

# *Archaeology Wales*

## **Tudno Castle Hotel, Vaughan Street, Llandudno**

### Level 2 Building Survey



By Irene Garcia Rovira BA (Hons)

Report No. 1532

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### **Level 2 Building Survey**

**Prepared For: Tudno Developments Ltd.  
on behalf of Opus Land (North) Ltd.**

Edited by: Mark Houliston  
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**By**

**Irene Garcia Rovira**

**Report No. 1532**

**March 2017**

**Contents**

1	Introduction	2
2	Site Description	3
3	Historical and Archaeological Background	3
4	Building Recording Methodology	4
5	The Building Survey Results	5
6	Discussion and Interpretations	15
7	Acknowledgements	16
8	Bibliographical references	16
Appendix 1:	Figures	
Appendix 2:	List of Plates	
Appendix 3:	Plates	
Appendix 4:	WSI	

**List of Figures**

Figure 1	Site Location Map
Figure 2	OS County Series Caernarvonshire 1889-90 1:2500
Figure 3	OS County Series Caernarvonshire 1912 1:2500
Figure 4	Front elevation and Mostyn Broadway elevation
Figure 5	Side and rear elevation
Figure 6	Ground floor exterior – direction of photographs
Figure 7	Ground floor interior – direction of photographs
Figure 8	First floor interior – direction of photographs
Figure 9	Second floor interior – direction of photographs
Figure 10	Attic – direction of photographs
Figure 11	Basement – direction of photographs
Figure 12	Garage - direction of photographs

## Summary

*This report has been prepared following the completion of a Photographic (Level 2) Building Survey by Archaeology Wales Ltd. at Tudno Castle Hotel, Vaughan Street, Llandudno, for Tudno Developments Ltd. on behalf of Opus Land (North) Ltd. The work was undertaken in advance of the proposed development and refurbishment (Conwy County Borough Council: 0/40758) of a 'Proposed 63 bedroom hotel, 3 n° restaurant units, 2 n° retail units and 1 n° business unit incorporating listed façade retention'.*

*The development affects a hotel building and an associated garage that are of local and regional historical, archaeological and architectural significance.*

*This report presents the results of the survey of the hotel building and an associated garage. The garage was surveyed on 9<sup>th</sup> December and the main elements of the hotel were surveyed on 6<sup>th</sup> of February. A return visit was made on 6th March to complete the recording of areas of the hotel that were not accessible at the time of the February visit.*

## 1. Introduction

This report has been prepared by Archaeology Wales Ltd (AW), in response to a request by Tudno Developments Ltd. on behalf of Opus Land (North) Ltd., to undertake a Level 2 survey (Historic England 2006, revised 2016) of Tudno Castle Hotel, Llandudno, Conwy, LL30 1YL, centred at NGR: 278600 382110 (henceforth, the 'site') (Figure 1).

The work was carried out as a condition of planning approval (Conwy County Borough Council: 0/40758) prior to the planned development and refurbishment of a hotel building and associated garage that are of local and regional historical, archaeological and architectural significance.

This report presents the results of the photographic survey of the hotel building and associated garage. The garage was surveyed on 9<sup>th</sup> December and the main elements of the hotel were surveyed on 6<sup>th</sup> of February. A return visit was made on 6th March to complete the recording of areas of the hotel that were not accessible at the time of the February visit.

The survey was recommended by Gwynedd Archaeological Planning Service (henceforth GAPS) in its capacity as archaeological advisor to the local planning authority. Welsh planning legislation and policy guidance outlines that:

“The desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application, whether that monument is scheduled or unscheduled. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical preservation in situ. In cases involving lesser archaeological remains, local planning authorities will need to weight the relative importance of archaeology against other factors, including the need for the proposed development.” (Planning Policy Wales, Chapter 6, Paragraph 6.5.1).

The adopted Planning (Listed Buildings and Conservation Areas) Act 1990 and the Planning (Listed Buildings and Conservation Areas - Wales) Regulations 2012, set out CCBC policies and proposals to guide development in the region. The work specifications that have been set in this Written Scheme of Investigation, respond to Condition 6 of Decision notice for Planning Application DC/0/40759, which states:

“The works (including demolition works) hereby permitted shall not commence until a photographic survey record of the interior of the building has been submitted to and approved in writing by the Local Planning Authority.

Reason: To record the character of the Listed Building and its features of special architectural or historic interest.”

A Written Scheme of Investigations was prepared by Aurea Izquierdo Zamora (AW) prior to the work taking place. This was subsequently approved by GAPS. The proposed building recording comprised a full photographic record, with the addition of plan drawings and a written description of the building, details of which are included in this report. The survey was undertaken by Irene Garcia Rovira.

The AW Project Number is 2485 and the Site Code TCL/16/WB. The site archive will be deposited with the Royal Commission on the Ancient and Historic Monuments of Wales (RCAHMW) and a copy of the final report will be lodged with the local Historic Environment Record. The archival report will be accompanied by a CD containing the photographic and drawing records in the form of high resolution digital images.

All works were carried out in accordance with the Chartered Institute for Archaeologists Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (Published 1996, revised 2008, updated 2013).

## **2. Site Description**

The site comprises a trapezoid shaped parcel of land measuring approximately 2,700 sq. m (0.66 acres) in area. It is set in an urban landscape, bounded to the west by Vaughan Street, to the north by Mostyn Broadway, to the southwest by Conwy Road, and to the southeast by a tarmacked area that gives access to some commercial establishments and a linear arrangement of mature trees.

The parcel of the development site is located at the centre of Llandudno, just over 200m from Llandudno Bay. There are a number of local facilities located in the vicinity, within 750m radius from site. The site is 4.6km to the north of 13th century Conwy Castle.

Currently located within the development area are two buildings, Tudno Castle Hotel and an auxiliary garage. Tudno Castle Hotel is a complex 4 ½ storey structure of L-shaped configuration, measuring approximately 30m by 30m, with the frontal façade facing west. There are some landscaping works at the front of the hotel. This structure a red brick building with white and cream rendering, with a cross-hip slate tiled roof. The garage building is located just over 8m to the southeast of the hotel, and it measures approximately 13.5m by 6m, on a

northeast-southwest axis. This structure is a one storey, painted and rendered red brick building with a pitched slate tiled roof.

The underlying geology on site is the Moelfre tuff formation, formed approximately 451 to 461 million years ago (Ordovician Period), in a local environment previously dominated by explosive eruptions of silica-poor magma (British Geological Survey 2016).

### **3. Historical and archaeological background**

The building complex dates back to the 1870s and was formerly the location of two different hotels, the Tudno Castle and the Temperance Hotel. It was also known as The North-Western Hotel from 1900s. After several repairs, modernisations and additions, it has lain empty since closing in 2008, and has become one of the seaside town's biggest eyesores due to its prominence. The main building was affected by a fire on 2012. The western façade is Grade II listed, and as such needs to be retained, while the rest of the building will be demolished. The structure has been identified as one of archaeological, historical, architectural and artistic importance. The building dates from the 19th century, during which time it becoming a prominent landmark within the Llandudno townscape. Both the hotel and the auxiliary garage building are depicted at the 1st ed. Ordnance Survey map from 1880s. The outbuildings and the interiors retain a large number of original features, fixtures and fittings.

An examination of historical map editions sheds light over the construction a number of additions to the main building, visible from the side and rear elevations. The OS County series Caernarvonshire 1889-90 (1:2500) depicts for the first time Addition 1 (see section 5), a space occupied - by the time in which the hotel closed down - by toilet facilities and a kitchen (Figure 2). On this map edition, the hotel is listed as Tudno Castle Hotel. Nevertheless, the hotel complex is listed as the North-Western Hotel from the 1900s to the 1970s. The remaining two additions observed on the rear of the hotel appear depicted for the first time on the OS County Series Caernarvonshire 1900 (1:2500) (Figure 3).

### **4. Building Recording Methodology**

The definition and purposes of the proposed programme of Archaeological Building Investigation and Recording (henceforth ABIR) are set out in the Chartered Institute for Archaeologists' Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (CIfA 2014). According to this, an ABIR is a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure or complex and its setting. The purpose of an ABIR is to examine the specified building in order to inform:

- The formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, and
- To seek a better understanding, compile a lasting record, analyse the findings/record, and disseminate the results.

The site recording was undertaken by Irene Garcia Rovira, an experienced Building Recording Archaeologist. Prior to undertaking the ABIR, the following sources were consulted:

- RCAHMW data relating to the listed structure
- Published sources

- Cartographic sources
- Local archive centres

The following were also considered:

- Site layout and organisation
- Function
- Materials, method of construction
- Fenestration
- Internal arrangements
- Original fixtures and fittings
- Subsequent fixtures and fittings
- Evidence of use and status
- Date/period of initial build and subsequent alterations

The photographic survey was undertaken in two phases: the auxiliary garage building was surveyed on 9<sup>th</sup> December 2016 and the hotel buildings was surveyed on 6<sup>th</sup> of February. A return visit was made on 6<sup>th</sup> March to complete the recording of areas of the hotel that were not accessible at the time of the February visit.

Appropriate lighting conditions were taken into account and a standard flash and tripod was used when required. High resolution photographs were taken, using a camera with a minimum of 10 megapixels. Image quality was set as high as possible. The cameras took files that were saved in tiff file format (uncompressed) for archival stability. The files were saved to a CD / DVD with accompanying plans and photograph/photographer information.

Three copies of the photographic survey have been produced. These will be sent to:

- The relevant planning office
- The NMRW Archivist, National Monuments Record of Wales, the Royal Commission on the Ancient and Historical Monuments, Plas Crug, Aberystwyth, SY23 1NJ (01970 621200)
- The Development Control Archaeologist, Gwynedd Archaeological Planning Service (GAPS), Craig Beuno, Ffordd y Garth, Bangor, Gwynedd LL57 2RT (01248 370926).

## **5. The Building Survey Results**

### **5.1 The Hotel**

Figures 4 and 5 show the existing elevations of Tudno Castle Hotel. Figures 6 to 11 show the location and direction from which the photographic plates were taken. The number after each red arrow corresponds to the plate on which the photograph appears. Not all photographs taken on site are presented in this report, however they will be included in the archive.

Tudno Castle Hotel is a freestanding L-shape 4 ½ storey building with its façade to the west located on the junction between Mostyn Broadway and Conwy Road (Llandudno, Conwy). The building was listed as Grade II in 1976 and it belongs to a group value together with adjacent buildings.



Tudno Castle Hotel was built during the 1870s, and was formerly the space for two distinct hotels. Temperance Hotel and Tudno Castle Hotel. The building was last in use in 2008 and was damaged by a fire in 2012.

### **Front elevation (Plates 1-6; Figure 4 -6)**

At the time of the site visit, the Vaughan Street and Mostyn Road elevations were protected by scaffolding, therefore limiting the possibilities of conducting a photographic survey. Despite it, it was possible to examine these elevations using a combination of data obtained on site and through the most recent drawings produced for the building.

This façade was originally constructed using red brick covered with cream and white rendering.

Each storey is defined by a stringcourse. Six quoins running from the ground floor to the attic give definition to a series of bays and bay windows.

The building has a cross-hipped slate tiled roof, including separate hips over the projecting end sections and mounded eaves cornice.

On the front elevation, the attic is defined by six pedimented dormers with round-headed sash windows. Two tall chimney stacks are also found in this area. The second floor openings are defined as round-headed sash windows with archivolt.

The southernmost area of the front elevation projects forwards with the main roof forming a lip over it. In this area, storeyed canted three-light windows are located on the first floor, ground floors and basement.

The second and third bays are recessed. The second floor window of the second bay is defined by a round-headed sash window with impost blocks and a triangular pediment. Contrastingly, a canted three –light window is located on the second floor of the third bay.

The ground floor of the second bay is defined by a sash window with curved upper corner. A stringcourse forms a pediment over it. Again, the third bay ground floor window is defined by a canted three-light window. The same openings are found on the basement, ground floor and first floor of the fourth and sixth bay. A round-headed sash window with impost blocks and triangular pediment is located above the main entrance.

The entrance is defined by a flight of steps leading up to a porch defining the main entrance. This has elaborate details made of glass and iron with pierced overthrow, cresting and finials.

A close inspection of all guttering was not possible due to the presence of scaffolding. However, it was concluded that it was most probably original and therefore dating to Victorian times.

### **Mostyn Broadway Elevation (Plates 7 and 8; Figures 4-6)**

This elevation follows the same architectural principles of the main elevation of the hotel.

This elevation is defined by eight bays. In contrast to the other bays, the first and second bay (from NW to SE) are recessed. In this area, the roof is defined by a distinct hip. Three chimney stacks can be observed over this elevation and each floor is defined by a stringcourse.



The attic is defined by eight pedimented dormers with round-headed sash windows. A round-headed sash window with archivolt is located in each bay of the second floor, and storeyed canted three-light windows are found on the ground floor and first floor of bays one and two.

The openings of the second floor (from bay three to eight) are defined as round-headed sash windows. Five light bay windows are located in bay seven and eight and bay four. These windows have curved corners. A small entrance is located in bay three. This is reached by a flight of steps.

A close inspection of all guttering was not possible due to the presence of scaffolding. However, it was concluded that it was most probably original and therefore dating to Victorian times.

### **Side elevation and rear elevation (Plates 9 to 17; Figures 4-6)**

In contrast to the Vaughan and Mostyn Broadway elevations, the side and elevations evidence multiple events of repair and alteration. These are best described taken into consideration the details illustrated in each photograph.

The projected southwestern end of the side elevation still contains a number of original features. This section of the building is composed by three bays. Similarly to all other elevations described, the attic contains two pedimented dormers with round-headed windows and each floor is defined by a stringcourse.

*Plate 8:* This photograph illustrates the first and second bays. Two round-headed sash windows with archivolt are located on the second floor. The basement, ground floor and first floor of the first bay contain canted three-light windows. While the first floor window contains a hipped roof over it, the ground floor window is further defined by a decorated stringcourse. The latter forms a pediment over the second bay ground floor window. A segmental pediment is located over the second floor window. At the time of the survey, all openings from the basement, first and second floor were blocked either by concrete or by wooden boards.

*Plate 9:* This photograph illustrates the third bay. A round-headed sash window is located on the second floor, while the remaining windows are canted three-light windows. Resembling the first bay, the second floor window was a hipped roof over it and the ground floor window is further garnished by a decorated stringcourse running over it. A quoin defines the edge of this projected area. All windows from the basement to the first floor included are currently blocked either by concrete or by wooden boards.

A building addition is also illustrated on this photograph. This addition was the space for toilet facilities on the basement area and for a kitchen on the first floor, at least during the last use of the building. A detailed examination of this addition from the view depicted on Plate 9 suggests that the existing wall was first constructed as a concrete masonry wall which was initially coated with light yellow render. A further event of rendering is observed on this wall. Given the materials used to construct the extension, it may be suggested that the latter dates to the early to mid-20<sup>th</sup> century. However, a detailed examination of historic maps suggests that an extension on this area already existed as early as 1890s (see Figure 2).

*Plate 10:* This image depicts another face of the original building as well as the extension already introduced on Plate 9.

This elevation is defined by two bays. Similarly to all other elevations already described, this elevation is defined on its extreme by a quoin running from the basement to the second floor. Each storey is marked by a stringcourse.

A single pedimented dormer with round-headed sash window is located on the attic. Two round-headed sash windows with archivolt are located on the second floor and the first floor contains two round-headed sash windows with segmental pediments. At least one sash window with triangular pediment is observed on the ground floor. However, the extension seems to be blocking off this original opening.

A close view of the extension allows defining multiple events of alteration. The oldest evidence is found with a flight of stairs. These stairs appear depicted in historical maps dating to the 1890s. However, this entrance was blocked at the time in which the extension ceased to be defined by a rectangular space to be defined as T-shape in plan. At this point, a window and a door are cut through the main wall. These elements still are visible to date however are currently blocked by wooden boards. The flight of stairs leading to the existing door is no longer in place. However, it may be noted that these stairs existed, at least, until the time in which the latest drawings for the side were made (see Figure 5).

*Plate 11:* This image depicts some of the original building layout as well as another extension which, judging from the brickwork and from historical maps (see below) can be dated to the early 1900s.

This image depicts a single pedimented dormer with round-headed sash windows on the attic. Two four light sash-windows are located on the second floor, and at least one sash window is located on the first floor, although it is currently blocked. Above the extension, a projected wall with two small four light sash windows are located. These are the openings for communal bathroom facilities placed between the second and the first floor. It is difficult to assert with certainty whether this space forms part of the original part of the building. However, this possibility should not be altogether discarded as this communal bathroom would have been a necessary facility prior to the construction of en-suite bathrooms.

A second extension is depicted on this image. This space was created using stretcher bond brickwork. At least two single light sash windows are located on this extension as well as another window opening which is currently blocked by concrete. Two door openings with segmental arch lintels are located on the area of the basement. This construction was covered by white render.

*Plate 12:* This picture depicts some of the original building layout as well as another extension which, judging from historical maps (see below) can be dated to the early 20<sup>th</sup> century.

A further two window openings from the original layout of the building are illustrated on this photograph. These are located on the second floor and are four-light sash windows. An original chimney stack is also portrayed on this plate.

