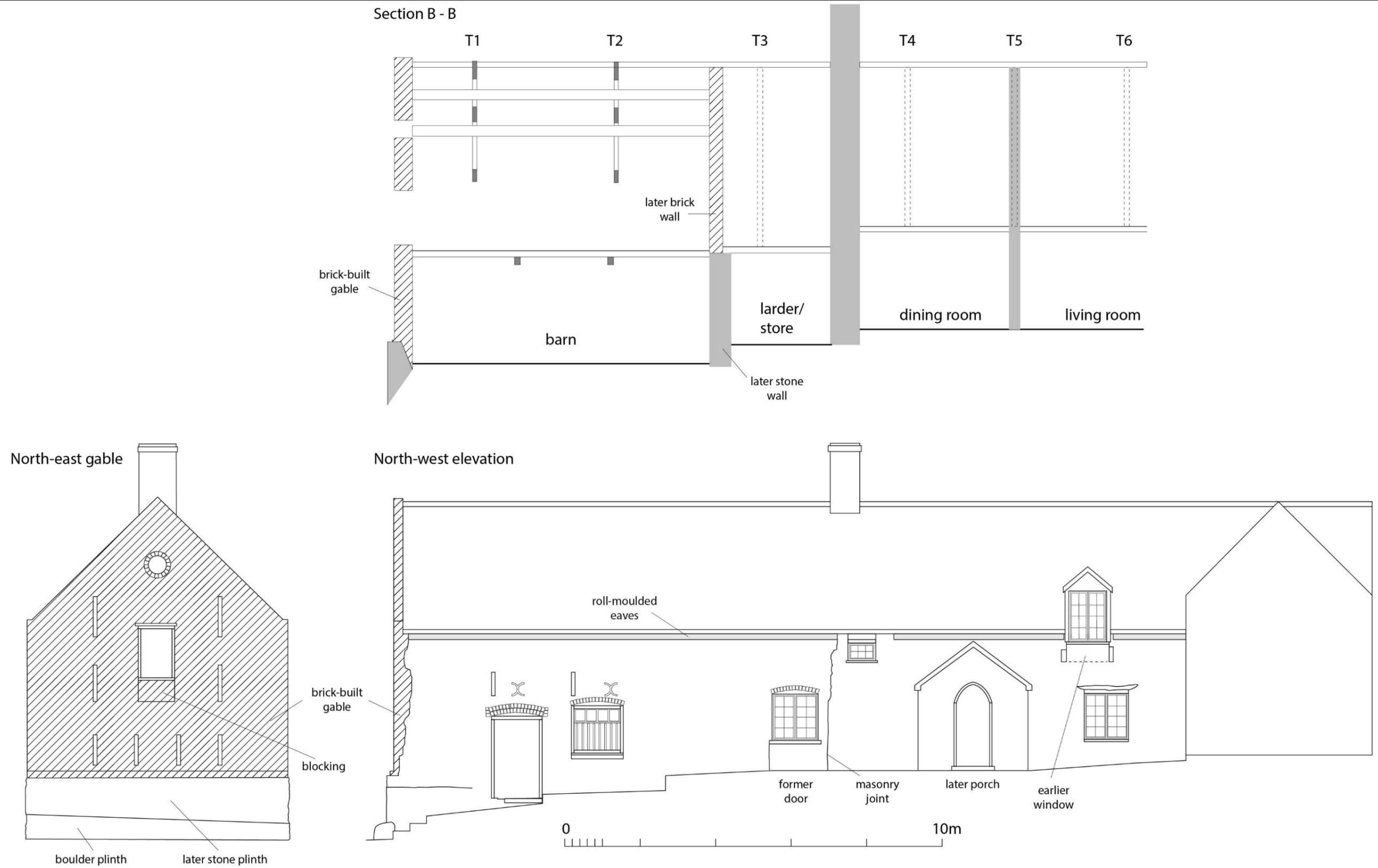


Fig. 21 Elevations and longitudinal