This photograph illustrates another extension area made up of two storeys. This area gives space to a kitchen. Four windows and two doors are cut into this area. However, it was difficult to gain any knowledge on their styles as all openings are currently blocked by either concrete or wooden boards.

*Plate 13 and 14:* Plate 13 illustrates another view of the extension described in Plate 12. It also illustrated the corner of a further extension to the main building. The latter is best illustrated on Plate 14.

This is a rectangular extension raising to the ground floor of the main building. This extension was made with a single pitch slate roof, and stretcher bond brickwork was used to erect its walls. The latter were also covered with light yellow render. No access was gained to the basement area of this extension. However, it was observed that the ground floor space was last used as toilet facilities.

Four undefined window openings (currently blocked with concrete) are located on the ground floor of this structure, and a small window is located on the basement area.

While this structure does not form part of the original layout of the hotel, it is difficult to determine the year of construction. Historical maps were not detailed enough to shed light upon this matter.

Plate 14 also illustrates some of the original building. It is significant to note that stone quoins were used to reinforce the corners of the building. Furthermore, the walls of this area appear to be constructed using a mix of stone and brick; this is further supported in Plate 15, where the stone blocks appear to be the results of repair over time.

### **Ground Floor Interior (Plates 18- 52; Figure 7)**

#### **The ballroom (Plates 18-20 and 25-28)**

The ballroom is situated on the SW area of the ground floor. A detailed survey of this space enabled defining a number of alterations, mostly related to the events of decoration and repair.

The ballroom – as well as other spaces on the ground floor (see below) – is defined by rococo inspired decoration. This space contains panelled walls made of plaster and wood subsequently painted using light blue, pale cream and golden colours. The decorative motifs found within this panels consist of banners of trailing foliage, ribbons and scenes which are often contained within cartouches. This decoration is also found on the ceiling. This space was floored with wooden boards.

*Plate 18:* This photograph illustrates an event of alteration within the ballroom area. While the wall is decorated with the patterns described above, there is evidence that a fireplace existed here and that was subsequently blocked before the area was covered by its current decoration. In this area, the footprint of the fireplace is also masked by a rectangular mirror.

*Plate 19:* This photograph illustrates another even of alteration within the ballroom area. In contrast with the alteration described on Plate 18, this event seems to postdate the decoration found on the wall. On this occasion, a doorway appears to have been blocked and subsequently decorated to follow existing patterns on the wall. This suggestion gains support by noting that the chair railings and skirting boards used in this area are of different style than those used elsewhere.

*Plate 25:* This plate illustrates one of the canted three-light windows located in the area of the ballroom. This window opening –and all other windows found in this area - is currently blocked by wooden boards. Similarly to all other opening of this area, this window has a straight curtain moulding, and panel moulding below the opening.

#### **Kitchens 1 and 2 (Plates 21-24; Figure 7)**

A survey of kitchens 1 and 2 allowed noticing that most structural components, and all fittings, fixtures and appliances dated to the 20<sup>th</sup> and 21<sup>st</sup> century. The survey was hindered by the derelict state of these spaces.

### **Bar area (Plates 29-32; Figure 7)**

This area follows similar decorative patterns to those found in the ballroom. A descriptive account (see below) is therefore limited to the areas in which episodes of alteration/redecoration are present:

*Plate 29:* The bar appears to be a later addition to the space of the ground floor. All fittings, fixtures and appliances appear to be modern. The bar is covered by a single pitch slate roof.

*Plate 30:* This plate illustrates a window opening currently block by wooden boards which had previously been partly obstructed by the construction of a projecting wall related to the bar area.

*Plate 31:* The decay of some of the decoration found within the bar area allows documenting earlier decoration events. Before painted following rococo style, the rectangular panels found on walls appear to have been covered with wall paper with floral geometric patterns. Moreover, this image also illustrates the existence of panel mouldings under canted three-light windows and scalloped curtain mouldings. A similar situation is portrayed in Plate 32 and 33.

### **The entrance and foyer area (Plates 33-37; Figure 7)**

This area can be divided into two main spaces: (a) an area which follows similar decorative patterns than those evidenced in the ballroom and bar areas, and (b) the area of reception which appears to have been altered to a greater extent post-dating the 1970s.

*Area A (Plates 32 and 33):* As already noted, this area appears to respect the general decoration encountered throughout the ground floor. However, it is noted that, in contrast to the ballroom and bar, this area contain the characteristic rectangular panels on the walls without any further decoration within the panels. Moreover, similarly to that stated in Plate 31, resulting from decay, it is possible to observe previous decorative episodes characterised by wall paper floral geometric patterns.

*Area B (Plates 35-38):* This area is rather different to all other areas encountered on the ground floor. Instead of wooden panels, this area contains a geometrical patterned pattern which also covers the sides of the main reception desk. Striped wall paper is characteristic of this area. All reception decoration and fittings appear to postdate the 1970s. The wooden revolving door from which entrance to the building is gained is substantially older than the elements already described. While it was not possible to determine its age, it may tentatively be interpreted as an original element of Tudno Castle Hotel.

### **Communal area 1 (Plates 39-45; Figure 7)**

This area is substantially different to all other areas found on the ground floor. Its walls are painted in white and contain a wall paper band decorated with floral patterns. The carpets are also defined by floral patterns. Alterations found in this area are listed below:

*Plate 39:* This image illustrates a blocked door which predates the wall decoration characteristic of this area. A similar situation is portrayed in Plate 43 and 44.

*Plate 41:* This image illustrates a canted three-light window with upper curved corners and step straight curtain mouldings. Contrastingly, plate 43 illustrates scalloped curtain mouldings.

### **Communal area 2 (Plates 46-53; Figure 7)**

This area is composed by two main rooms and a corridor which share similar style. Rendered walls with decorated cornices and stained windows are found here. A description of its main characteristics can be found below:

*Plate 45:* Detail of bull's eye window to light well. This window is decorated with iron gridded geometric patterns.

*Plate 47-48:* These images illustrate a series of rectangular iron gridded windows with decorative patterns, as well as, a decorated cornice with golden geometric patterns. While this decoration might be earlier than that observed in communal Area 1, it is not considered to be original as demonstrated by the existence of block doors predating the motifs found on the walls of this area.

*Plate 50 and 51:* These images depict earlier decoration and original structural components displayed as result of decay. Plate 50 illustrates the existence of earlier floral patterned wall paper and Plate 51 displays the walls original brickwork.

### **Toilet facilities (Plate 52; Figure 7)**

The toilet facilities evidenced on the ground floor did not form part of the original layout of the building. Two thirds of the walls of this area were covered with white mathematical tiles. The remaining walls were white rendered and the wooden door frames and skirting boards painted with acrylic grey paint.

### **First Floor interior (Plates 53-76; Figure 8)**

A small percentage of the elements encountered on this floor can be said to be part of the original layout of the building. These include the remains (or footprint) of original fireplaces located in each room, the window openings – composed of either canted three-light windows or round-headed sash windows – and the communal bathrooms (see below).

Most of the rooms present numerous events of alteration through time, mostly evidenced through layers of wall paper and by the introduction of en-suite bathrooms. All fixtures and fittings from this floor are 20<sup>th</sup> and 21<sup>st</sup> century in date.

### **Room 1 and 2 (Plates 53-57)**

Evidence suggests that Room 1 and 2 originally one room. A canted three-light window with scalloped curtain mouldings and wooden panel mouldings below are found in each room. These are considered the only original elements remaining within these rooms. Furthermore, Room 2 evidences fireplace. Whilst it is probable that the white tiles that define it are not original, it is assumed that this fireplace would have been an original element of the room subsequently altered through time. The walls of Room 1 and 2 are currently covered with stippling wall paper.

### **Communal bathroom (Plate 60)**

While most of the fittings and fixtures suggest that the communal bathroom has undergone multiple events of alteration over time, it is suggested that these space forms part of the original layout of the building and therefore used by the hotel guests before en-suite bathrooms were included in the layout of the rooms. Two small rectangular sash windows are original to the layout of the structure.

### **Room 5 (Plate 63)**

The mathematical glazed tiles found on the floor of this room represent the area directly in front of an original fire place. The nature of the tiles suggests that, similarly to Room 2, the fireplace was altered through time until it fell out of use and was blocked off.

### **Room 9 (Plates 65-67)**

A number of original elements still exist on this room: a centre bar sash window, a light box located above the door and the door itself.

### **Room 8 (Plates 68-70)**

A major alteration event is observed in this room with the construction of an en-suite bathroom. Plates 68 and 70 evidence the division of the canted three-light window of this room by one of the bathroom walls. While two thirds of the window remain within the room, one third becomes the window opening for the bathroom. Furthermore, resulting from decay, it is possible to see the remains of the original fireplace in this room (see Plate 69). A similar situation is found in Room 7 (see Plate 71).

### **Second floor interior (Plates 77-100; Figure 9)**

A detailed survey over the second floor demonstrated that the hotel rooms had gone through multiple events of alteration triggered by the demands of hotel guests over time; the most noticeable was the incorporation of en-suite bathrooms in every room of this floor.

Despite modifications, the rooms retained some of the most characteristic elements, including the door frames and window openings. On this floor, most of the rooms retained original single glazed round-headed sash windows. However, Room 9 and 10 openings were defined by centre bar sash windows.

Moreover, evidence for formerly existing fire places was observed both through a number of projecting walls and by the presence of slate slabs marking the original place for them (see Plate 102).

No walls retained evidence its original style. However, the deterioration of the building ever since it was abandoned permitted observing multiple layers of wall paper ranging from structured panelling to modern stippling wall paper.

All electrical fittings observed in this floor postdate the 1960s. Nonetheless, a light switch dating to the late 1930s and one dating to the late 1960s were identified in Room 6 (see Plates 93 and 94).

Room 1 and 11 are currently separated by wall that post-dates the original construction of the building. It is therefore possible that these rooms were a single master room.

Due to health and safety issues encountered during the site visit, it was not possible to conduct a survey of Rooms 13 – 17.

### **Attic floor interior (Plates 102 -107; Figure 10)**

At the time of the survey, much of the attic floors were badly damaged as consequence of weathering. Therefore, a survey was carried out within areas which were not considered a potential health and safety risk.



Overall, the rooms encountered had been heavily altered through time. This included multiple events of redecoration (all rooms presented white coating on its walls) and en-suite bathrooms had been added to every room.

An original fireplace was encountered during the survey (see Plate 102). The fireplace was badly damaged but it was possible to observe its brickwork. Moreover, all rooms contained the original pedimented windows observed during the study of the building's elevations.

### **Basement area (Plates 108- 127; Figure 11)**

The basement area was qualitatively more deteriorated to all other areas of the hotel. Some areas had clearly been damaged by a fire, and others were derelict due to weathering effects.

*Plate 108:* This image shows the view of the main basement corridor. Spaces are found at either side of it. All rooms N of corridor belong to the original layout of the hotel and despite having suffered multiple events of repair and alteration, they were originally hotel rooms. In contrast, rooms to the S of the corridor are established within the extension areas and mostly correspond to kitchen, cellars and other spaces reserved for the hotel staff.

*Plate 109:* This image shows the layout of an addition created within one of the main basement rooms. This rectangular space has its walls covered by wooden boards and all its fittings and fixtures appear to be modern. The lack of material associated to this room make it difficult to determine its function.

*Plate 110:* This image illustrates one of the canted five-light windows located within the area of the basement. This window is currently blocked off by wooden boards. While the room appear to have been painted white during its last stages of use, resulting from decay, it is possible to observe different events of wall paper decoration.

*Plate 111 and 112:* This image illustrates two spaces confined to communal toilet facilities. The only original element found within these spaces is a blocked centre bar sash window (see Plate 112). Plate 111 illustrates the first of these spaces. The walls of this toilet facilities have been decorated with striped wall paper. A horizontal band with floral patterns is located half way up the wall. During the visit, it was determined that this space had been created sometime during the late 20<sup>th</sup> century. Plate 112 illustrates the second of these spaces. While badly damaged, this space retains some of the original tiles.

*Plate 114:* This image illustrates one of the rooms S of the main corridor. This room is nowadays used for storage purposes. However, it was difficult to determine whether this had been the original function of this space. Note that the back wall is covered by light yellow glazed tiles.

*Plate 115 and 116:* These images illustrate two meter rooms. While most electric appliances appear modern in date, some others can be dated to the early 20<sup>th</sup> century.

*Plate 119 and 120:* These images illustrate a number of spaces of a bar area. The only original element found within this space is a canted three-light window currently blocked off by wooden boards. All fitting and appliances found within the bar area appear modern. While the walls of this space are covered by white wall paper, it is possible to see an earlier phase of decoration consisting of light blue paint, similar to that found on the adjacent bar area (see Plate 122).



*Plate 122:* This plate illustrates another bar area. The walls of this area are currently covered by a light blue coat, and most of the floor is covered by a plastic black and white board which may have been used as a dance floor area.

*Plate 126 and 127:* These images illustrate one the surviving rooms from the basement area. An examination of this space allow noting that this room was badly damaged as result of a fire. Despite its derelict state, it was possible to identify an original fireplace blocked off by course of bricks and a caned three-light window currently blocked off by wooden boards.

## 5.2 Garage

The Tudno Castle Hotel Garage is located c. 7m SW from the Tudno Caste Hotel, on Mostyn Broadway Road, Llandudno.

The building is 14m in length and c. 6m in width and has two floors. While no major issues have been identified when examining the exterior of the structure, its interior is derelict. The most recent imprints of activity note the use of the first floor as a residential unit. It is also known that the ground floor was used as a working space for Floc, a North Wales multi-disciplinary art collective. Some of the most recent alterations observed within the ground floor interior might echo this period of activity.

### Elevations (Plates 128-173; Figure 12)

#### NW Elevation

The single unit frontage of the Tudno Castle Hotel Garage is rendered with eight courses of mock moulding occupying the bottom half of the façade and a gabled slate roof.

The entrance is defined by an architrave and sealed by a panelled wooden door. The latter is known not to be original as the ground floor interior evidences the remains of the rails of an earlier door (see interior).

The frontage has an extension to the north-east. This extension appears represented in maps dating the last decades of the 1800s and therefore it may be defined as an original component of the structure. This extension would have been linked to the Tudno Castle Hotel through a gate. No remains of the original gate have been identified during the survey.

A single glazing square window is located above the entrance. This is framed by a semi-circular architrave. A wood moulding runs at either side of the window towards the extreme ends of the façade.

The frontage has a sign originally created with concrete and with the following label: 'Garage'. This sign was re-designed during the period of use of this structure by an art collective, using mussels to cover each letter.

#### SW Elevation

The SW elevation appears to be constructed of mortared limestone blocks later rendered by a crude pebble-dash render. Within it, three narrow windows/vents are located. In each case, the windows appear to be placed in an area where earlier openings existed. This is evidenced by stacks of bricks placed using stretcher techniques.

Furthermore, four iron girders extend out from the main wall. These are considered alterations to the original structure. While it is difficult to pinpoint with precision, these girders might be

related to the construction of a detached structure observed in OS maps from the first decade of the 1900s to the 1950s.

### **SE Elevation**

This wall face evidences multiple alterations to the main structure. Two windows (one of which is currently blocked) and two doors are currently present.

The wall is constructed of bricks later rendered by a crude pebble dash render.

The top window is square and confined within a toothed style brick pattern. It is thought that this window was built when the structure was remodelled to suit space for a first floor. Judging from historical OS maps, it is likely that the first floor was an addition pre-dating 1950.

Situated immediately below this window, there is the outline of a previous window currently concealed with concrete. A segmental arch is located on top of this opening. In observing this window from the inside, it was possible to note that this space has subsequently been re-used for shelving (see Interior).

Two doors are evidenced on this elevation. The first one has a metal door and, viewed from inside, it corresponds to one shown on the latest additions. The other door is currently blocked. While it was not possible to give an exact time for the construction of this opening, it was noted that it did not belong to the original structure.

The cast iron guttering found to the west of this wall is connected to an outlet pipe on the first floor.

### **NE Elevation**

Four windows, a door and the footprint of a staircase are observed on this wall face. While none of these structural components are thought to date to the original construction of the structure, it is possible that at least two of the windows pre-date all the other alterations.

The northernmost window is currently sealed by a concrete layer. While this window is not truncated by the staircase, given its proximity to it, it is possible that this opening was concealed once the first floor and its staircase were built. A similar situation is evidenced with the window located directly below the first floor door. The southernmost window is rectangular and currently sealed by a wooden plank. A 1960s styled window hood is located on top of this opening.

Both the door and the small rectangular window located above it appear to date to the construction of the first floor.

Finally, the footprint of a staircase is present on this wall face, evidencing that, similarly to the SE elevation, the wall was made of brick and rendered with pebble dash.

### **First floor interior**

This part of the building is currently occupied by pigeons. Due to health and safety, the survey was not completed here. However, a quick examination was made from the entrance. All structural components of the first floor appear to have post-dated the 1960s. It was clear that this floor had been designed for domestic use.

### **Garage Building: Interior**

#### **NE elevation**

This wall evidenced multiple events of plastering. The northernmost window is currently sealed. This opening corresponds to that evidenced in the exterior of the building and defined as a window pre-dating the staircase. From the inside, it is possible to suggest that this window had been constructed over the gap where a door had once been. This appears to be the oldest window on this wall.

The middle window, as noted on the description of the exterior NE elevation, is blocked by a layer of concrete. From the inside, it was not possible to fully examine it, as it had been further obstructed by a number of wooden panels. Finally, the southernmost window, though currently sealed, appears to have been used until recently.

### **SE Elevation**

This area contained a modern alteration, including a room made of plaster board. This room would have had access from the outside, as noted, with the door observed in the exterior.

In the centre of this wall shelves have been inserted. As previously noted, this area utilises the space created by a window that had been sealed. Finally, another door is located to the east of the wall. Compared to all the other openings, it was possible to note that this access was used until recent times.

### **NE Elevation**

This wall contains three blocked vents. These may belong to the original structure and have been subsequently remodelled by the addition of an attached structure to the NE of the building. This hypothesis is reinforced by noting that the vents are not visible on the exterior wall.

Finally, it is worth noting that, from the interior, a railing was visible that probably relates to an entrance door that is no longer in use. These railings may be components of the original structure.

## **6. Discussion and Interpretation**

### **6.1. Reliability of field investigation**

A proportion of the original structure of the main building and garage were visible, although modern fixtures and partition walls are evident throughout. This is particularly evident inside the main building. The buildings reveal enough information for their original structures to be fully understood.

With regards to the garage, the only access issue resulted from the large quantities of bird (particularly pigeon) droppings present in the upper floor. Consultations between the site team and the AW project manager led to a decision not to enter this area because of the potential health risks associated with psittacosis and other related diseases. None-the-less, it was possible to make a reasonably thorough record through the open doorway from the top of the ladder.

The only access issue encountered within the main building resulted from restrictions due to the damaged state of some of its wooden floors. While this situation did not allow the site team to photograph each room within the attic, enough information was gathered to reveal sufficient information about the original structure of this floor. It was also noticed that modern vandalism

had taken place in both buildings, leaving it with broken features, graffiti and rubbish. Poor visibility was encountered in some basement areas. A restricted photographic record of the front elevations was hindered by scaffolding.

## **6.2. Overall interpretation**

Tudno Castle Hotel is a building of historic, artistic and architectural interest. The original structure represents a typical example of a grand hotel built during the last decades of the 19<sup>th</sup> century. While having suffered numerous alterations through time, the use of the different spaces were still clearly discernible throughout the building. Great contrast was observed between the lavishness of the ballroom and bar areas and, for instance, the austere style evidenced in the attic and basement in the form of furniture, fittings and decoration; areas which are very likely to have been used by the hotel staff.

Changes in function associated to the garage building were evidenced on the first floor by the construction of a domestic space and, on the ground floor, by the use of this space as an art workshop.

The most prominent changes observed within the main building relate to the demand for en-suite bathrooms within each room, to the implementation of central heating and, more generally, to the development of different interior styles over time. In contrast, the frontal elevations of the main building have remained virtually unaltered, as a result of which the structure continues to be in keeping the overall appearance of Llandudno.

## **7. Acknowledgements**

Thanks go to Simon Pryce, Associate at Allison Pike Partnership Ltd, Rob Smillie, Opus Land (North) Ltd, Jenny Emmett of Gwynedd Archaeological Planning Service, and Will Rigby (AW) and James Weaver (AW) for assisting with the survey.

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OS Town Map, Llandudno, Caernarvonshire 1889 1:5000

OS County Series, Caernarvonshire 1900 1:2500

OS County Series, Caernarvonshire 1912 1:2500

# *Archaeology Wales*

## **APPENDIX I: Figures**



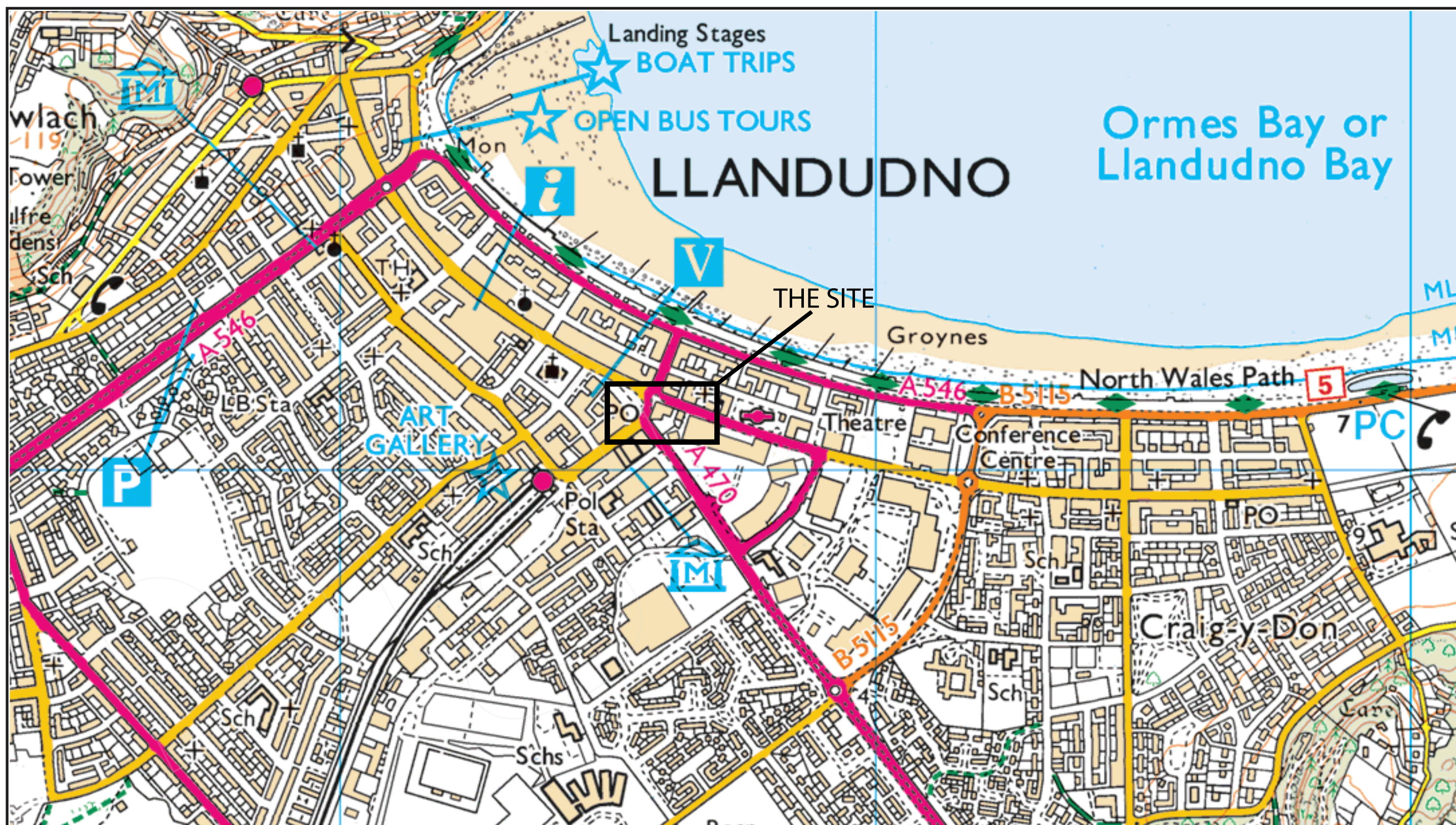


Figure 1: Site location.





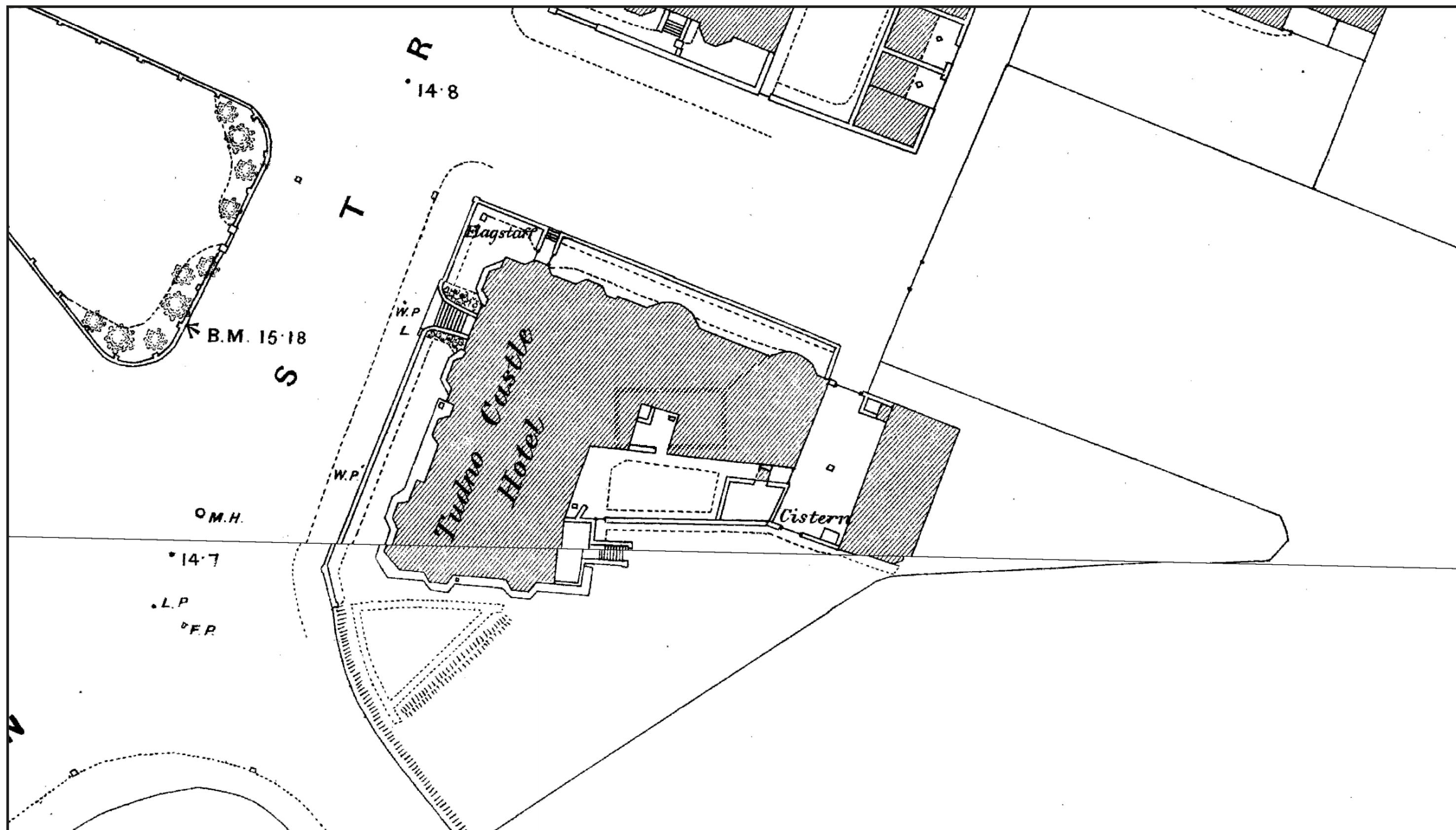


Figure 2: Extract of OS County Series Caernarvonshire 1889-90 1:2500

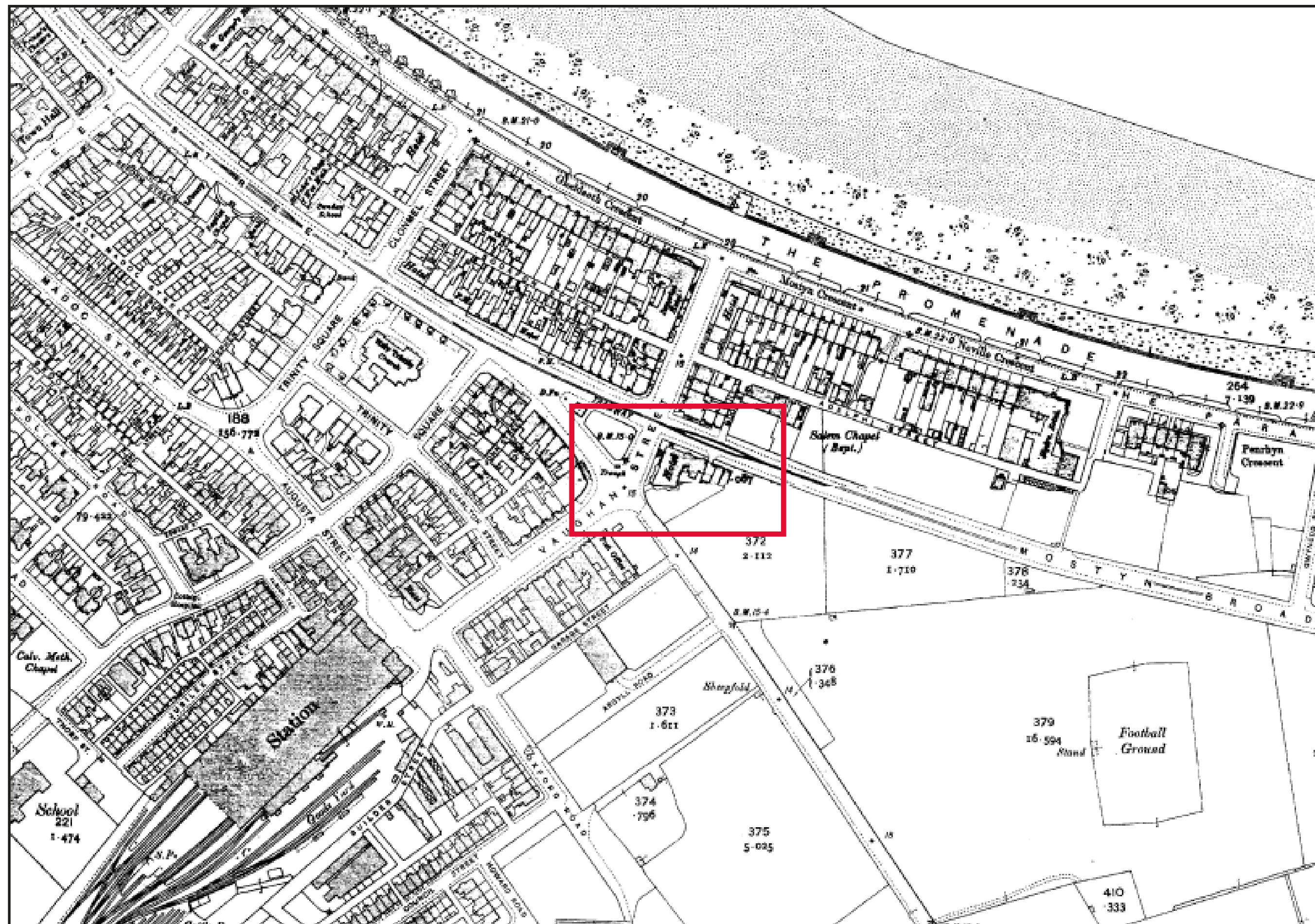


Figure 3: OS County Series Caernarvonshire 1912 1:2500

26.00m  
20.00m  
10.00m  
2.00m



MOSTYN ROAD ELEVATION



0 5 10 20  
SCALE BAR  
(METRES)