section

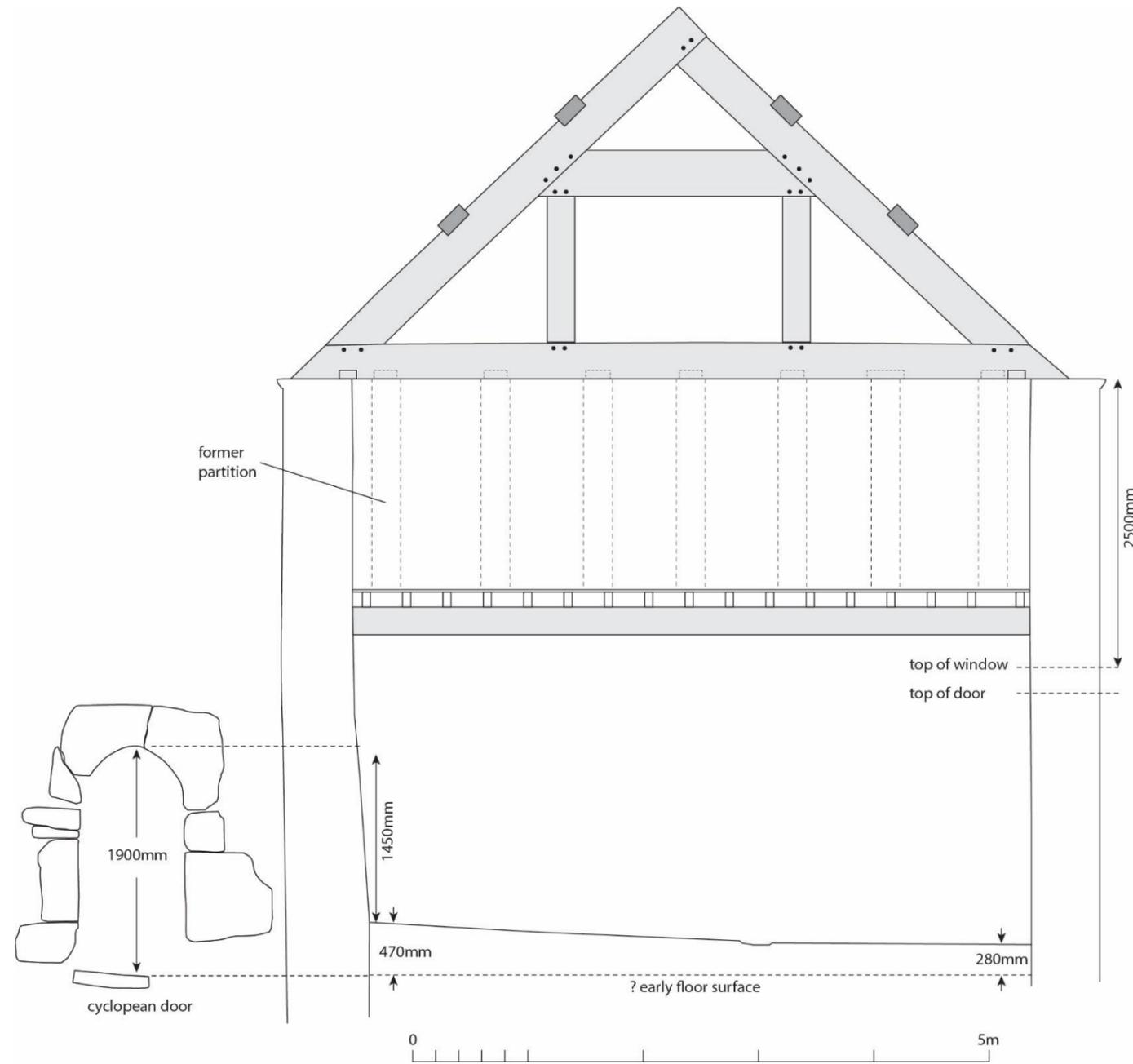


Fig. 22 Section A - A