26.00m  
20.00m  
10.00m  
2.00m



FRONT ELEVATION

**Job Title:** Tudno Castle Hotel

**Drawing Title:** Existing front & Mostyn  
Broadway elevations

**Date:** March 2017

**Figure 4**

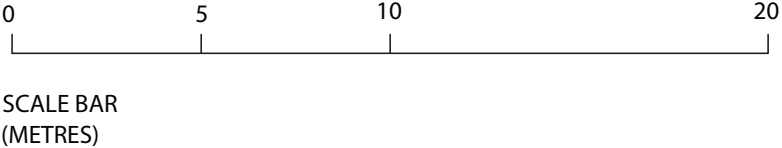




SIDE ELVATION



REAR ELEVATION



**Job Title:** Tudno Castle Hotel

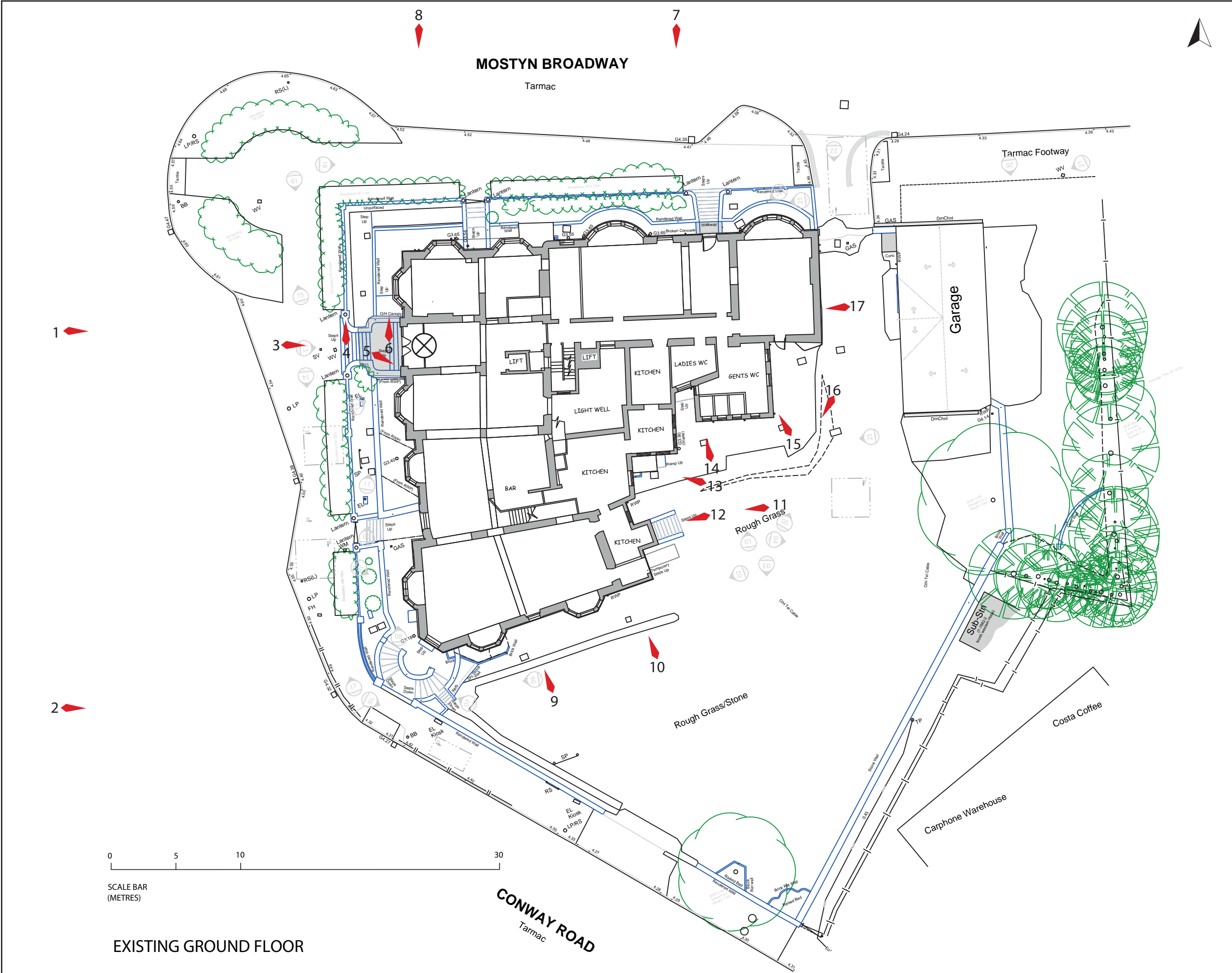
**Drawing Title:** Existing side and rear elevations

**Date:** March 2017

**Figure 5**







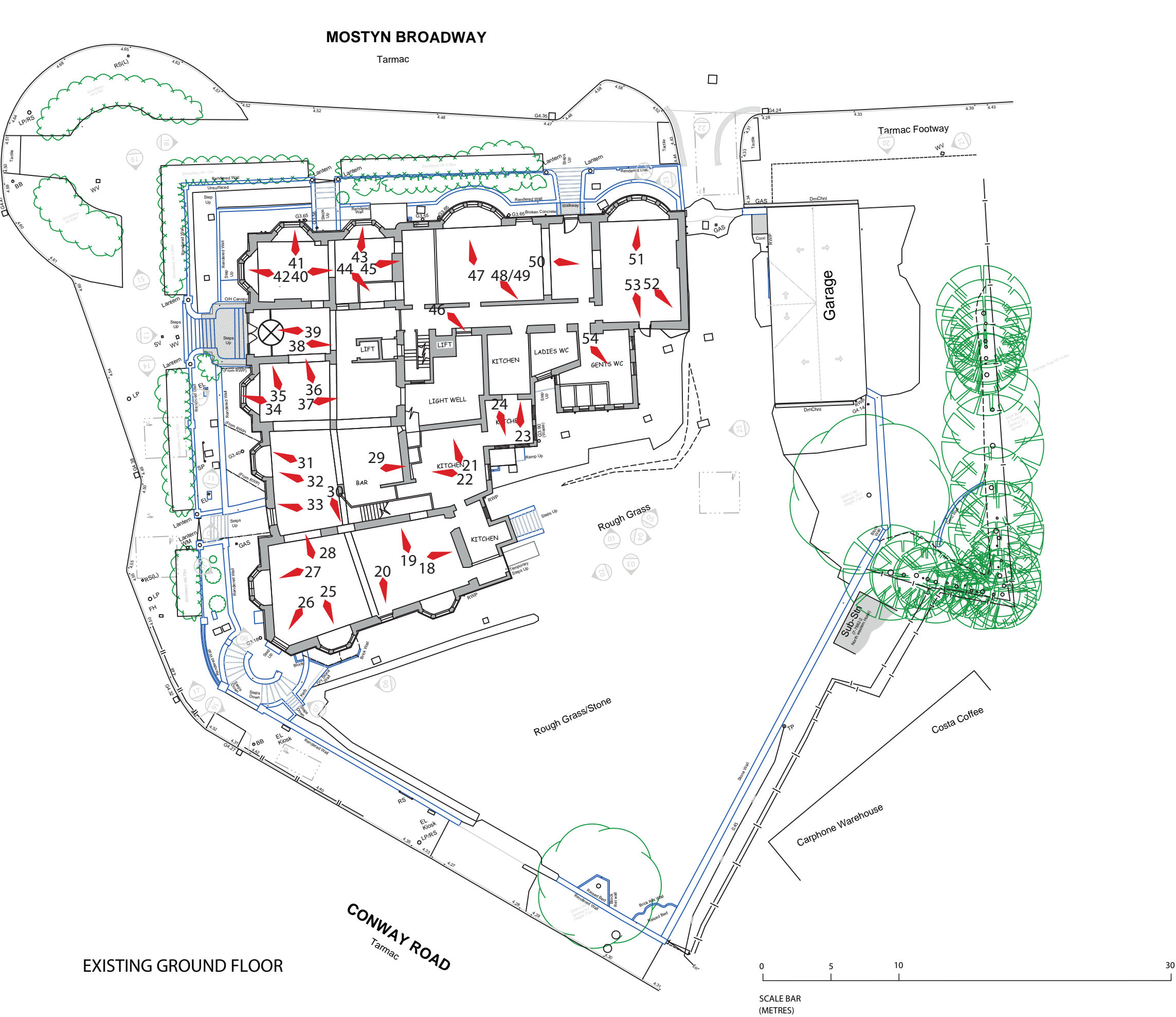
**Job Title:** Tudno Castle Hotel

**Drawing Title:** Direction of photographs -  
ground floor exterior

**Date:** March 2017

**Figure 6**





**Job Title:** Tudno Castle Hotel

**Drawing Title:** Direction of photographs -  
ground floor interior

**Date:** March 2017

**Figure 7**



**Job Title:** Tudno Castle Hotel

**Drawing Title:** Direction of photographs - first floor interior

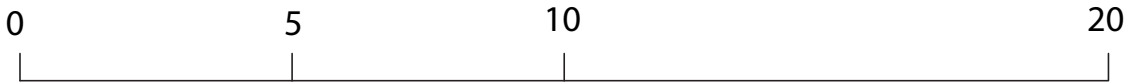
**Date:** March 2017

**Figure 8**





EXISTING SECOND FLOOR LAYOUT



SCALE BAR  
(METRES)

**Job Title:** Tudno Castle Hotel

**Drawing Title:** Direction of photographs -  
second floor interior

**Date:** March 2017

**Figure 9**



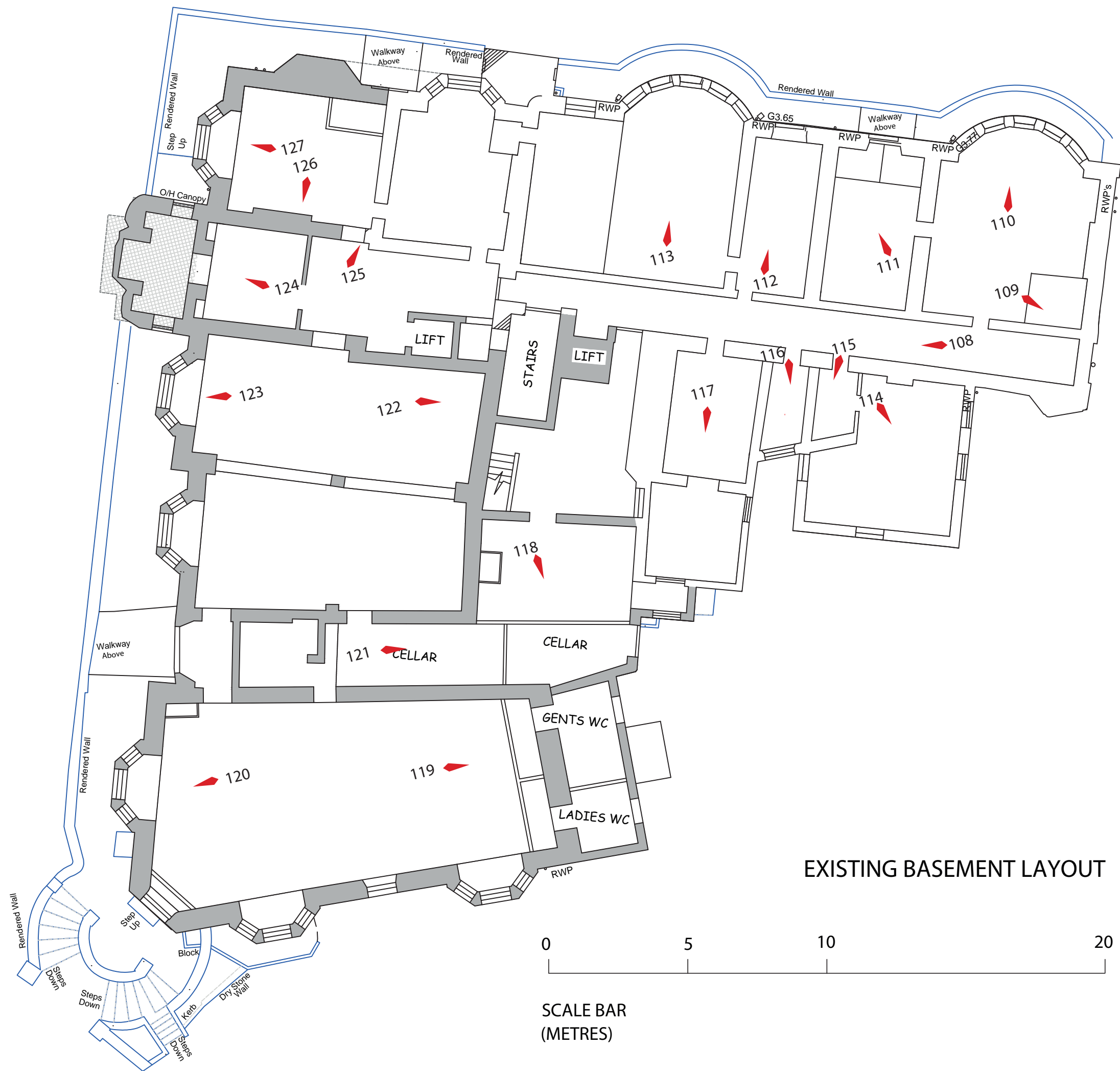


0 5 10 20

SCALE BAR  
(METRES)

EXISTING ATTIC LAYOUT

<b>Job Title:</b> Tudno Castle Hotel
<b>Drawing Title:</b> Direction of photographs - attic interior
<b>Date:</b> March 2017
<b>Figure 10</b>



EXISTING BASEMENT LAYOUT

**Job Title:** Tudno Castle Hotel  
**Drawing Title:** Direction of photographs -  
basement interior

**Date:** March 2017

**Figure 11**



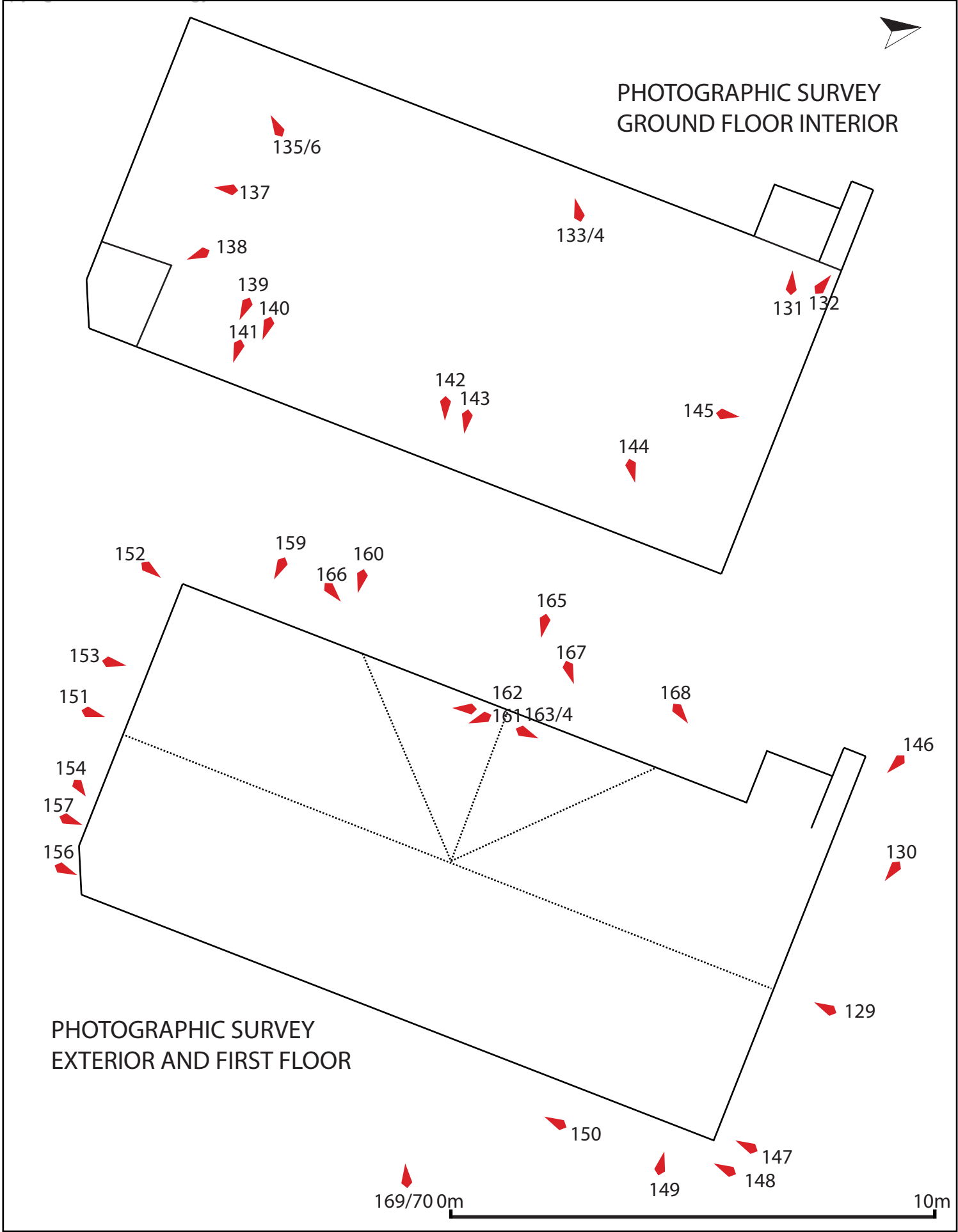


Figure 12  
Direction of photographs - garage interior and exterior

# *Archaeology Wales*

## **APPENDIX II: Plates**



Plate 1. View of Vaughan Street elevation, looking E.



Plate 2. View of Vaughan Street elevation, looking E.





Plate 3. View of main entrance looking E.



Plate 4. Detail of entrance lantern, looking N.





Plate 5. Detail of entrance porch, looking S.



Plate 6. Detail of entrance porch, looking N.



Plate 7. View of Mostyn Broadway elevation, looking S.



Plate 8. View of Mostyn Broadway elevation, looking S.



Plate 9. View of eastern elevation, looking NW.



Plate 10. View of eastern elevation, looking NW.





Plate 11. View of extension 1, looking NW.

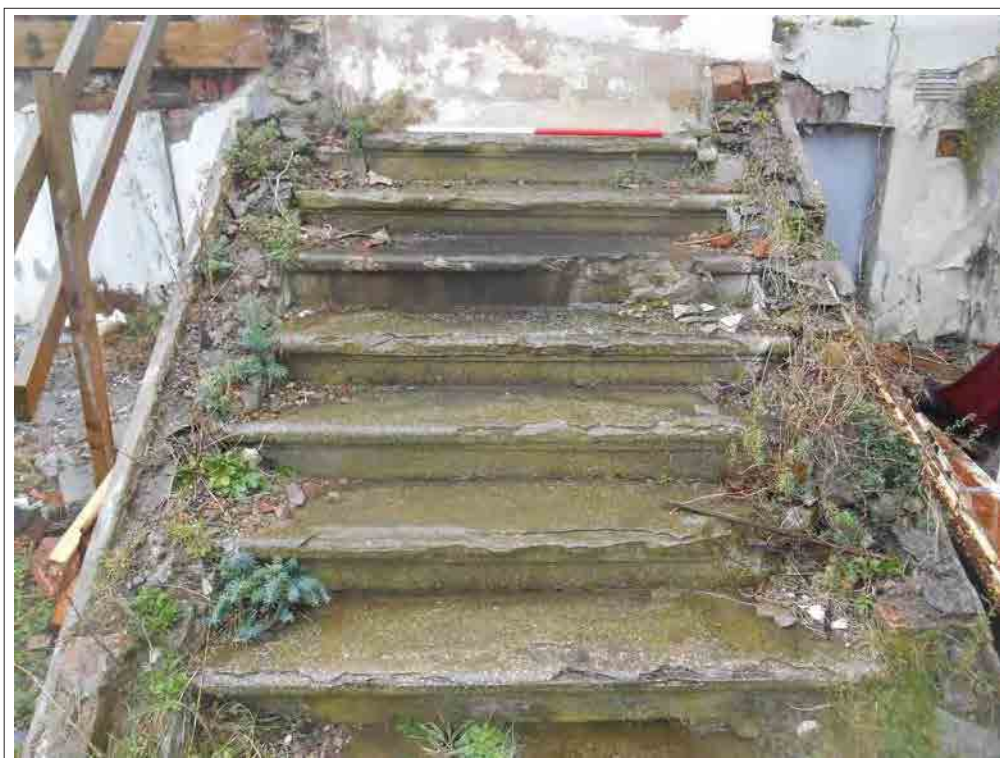


Plate 12. Detail of staircase leading to extension 1, looking W.



Plate 13. View of extension 2, looking NW.



Plate 14. View of extension 2 and 3, looking N.



Plate 15. View of extension 3, looking N.



Plate 16. View of side and rear elevations, looking SW.





Plate 17. Detail of wall construction and alterations, looking W.



Plate 18. View of altered wall. Fireplace replaced for panelled wall. Looking E.



Plate 19. Blocked door, subsequently decorated, looking N.



Plate 20. Detail of decorated panel adjacent to blocked door, looking S.



Plate 21.View of kitchen 1, looking N.



Plate 22. Detail of kitchen 1, looking W.





Plate 23. View of kitchen 2, looking N.



Plate 24. View of kitchen 2 with original sash windows, looking S.



Plate 25. Canted three-light window from ballroom, looking SE.



Plate 24. Blocked sash window from ballroom, looking SW.





Plate 27. Storeyed canted three-light windows from ballroom, looking WSW.



Plate 28. Open area connecting ballroom with bar area, looking N.



Plate 29. Bar area, looking E.



Plate 30. Detail of blocked window using projected wall, looking SW.



Plate 31. Projected wall evidencing different layers of decoration. Looking NW.



Plate 32. Projected wall evidencing different layers of decoration. Looking NW.



Plate 33. Detail of wall evidencing different layers of decoration, looking NW.



Plate 34. Storeyed canted three-light windows from entrance area, looking NW.



Plate 35. Reception wall showing different layers of decoration, looking NNW.

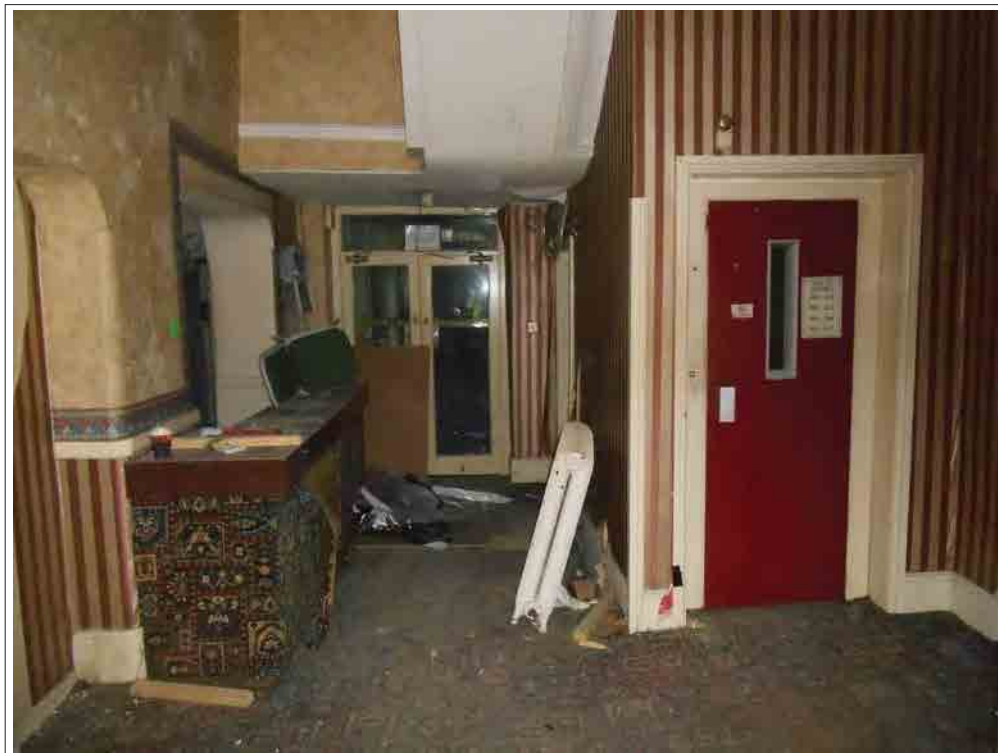


Plate 36. Reception area, looking NNW.





Plate 37. View of blocked door, reception area, looking E.



Plate 38. View of revolving door, looking W.



Plate 39. Blocked door predating current wall decoration, looking E.



Plate 40. Canted three-light window, looking N.



Plate 41. Canted three-light window. Looking W.



Plate 42. Canted three-light window. Looking N.



Plate 43. Blocked doors predating current wall decoration, looking SE.



Plate 44. Blocked door predating current wall decoration, looking E.





Plate 45. Decorated bull's eye window, looking SE.



Plate 46. Canted five-light window, looking N.



Plate 47. Iron grilled windows, looking ESE.



Plate 48. Detail of iron grilled windows, looking E.



Plate 49. Canted five-light window, looking N.



Plate 50. Detail of wall paper and mirror decoration, looking ESE.



Plate 51. Original brickwork, looking S.



Plate 52. View of toilet facilities, looking SE.





Plate 53. Dividing wall between Room 1 and 2, looking ESE.



Plate 54. View of Room 1 with canted three-light window, looking SSW.



Plate 55. View of corridor looking SSE with centre bar sash window, looking SSE.



Plate 56. Location of original fireplace. Room 2, looking N.



Plate 57. View of Room 2 with storeyed canted three-light window, looking SSW.



Plate 58. View of Room 3 with round headed sash window, looking W.



Plate 59.View of staircase, looking E.

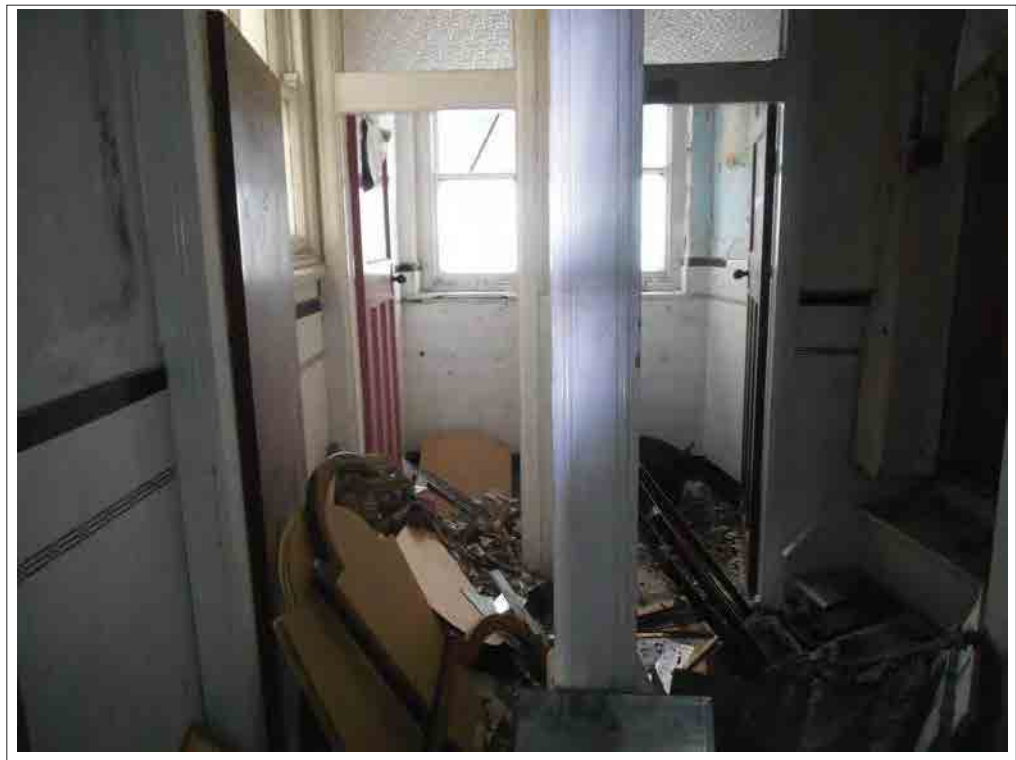


Plate 60. View of original communal bathroom, looking E.





Plate 61. View of Room 4, with storeyed canted three-light window, looking W.



Plate 62. View of Room 5, with storeyed canted three-light window, looking W.



Plate 63. Remaining evidence of original fireplace. Room 5, looking S.



Plate 64. View of Room 6 with round headed sash window, above main entrance, looking W.



Plate 65. Detail of centre bar sash window. Room 9, looking E.



Plate 66. Original door frame. Room 9, looking SW.



Plate 67. Light box above door. Room 9, looking E .



Plate 68. View of Room 8. Storeyed canted three-light window blocked by wall addition, looking N.





Plate 69. Location of original fireplace. Room 8, looking E.

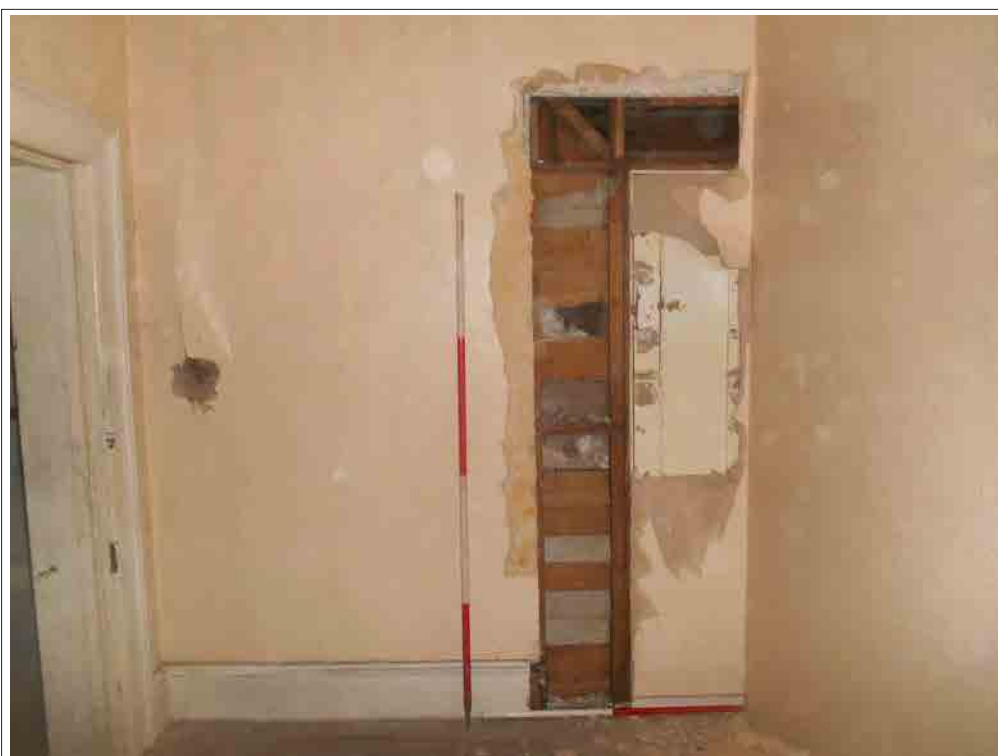


Plate 70. View of Room 8. Storeyed canted three-light window blocked by wall addition. Looking N.



Plate 71. View of Room 7 with storeyed canted three-light window, looking W.



Plate 72. View of Room 7. Storeyed canted three-light window blocked by wall addition, looking N.



Plate 73. View of Room 7. Canted three-light window blocked by wall addition looking N.



Plate 74. View of Room 7. Ensuite bathroom. Door blocked, looking NE.



Plate 75. View of Room 11 with rounded head sash window, looking N.



Plate 76. Detail of blocked door from Room 12, looking W.





Plate 77. View of round-headed sash windows from Room 13, looking ENE.

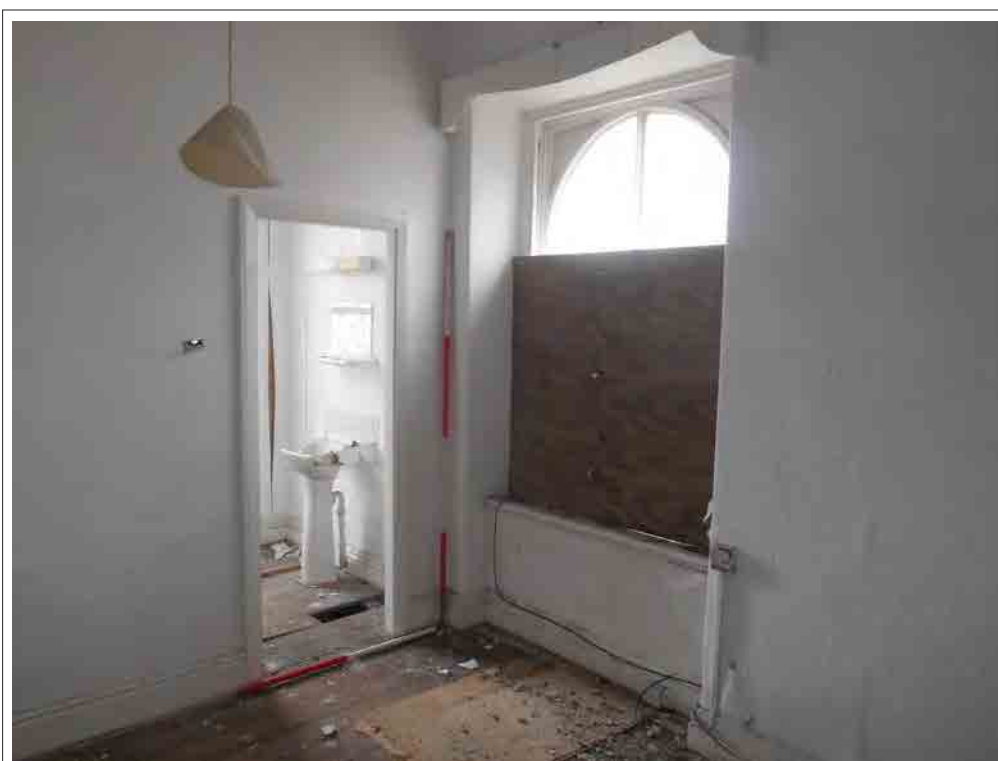


Plate 78. View of blocked round-headed sash window from Room 13 and en-suite bathroom, looking SE.



Plate 79. View of Room 12, with round-headed sash window and multiple layers of wall paper, looking NE.



Plate 80. View of Room 11 with round-headed sash window and modern electrical fittings, looking SSE.



Plate 81. View of Room 1 with round-headed sash window and access to Room 11, looking SSW.

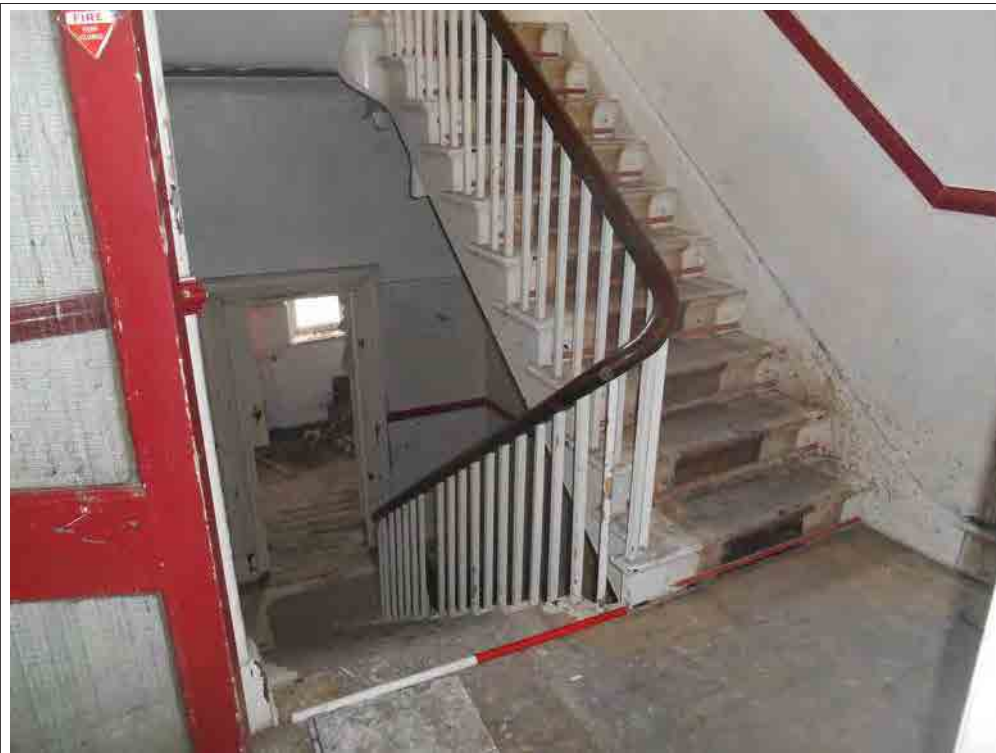


Plate 82. View of staircase with original communal bathroom facilities, looking E.



Plate 83. View of Room 2, with round-headed sash window and multiple layers of wall paper, looking SSW



Plate 84. View of Room 3, with round-headed sash window and multiple layers of wall paper, looking SW.





Plate 85. Detail of light box, Room 10, looking W.



Plate 86. View of Room 10 with centre bar window, looking E.

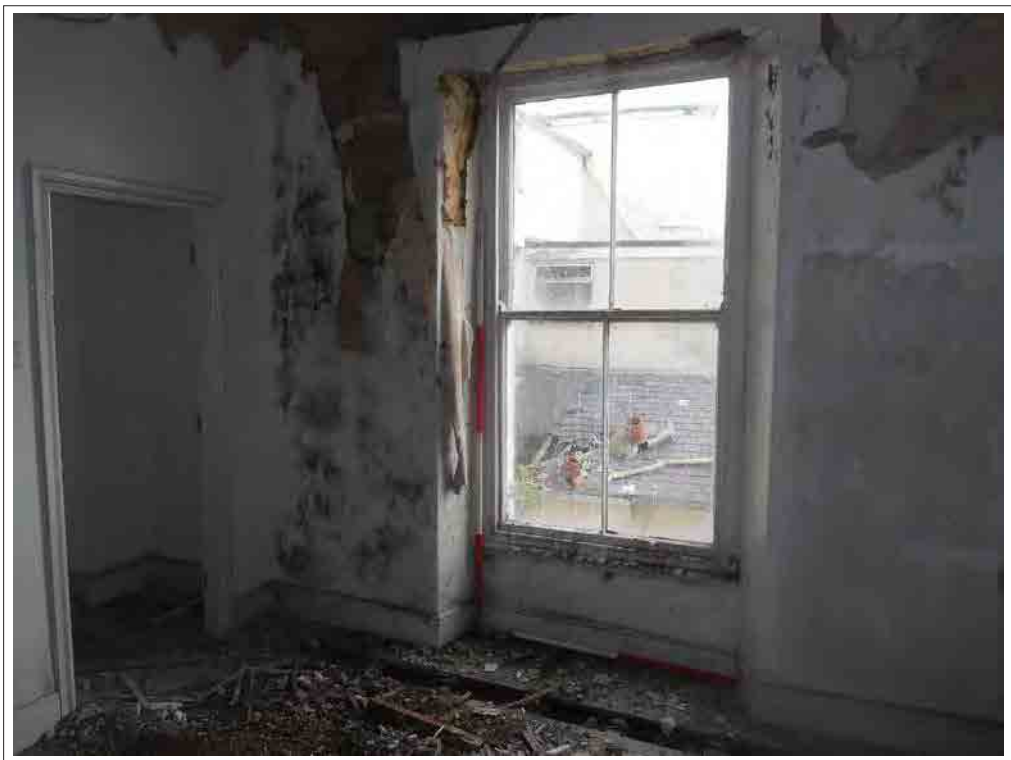


Plate 87. View of Room 9 with centre bar window and ensuite bathroom, looking E.



Plate 88. View of corridor, looking S.

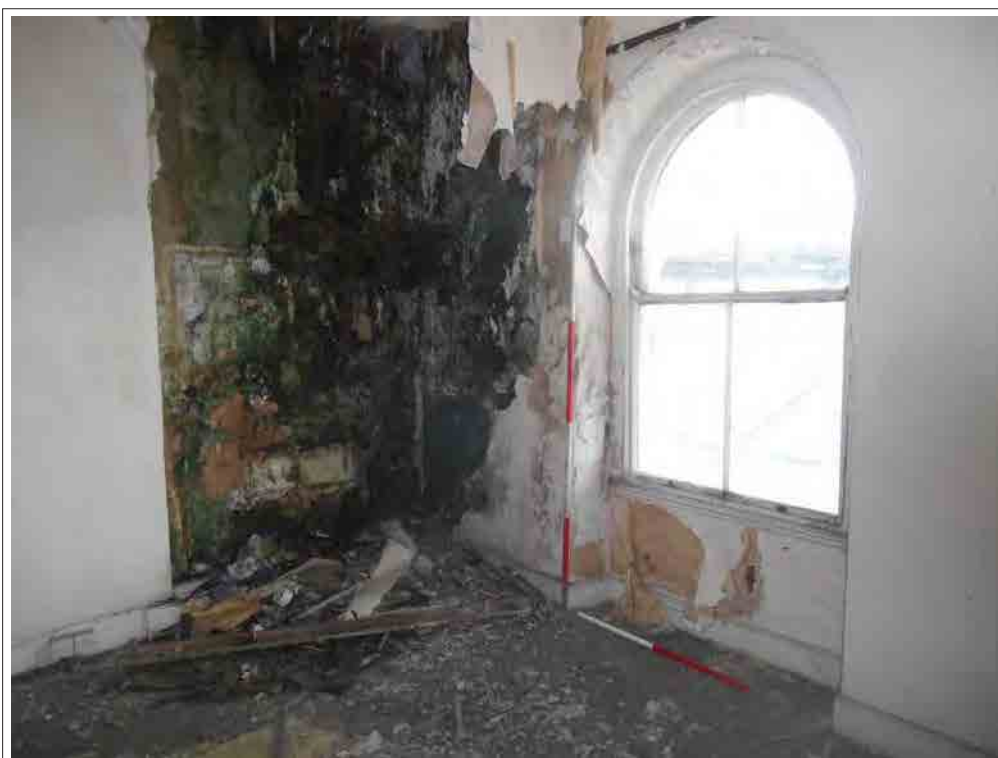


Plate 89. View of Room 5 with round-headed sash window, looking SW.

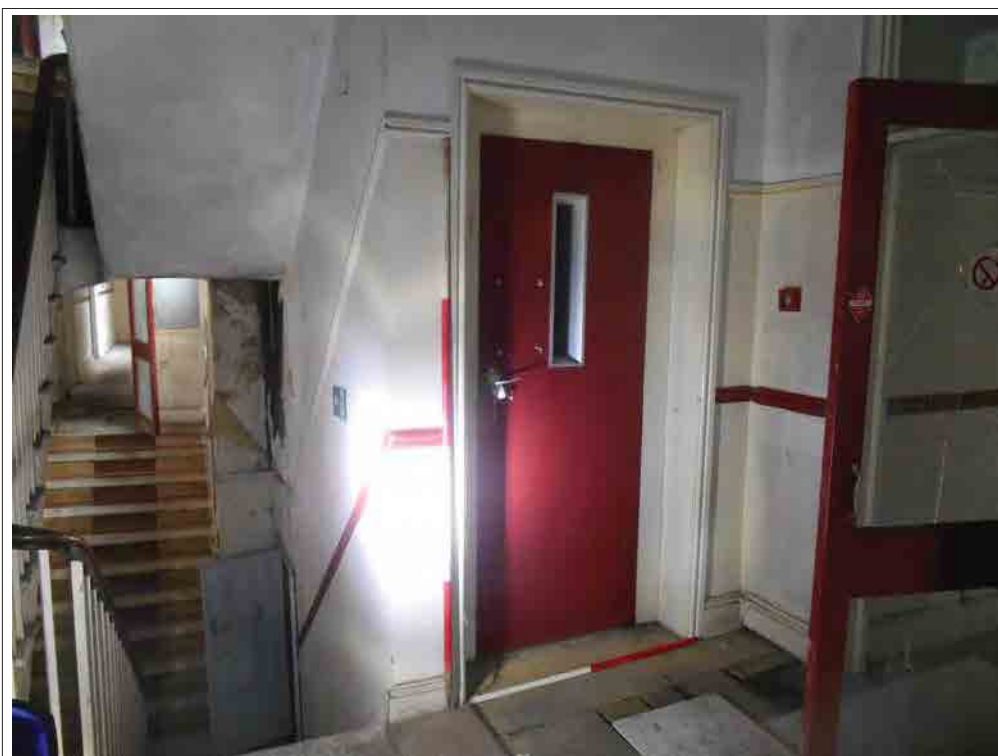


Plate 90. View of corridor with elevator, looking E.



Plate 91.View of staircase, looking E



Plate 92. Detail of electrical fitting from Room 7, looking E.





Plate 93. Location of original fireplace Room 7, looking E.



Plate 94. Detail of electrical fitting from Room 6, looking S.



Plate 95. Detail of electrical fitting from Room 6, looking S.



Plate 96. Location of original fireplace from Room 6, looking S. .



Plate 97. Location of original fireplace from Room 6, looking S.



Plate 98. View of Room 6 with round-headed sash window, looking N.



Plate 99. View of Room 6 with round-headed sash window, looking W.



Plate 100. View of Room 8 with round-headed sash window, looking NNW.



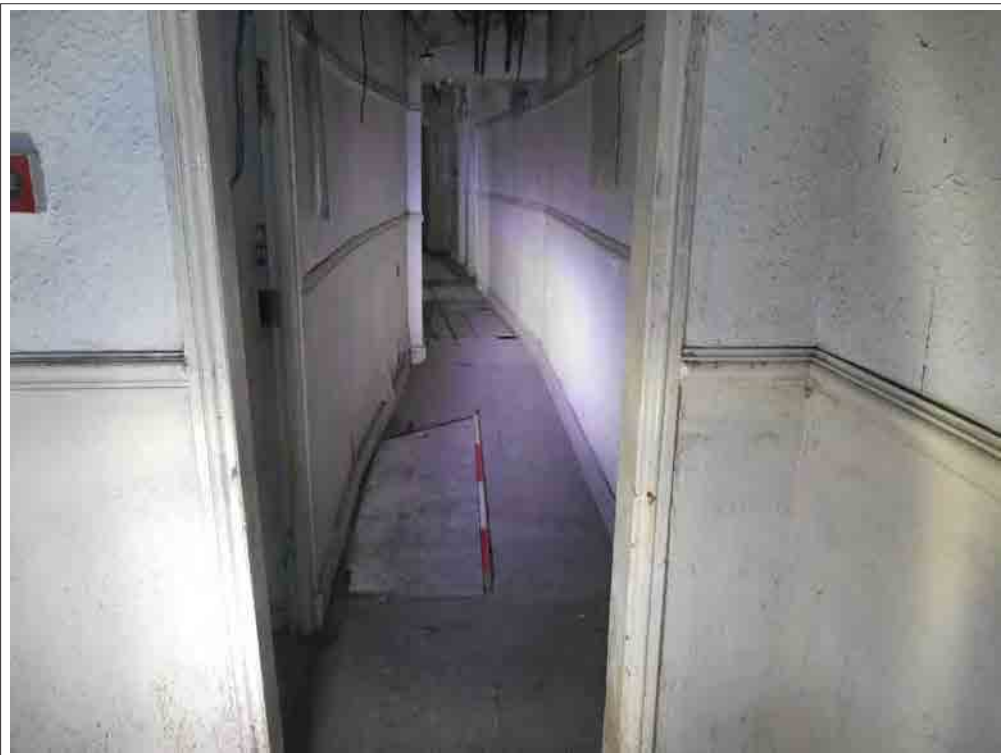


Plate 101. View of corridor looking E.



Plate 102. View of original fireplace, looking W.



Plate 103. View of corridor, looking S.



Plate 104. View of corridor, looking S.



Plate 105. View of attic window, looking W.



Plate 106. View of attic window, looking W.



Plate 107. View of attic window, looking E.



Plate 108. View of basement corridor, looking W.



Plate 109. View of room addition, looking ESE.



Plate 110a. Canted five-light window currently blocked, looking NE.





Plate 110. Canted five-light window currently blocked, looking NE.



Plate 111. Toilet facilities, looking N.



Plate 112. View of wall addition, looking NE.



Plate 113. Toilet facilities, looking NE.



Plate 114. Meter room, looking SSW.



Plate 115. Storage room, looking S.



Plate 116. Meter room, looking S.



Plate 117. Kitchen area, looking SSW.



Plate 118. Bar area, looking E.



Plate 119. From kitchen, view to cellar. Looking S.





Plate 120. View to cellar, looking E.



Plate 121. Bar space, looking W.



Plate 122. Bar area, looking E.

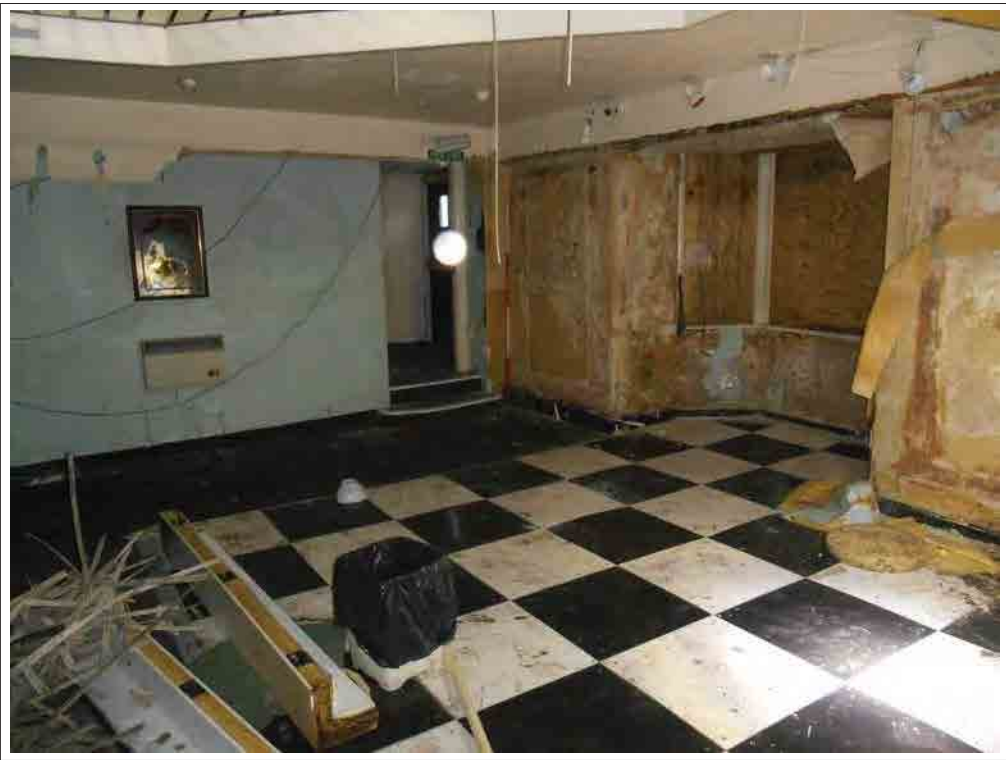


Plate 123. Bar area, looking E.



Plate 124. Toilet facilities, looking NW.



Plate 125. Original construction materials, looking NNE.



Plate 126. Original fireplace, looking SSW.



Plate 127. View of room affected by fire, looking NW.





Plate 128. View of western wall of facade. Looking south.



Plate 129. Main garage entrance. Looking south.





Plate 130. View of entrance. Looking southeast.



Plate 131. East facing wall of ground floor interior, with dado rail.



Plate 132. Detail of door track/slide - no longer in use



Plate 133. Remains of early door, subsequently transformed into a window which is currently blocked. Eastern facing interior wall.



Plate 134. Detail of sash window. Eastern facing interior wall.



Plate 135. East facing wall. 1960's Window subsequently repaired. North facing wall with back entrance. Not original. Scale 2m



Plate 136. East facing wall. 1960's Window subsequently repaired. North facing wall with back entrance. Not original.



Plate 137. North facing wall. Inset blocked window transformed into shelving.





Plate 138. Modern studded wall. Facing west.



Plate 139. West facing wall.





Plate 140. West facing wall with dado rail.



Plate 141. Possible vent, west facing wall.



Plate 142. West facing wall.



Plate 143. Blocked vent, west facing wall.



Plate 144. South and west facing wall.



Plate 145. View of entrance from inside.



Plate 146. View of garage facade.



Plate 147. Detail of corbel.





Plate 148. Oblique view of west facing exterior wall with corbels.



Plate 149. Detail of repair or alteration of possible window or vent.





Plate 150. View showing relationship between garage and circuit wall.



Plate 151. View of back entrance. Windows and doors are not original and demonstrate a number of alterations over time. 1960's hoods. First floor window with reveal toothed brick effect. Scales 2 x 2m



Plate 152. Detail of back entrances



Plate 153. Detail of window hood.



Plate 154. Detail of door associated to internal studded wall room.



Plate 155. Detail of first floor window.





Plate 156. View of cast iron guttering.



Plate 157. Detail shot of switch.



Plate 158. Detail of wooden lintel.



Plate 159. 1960's Window with hood. Pebble dashed wall, east facing.





Plate 160. View of east facing wall.



Plate 161. First floor, looking west.



Plate 162. First floor, looking south.



Plate 163. First floor, looking north.



Plate 164. First floor sealing.



Plate 165. Detail of first floor door and exterior stair case, east facing wall.



Plate 166. Detail of first floor door and exterior stair case, east facing wall.



Plate 167. Detail of exterior stair case and doorway/window. Scale 2m



Plate 168. Outbuilding attached to garage behind facade wall.  
West facing wall.



Plate 169. Detail of roof.





Plate 170. Detail of roof.



Plate 171. Detail of circuit wall.



Plate 172. Modern alteration of circuit wall. Scale 2m



Plate 173. Circuit wall viewed from back entrance.



Plate 174. Detail of circuit wall viewed from back entrance.

*Archaeology*  
*Wales*

**APPENDIX III:**  
**Photo Register**

## List of Plates

- 1 View of Vaughan Street elevation, looking E.
- 2 View of Vaughan Street elevation, looking E.
- 3 View of main entrance, looking E.
- 4 Detail of entrance lantern, looking N.
- 5 Detail of entrance porch looking S.
- 6 Detail of entrance porch looking N.
- 7 View of Mostyn Broadway elevation, looking S.
- 8 View of Mostyn Broadway elevation, looking S.
- 9 View of eastern elevation, looking NW.
- 10 View of eastern elevation, looking NW.
- 11 View of extension 1, looking NW.
- 12 Detail of staircase leading to extension 1, looking W.
- 13 View of extension 2, looking NW.
- 14 View of extension 2 and 3, looking N.
- 15 View of extension 3, looking N.
- 16 View of side and rear elevations, looking SW.
- 17 Detail of wall construction and alterations, looking W.
- 18 View of altered wall. Fireplace replaced for panelled wall, looking E.
- 19 Blocked door, subsequently decorated, looking N.
- 20 Detail of decorated panel adjacent to blocked door, looking S.
- 21 View of kitchen 1, looking N.
- 22 Detail of kitchen 1, looking W.
- 23 View of kitchen 2, looking N.
- 24 View of kitchen 2 with original sash windows, looking S.
- 25 Canted three-light windows from ballroom, looking SE.
- 26 Blocked sash window from ballroom, looking SW.
- 27 Storeyed canted three-light windows from ballroom, looking WSW.
- 28 Open area connecting ballroom with bar area, looking N.
- 29 Bar area looking E.
- 30 Detail of blocked window using projected wall, looking SW.
- 31 Projected wall evidencing different layers of decoration. Looking NW.
- 32 Projected wall evidencing different layers of decoration. Looking NW.
- 33 Detail of wall evidencing different layers of decoration, looking NW.
- 34 Storeyed canted three-light windows from entrance area, looking NW.
- 35 Reception wall showing different layers of decoration, looking NNW.
- 36 Reception area, looking NNW.
- 37 View of blocked door, reception area, looking E.
- 38 View of revolving door, looking W.
- 39 Blocked door predating current wall decoration, looking E.
- 40 Canted three-light window, looking N.
- 41 Canted three-light window. Looking W.
- 42 Canted three-light window. Looking N.
- 43 Blocked doors predating current wall decoration, looking SE.
- 44 Blocked door predating current wall decoration, looking E.
- 45 Decorated bull's eye window, looking SE.
- 46 Canted five-light window, looking N.
- 47 Iron grilled windows, looking ESE.
- 48 Detail of iron grilled windows, looking E.
- 49 Canted five-light window, looking N.
- 50 Detail of wall paper and mirror decoration, looking ESE.
- 51 Original brickwork, looking S.



- 52 View of toilet facilities, looking SE.
- 53 Dividing wall between Room 1 and 2, looking ESE.
- 54 View of Room 1 with canted three-light window, looking SSW.
- 55 View of corridor with centre bar sash window, looking SSE.
- 56 Location of original fireplace. Room 2 looking N.
- 57 View of Room 2 with storeyed canted three-light window, looking SSW.
- 58 View of Room 3 with round headed sash window, looking W.
- 59 View of staircase, looking E.
- 60 View of original communal bathroom, looking E.
- 61 View of Room 4, with storeyed canted three-light window, looking W.
- 62 View of Room 5, with storeyed canted three-light window, looking W.
- 63 Remaining evidence of original fireplace. Room 5, looking S.
- 64 View of Room 6 with round headed sash window, above main entrance, looking W.
- 65 Detail of centre bar sash window. Room 9, looking E.
- 66 Original door frame. Room 9, looking SW.
- 67 Light box above door. Room 9, looking E.
- 68 View of Room 8. Storeyed canted three-light window blocked by wall addition, looking N.
- 69 Location of original fireplace. Room 8, looking E.
- 70 View of Room 8. Storeyed canted three-light window blocked by wall addition, looking N.
- 71 View of Room 7 with storeyed canted three-light window, looking W.
- 72 View of Room 7. Storeyed canted three-light window blocked by wall addition, looking N.
- 73 View of Room 7. Storeyed canted three-light window blocked by wall addition, looking N.
- 74 View of Room 7. Ensuite bathroom. Door blocked, looking NE.
- 75 View of Room 11 with rounded head sash window, looking N.
- 76 Detail of blocked door from Room 12, looking W.
- 77 View of round-headed sash windows from Room 13, looking ENE.
- 78 View of blocked round-headed sash window from Room 13 and ensuite bathroom, looking SE.
- 79 View of Room 12, with round-headed sash window and multiple layers of wall paper, looking NE.
- 80 View of Room 11 with round-headed sash window and modern electrical fittings, looking SSE.
- 81 View of Room 1 with round-headed sash window and access to Room 11, looking SSW.
- 82 View of staircase with original communal bathroom facilities, looking E.
- 83 View of Room 2, with round-headed sash window and multiple layers of wall paper, looking SSW.
- 84 View of Room 3, with round-headed sash window and multiple layers of wall paper, looking SW.
- 85 Detail of light box, Room 10, looking W.
- 86 View of Room 10 with centre bar window, looking E.
- 87 View of Room 9 with centre bar window and ensuite bathroom, looking E.
- 88 View of corridor, looking S.
- 89 View of Room 5 with round-headed sash window, looking SW.
- 90 View of corridor with elevator, looking E.
- 91 View of staircase, looking E.
- 92 Detail of electrical fitting from Room 7, looking E.

93	Location of original fireplace Room 7, looking E.
94	Detail of electrical fitting from Room 6, looking S.
95	Detail of electrical fitting from Room 6, looking S.
96	Location of original fireplace from Room 6, looking S.
97	Location of original fireplace from Room 6, looking S.
98	View of Room 6 with round-headed sash window, looking N.
99	View of Room 6 with round-headed sash window, looking W.
100	View of Room 8 with round-headed sash window, looking NNW.
101	View of corridor looking E.
102	View of original fireplace, looking W.
103	View of corridor, looking S.
104	View of corridor, looking S.
105	View of attic window, looking W.
106	View of attic window, looking W.
107	View of attic window, looking E.
108	View of basement corridor, looking W.
109	View of room addition, looking ESE.
110	Canted five-light window currently blocked, looking NE.
111	Toilet facilities, looking N.
112	View of wall addition, looking NE.
113	Toilet facilities, looking NE.
114	Meter room, looking SSW.
115	Storage room, looking S.
116	Meter room, looking S.
117	Kitchen area, looking SSW.
118	Bar area, looking E.
119	From kitchen, view to cellar, looking S.
120	View to cellar, looking E.
121	Bar space, looking W.
122	Bar area, looking E.
123	Bar area, looking E.
124	Original construction materials, looking NNE.
125	Toilet facilities, looking NW.
126	Original fireplace, looking SSW.
127	View of room affected by fire, looking NW.
128	View of western wall of façade. Looking S. Oblique
129	Main garage entrance. Looking S.
130	View of entrance. Looking SE.
131	East facing wall. Ground floor interior, with dado rail.
132	Detail of door track/slide – no longer in use.
133	Remains of early door, subsequently transformed into a window. Window currently blocked. Eastern facing interior wall.
134	Detail of sash window. Eastern facing interior wall.
135	East facing wall. 1960's window subsequently repaired. North facing wall with back entrance. Not original.
136	East facing wall. 1960's window subsequently repaired. North facing wall with back entrance. Not original.
137	North facing wall. Inset blocked window subsequently transformed into shelving.
138	Modern studded wall. Facing W.
139	West facing wall.
140	West facing wall with dado rail.
141	Possible vent, west facing wall.
142	West facing wall.

143	Blocked vent, west facing wall.
144	South and west facing wall.
145	View of entrance from inside.
146	View of garage façade. Oblique.
147	Detail of corbel.
148	Oblique view of west facing exterior wall with corbels. Mostly original
149	Detail of repair or alteration of possible window/vent?
150	Relationship between garage and circuit wall.
151	View of back entrance. Windows and doors are not original and demonstrate a number of alterations over time. 1960s hoods. First floor window with reveal toothed brick effect.
152	Detail of back entrances.
153	Detail of window hood.
154	Detail of door associated to internal studded wall room.
155	Detail of first floor window.
156	Cast iron guttering.
157	Switch.
158	Detail of wooden lintel.
159	1960s window with hood. Pebble dashed wall, east facing wall.
160	View of east facing wall.
161	First floor, looking W.
162	First floor looking S.
163	First floor looking N.
164	First floor sealing.
165	Detail of first floor door and exterior stair case, east facing wall.
166	Detail of first floor door and exterior stair case, east facing wall.
167	Detail of exterior staircase and doorway/window.
168	Outbuilding attached to garage behind façade wall, west facing wall.
169	Detail of roof.
170	Detail of roof.
171	Detail of circuit wall.
172	Modern alteration of circuit wall.
173	Detail of circuit wall viewed from back entrance.

# *Archaeology Wales*

## **APPENDIX IV: Copy of approved WSI**

**ARCHAEOLOGY WALES LIMITED:**

**Written Scheme of Investigation  
For Archaeological Photographic Survey**

**Tudno Castle Hotel, Llandudno,  
Conwy**

**Prepared for:  
Allison Pike Partnership Ltd.**

**Project No: 2485**

**06 December 2016**

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## NON TECHNICAL SUMMARY

*This Written Scheme of Investigations details a proposal for Archaeological Building Investigation and Recording, with Level 2 survey, in advance of the proposed development 'Proposed 63 bedroom hotel, 3 n° restaurant units, 2 n° retail units and 1 n° business unit incorporating listed façade retention', at Tudno Castle Hotel, Llandudno, Conwy, LL30 1YL. It has been prepared by Archaeology Wales Ltd for Allison Pike Partnership Ltd.*

*The development, with Planning Application Number DC/0/40758, affects a building that is of local and regional historical, archaeological and/or architectural significance. The Conwy County Borough Council grants permission for the development and Listed Building Consent (DC/0/40759), under condition of the completion of a complete programme of Archaeological Building Investigation and Recording: Photographic Survey Level 2. This document will serve also as a Written Scheme of Investigations to be approved by the Local Planning Authority prior commencement of the works.*

### 1. Introduction (see Figures 1 & 2)

The planned development encompasses the site of Tudno Castle Hotel at Llandudno, Conwy, LL30 1YL, centred at NGR: 278600 382110 (henceforth, the 'site').

The development proposal has been prepared by Allison Pike Partnership Ltd. at 7 Buxton Road West, Disley, Stockport, Cheshire, SK12 2AE. The local planning authority is Conwy County Borough Council (henceforth CCBC), and the planning application number is DC/0/40759.

This Written Scheme of Investigation has been prepared Archaeology Wales (henceforth, AW) at the request of Allison Pike Partnership Ltd. (henceforth, the 'client'). It provides information on the methodology that will be employed by AW during an Archaeological Building Investigation and Recording at the 'site', consisting on a photographic survey. The project will be managed by Mark Houliston, Managing Director, Archaeology Wales Ltd.

Gwynedd Archaeological Planning Service (henceforth GAPS) in its capacity as archaeological advisor to the local planning authority, have recommended that a photographic survey must be undertaken prior to any development work on site.

Welsh planning legislation and policy guidance outlines that:

*"The desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application, whether that monument is scheduled or unscheduled. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical preservation in*

*situ. In cases involving lesser archaeological remains, local planning authorities will need to weight the relative importance of archaeology against other factors, including the need for the proposed development.”* (Planning Policy Wales, Chapter 6, Paragraph 6.5.1).

The adopted Planning (Listed Buildings and Conservation Areas) Act 1990 and the Planning (Listed Buildings and Conservation Areas - Wales) Regulations 2012, set out CCBC policies and proposals to guide development in the region. The work specifications that have been set in this Written Scheme of Investigation, respond to Condition 6 of Decision notice for Planning Application DC/0/40759, which states:

*“The works (including demolition works) hereby permitted shall not commence until a photographic survey record of the interior of the building has been submitted to and approved in writing by the Local Planning Authority.*

*Reason: To record the character of the Listed Building and its features of special architectural or historic interest.”*

The details set out in this document outline procedures to be undertaken during the photographic survey work at Tudno Castle Hotel, Llandudno, which will result in an archive standard photographic record and an illustrated report.

All work will be undertaken by suitably qualified staff and in accordance with the standards and guidelines of the CIfA.

## **2. Site description**

The site comprises a trapezoid shaped parcel of land measuring approximately 2,700 sq. m (0.66 acres) in area. It is set in an urban landscape, bounded to the west by Vaughan Street, to the north by Mostyn Broadway, to the southwest by Conwy Road, and to the southeast by a tarmac layout that gives access to some commercial establishments and a linear arrangement of mature trees.

The parcel of the development site is located at the centre of Llandudno, just over 200m from Llandudno Bay. There are a number of local facilities located in the vicinities, within 750m radius from site. Site is 4.6km to the north of 13<sup>th</sup> century Conwy Castle.

Currently located within the development area are two buildings, Tudno Castle Hotel and an auxiliary garage. Tudno Castle Hotel is a complex 4 ½ storey building in L-shape with approximately 30m by 30m, with the frontal façade facing west. There are some landscaping works at the front of the hotel. This is a red brick building with white and cream rendering, with cross-hip slate tiled roof. The garage building is located just over 8m to the southeast from the hotel, and it measures approximately 13.5m by 6m, on a northeast-southwest axis. This is a 1 storey, red brick building with pitched slate tiled roof.

The building complex dates back to the 1870s and was formerly the place for two different hotels, the Tudno Castle and the Temperance Hotel. It was also known as The North-Western Hotel from 1900s till 1950s. After several repairs, modernizes and additions, it has lain empty since closing in 2008, and has become one of the seaside town's biggest eyesores due to its prominence. The western façade is Grade II listed, and as such needs to be retained while the rest of the building will be demolished.

The underlying geology on site is Moelfre tuff formation, formed approximately 451 to 461 million years ago (Ordovician Period), in a local environment previously dominated by explosive eruptions of silica-poor magma (British Geological Survey 2016).

The 'site' has been identified as area of archaeological, historical, architectural and artistic sensitivity, with the buildings dating from 19<sup>th</sup> century and becoming a landmark for Llandudno townscape. Both the hotel and the auxiliary garage building are depicted at the 1st ed. Ordnance Survey map from 1880s. The outbuildings and the interiors retain a remarkable number of original features, fixtures and fittings. Some elements could have been reused from earlier buildings also.

### **3. Archaeological Building Investigation and Recording**

The definition and purposes of a programme of Archaeological Building Investigation and Recording (henceforth ABIR) are set on the Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (CIfA 2014). According to this, an ABIR is a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure or complex and its setting. The purpose of an ABIR is to examine the specified building in order to inform:

- a) the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building
- and
- b) to seek a better understanding, compile a lasting record, analyse the findings/record, and disseminate the results.

The work will result in a report, which will provide a comprehensive record of all the work undertaken. It will include interpretive statements and provide an assessment of the regional context within which the site is located.

#### **4. Site Specific Photographic Survey**

Gwynedd Archaeological Planning Service has established the principle of requesting photographic surveys, or photographic records, from applicants as part of the planning process in order to preserve by record the original form or specific character of Wales historic buildings. These photographic survey records will serve as the only surviving documentation of buildings prior to alteration, restoration, conversion or demolition. As such it is important that the specifications set in this Written Scheme of Investigations are followed in order to allow the Regional Historic Environment Record (HER) held by Gwynedd Archaeological Trust, and the National Monuments Record archive held by the RCAHMW, to curate a unique record that will be publicly-available for future study and reference.

##### ***Recording of site***

The recording will be undertaken by a suitably experienced Building Recording Archaeologist who will be able to ‘read’ the structure and record the features relevant to achieve a satisfactory photographic building. Prior to undertaking a field assessment and analyse of the building, the following sources will be consulted for establishing and compilation of possible relevant information about the building:

- RCAHMW data relating to the listed structure
- Published sources
- Cartographic sources
- Local archive centres

The following will also be considered:

- Site layout and organisation
- Function
- Materials, method of construction
- Fenestration
- Internal arrangements
- Original fixtures and fittings
- Subsequent fixtures and fittings
- Evidence of use and status
- Date/period of initial build and subsequent alterations

##### ***Photographic Survey methodology***

The majority of the buildings and other structures located within the site have been in use until recently and it is not anticipated that there will be a problem with access.

Should this prove to be the case, however, further consultation with GAPS will be undertaken on the appropriate level of internal recording required.

Appropriate lighting conditions must be taken into account in order to produce a clear photographic record. The use of a standard flash is recommended indoors to light the interior views, however off-camera flashes are considered to produce the best images, where available. Use of a tripod is recommended, especially in poor light conditions.

High resolution photographs should be taken, using a camera with a minimum of 10 megapixels. Image quality should be set as high as possible. Ideally cameras will take images as TIFF or RAW and the resulting files will be saved in tiff file format (uncompressed) for archival stability. If this is not possible then a high quality jpeg image will be acceptable. RAW files must not be supplied. The files must be saved to a CD / DVD with accompanying plans and photograph/photographer information. The record will present conclusions regarding the building's origins, development/s and use/s.

A plan, and if needed other drawings, will be made to illustrate the structure's appearance and to support an historical analysis but a comprehensive drawing record will not be required. The drawn records will use existing surveyor's drawings of the site where appropriate.

Photographs should be taken of all exterior and interior wall elevations, interior spaces, and detail photographs of the roof interior.

The record should include general photographs to locate the building(s) within the site and relate the building or group of buildings to its grounds and associated buildings, where appropriate. Features of particular interest (e.g. staircases, date stones, obvious differences in wall fabric, windows and doors whether blocked up or not, fireplaces, machinery and other fittings, timber framing, decorative details) should be fully photographed.

If available, a scale of noted measurement should be placed within any detailed shots but this is not essential.

The photographs should be accompanied by at least one annotated plan – if available, an architect's floor plan of the building as existing. Where many photographs are taken, or where extensive or multiple buildings are being recorded, it may be advisable to use more than one plan for clarity.

The plan(s) should be labelled with the name and address or grid reference of the site, the date that the photographs were taken and the planning application number. If more than one plan is produced, this should also be indicated (e.g. plan 1 of 3). Ideally the plan(s) will also be supplied as a digital file.

### ***Results of photographic survey***

Photographs should be numbered for ease of reference. These numbers should be used to locate the photographs on the plan(s). The plan(s) should indicate the points from which photographs are taken and the direction photographs are taken in. Photograph reference



numbers should be copied onto the backs of prints together with brief descriptive details of the location; or for digital images, reference numbers should form part of the file name with any additional descriptive information provided in a cross-referenced document. Poor quality or blurred images should not be supplied. Replacement images should be taken for inclusion in the completed record.

### ***Monitoring***

GAPS will be contacted at least one week prior to the commencement of site works, and subsequently once the work is underway.

The photographic survey will be undertaken in two phases, encompassing the auxiliary garage building during December 2016, and the hotel buildings during January 2017. In order to secure a most efficient work, scaffolding and any other elements obstructing the visibility of outbuildings and interior settings will ideally be removed prior to undertaking the photographic survey.

Any changes to this Written Scheme of Information that AW may wish to make after approval will be communicated to GAPS for approval on behalf of the Planning Authority.

Representatives of GAPS will be given access to the site so that they may monitor the progress of the building recording. GAPS will be kept regularly informed about developments, both during the site works and subsequently during the post-fieldwork programme.

## **5. Post Field-work programme**

### ***Submitting photographs***

Three copies of the photographic survey should be produced. These should be sent to:

- the relevant planning office
- the NMRW Archivist, National Monuments Record of Wales, the Royal Commission on the Ancient and Historical Monuments, Plas Crug, Aberystwyth, SY23 1NJ (01970 621200)
- the Development Control Archaeologist, Gwynedd Archaeological Planning Service (GAPS), Craig Beuno, Ffordd y Garth, Bangor, Gwynedd LL57 2RT (01248 370926).

### ***Approved photographic records***

Receipt of the photographs and annotated plans by GAPS will be confirmed and the planning authority will be informed that the condition has been satisfied.

### ***Deposition of records***

Records received by GAPS will be deposited with the Regional Historic Environment Record (HER). The HER requests that a Depositor Licence is completed to allow future use and dissemination of the images and will supply one in response to any photographic record received. Alternatively a covering letter containing appropriate conditions can be used. Where an appropriate covering letter has been supplied there will be no need to supply a depositor licence.

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.

### ***Final reporting***

A draft report will be submitted to the client for comments within 4 weeks of the survey being complete.

A full client report of the results of the archaeological work will be prepared within 6 months of the end of the survey. Copies of the report will be sent to the client and for inclusion in the regional Historical Environment Record (held and maintained by GAT).

The client report will contain, as a minimum, the following elements:

- A concise non-technical summary of the results
- An introductory statement
- The aim/s, objective/s, and methodology adopted in the course of the investigation with details of how all the buildings and structures were surveyed and recorded
- A brief account of the archaeological and historic background of the site
- An account of all the consulted and compiled documentary sources
- A written record of the building/s including the level-required analysis
- Conclusions and discussion of the ABIR results as appropriate
- A statement of the local and regional context of the remains
- Bibliography and cross-reference with in-text mentioned sources
- Location plans tied into the national grid, plan/s of site showing the positions all drawn and photographic records relating to the survey.
- A composition of plates from the photographic record taken on site, indicating as a minimum plate number, subject identification and direction of shot.
- A copy of the AW Written Scheme of Investigations
- A copy of the archiving specifications (Archive Cover Sheet).

## **6. Resources and timetable**

### Standards

The field work will be undertaken by AW staff using current best practice.

### Staff

The project will be undertaken by suitably qualified AW staff. Overall management of the project will be undertaken by Mark Houliston.

### Equipment

The project will use existing AW equipment.

### Timetable of archaeological works

The work will be undertaken at the convenience of the client. No start date has yet been agreed.

### Insurance

AW holds Public Liability Insurance through Aviva Insurance Ltd, with a £5,000,000 Limit of Indemnity (expires 05/12/16), Employers Liability Insurance through Aviva Insurance Ltd, with a £10,000,000 Limit of Indemnity (expires 05/12/16) and Professional Indemnity Insurance through Hiscox Insurance Company Ltd, with a £1,000,000 Limit of Indemnity (expires 05/12/16).

### Arbitration

In the event of any dispute arising out of this Agreement (including those considered as such by only one of the parties) either party may forthwith give to the other notice in writing of such a dispute or difference and the same shall be and is hereby referred for decision in accordance with the Rules of the Chartered Institute of Arbitrators' Arbitration scheme for the Chartered Institute for Archaeologists applying at the date of this Agreement.

### Health and safety

All members of staff will adhere to the requirements of the *Health & Safety at Work Act*, 1974, and the AW Health and Safety Policy.

Any persons undertaking the survey will have undertaken Asbestos awareness training within the last 12 months. Lone working at the building will not be permitted.

Before entering the building a detail plan and risk assessment will be produced.

If AW has sole possession of the site, then AW will produce a detailed Risk Assessment for approval by the client before any work is undertaken. If another organisation has responsibility for site safety, then AW employees will be briefed on the contents of all existing Risk Assessments, and all other health and safety requirements that may be in place.

## 7. Bibliography

British Geological Viewer, 2016:

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>, retrieved 05.12.2016

Chartered Institute for Archaeologists, 2014: *Standard and guidance for the archaeological investigation and recording of standing buildings or structures.*

Gwynedd Archaeological Planning Service, 2015: *Guidance for applicants undertaking general photographic surveys for planning purposes.*



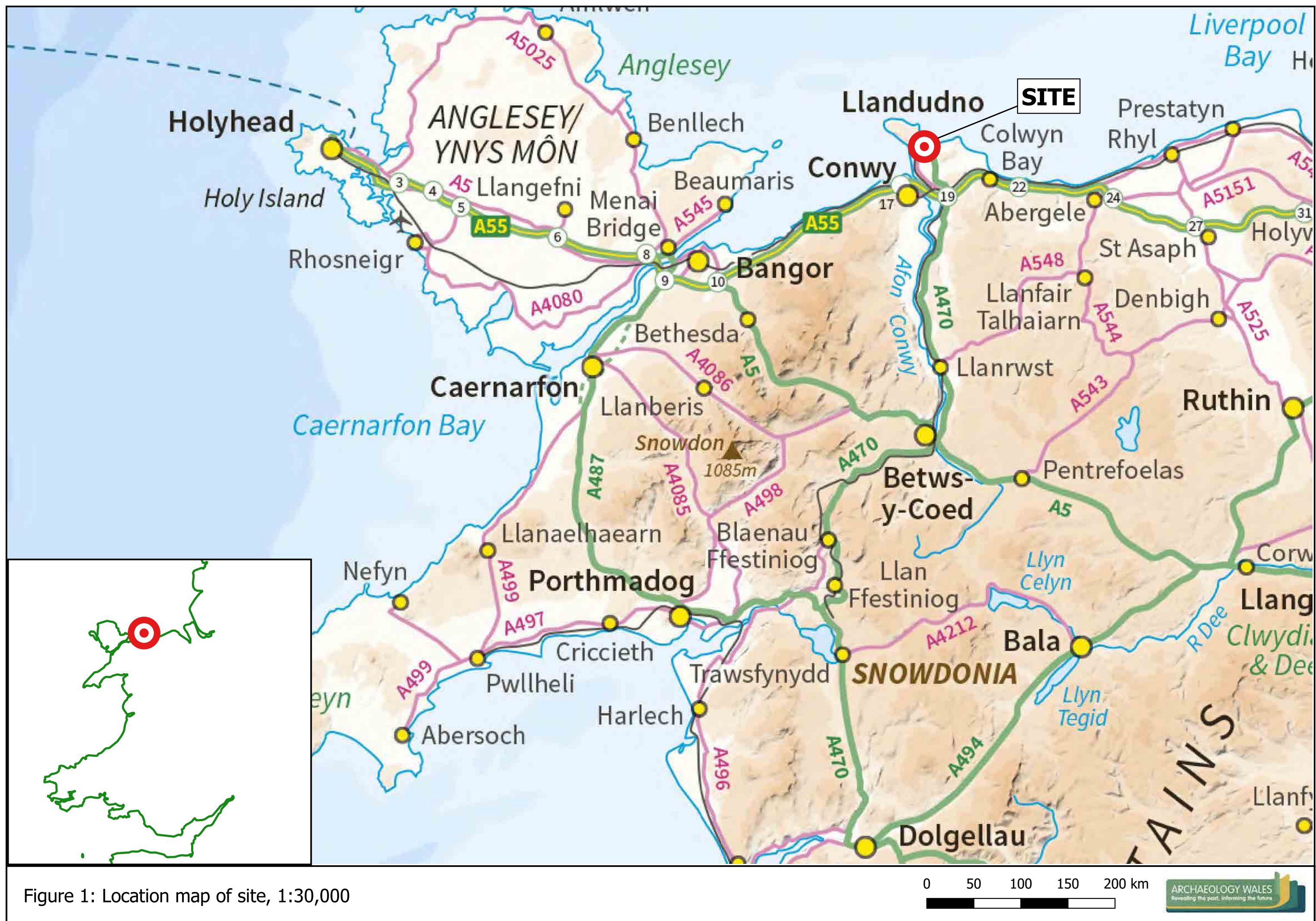


Figure 1: Location map of site, 1:30,000



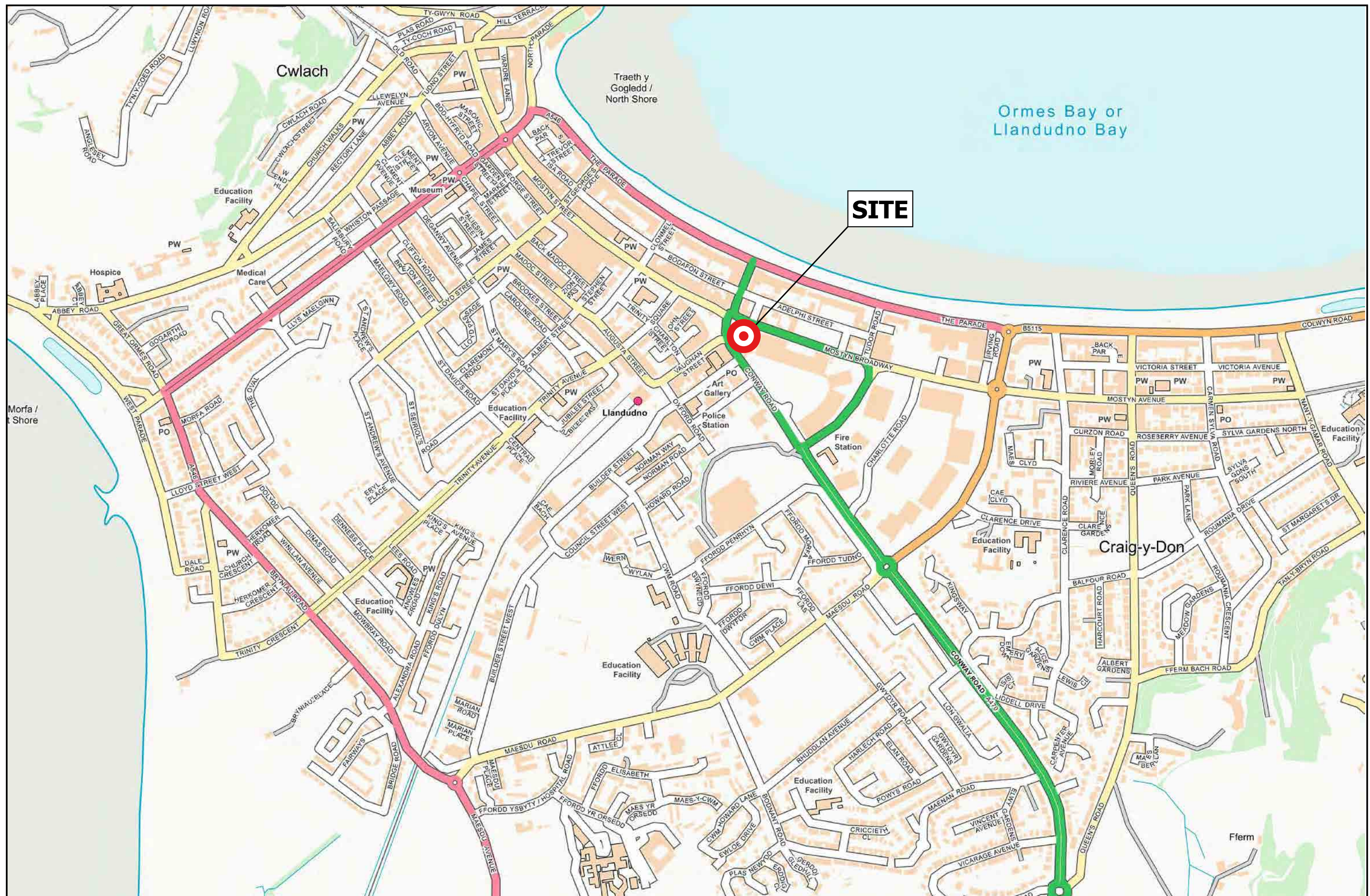


Figure 2: Location map of site, 1:7,500







Digital File 3475_10_001_2d.dwg		Original Size A1	
No.	Description	Date	Signed
<b>Revisions</b>			
Drawing Status <b>FINAL</b>			
Surveyed	AF	Date 24.12.13	Scale 1:200
Drawn	AF	Sheet 1 of 1	Approved <i>CS</i>
Client <b>Whitbread Group</b>			
Title <b>Topographical &amp; Utilities Survey</b>			
Project <b>Tudno Castle Hotel Llandudno Clwyd, North Wales</b>			
Drawing No. 3475/10/001		Rev. -	
<p>Clugston Survey Services St Vincent House Normanby Road Souththorpe North Lincolnshire DN15 8QT Tel: 01724 748170 Fax: 01724 748171 survey@clugston.co.uk www.clugstonsurvey.co.uk</p>			
<p>Regional Office in Leeds Clugston Survey Services is a business name of Clugston Construction Limited Registered in England No. 081537 Registered Office: St Vincent House, Normanby Road, Souththorpe North Lincolnshire, DN15 8QT</p>			

Figure 3: Plan of existing buildings on site, from developers supplied information, 1:200

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